
**CITY OF KELOWNA
MEMORANDUM**

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

APPLICATION NO. Z08-0107 **APPLICANT:** R A Quality Homes Ltd.

AT: 239 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 ZONE WITHIN AN EXISTING 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. Z08-0107 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 11, 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:

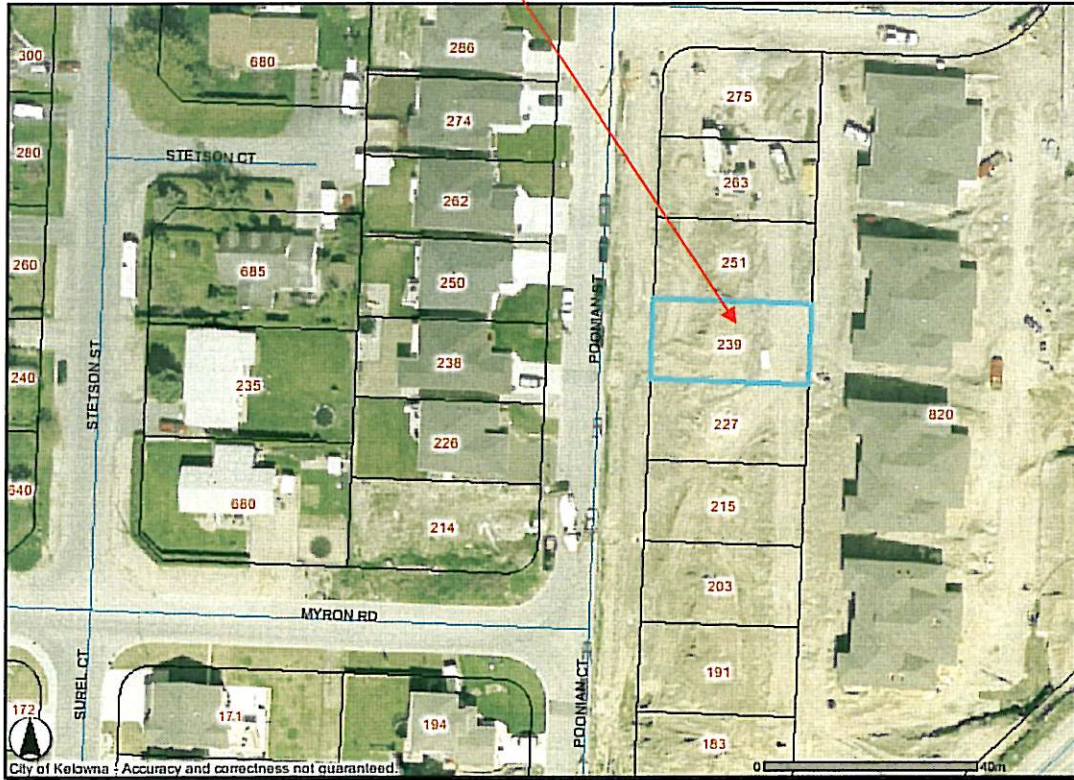
Zoning Bylaw No. 8000 (239 Poonian)		
CRITERIA	PROPOSAL	RU2(s) ZONE REQUIREMENTS (FOR SECONDARY SUITE)
Subdivision Regulations		
Lot Area	459 m ²	400 m ²
Lot Width	15.30 m	13 m
Lot Depth	30 m	30 m
Development Regulations		
Site Coverage (buildings)	31 %	40 %
Site Coverage (buildings/parking)	45.2 %	50 %
Height	1.5 storey	9.5m or 2 ½ storeys
Front Yard	6.11 m	6.0 m to a garage
Side Yard (s)	1.589 m to 1.59 m	1.5 for 1 – 1 ½ storey
Side Yard (n)	1.52 m	1.5 for 1 – 1 ½ storey
Rear Yard	9.55 m	6.0 m (1 – 1 ½ storey)
Floor Area Secondary Suite	74.22 m ² / 33%	Lessor of 90 m ² or 40% of total floor area
Total Floor Area of dwelling	222.78 m ²	
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:** 239 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 have been received:

5.1 Works and Utilities

This application does not trigger any servicing requirements.

5.2 Inspections Services

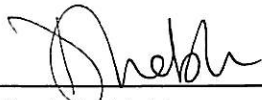
Single family dwelling (BP#37075) currently under construction, separate BP c/w detailed plans required for proposed suite, construction to meet requirements of BCBC 2006.

