
**CITY OF KELOWNA
MEMORANDUM**

DATE: December 9, 2008
TO: City Manager
FROM: Community Sustainability Division

APPLICATION NO. Z08-0108 **APPLICANT:** R A Quality Homes Ltd.

AT: 251 Poonian Street **OWNER:** R A Quality Homes Ltd.

PURPOSE: TO REZONE FROM THE RU2 – MEDIUM LOT HOUSING ZONE TO THE RU2(S) MEDIUM LOT HOUSING WITH A SECONDARY SUITE ZONE IN ORDER TO CREATE A SECONDARY SUITE WITHIN A SINGLE FAMILY DWELLING.

EXISTING ZONE: RU2 – Medium Lot Housing

PROPOSED ZONE: RU2(s) Medium Lot Housing with a Secondary Suite

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0108 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10, Section 25, Township 26, O.D.Y.D., Plan KAP80986, located on Poonian Street, Kelowna, B.C. from the RU2 – Medium Lot Housing Zone to the RU2(s) Medium Lot Housing with a Secondary Suite Zone be considered by Council;

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

2.0 SUMMARY

This application seeks to rezone from the RU2 – Medium Lot Housing Zone to the RU2(s) Medium Lot Housing with a Secondary Suite Zone in order to create a secondary suite within a single family house that is currently under construction.

3.0 BACKGROUND

The applicant is currently in the process of constructing two homes on neighbouring properties, 239 and 251 Poonian Street, and is seeking to complete them with secondary suites to provide a mortgage helper, and therefore making them more attractive for resale.



The proposed application meets the requirements of RU2(s) Medium Lot Housing with a Secondary Suite as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU2(s) ZONE REQUIREMENTS (FOR SECONDARY SUITE)
Subdivision Regulations		
Lot Area	459 m ²	400 m ²
Lot Width	15.30 m	13 m
Lot Depth	30 m	30 m
Development Regulations		
Site Coverage (buildings)	31 %	40 %
Site Coverage (buildings/parking)	45.2 %	50 %
Height	1.5 storey	9.5m or 2 ½ storeys
Front Yard	6.27 m	6.0 m to a garage
Side Yard (s)	1.589 m to 1.59	1.5 for 1 – 1 ½ storey
Side Yard (n)	1.52	1.5 for 1 – 1 ½ storey
Rear Yard	9.56 m	6.0 m (1 – 1 ½ storey)
Floor Area Secondary Suite	74.22 m ²	
Total Floor Area	222.78 m ²	
Secondary Suite as a % of Principal Dwelling	33%	Lesser of 90 m ² or 40% of total floor area
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

3.1 **Site Context**

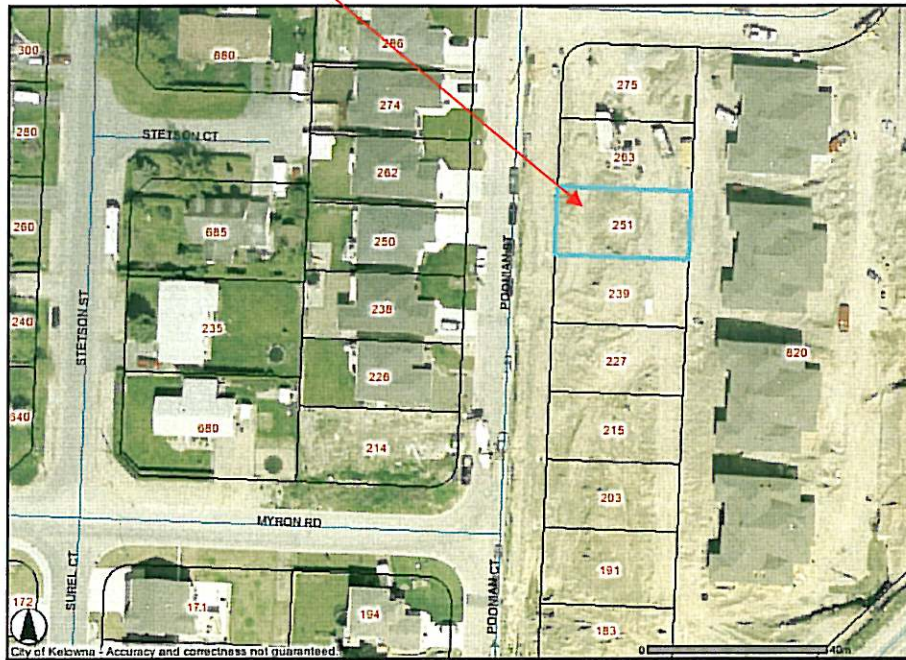
The subject property is located on the east side of Poonian Street, in the Rutland area. More specifically, the adjacent land uses are as follows:

North - RU2 – Medium Lot Housing

East - RU4 – Low Density Cluster Housing

South - RU2 – Medium Lot Housing
West - RU2 – Medium Lot Housing

3.2 **Site Location:** 251 Poonian Street.



