
**CITY OF KELOWNA
MEMORANDUM**

DATE: August 5, 2008
TO: City Manager
FROM: Planning & Development Services Department
SUBJECT:

APPLICATION NO. Z08-0015 **APPLICANT:** Rachel Pazdzierski
AT: 582 Radant Road **OWNER:** Rachel Pazdzierski

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RU1S - LARGE LOT HOUSING WITH SECONDARY SUITE ZONE IN ORDER TO ESTABLISH A SUITE WITHIN THE PROPOSED ADDITION TO THE EXISTING DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING ZONE

PROPOSED ZONE: RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0015 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 6, Township 26, O.D.Y.D., Plan 9002, located on Radant Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing 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 Works & Utilities Department and Inspection Services Department being completed to their satisfaction.

2.0 SUMMARY

This rezoning application seeks to rezone the subject property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite zone in order to establish a secondary suite within the proposed addition to the principal dwelling.

3.0 BACKGROUND

The applicant recently began construction of an addition to the existing 110 m² (1,200 ft²) home. There is to be a second floor added, and an attached garage addition with living space above. Should this application be successful, the newly-created space above the proposed garage addition would be developed as a secondary suite.

There is adequate surface parking available for both the principal and secondary dwelling units, and the lot has lane access.

There is an existing non-conforming carport addition next to the west property line.

The proposed application meets the requirements of the RU1s – Large Lot Housing with Secondary Suite zone as follows (conflicts with Zoning Bylaw No. 8000 are noted at the end of the table):

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	705 m ²	550 m ²
Lot Width	20.0 m	13.0 m
Lot Depth	40.0 m	30.0 m
Development Regulations		
Site Coverage (buildings)	35%	40%
Site Coverage (buildings/parking)	44%	50%
Height (principal dwelling)	7 m 2 storeys	The maximum height is the lesser of 9.5 m or 2 ½ storeys.
Front Yard	4.8 m	4.5 m or 6.0 m to a garage
Side Yard (east)	2.9 m	2.0 m (1 to 1 ½ storey) 2.3 m (2 to 2 ½ storey)
Side Yard (west)	0.03 m ^A	2.3 m
Rear Yard	8.6 m	7.5 m
Other requirements		
Floor Area (principal dwelling)	350 m ² (3,760 ft ²)	n/a
Floor Area (secondary suite)	70 m ² (750 ft ²) 17% of principal building	The lesser of 90 m ² or 75% of the total floor area of the principal dwelling
Parking Stalls (#)	(at least) 3 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

^A There is an existing non-conforming carport addition, which Staff are recommending to be removed prior to final adoption of the zone amending bylaw. The applicant could also apply for a development variance permit to allow it to remain.

3.1 Site Context

The subject property is located on the south side of Radant Road, which is southeast of the mouth of Mission Creek. The surrounding properties are developed for single- and two-family housing, with neighbourhood commercial development to the south and east along Lakeshore

Road, and hotel commercial development across Mission Creek to the north (e.g. Eldorado, Manteo, etc.). More specifically, the adjacent land uses are as follows:

North-	RU1 – Large Lot Housing
East	RU1 – Large Lot Housing
South	C1 – Local Commercial
West	RU1 – Large Lot Housing

4.0 TECHNICAL COMMENTS


(See attached)

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Development of the proposed suite is subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in the Official Community Plan. The intent of the Development Guidelines is to give consideration to the form, character and landscaping of all new secondary suites and two dwelling forms of housing.

Staff recommends that this rezoning application be supported, because it represents a sensitive infill project, consistent with the policies contained within the OCP.

