
CITY OF KELOWNA
MEMORANDUM

DATE: AUGUST 8, 2008
TO: CITY MANAGER
FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. Z08-0068 **OWNER:** Jeffery Sininger
Krystal Sininger

AT: 1338 Montenegro Drive **APPLICANT:** Jeffery Sininger

PURPOSE: To rezone the subject property from the RU1h – Large Lot Housing (Hillside Area) zone to the RU1hs – Large Lot Housing (Hillside Area) with Secondary Suite zone to allow for a suite within the primary dwelling.

EXISTING ZONE: RU1h – Large Lot Housing (Hillside Area)

PROPOSED ZONE: RU1hs – Large Lot Housing (Hillside Area) with Secondary Suite

REPORT PREPARED BY: Luke Turri

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0068 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 13, Township 26, ODYD, Plan KAP84278, located at 1338 Montenegro Drive, Kelowna, BC, from the RU1h – Large Lot Housing (Hillside Area) zone to the RU1hs – Large Lot Housing (Hillside Area) with Secondary Suite zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered, subsequent to the requirements of the Black Mountain Irrigation District being completed to their satisfaction.

2.0 SUMMARY

The applicant is proposing to rezone the subject property from the RU1h – Large Lot Housing (Hillside Area) zone to the RU1hs – Large Lot Housing (Hillside Area) with Secondary Suite zone to accommodate a secondary suite within the new single family dwelling. The proposal meets all zoning bylaw requirements and does not affect the single family character of the surrounding development.



The application compares to the requirements of the proposed RU1(s) – Large Lot Housing with Secondary Suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(hs) ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1129 m ²	550 m ²
Lot Width	28.27 m	17 m
Lot Depth	39.81 m	30.0 m
Development Regulations		
Site Coverage (buildings)	31%	40%
Site Coverage (buildings/parking)	46%	50%
Suite floor area	79 m ²	90 m ²
Height of Dwelling	8.5 m	9.5 m
Front Yard	7.5 m	4.5 m (6.0 m to garage)
Side Yard (west)	6.5 m	4.5 m
Side Yard (east)	4.0 m	2.3 m
Rear Yard	10.0 m	7.5 m
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces

3.0 SITE CONTEXT

3.1 Site Location

The subject property is located in the Black Mountain area, on the south side of Loseth Road. It is a corner lot which fronts on both Loseth and Montenegro Drive. The surrounding Kirchner Mountain Estate properties are primarily single family dwellings, with zoning provisions for a cluster housing development on the north side of Loseth in the future.

Specifically, adjacent zones and uses are:

- North - RU4 – Low Density Cluster Housing (Hillside Area)
- East - RU1h – Large Lot Housing (Hillside Area)
- South - RU1h – Large Lot Housing (Hillside Area)
- West - RU1h – Large Lot Housing (Hillside Area)

3.2 Site Location Map: 1338 Montenegro Drive



4.0 CURRENT DEVELOPMENT POLICIES

4.1 Kelowna Official Community Plan

The subject property is designated as Single/Two Family Residential on Generalized Future Land Use Map 19.1 which forms part of the Official Community Plan. The proposed land use (single dwelling housing with a secondary suite) is consistent with the direction of this policy document.

4.2 Kelowna Strategic Plan

One of the objectives of the Strategic Plan is "to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas" (Objective 1.1). The proposal is consistent with these objectives and with their accompanying strategies.

5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments and the following comments were received:

- 5.1 Black Mountain Irrigation District
The Connection fee for a legal suite is \$100.00. The capital expenditure charge for the proposed addition of a suite is \$1,080.00. This money is to fund water source development and larger supply transmission mains as defined in the BMID Capital Plan.
- 5.2 Fire Department
Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met.
- 5.3 Inspections Department
No comment.
- 5.4 Works and Utilities Department
This application does not compromise Works and Utilities as far as servicing is concerned.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

Planning staff are supportive of the proposed land use. The secondary suite contained within the new single family dwelling would help to diversify the housing supply within the Black Mountain area. Minimal impact on the form and character of this newly constructed neighbourhood will be imposed, if any. Adequate on-site parking alleviates any concerns of on-street parking conflicts.