4.0 CURRENT DEVELOPMENT POLICY

The property is proposed to be zoned RU2(s) – Medium Lot Housing with Secondary Suite. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses.

4.1 Kelowna 2020 – Official Community Plan

The proposal is consistent with the future land use designation of Single/Two Unit Residential in the Official Community Plan. The Single/Two Unit Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached and detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 8).

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 relevant comments were received:

5.1 Works and Utilities

No Servicing requirements are triggered.

5.2 Inspections Services

Separate building permit c/w detailed plans required for suite, to be constructed to requirements of BCBC 2006.

5.3 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met.

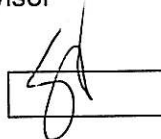
6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration of infill of existing neighbourhoods and where services are already in place and densification can easily be accommodated. This up zoning to the "s" designation is similar to the property across the street that already has such "s" zoning. Given that this is a relatively new neighbourhood and construction is not yet complete, integration of the "s" zone will not disturb a well-established neighbourhood.



Danielle Noble
Current Planning Supervisor
Bcd

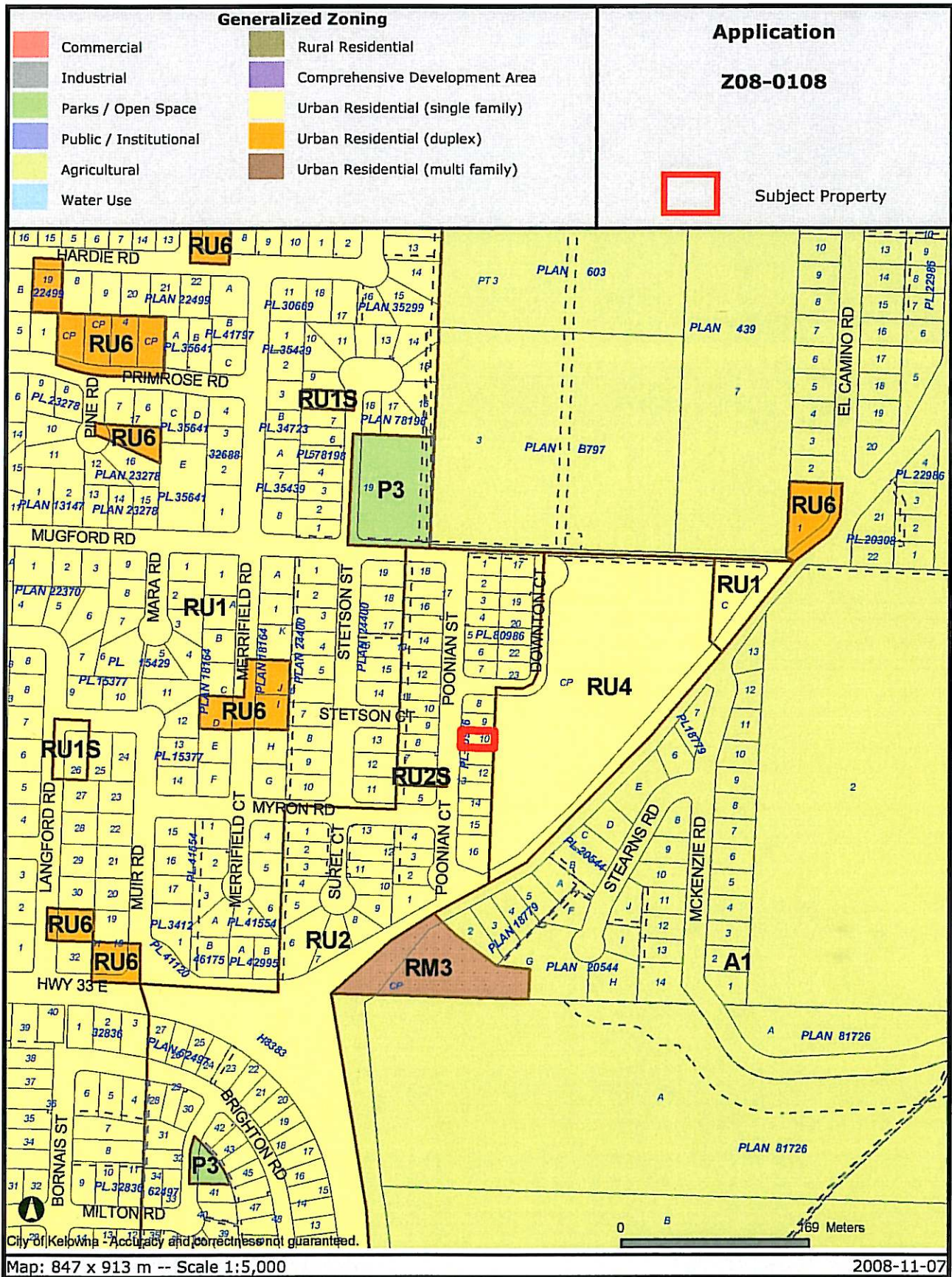
Approved for Issuance



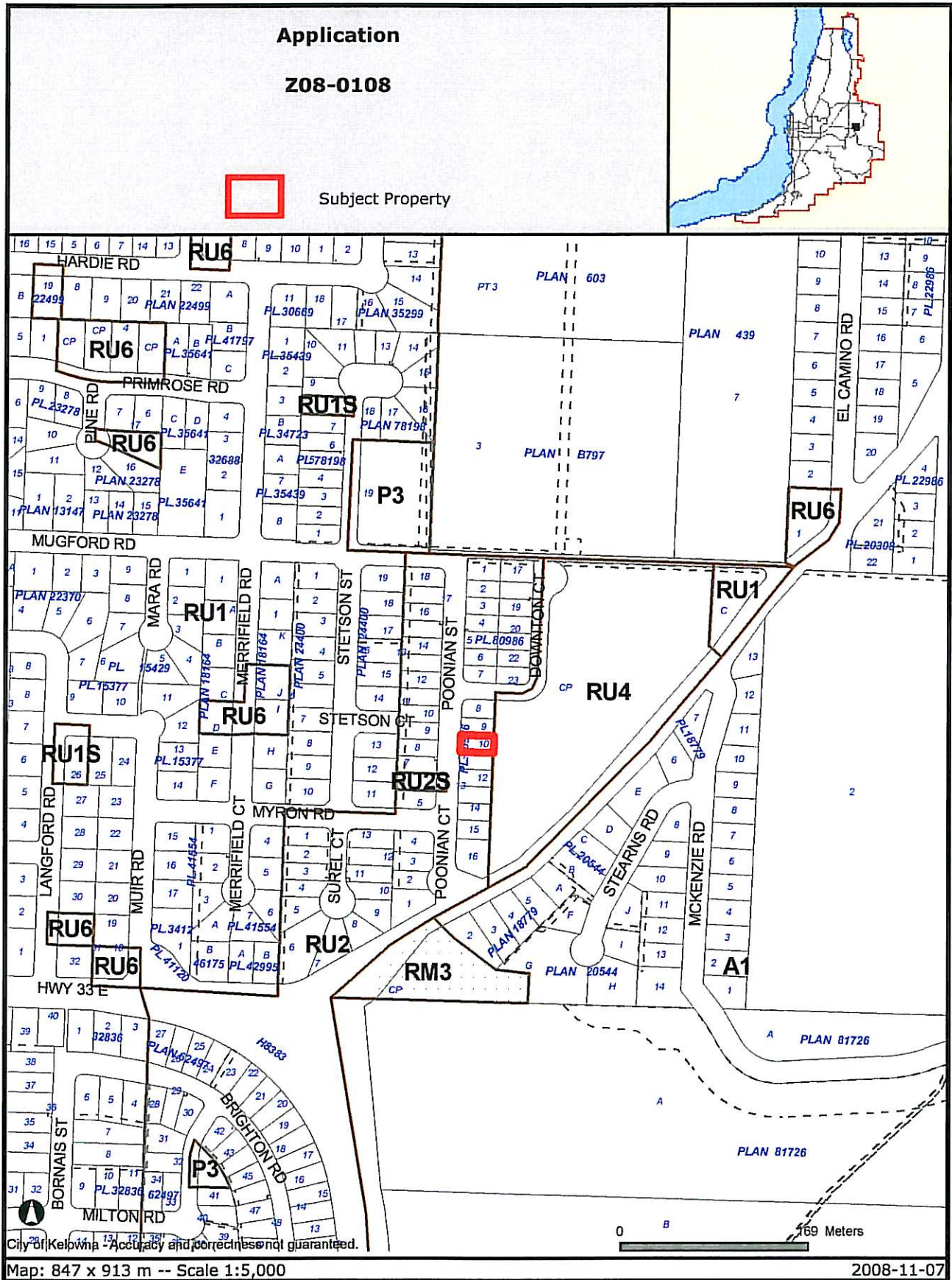
Shelley Gambacort
Director of Land Use Management