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 neighbourhood and where services are already in place and densification can easily be accommodated. This up zoning to the "s" designation is similar to that 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

Urban Land Use Supervisor

Approved for Issuance



Shelley Gambacort

Director of Land Use Management

Bcd

ATTACHMENTS:

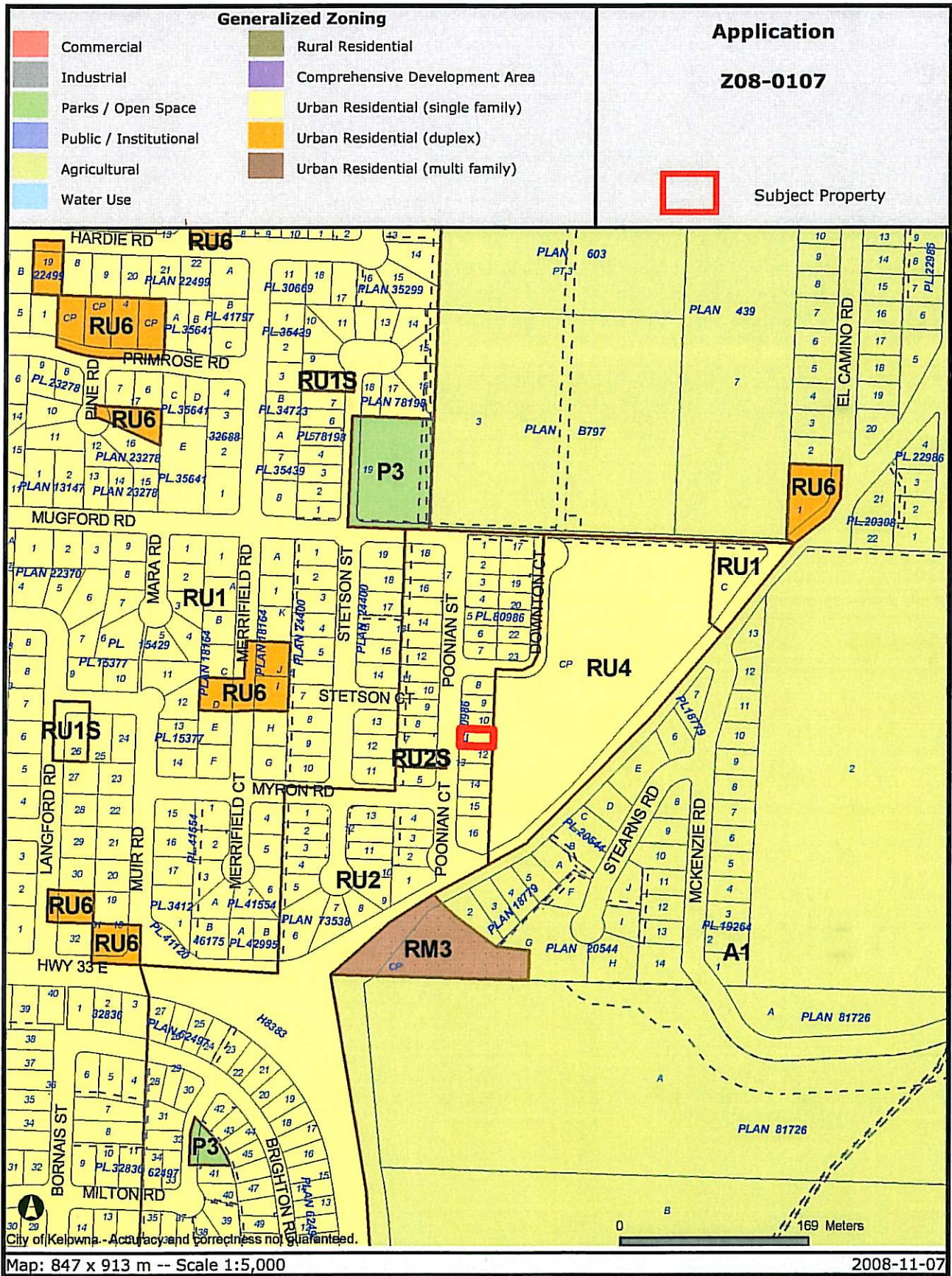
Location of subject property

Site Plan

Surveyor certificate

Elevation drawings

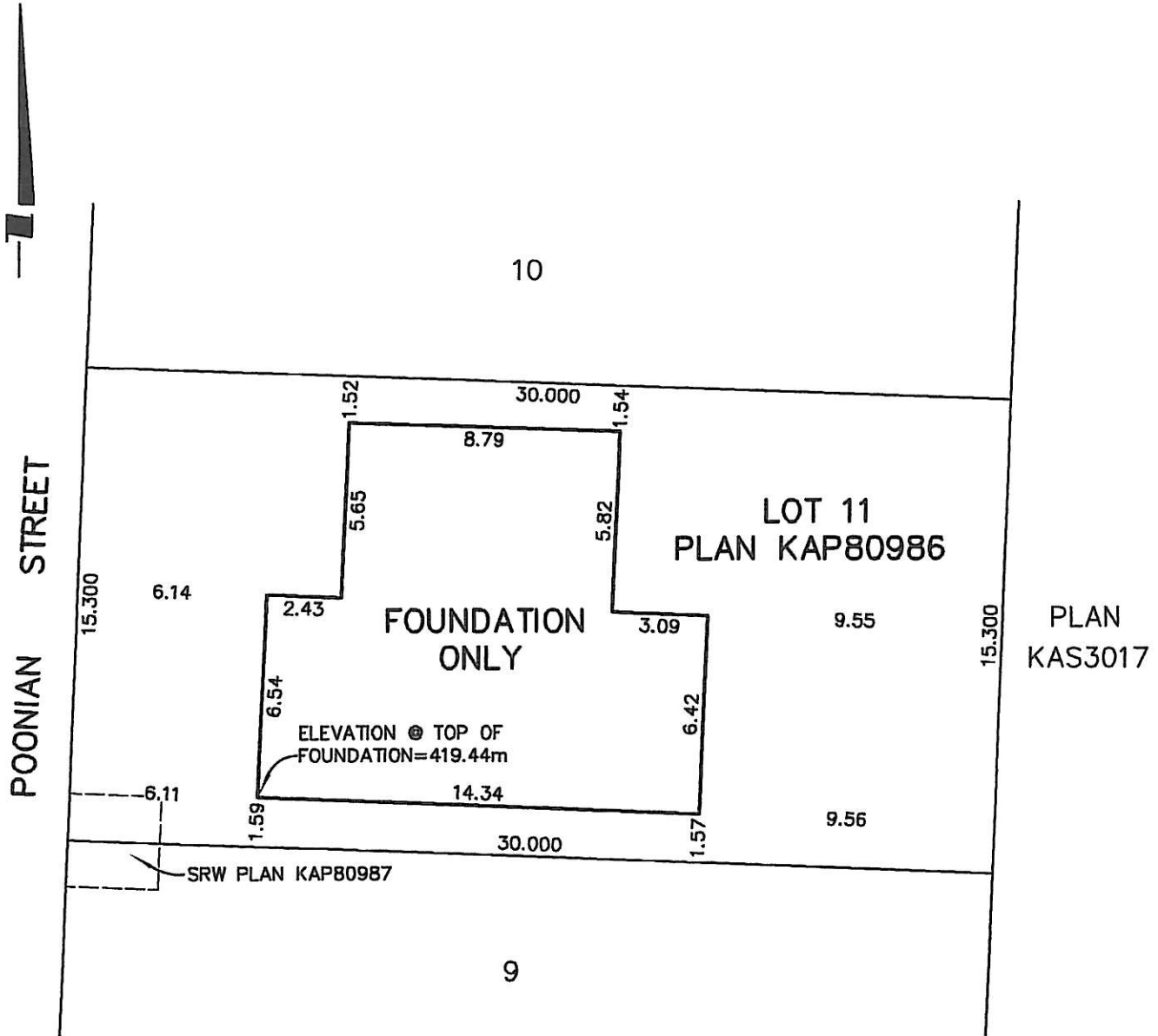
Landscape plan



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.