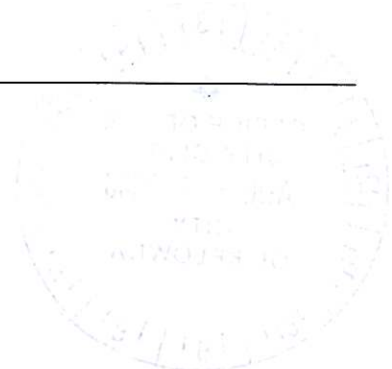


Danielle Noble
Current Planning Supervisor

DN/lt

ATTACHMENTS

- A. Location of subject property
- B. Site Plan
- C. Elevations
- D. Floor Plans





SHANNON MAZZEI

SININGER RESIDENCE

SITE PLAN

DATE: MAY 15, 2008
SCALE: 1/4" = 1'-0"

A000

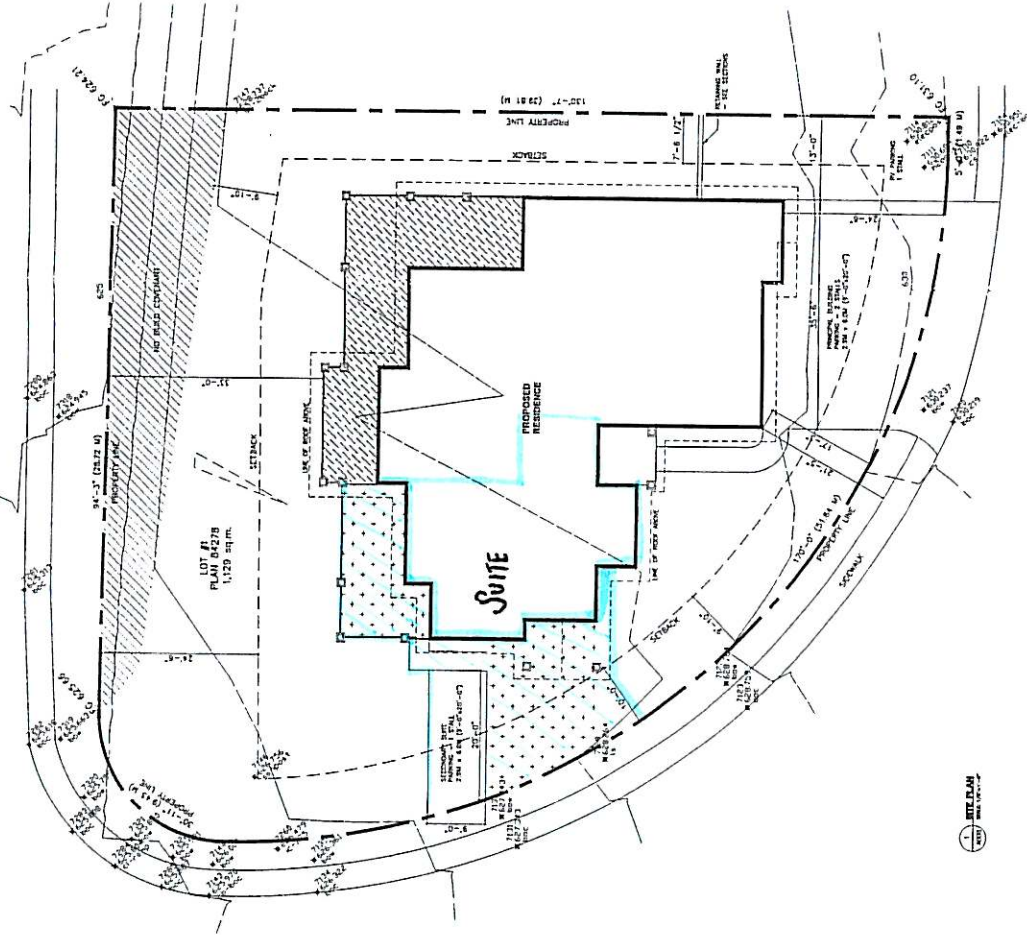
PROJECT DESCRIPTION	
MUNICIPAL ADDRESS:	1330 MONTELEONE, KILGORE, N.C.
LEGAL DESCRIPTION:	LOT 1, PLAN 84278
OWNER:	RUW
SITE DATA	
SITE AREA	1,129 SQ. M (12,153 SQ. FT.)
BASE FLOORTH	250.9 SQ. M (2,777 SQ. FT.)
CANOPY	85.1 SQ. M (917 SQ. FT.)
SITE COVERAGE	250.9 SQ. M (2,777 SQ. FT.)
PRINCIPAL BUILDING AREA	
LOWER FLOOR	1,807 SQ. FT. FINISHED
UPPER FLOOR	240 SQ. FT. UNFINISHED
MAIN FLOOR	1,567 SQ. FT. FINISHED
TOTAL (PROPOSED)	3,842 SQ. FT.
SECONDARY BUILDING AREA	
ROOF	850 SQ. FT.
PRIVATE OPEN SPACE	650 SQ. FT.
TOTAL FLOOR AREA	4,698 SQ. FT.
REMARKS	
REMARKS AT	1.5" (1'-0")
FROM HARD SETBACK	8.5M (27'-9")
REMARKS AT	2.5M (8'-2")
FROM HARD SETBACK	7.5M (24'-6")
REMARKS AT	2.5M (8'-2")
FROM HARD SETBACK	7.5M (24'-6")
REMARKS AT	2.5M (8'-2")
FROM HARD SETBACK	7.5M (24'-6")