ATTACHMENTS

Location of subject property
Site Plan
Surveyor certificate
Elevation drawings
Landscape plan

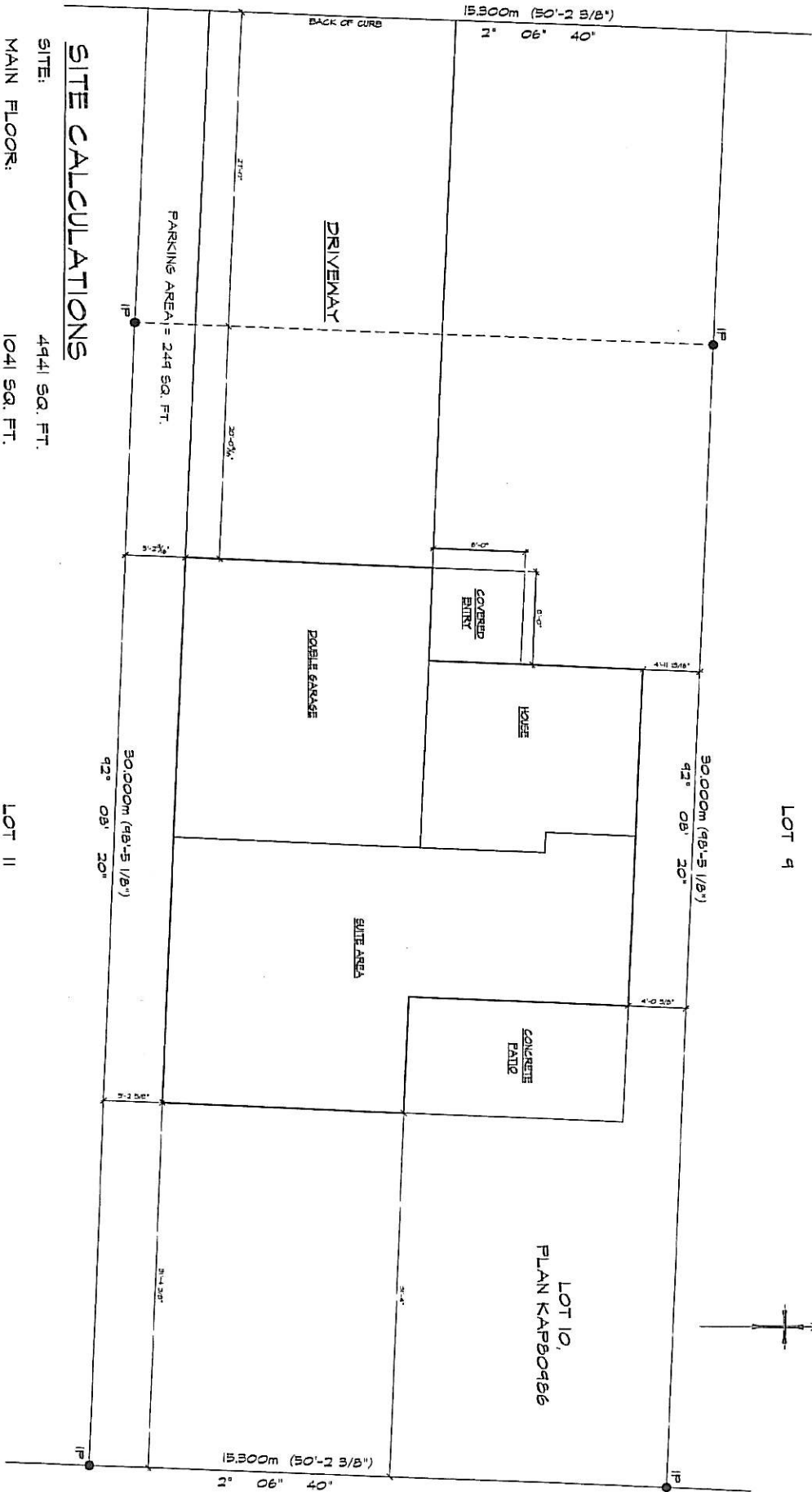


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



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.