B.C. LAND SURVEYORS' CERTIFICATE OF LOCATION ON
 LOT 11, PLAN KAP80986, SEC 25, TP 26, ODYD

239 POONIAN STREET



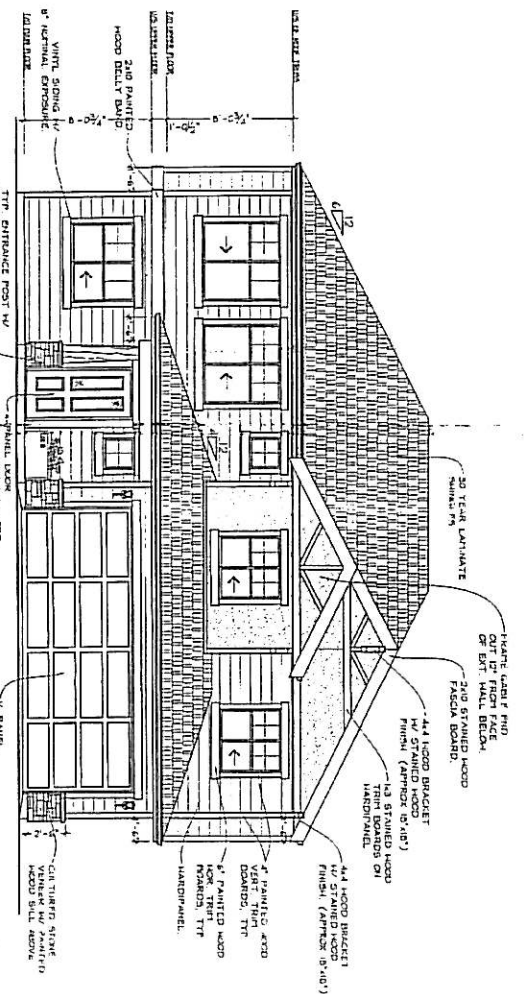
I HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND RELATIVE LOCATION OF THE BUILDINGS THEREON.

T.E. Ferguson
 B.C.L.S./C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

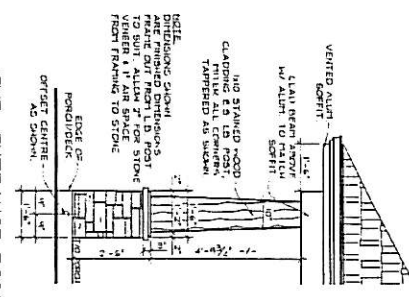
THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: RA HOMES	
DATE: AUGUST 13, 2008	T.E. Ferguson Land Surveying Ltd. B.C. AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, B.C. TELEPHONE: (250) 763-3115 FAX: (250) 763-0321
SCALE: 1:200 METRES	
FILE: 18139	
© T.E. FERGUSON LAND SURVEYING LTD.	

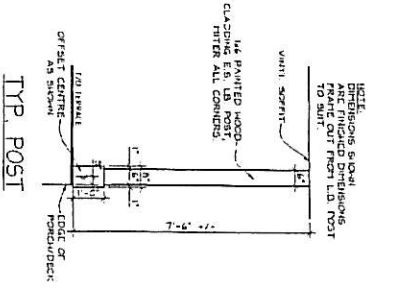


FRONT ELEVATION

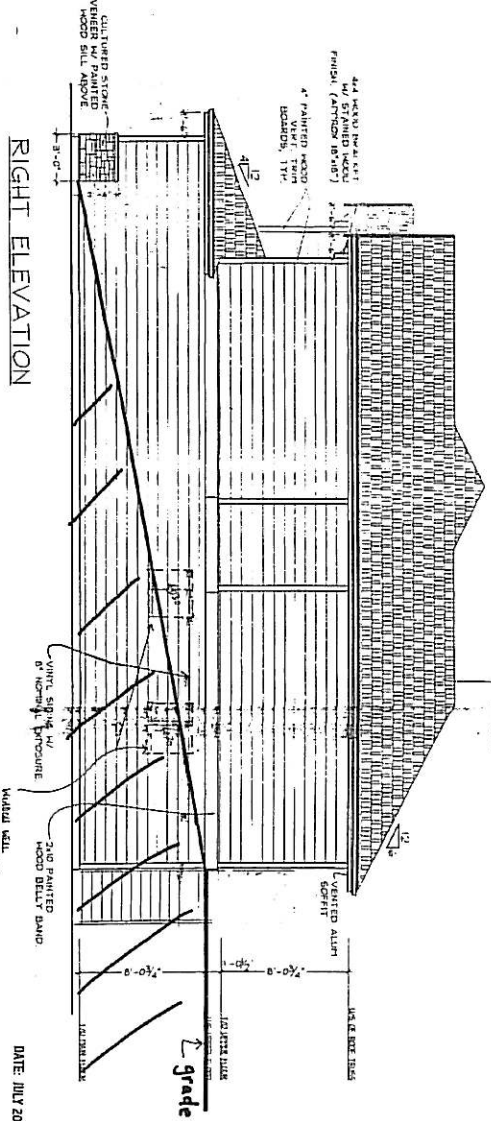
NOTE: HEAD FLOOR WINDOWS TO BE FINISHED UP APPROX. 7'-6" AFF. UPPER FLOOR WINDOWS TO BE FINISHED UP APPROX. 7'-6" AFF.



