

Memo



Date: October 15, 2009

To: City Manager

From: Community Sustainability Division

File No: Z09-0050 **Owner:** Bryan Douglas St. George

At: 647 Royal Pine Drive **Applicant:** Bryan D. St. George

Purpose: To rezone the subject property from the RU1 - Large Lot Housing zone to the RU1(s) - Large Lot Housing with a secondary suite zone to construct a secondary suite within the existing single family dwelling.

Existing Zone: RU1 - Large Lot Housing zone

Proposed Zone: RU1(s) - Large Lot Housing with a secondary suite zone

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z09-0050 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 32, Section 31, Township 26, ODYD, Plan 43005, located at Royal Pine Drive, Kelowna, BC, 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;

AND THAT final adoption of the zone amending bylaw be subject to registration of a no-disturb covenant to preserve the steep slopes area.

2.0 SUMMARY:

The applicant is seeking to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1(s) - Large Lot Housing with a secondary suite zone to construct a secondary suite within the dwelling.

3.0 PROPOSAL:

A single family dwelling is situated on the subject property. The applicant is proposing a secondary suite in the lower floor of the building. The one bedroom plus den suite at 63.63m² is modest in size. Parking and access to the suite is planned for the north side of the building with immediate access to the suite. Outdoor open space is provided on a patio which has a lake view.

The proposed application meets the requirements RU1(s) - Large Lot Housing with a secondary suite zone of follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	1,653 m ²	550 m ²
Lot Width	18 m	16.5 m
Lot Depth	80.58 m	30.0 m
Development Regulations		
Site Coverage (buildings)	11%	40%
Site Coverage (buildings/parking)	25%	50%
Height (existing house)	9.2m / 2 storey	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	284.36m ²	
Floor Area of Secondary Suite / Size ratios	63.63 m ² / 22.3%	Lessor of 90 m ² or 40%
Front Yard	8.2 m	4.5 m / 6.0 m to a garage
Side Yard (west)	1.54* m	2.3 m (2- 2 ½ storey)
Side Yard (east)	4.38 m	2.3 m (2- 2 ½ storey)
Rear Yard	30.7 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² requirement

*existing non-conforming set back

3.1 Site Context

The subject property is located on the east side of Royal Pine Drive, in the Mount Royal area in north Kelowna. More specifically, the adjacent land uses are as follows:

- North P3 - Parks and Open Space
- East RU1- Large Lot Housing
- South RU1 - Large Lot Housing
- West RU1 - Large Lot Housing

3.2 Site Location: 647 Royal Pine Drive



4.0 CURRENT DEVELOPMENT POLICY

The property is proposed to be rezoned to 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.

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 submitted:

5.1 Development Engineering

See attached.

5.2 Building and Permitting

Building permit required for suite, to meet requirements of BCBC 2006. Man door entry required to suite. *(Applicant has confirmed that sliding doors will be replaced with hinging doors)*

5.3 Fire Department

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

5.4 Environmental Branch

A Section 219 Restrictive Wildfire Covenant is required for this lot. The Wildfire Covenant may be obtained from the front counter of the City of Kelowna Land Use Management Department. *(The applicant has applied for a Wildfire DPW)*

The applicant will be required to provide a draft no build/no disturb Section 219 Restrictive Covenant to be registered under the Land Title Act against the title of the subject property to effectively preserve the steep slope area of the subject property. The "no disturb" area will include all the area from the rear yard retaining wall to the rear property line.

5.5 Terasan Utility Services

Please be advised that Terasen Gas' facilities will not be adversely impacted by this proposal as the distribution pipeline is located in the roadway. Therefore, Terasen Gas has no objection to the proposal at the above-noted location.

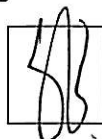
6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration into infill of existing neighbourhoods and 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. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions can easily be achieved on-site.



