
**CITY OF KELOWNA
MEMORANDUM**

DATE: September 10, 2009

TO: City Manager

FROM: Community Sustainability Division

APPLICATION NO. Z09-0037 **APPLICANT:** Clarence Breitzkreutz & Margaret Davidson

AT: 1377 Mountain Ave. **OWNER:** Clarence Breitzkreutz & Margaret Davidson

PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1(s) – LARGE LOT HOUSING WITH A SECONDARY SUITE ZONE TO PERMIT A SUITE WITHIN A SINGLE FAMILY DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1(s) – LARGE LOT HOUSING WITH A SECONDARY SUITE

REPORT PREPARED BY: Paul McVey

1.0 RECOMMENDATION

THAT Rezoning Application No. Z09-0037 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4, Section 30, Twp. 26, O.D.Y.D., Plan 40041, located at 1377 Mountain Ave. Kelowna, B.C. from the from the RU1- Large Lot Housing zone to the RU1(s) – Large 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 RU1- Large Lot Housing zone to the RU1(s) – Large Lot Housing with a Secondary Suite zone in order to permit the development of a suite within an existing single family dwelling.

3.0 BACKGROUND

There is an existing single family dwelling on the subject property which was constructed on the property in 1990. The applicant seeks to rezone the property in order to renovate the basement of the dwelling for use as a legal secondary suite.

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

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	777 m ²	550 m ²
Lot Width	21 m	16.5 m unless 15 m when access to rear lane; 17 m for corner lot
Lot Depth	37 m	30.0 m
Development Regulations		
Site Coverage (buildings)	24%	40%
Site Coverage (buildings/parking)	39.3 %	50%
Height (existing house)	2 storey	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	235 m ²	
Floor Area of Secondary Suite / Size ratios	69.7 m ² / 30%	Lessor of 90 m ² or 40%
Front Yard	5.73 m	4.5 m
Side Yard (w)	4.22 m	2.3 m (2- 2 ½ storey)
Side Yard (e)	2.16 m	2.0 m (1- 1 ½ storey)
Rear Yard	12.61 m	7.5 m
Other Requirements		
Parking Stalls (#)	4 spaces available	3 spaces
Private Open Space	119m ² available	30m ² per dwelling