TYP. ENTRANCE POST
SCALE: 1/2"=1'-0"



TYP. POST
SCALE: 1/2"=1'-0"

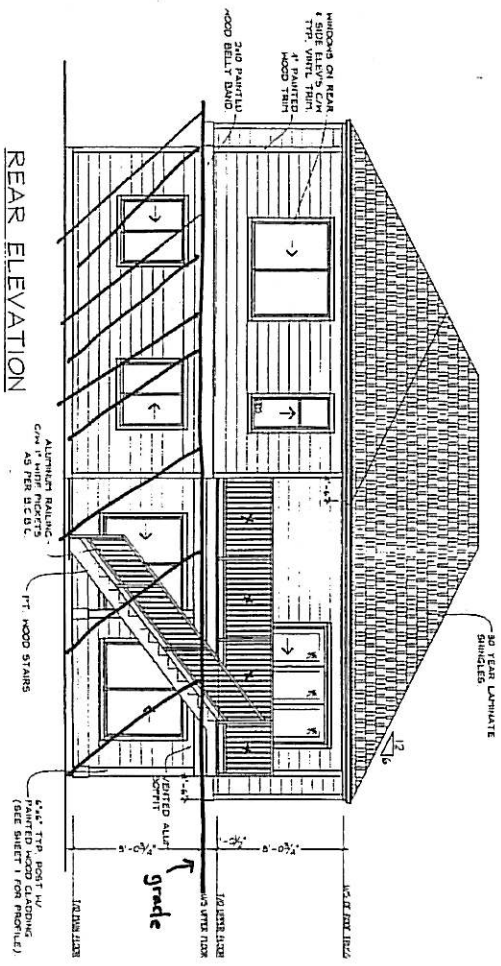


RIGHT ELEVATION

PLAN # 11-2008.
LEGAL LOT 11 PLAN MAP09086
CIVIC 239 POONAH STREET
CONTRACTOR:
RA QUALITY HOMES LTD.
PO BOX 22024 CAROL PD
MELBORNE, BC
V3Y 9H9
FAX: 1-888-813-9970
CELL: 250-317-9293
EMAIL: TONYM@SHAM.CA

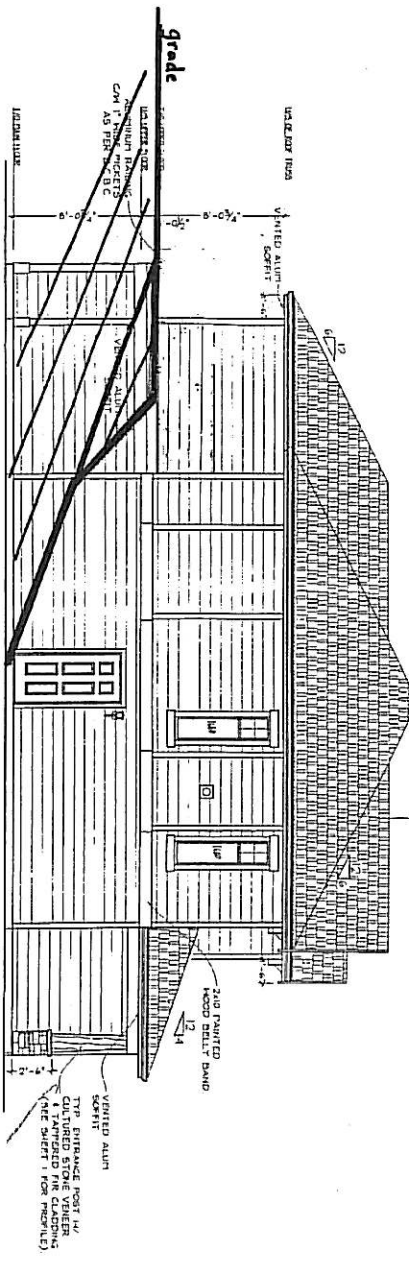
REVIEWED BY CITY OF MELBOURNE/REGISTRATION SERVICES
PROJECT NAME: 239 POONAH STREET, MELBOURNE, BC
DATE: 2008-07-11
DRAWN BY: JEFFREY HANCOCK/SHAM - J.F.