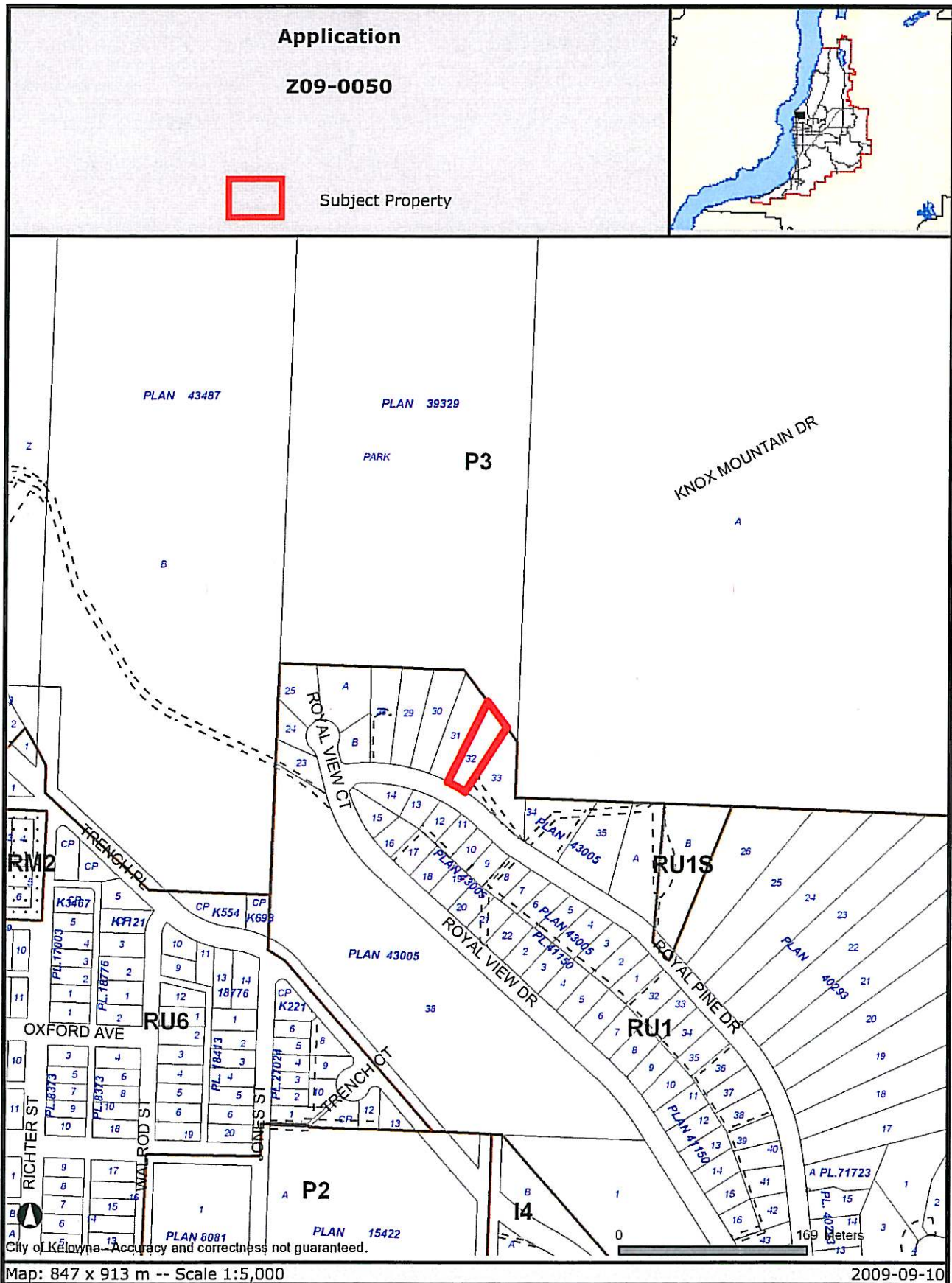
Danielle Noble
Manager, Urban Land Use

Approved for inclusion:

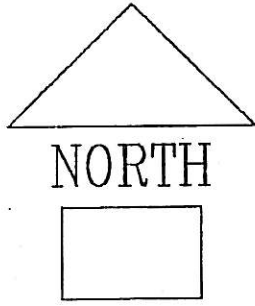


Shelley Gambacort
Director, Land Use Management

Attachments:
Subject Property Map
Site Plan
Suite Floor Plans
Photos
Development Engineering comments



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.