LIST OF DRAWINGS

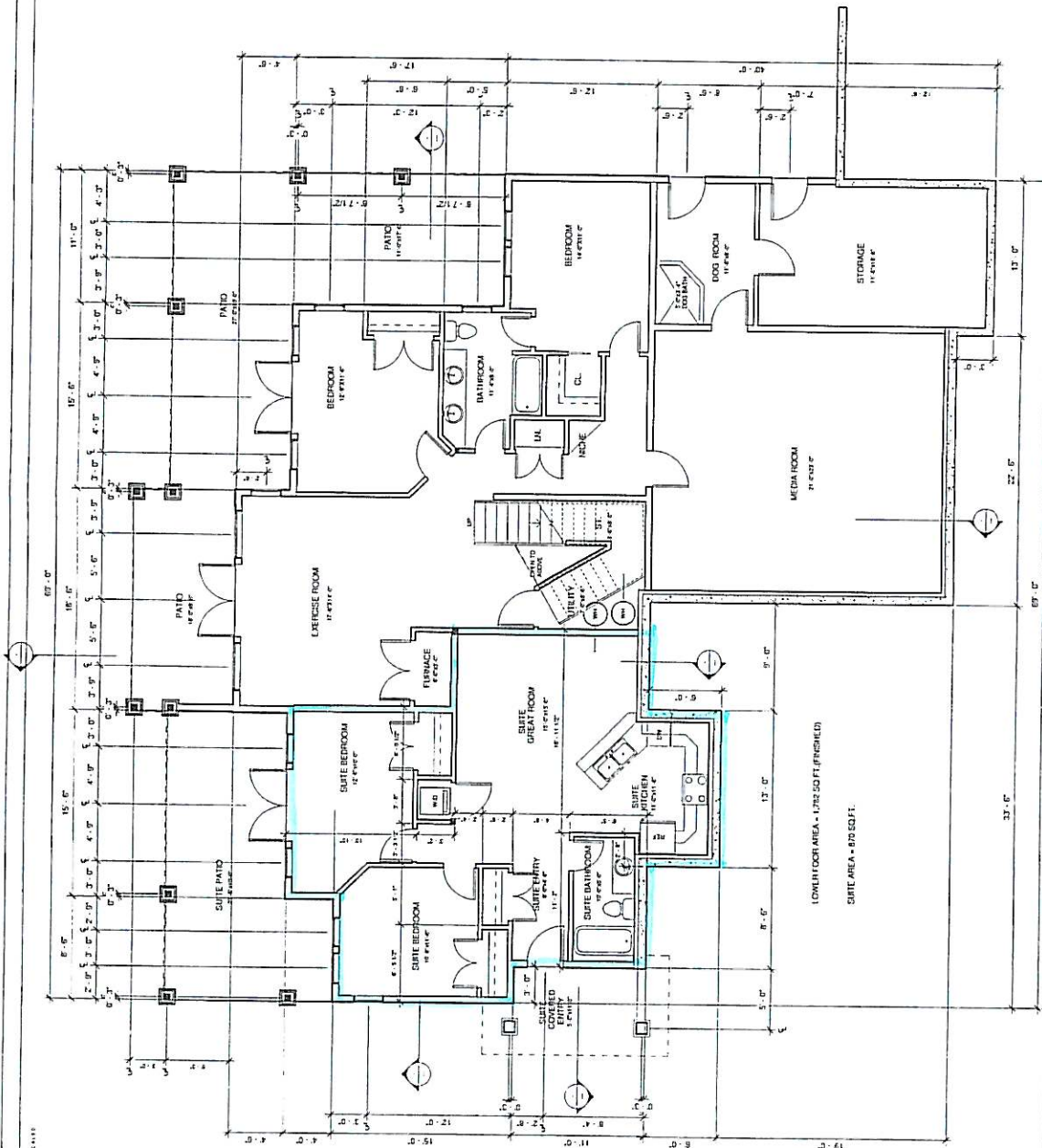
- A000 SITE PLAN, ROOF PLAN, GENERAL NOTES
- A001 FOUNDATION PLAN
- A002 SECOND FLOOR PLAN
- A003 MAIN FLOOR PLAN
- A004 ELEVATIONS
- A005 SECTIONS & DETAILS
- A006 WINDOW & DOOR SCHEDULE

SECONDARY BUILDING PRIVATE OPEN SPACE
= 650 SQ. M (6,950 SQ. FT.)