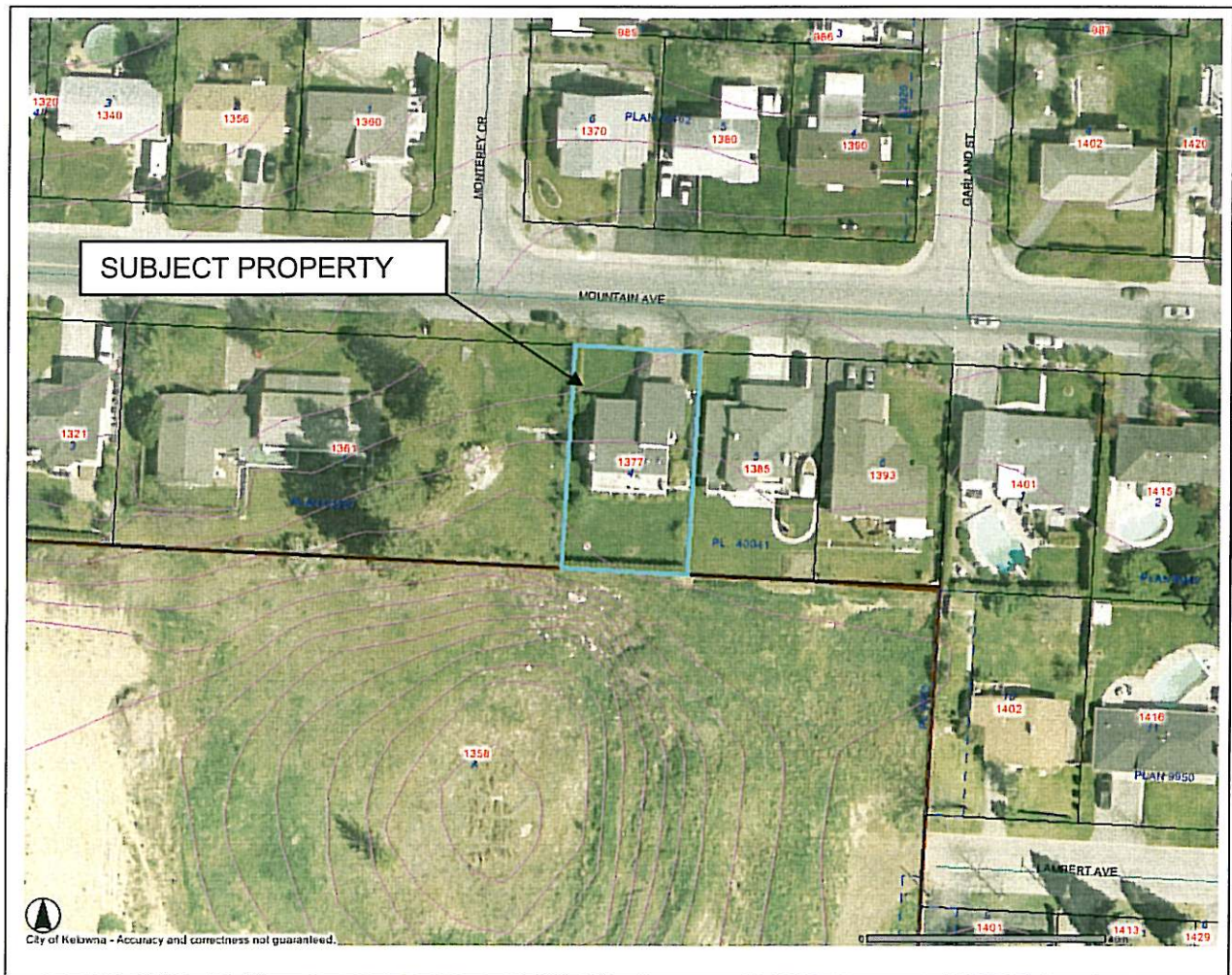
3.1 Site Context

The adjacent zoning and land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU5 – Bareland Strata Housing	Vacant
West	RU1 – Large Lot Housing	Residential

3.2 Site Location:

1377 Mountain Ave.



4.0 CURRENT DEVELOPMENT POLICY

The property is proposed to be zoned RU1(s) – Large 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.

5.0 TECHNICAL COMMENTS

5.1 Development Engineering

Development Engineering Services have the following requirements associated with these rezoning and Development Permit applications.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. The service will be adequate for this application. Metered water from the main residence must be extended to supply the proposed suite.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost.

The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate, inquiry's please contact John Filipenko at 250-469-8581

3. Development Permit and Site Related Issues

On-site parking modules must meet bylaw requirements.
Provide a designated, unobstructed Emergency Access Path from the frontage road to the main entrance of the proposed suite.

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.

5.2 Building and Permitting

Building permit required for addition, to meet requirements of BCBC 2006.

5.3 Bylaw Services

No concerns

5.4 Fire Department

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

5.5 Telus


Telus has no comment regarding this application.

5.6 Terasen Utility Services

Terasen Gas' facilities will not be adversely impacted by this proposal; therefore, Terasen Gas has no objection to the proposal at the above-noted location.

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Policies within the Official Community Plan support the sensitive integration of infill in established neighbourhoods where services are already in place and densification can easily be accommodated. The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area.