Staff is recommending that final adoption of the zone amending bylaw not be granted until the existing non-conforming carport is removed. There was never a building permit issued for this addition, and the owner of the property does not know when it was constructed, since it was there when she purchased the property. The applicant could apply for a development variance permit to allow it to remain, but this would not be supported by Staff. If the owner did apply for a DVP and was successful with that application, significant upgrades to that structure would be necessary in order to satisfy BC Building Code.


for _____
Shelley Gambacort
Planning and Development Services
NW/nw

ATTACHMENTS

Location of subject property
Site Plan
Floor Plans (2 pages)
Elevations (2 pages)
Technical Comments
Air Photo

File: Z08-0015

Application

File: Z08-0015

Type: REZONING - NON APC

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2008-02-26	2008-02-26		
				Bylaw Enforcement Officer
	2008-02-26	2008-02-26	PTURNER	No concerns
				Community Development & Real Estate Mgr
	2008-02-26	2008-03-13	SALEXANC	CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 ? x 11 copy, of any survey plans.
				Environment Manager
	2008-02-26	2008-05-20	CDAVIS	No concerns
				Fire Department
	2008-02-26	2008-03-07	MNEID	Maintain, in all seasons, a minimum width of 1100mm for fire fighter access to the rear of the property. Fire fighter access from the front or street side of the property to the back building(s)/property line is not to be impeded at anytime. If a fence is ever constructed between the dwellings a six foot wide gate is required. Any gate is to open with out special knowledge. The addresses for all residences are to be visible from the street. Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.
				FortisBC
	2008-02-26	2008-04-14		No response
				Inspections Department
	2008-02-26			
				Public Health Inspector
	2008-02-26	2008-03-20		No concerns provided community water & sewer are available
				Works & Utilities
	2008-02-26	2008-03-11		see documents tab

CITY OF KELOWNA
MEMORANDUM

Date: March 5, 2008
File No.: Z08-0015 DP08-0039
To: Planning & Development Services Department (NW)
From: Development Engineering Manager (SM)
Subject: 582 Radant Road Lot 2 Plan 9002 Sec. 6, Twp. 26, ODYD Suite

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-1s are as follows:

1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (19-mm) PVC water service, which is substandard. Disconnect and provide a new water service to meet current by-law requirements. Service upgrades can be provided by the City at the owner's cost.

Metered water from the main residence must be extended to supply the suite.
The meter shall be within the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws.

2. Sanitary Sewer

The existing house is provided with a single 100mm-diameter sanitary sewer service, complete with I.C. that should be used to service the main residence and the proposed suite.