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



REAR ELEVATION

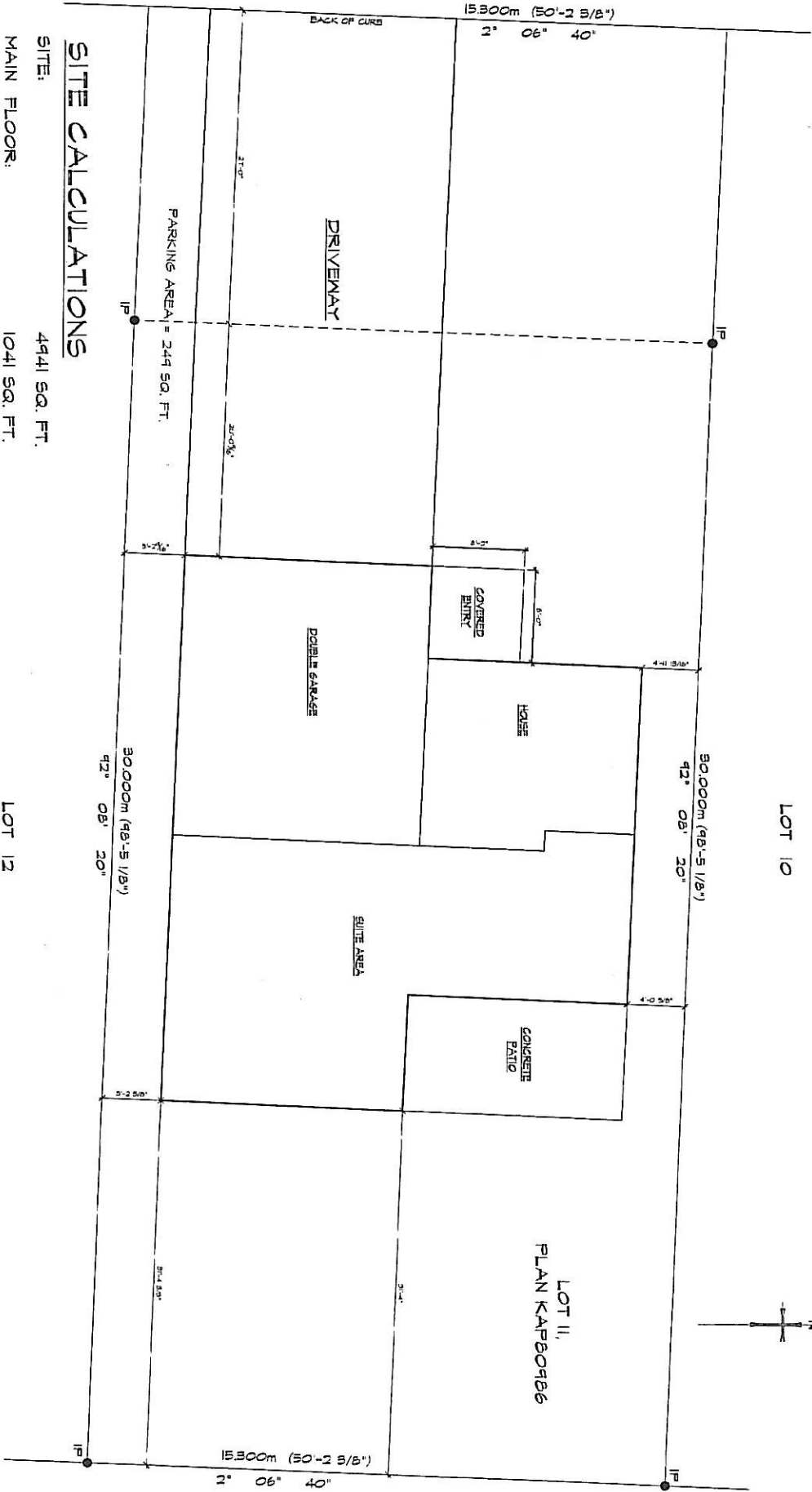
NOTE: ALL WOOD WINDOW TO BE FRAMED UP APPROX 7'-6" AFF. UPPER LEVEL WINDOWS TO BE FRAMED UP APPROX 7'-6" AFF.