NORTH

SCALE 1" = 20'

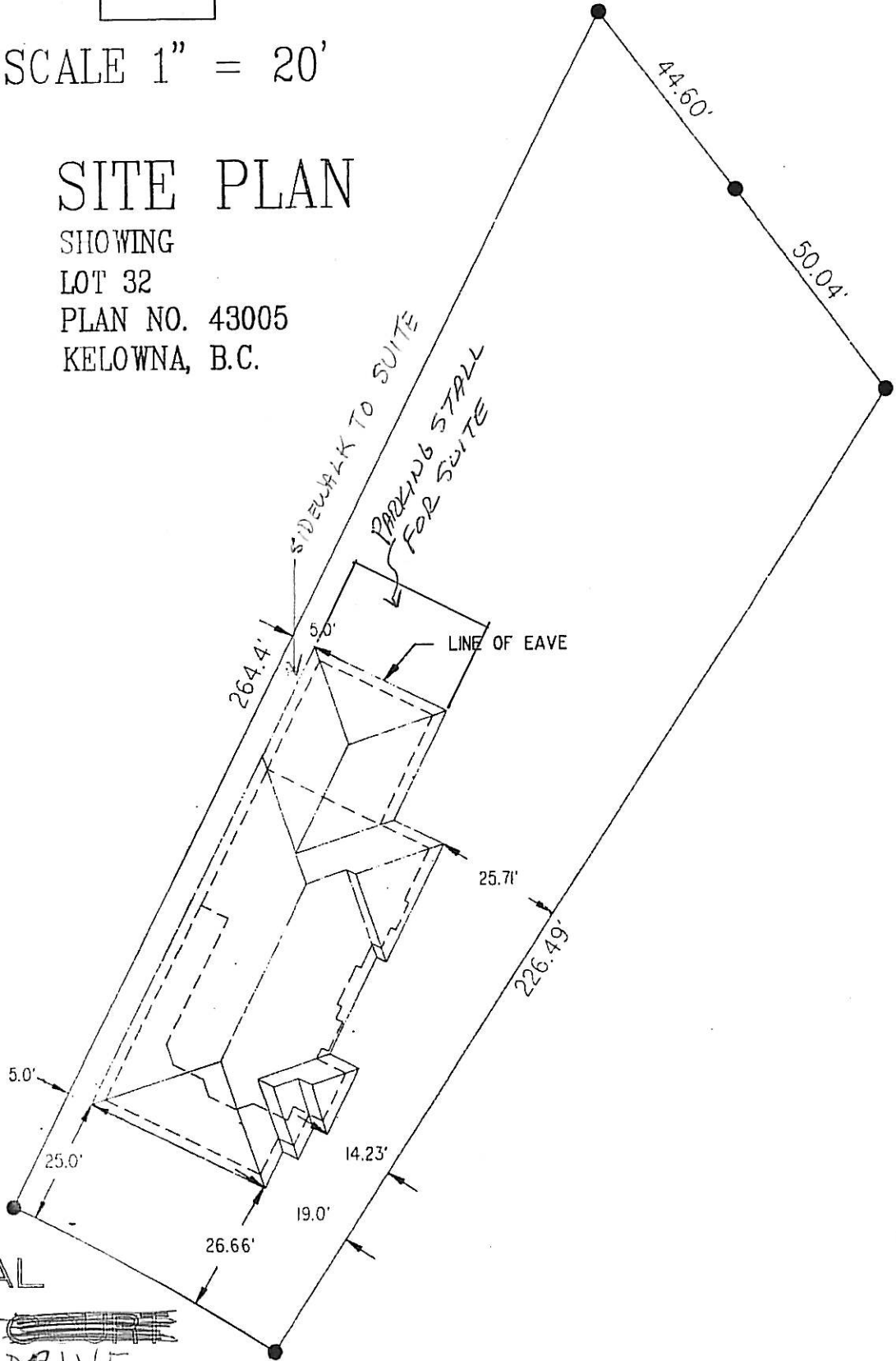
SITE PLAN

SHOWING

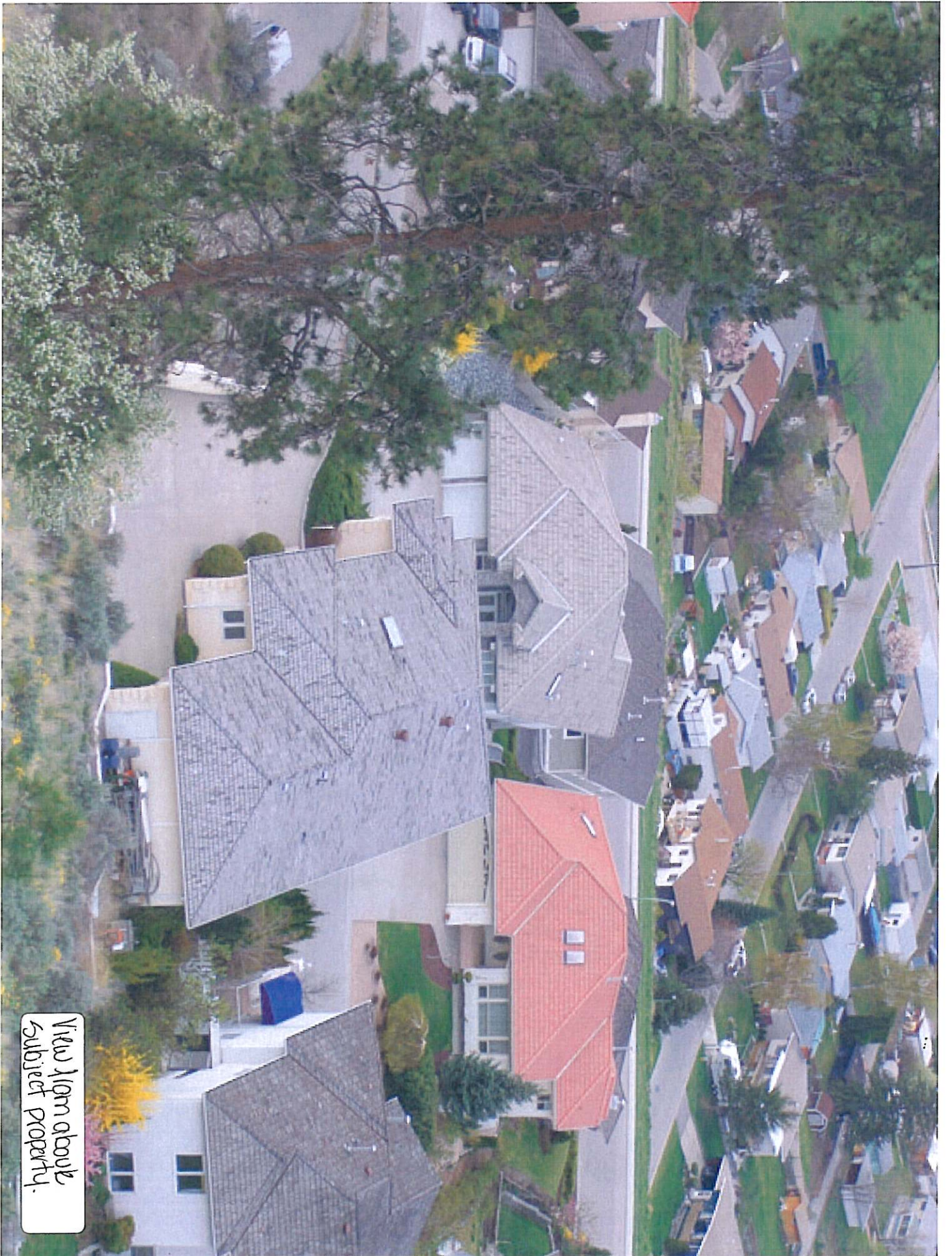
LOT 32

PLAN NO. 43005

KELOWNA, B.C.



647 ROYAL
 PINE ~~CURT~~
 DRIVE



View from above
Subject property.

CITY OF KELOWNA
MEMORANDUM

Date: September 22, 2009
File No.: Z09-0050

To: Land Use Management Department (BD)

From: Development Engineering Manager (SM)

Subject: 647 Royal Pine Drive Lot 32 Plan 43005 Suite in Building

Development Engineering has the following requirements associated with this Rezoning application.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). The service is adequate for the proposed application.