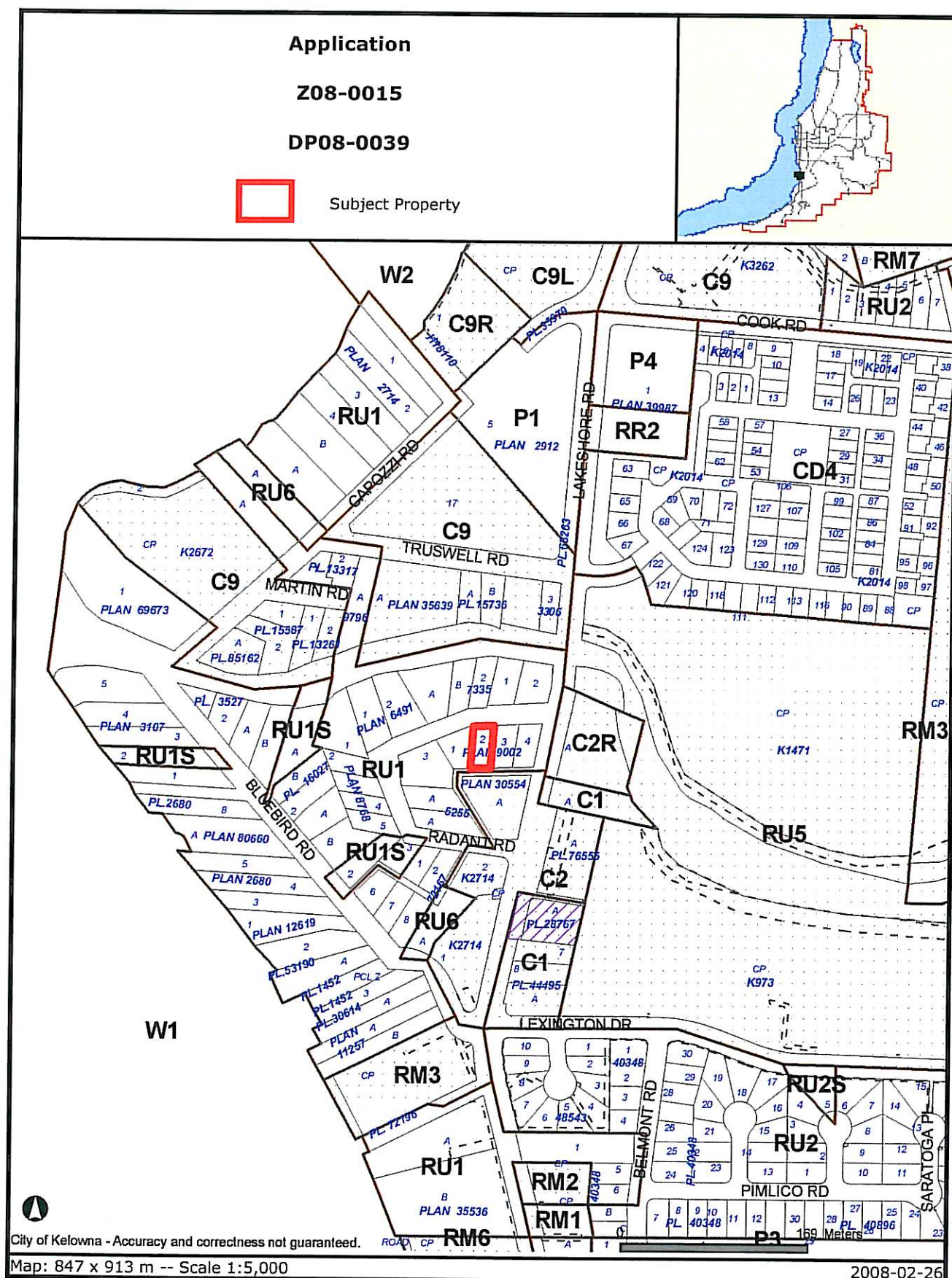
3. Development Permit and Site Related Issues

Adequate, hard surface off-street parking is provided
Direct the roof drains into on-site rock pits. This will help dissipate the roof drain water.
Provide a designated, unobstructed Emergency Access Path from the frontage road to the main entrance of the proposed carriage house.