POONIAN STREET



SITE CALCULATIONS

SITE: 4941 SQ. FT.
MAIN FLOOR: 1041 SQ. FT.
TOTAL LIVING AREA: 1041 SQ. FT.
COVERED ENTRY: 64 SQ. FT.
PATIO: 190 SQ. FT.
GARAGE: 500 SQ. FT.
SITE COVERAGE: 1795 SQ. FT.
 = 36.33 %

CIVIC ADDRESS:

251 POONIAN STREET
 KELOWNA, B.C.

LEGAL DESCRIPTION:

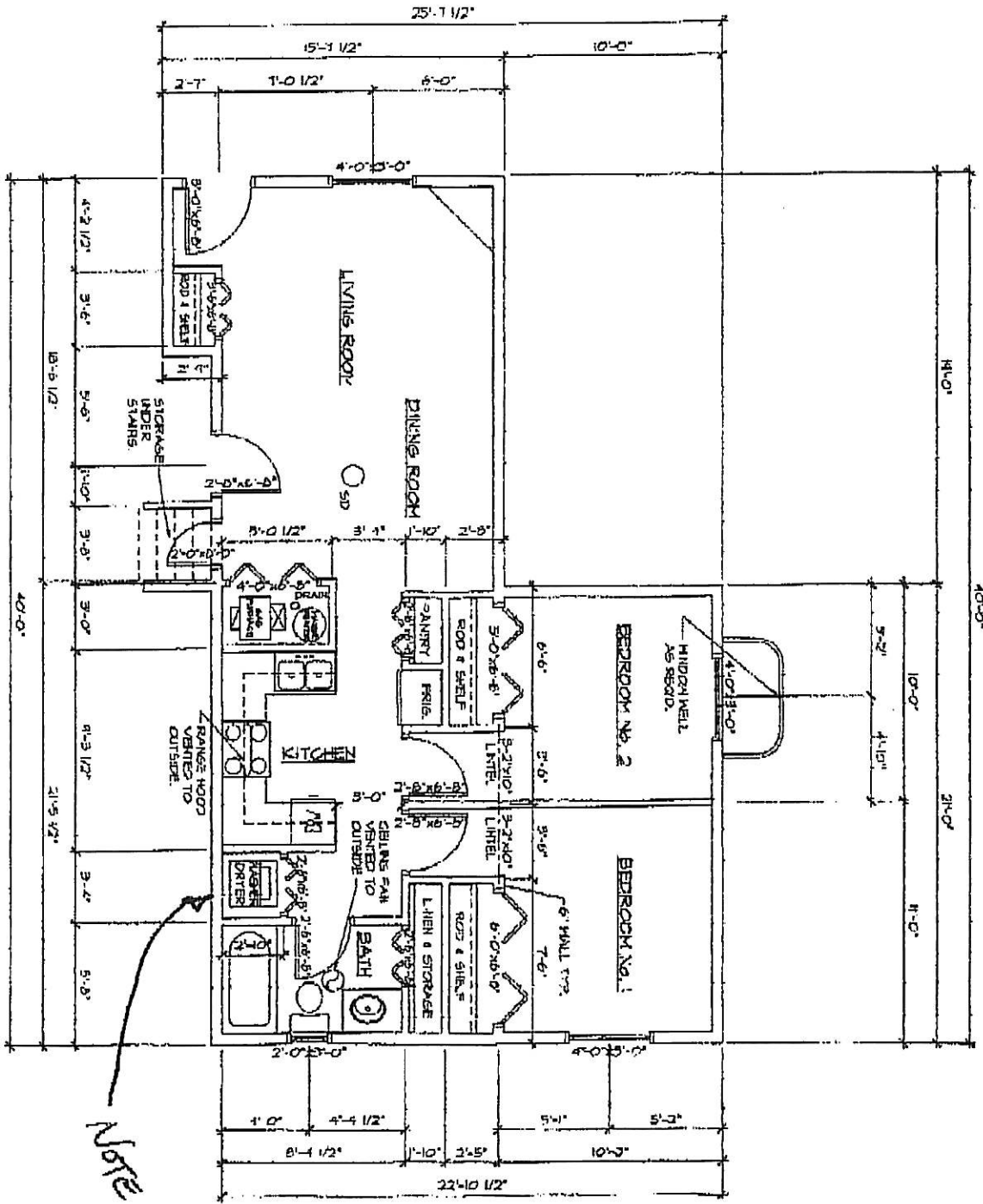
LOT 10, PLAN KAP80486
 SEC. 25, TP. 26, O.D.T.D.