for

Danielle Noble
Urban Land Use Manager

Approved for Inclusion



Shelley Gambacort
Director of Land Use Management

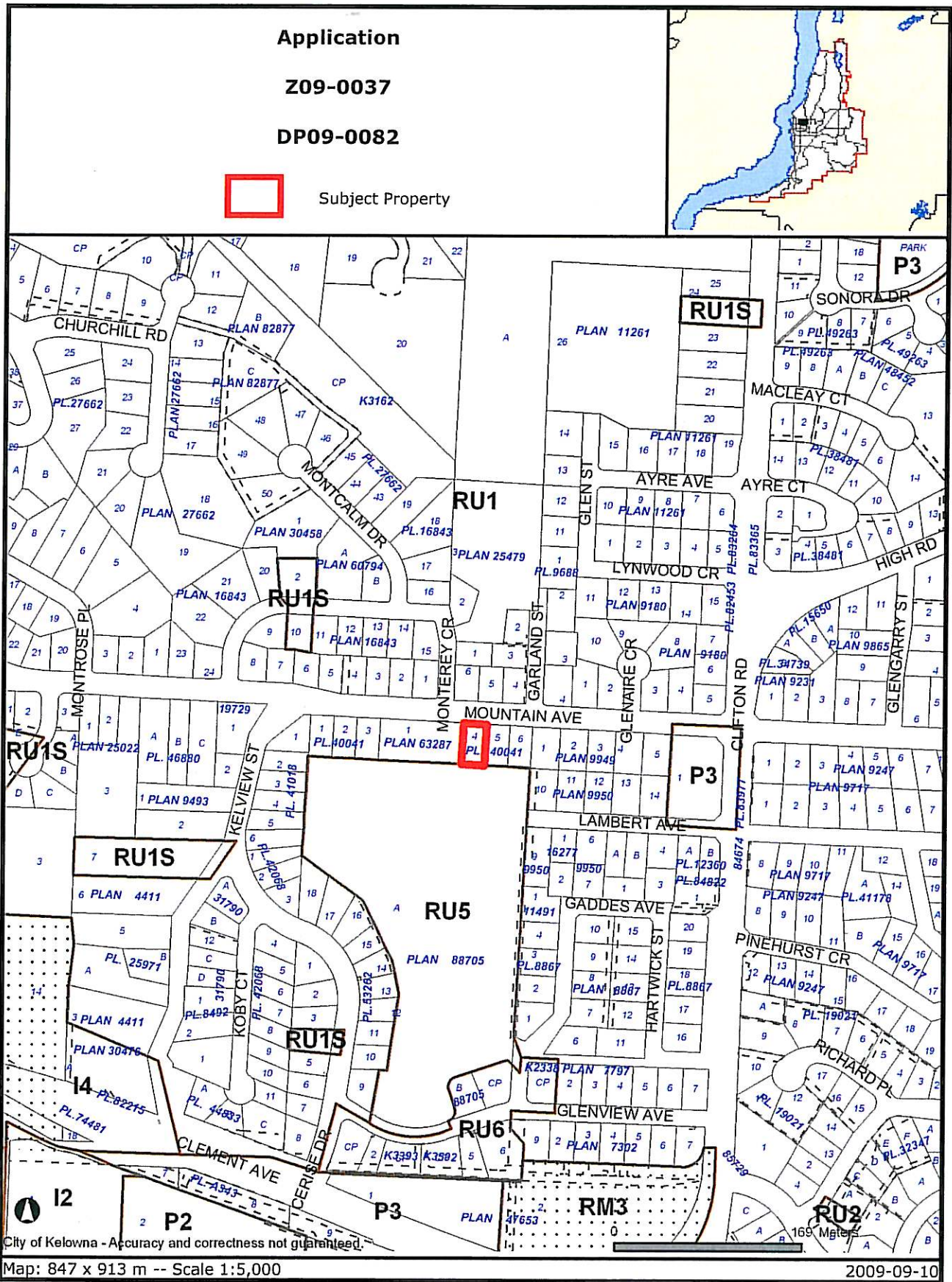
DN/SG/PMc

ATTACHMENTS

Location map of subject property
Site Plan – Landscape Plan
Building Floor Plans
Building Elevations