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Steve Muenz, P. Eng.
Development Engineering Manager
DC



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

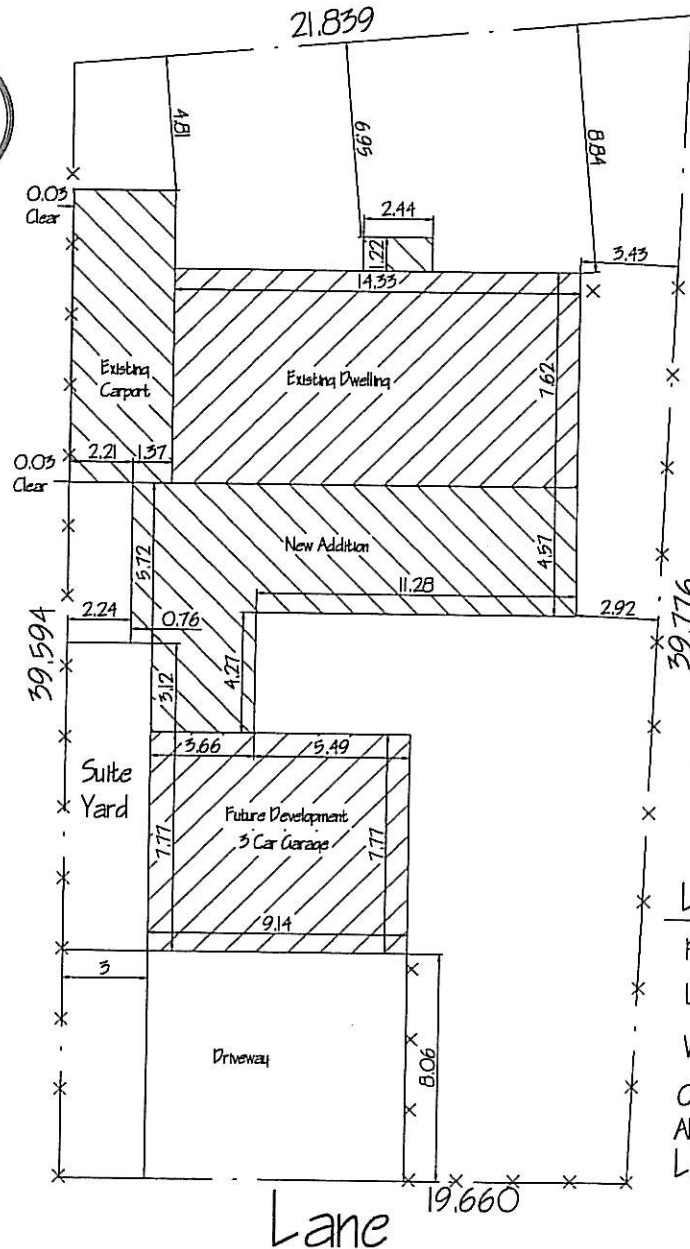
Legal Address: Lot 2, Plan 9002, Sec. 6, 1P 26, ODVD
Kelowna, B.C.