FROM :Earl R. Cooke

FAX NO. :250 717 7237

Dec. 1 2000 2:02PM P1

Lot 10 Room 1A1 # 251



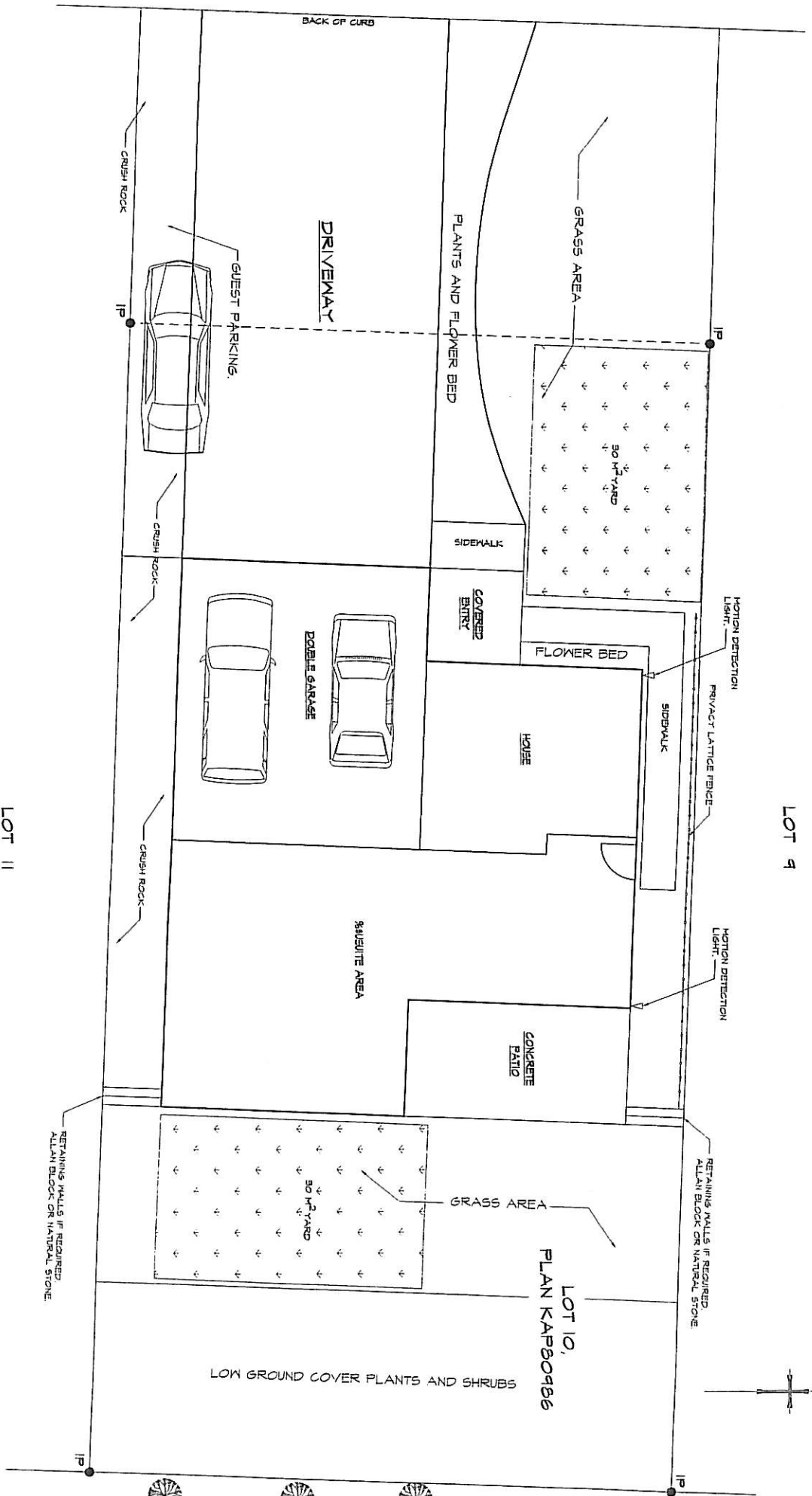
SUITE LAYOUT

FLOOR AREA = 99 SQ. FT.