LEFT ELEVATION

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

POONIAN STREET

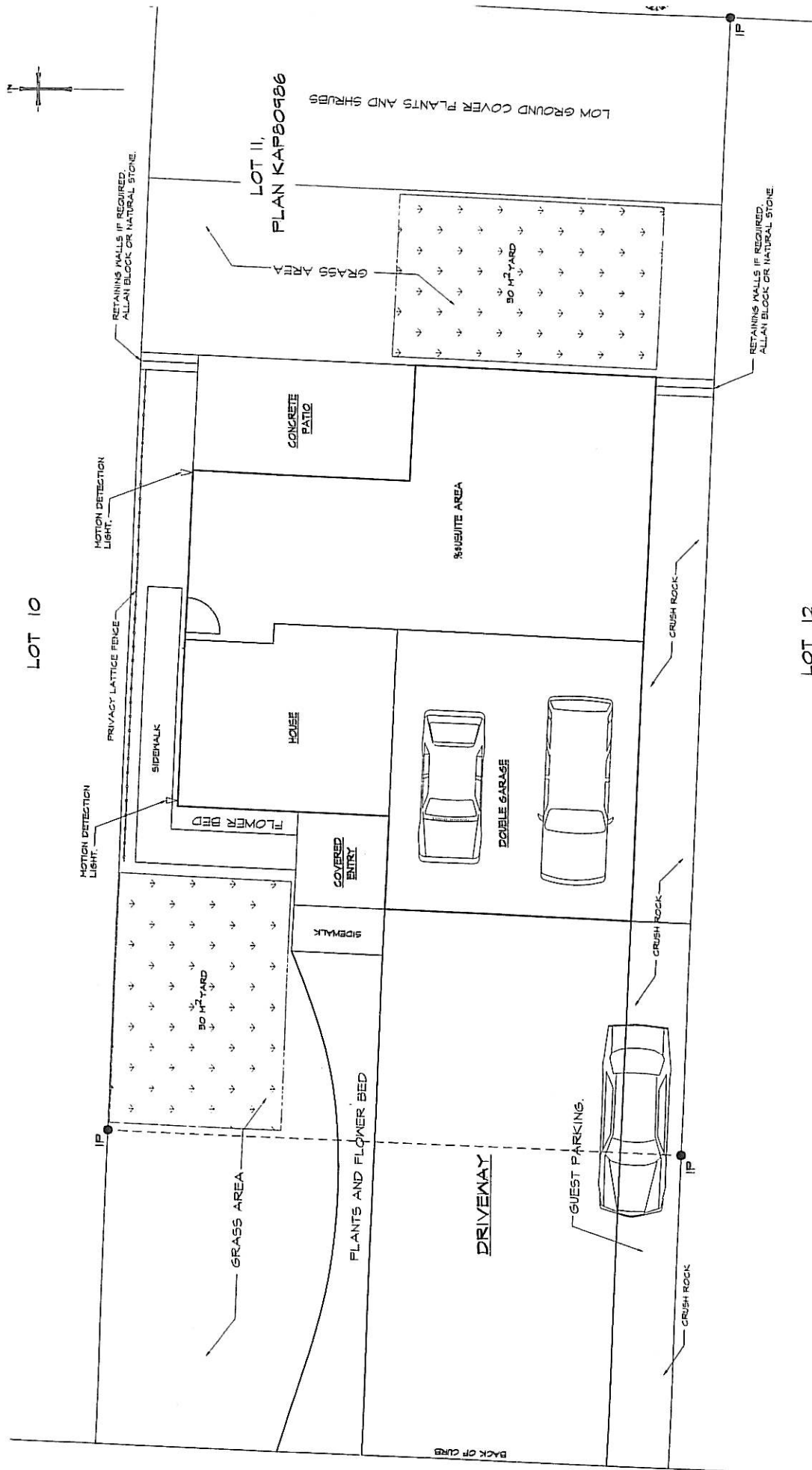


SITE CALCULATIONS

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:
 234 POONIAN STREET
 KELOWNA, B.C.

LEGAL DESCRIPTION:
 LOT 11, PLAN KAP80486
 SEC. 25, TP. 26, O.D.T.D.



CIVIC ADDRESS:

239 POONIAN STREET
KELOWNA, B.C.