Civic Address: 582 Radant Rd
Kelowna, B.C.

Radant Rd.



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REVISED PLANS

RECEIVED

Legend

JUL 10 2008

Property Line

CITY OF KELOWNA
PLANNING DEPT.

Utilities

Wood Fence x x x x

Chain Link Fence o o o o

All trees and shrubs to remain.

Lot Coverage:

Lot: 845.95sq.m

House/ Garage: 268.48sq.m

Carport: 27.26sq.m

% Coverage: 35 %

% Coverage: 43.7 % incl driveway

Scale - 1:150



PLM Design - Tech

plmdesign@shaw.ca
Kelowna, B.C.
Ph: 215-6066

Drawing: Site Plan

Job #: 0810

Date: May 15, 08

Builder:

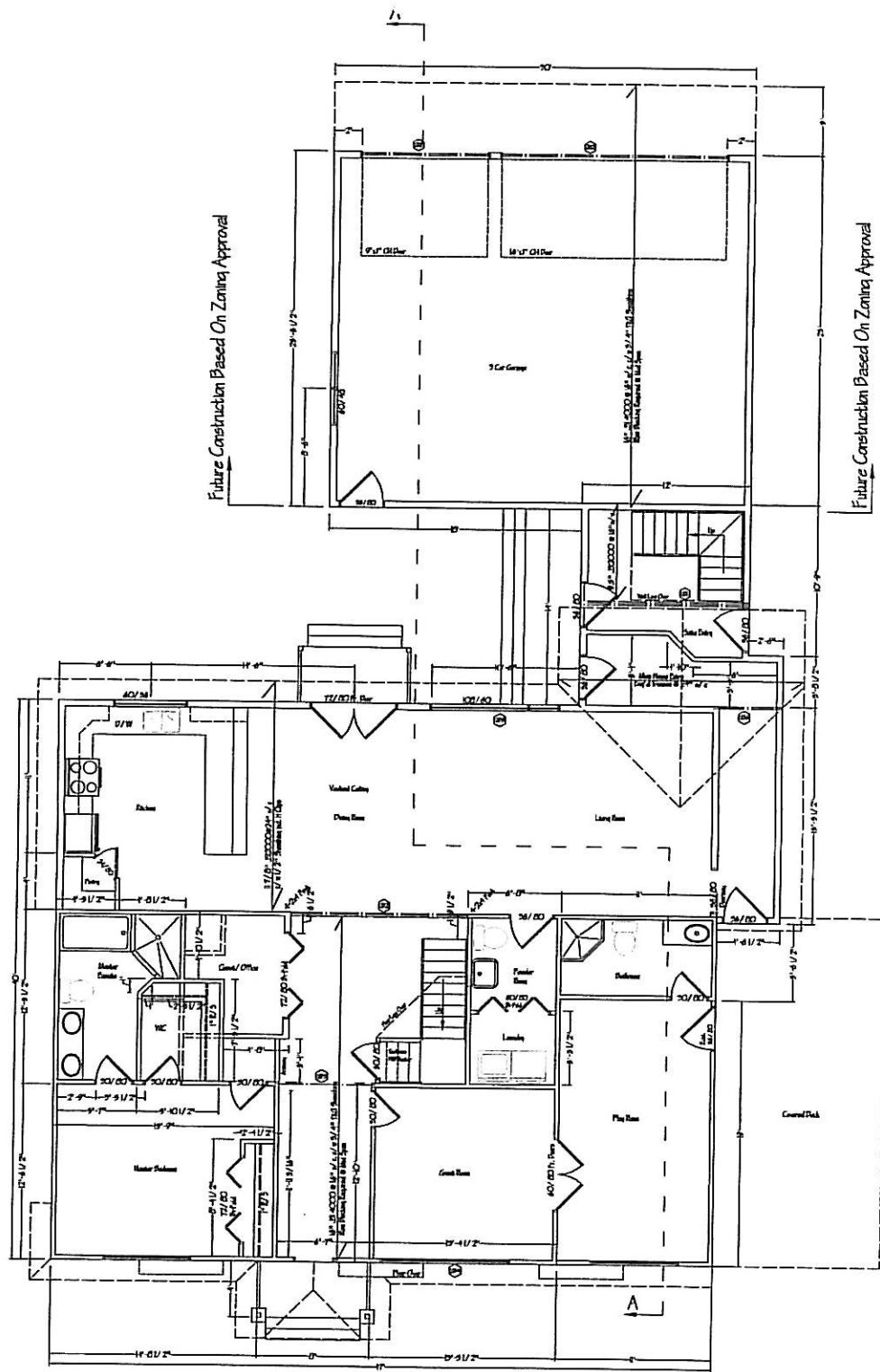
Dwn.:

Scale: As Noted

Client: Vance Petrie/ Rachel Pazdzierski
582 Radant Rd., Kelowna

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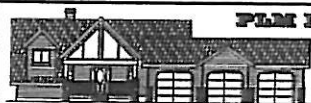
This drawing is a representation of the proposed construction and is not to be used for any other purpose without the written consent of the architect.



Beam Schedule

- ① 2-1.75" x 9.5" Eng'd LVL (2.0C) Floor
- ② 2-1.75" x 16" Eng'd LVL (2.0C) Floor
- ③ 2-1.75" x 11 7/8" Eng'd LVL (2.0C) Drapped
- ④ 2-1.5" x 9.5" Eng'd LVL (1.9C) Drapped
- ⑤ 2-1.5" x 9.5" Eng'd LVL (1.9C) Drapped
- ⑥ 3-2x12 SPF Beam Drapped
- ⑦ 2-1.75" x 11 7/8" Eng'd LVL (1.9C) Drapped
- ⑧ 2-1.75" x 16" Eng'd LVL (2.0C) Drapped