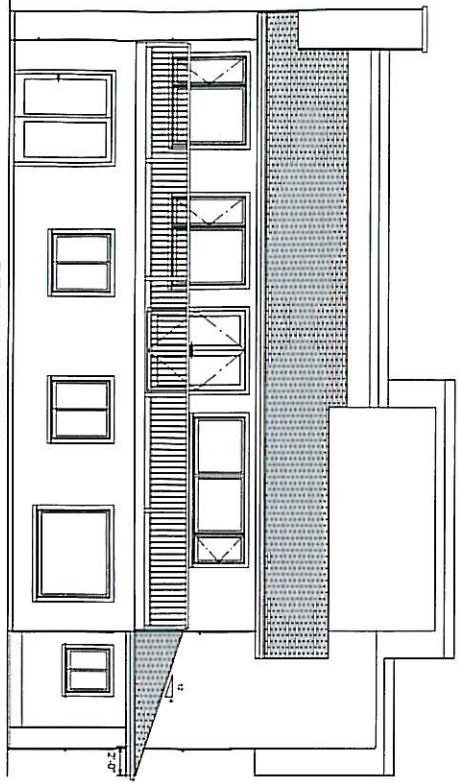
City of Vancouver
Public Health



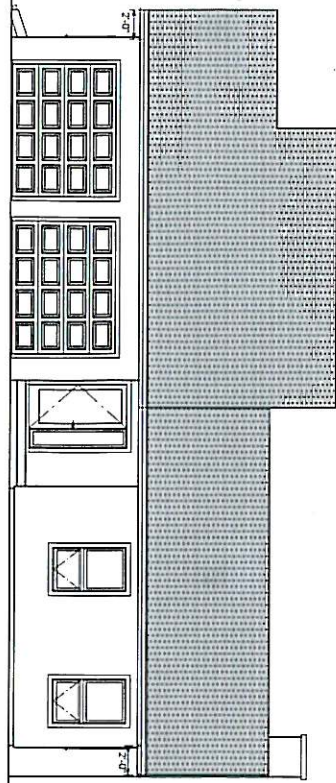


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

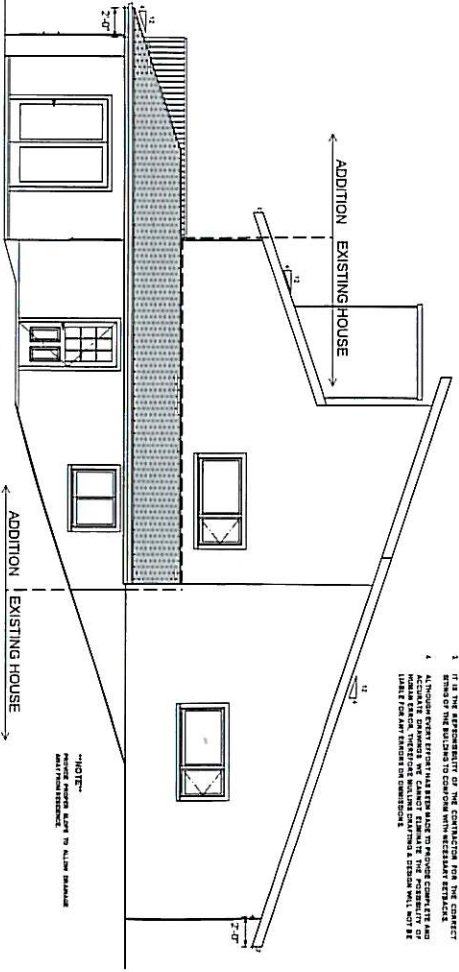
REAR ELEVATION



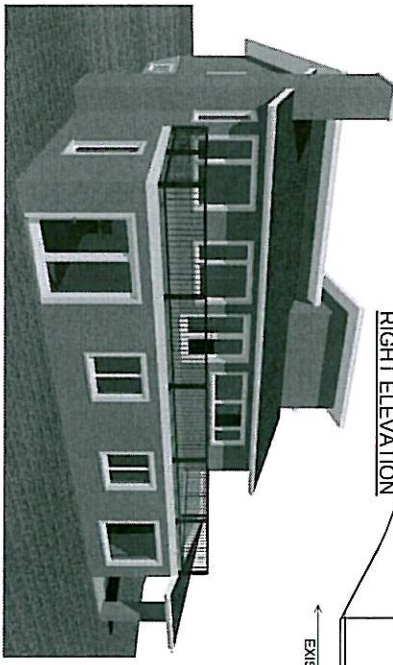
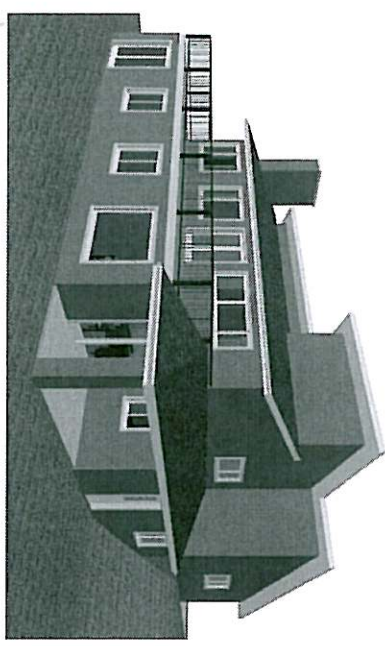
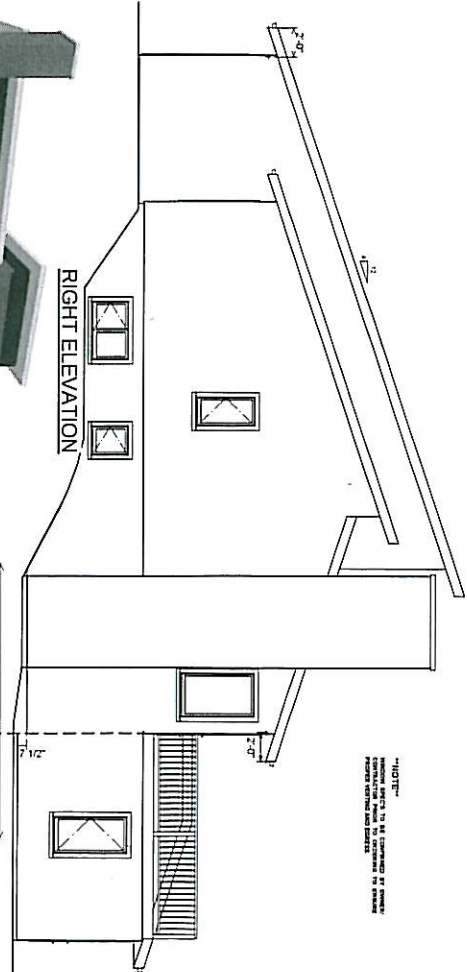
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT CODES OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAW.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS TO CONSTRUCTION FROM THE LOCAL AUTHORITY.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SIZING OF THE PIPING TO COMPLY WITH RELEVANT REGULATIONS.
4. ALTHOUGH GREAT EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND TAKING NECESSARY PRECAUTIONS.