PRINCIPAL BUILDING PRIVATE OPEN SPACE
(6,950/1,807) = 3.85 (13'-0")



SITE PLAN
SCALE: 1/4" = 1'-0"





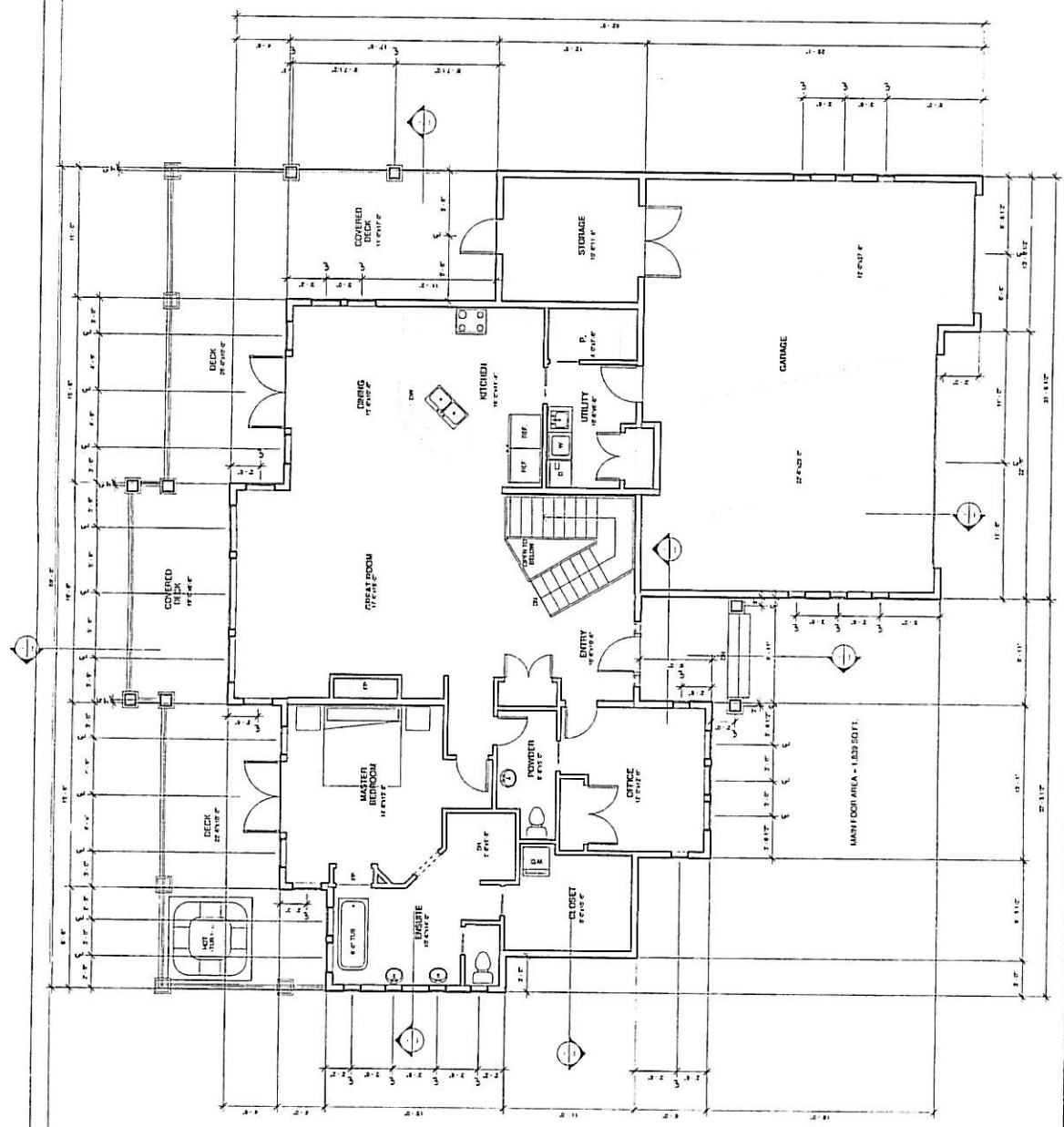
DATE: JUNE 2, 2008
A102

MAIN FLOOR PLAN

SININGER RESIDENCE

SHANNON MAZZEI

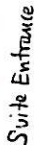
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SHANNON MAZZEI ARCHITECTS, INC.

ELEVATIONS

ELEVATIONS



REPLICATION
FORM 1/1/1970
a272

SININGER RESIDENCE

ELEVATIONS