- ===== New Walls
- ===== Existing Walls
- Walls To Be Removed

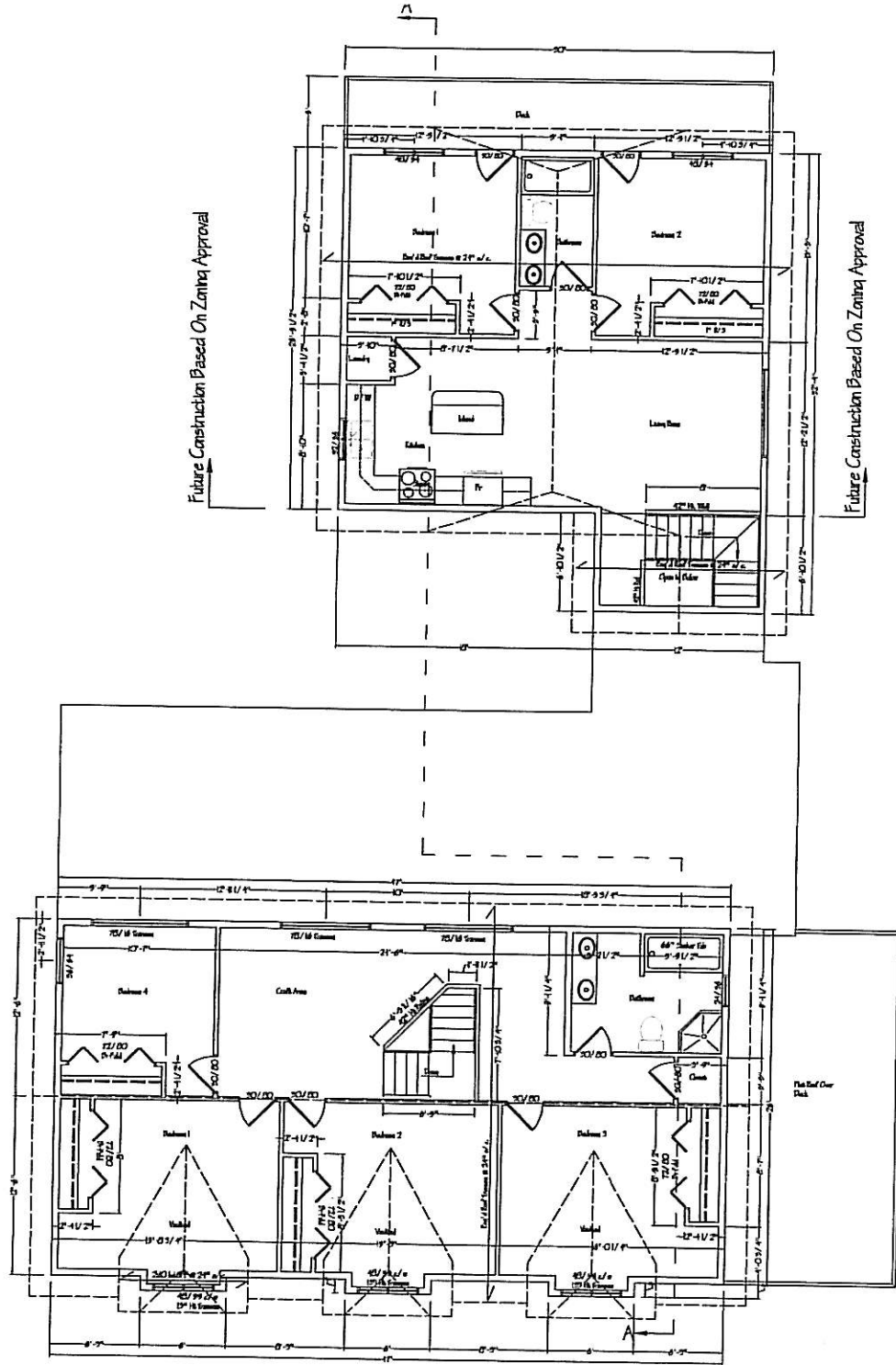


PLM Design - Tech

pridesign@shaw.ca
 Kelowna, B.C.
 Ph: 250-860-66

Drawing: Main Floor Plan	Job #: 0810	Date: May 12, 08
Builder:	Drawn:	Scale: 1/4" = 1'
Client: Vance Peltie / Rachel Paudzinski 582 Rialto Rd. Kelowna		Page 3/7