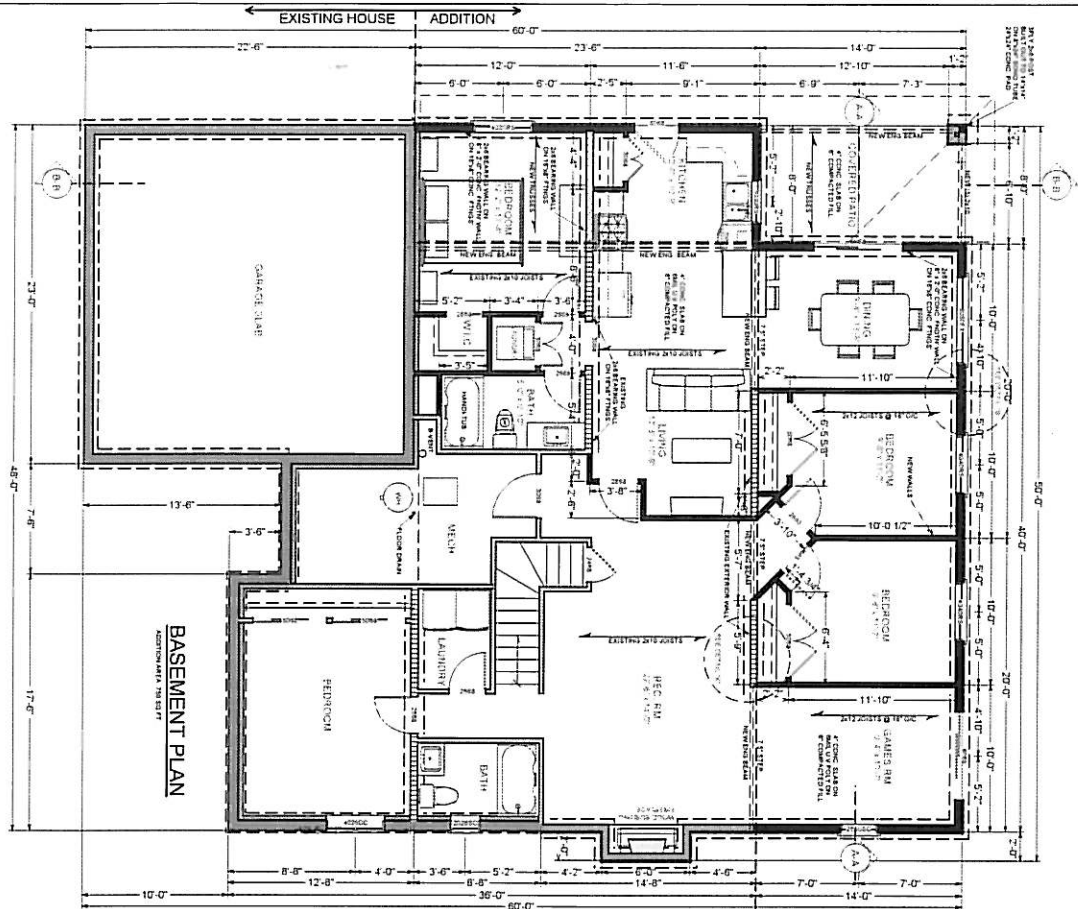


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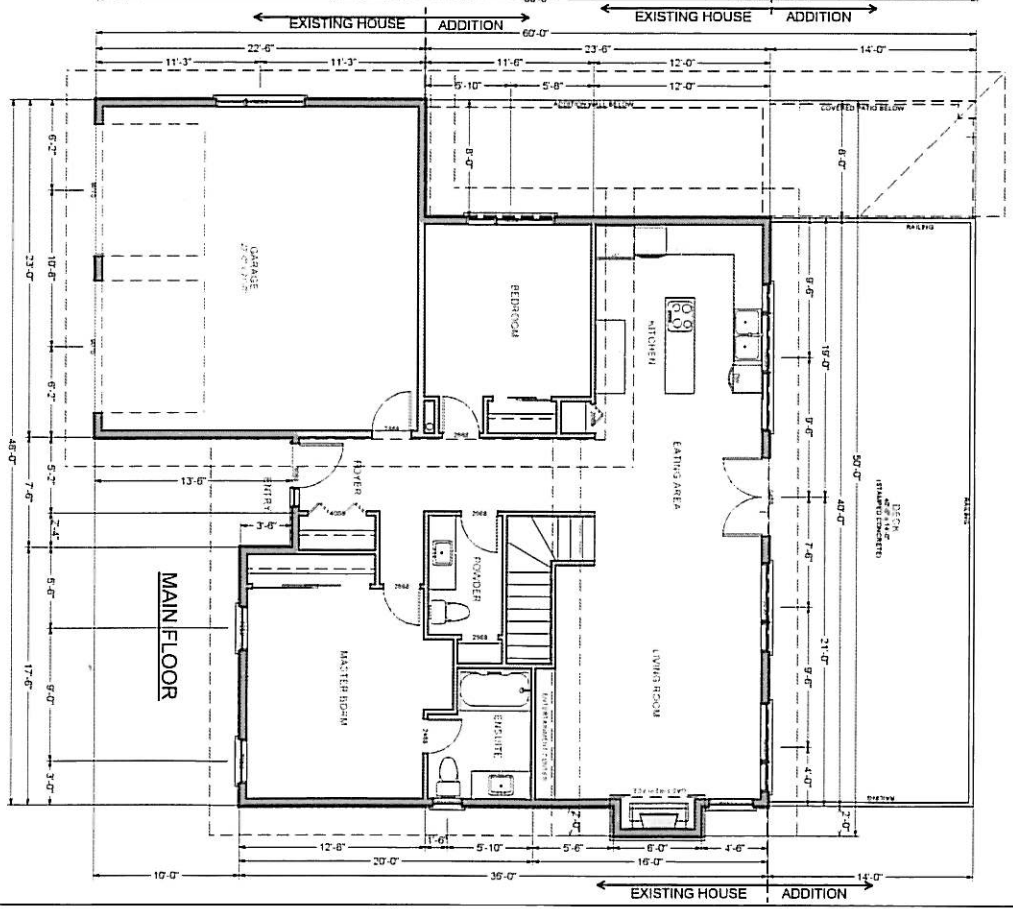
PROPOSED PROJECT FOR
 1377 MOUNTAIN AVE

SCALE: 1/8" = 1'
 DATE: NOV 06-2006

SHEET NUMBER
 1/3



NOTE
 CONTRACTOR TO CONFIRM
 DIM PRIOR TO CONST.