799 sq ft

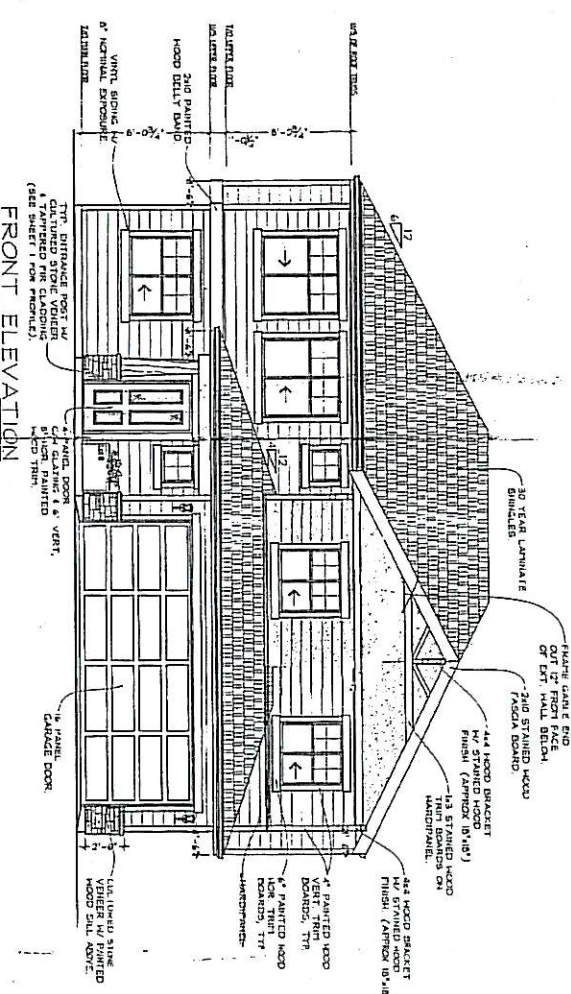
NOTE

POONIAN STREET



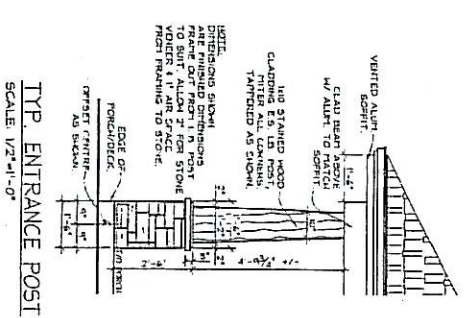
CIVIC ADDRESS:

251 POONIAN STREET
KELOWNA, B.C.

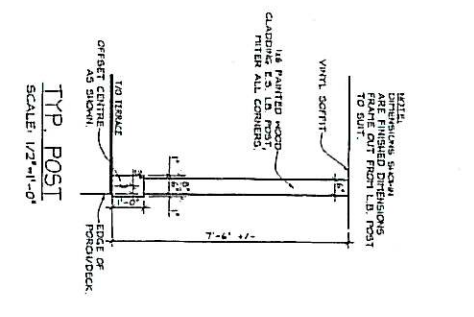


FRONT ELEVATION

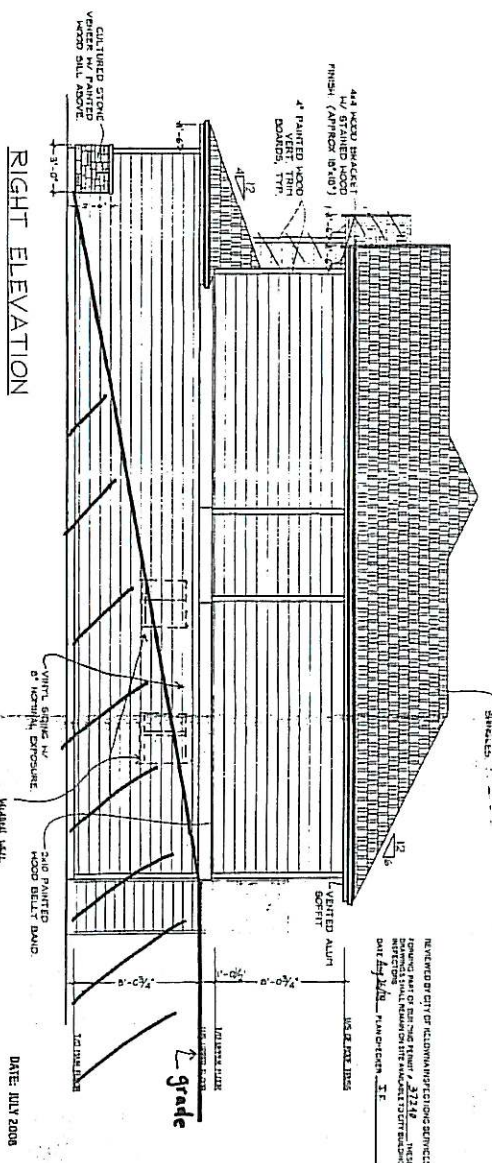
NOTE: FRONT WINDOWS TO BE FRAMED UP APPROX. 7'-4\"/>



TYP. ENTRANCE POST
SCALE: 1/2\"/>



TYP. POST
SCALE: 1/2\"/>

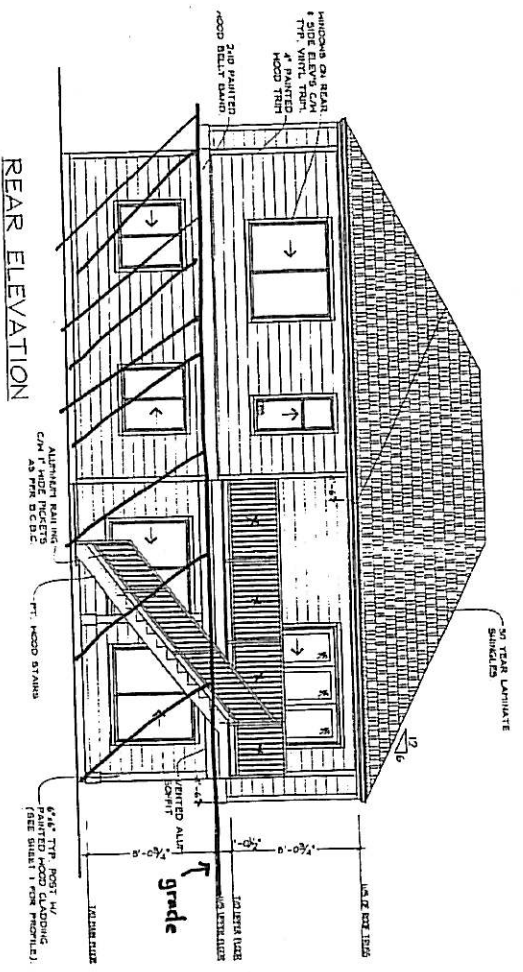


RIGHT ELEVATION

PLAN # 11-2008
LEGAL: LOT 10 PLAN KAP0986
6100-251 POOHAN STREET
CONTRACTOR:
RA QUALITY HOMES LTD.
PO BOX 22024 CARPI PO
MELDRINA, BC
V1Y 9N9
TEL: 1-888-813-8970
FAX: 250-317-3233
EMAIL: TOWNING@SHAW.CA

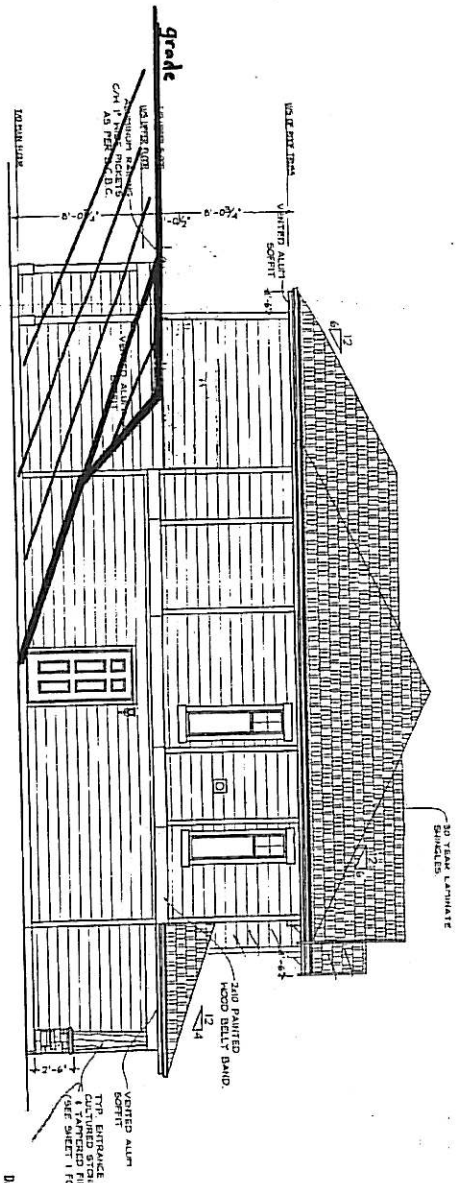
DATE: JULY 2008
**SCALE: 1/4\"/>
SHEET 1 OF 7
PLAN # 11-2008**

REVIEWED BY CITY OF CALDWIN MUNICIPAL SERVICES
 PROJECT NO. 22248
 DRAWING NO. 11-2008-07
 DATE: JULY 2008
 BY: **Andy Allen** - ARCHITECT - T.E.



REAR ELEVATION

2ND FLOOR HINGING TO BE PAINTED UP APPROX. 7'-4" AFF. UNDER FLOOR FINISHES TO BE FINISHED BY APPROX. 7'-4" AFF.



LEFT ELEVATION

DATE: JULY 2008
 SCALE: 1/4" = 1'-0"
 SHEET 2 OF 7
 PLAN # 11-2008