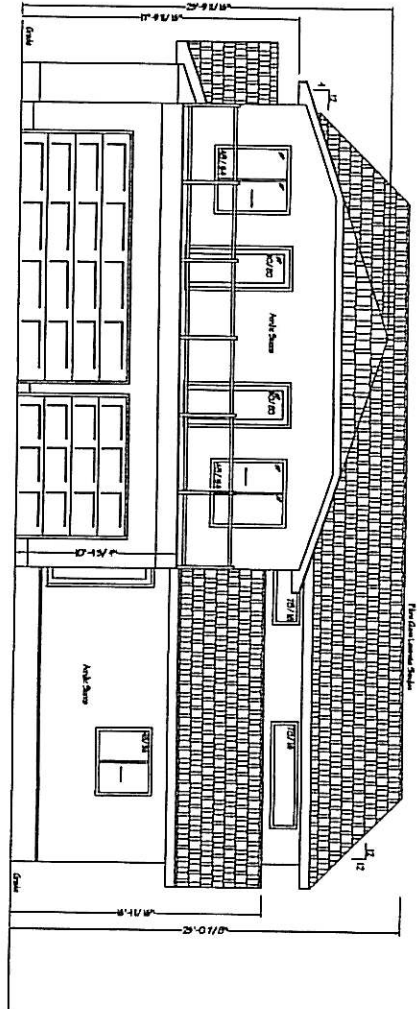
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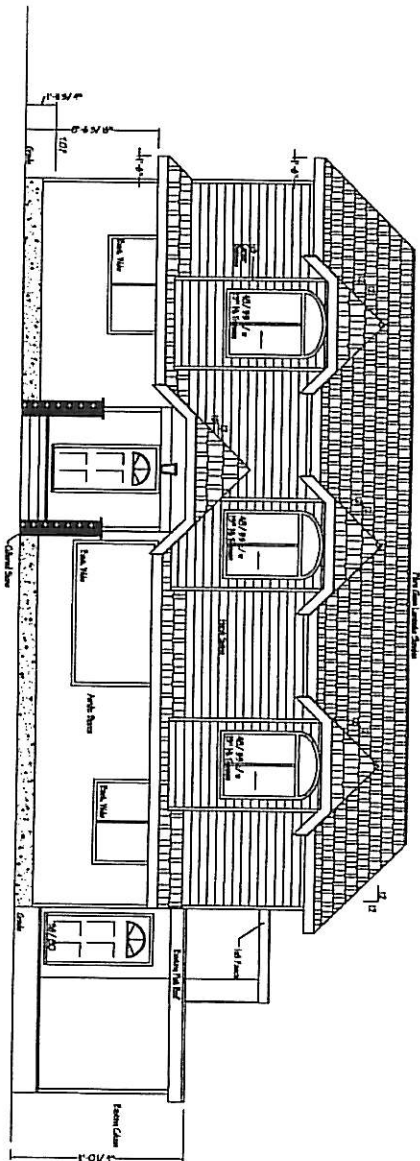
PLM Design - Tech

plmdesign@charco.net
Kalamazoo, MI
Ph: 269-4066

Drawing:	Upper Floor Plan	Job #:	0810	Date:	May 12, 08
Builder:		Drawn:		Scale:	1/4" = 1'
Client:	Vance Petric / Rachel Paetzler 282 Radant Rd. Kalamazoo	Page:	4/7		