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PROPOSED PROJECT FOR
1377 MOUNTAIN AVE

SCALE: 1/8" = 1'
 DATE: NOV 06-2008

SHEET NUMBER
2/3

CODES AND STANDARDS

All work shall conform to the requirements of the Building Code of the City of Kelowna, British Columbia, and the National Building Code of Canada, 1995 Edition, as amended. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall also be responsible for ensuring that all work is done in accordance with the applicable codes and standards.

CONCRETE & FOOTINGS

Concrete shall be placed in accordance with the requirements of the Concrete Reinforcing Steel Institute (CRSI) and the Canadian Concrete Institute (CCI). The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be cured for a minimum of 7 days before any formwork is removed. The contractor shall be responsible for ensuring that the concrete is placed and finished in accordance with the applicable codes and standards.

ABOVE GRADE MASONRY

All above grade masonry shall be constructed in accordance with the requirements of the Masonry Institute of America (MIA) and the Canadian Masonry Institute (CMI). The masonry shall be constructed in a single lift unless otherwise specified. The masonry shall be finished in accordance with the applicable codes and standards.

CARPENTRY

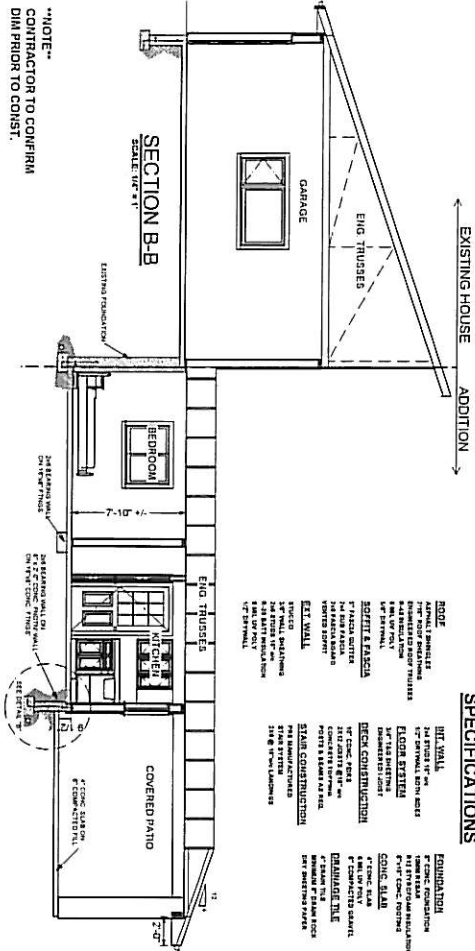
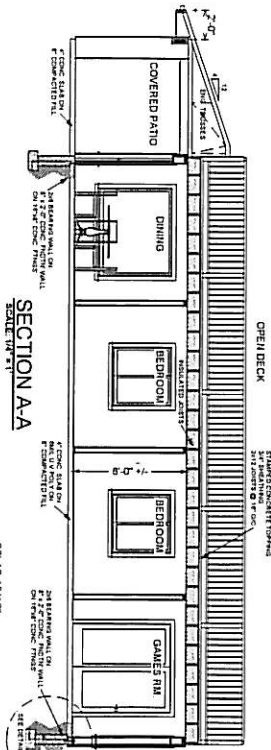
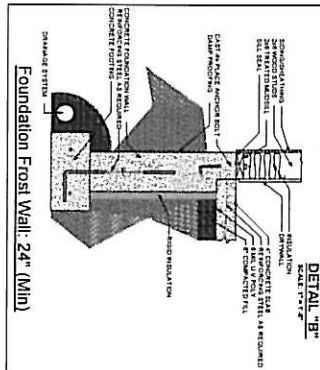
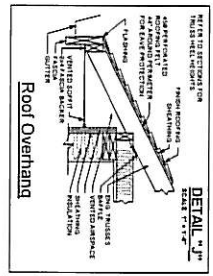
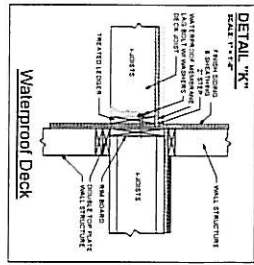
All carpentry work shall be constructed in accordance with the requirements of the National Association of Woodworkers (NAW) and the Canadian Woodworkers Association (CWA). The carpentry shall be finished in accordance with the applicable codes and standards.