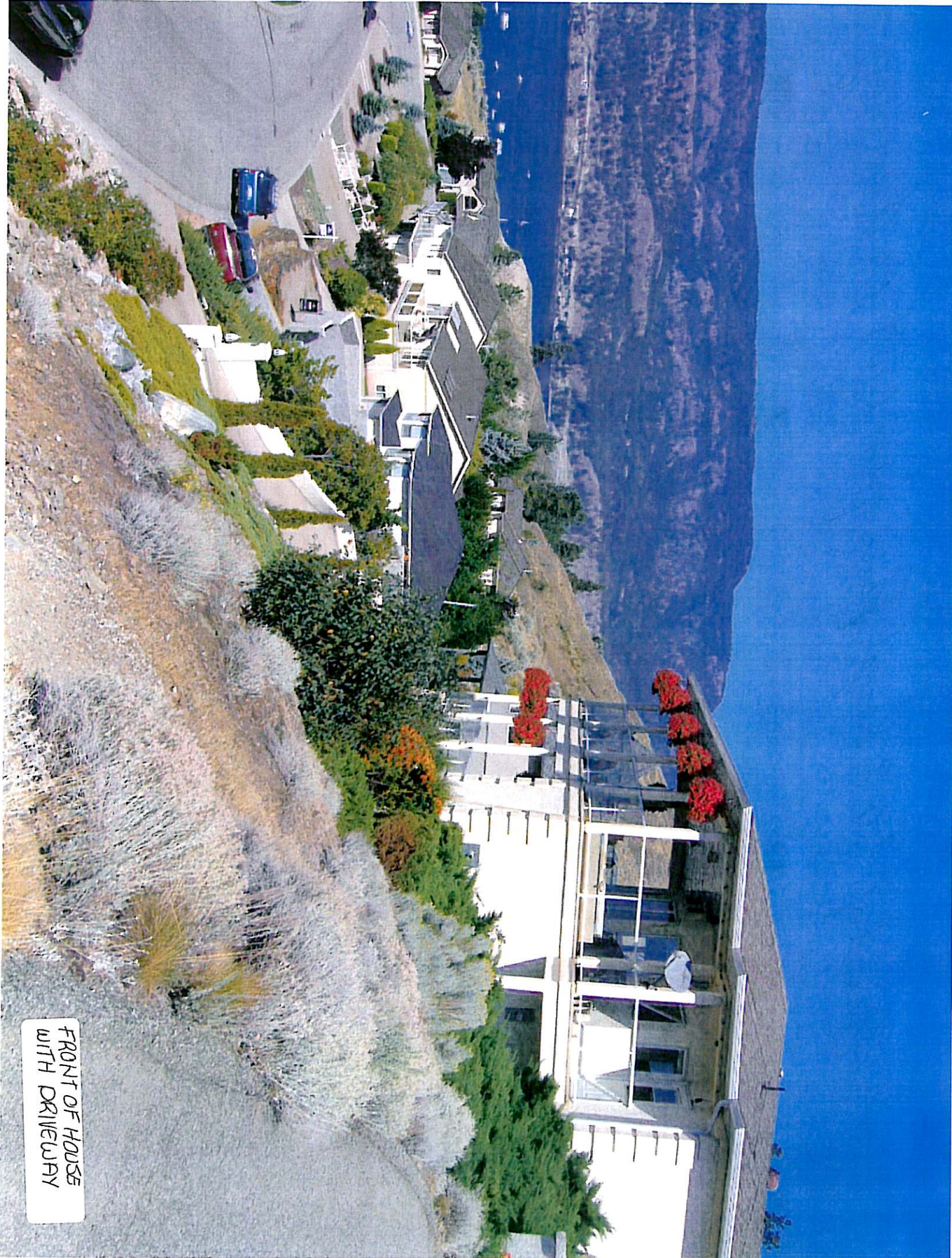
3. Development Permit and Site Related Issues

On-site parking modules must meet bylaw requirements.

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



FRONT OF HOUSE
WITH DRIVEWAY

↖ Parking for Site.

Top of Driveway