Rear Elevation



Front Elevation

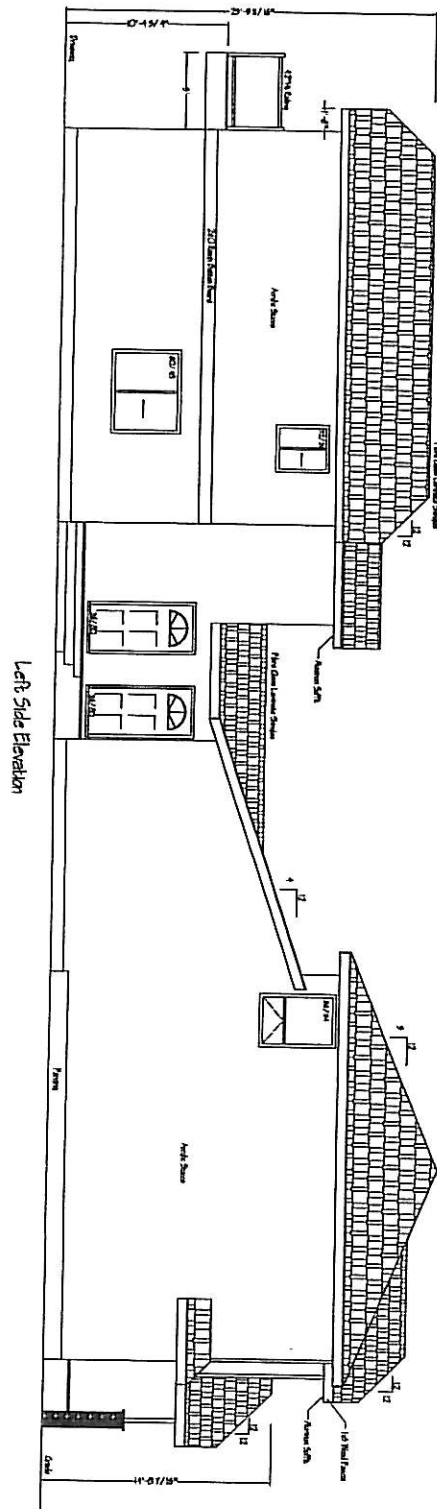
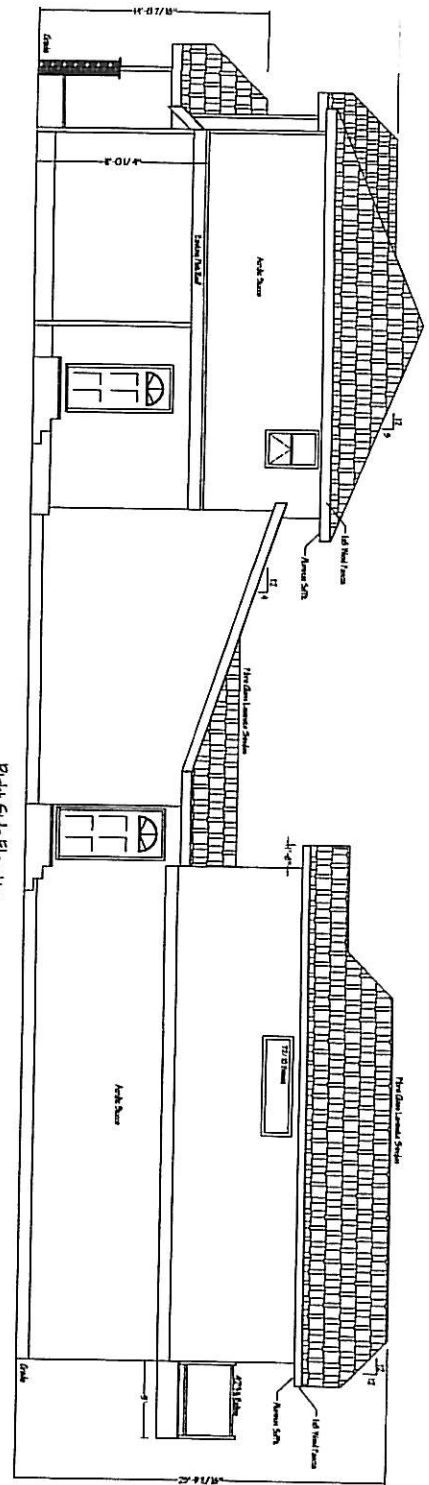
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PDM Design - Tech

pdmdesigns@shaw.ca
Kelowna, B.C.
Ph: 250-6066

Drawing:	Front / Rear Elevations	Job #:	CBX0	Date:	May 12, 08
Builder:		Owner:		Scale:	1/4" = 1'
Client:	Vance Patrie / Rachel Paudlerick 582 Radat Rd. Kelowna				
				Page:	5/7



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plndesign@shaw.ca
Kelowna, B.C.
Ph: 250-6066

Drawing: *Left / Right Elevations*

Builder:

Client: Vance Petrie / Rachel Pazdierski
582 Radant Rd. Kelowna

Job #	0000
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Dwnl:

Date: May 12, 08

Scale: 1/4" = 1'

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