INSULATION / VENTILATION

All insulation and ventilation work shall be constructed in accordance with the requirements of the Insulation Institute of America (IIA) and the Canadian Insulation Institute (CII). The insulation and ventilation shall be installed in accordance with the applicable codes and standards.

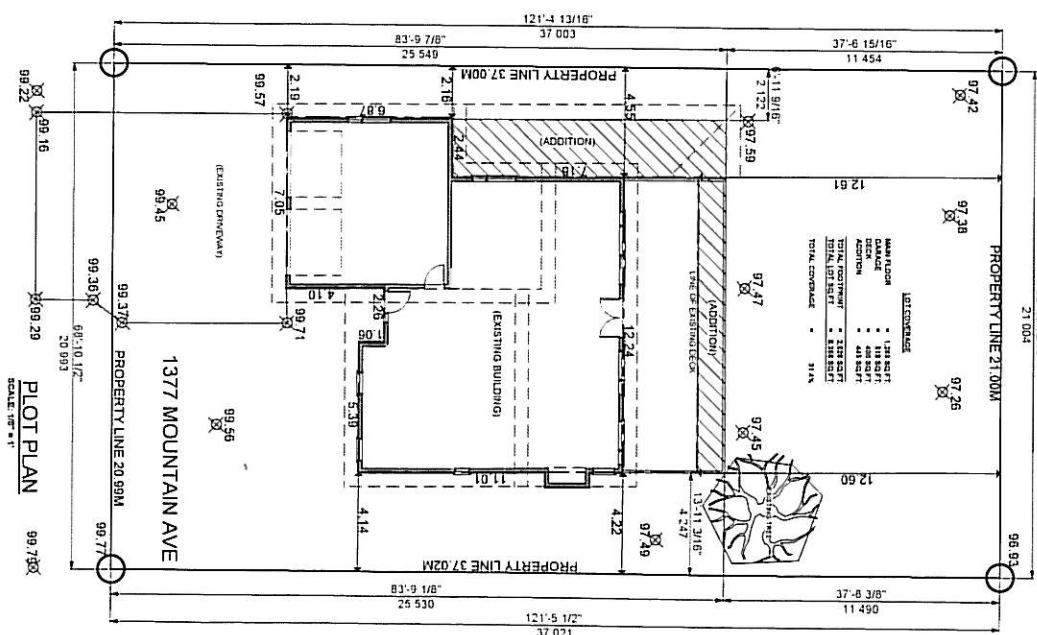
MISCELLANEOUS

All miscellaneous work shall be constructed in accordance with the requirements of the applicable codes and standards. The contractor shall be responsible for ensuring that all work is done in accordance with the applicable codes and standards.



SPECIFICATIONS

- ROOF:**
 - 1/2" OSB SHEATHING
 - ASPH/FLT SHINGLES
 - 2" MIN INSULATION
 - 1" MIN FINISHING
- WALLS:**
 - 1/2" OSB SHEATHING
 - 1/2" MIN INSULATION
 - 1" MIN FINISHING
- FLOORING:**
 - 1/2" OSB SHEATHING
 - 1/2" MIN INSULATION
 - 1" MIN FINISHING
- CEILING:**
 - 1/2" OSB SHEATHING
 - 1/2" MIN INSULATION
 - 1" MIN FINISHING
- FOUNDATION:**
 - 1/2" OSB SHEATHING
 - 1/2" MIN INSULATION
 - 1" MIN FINISHING



MULLINS
DRAFTING & DESIGN

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