

Memo



Date: November 6, 2009

To: City Manager

From: Community Sustainability Division

File No: Z09-0063 **Applicant:** Joan Needham

At: 4646 McClure Road **Owner:** Joan Needham

Purpose: TO REZONE FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RU1(s) - LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO LEGALIZE THE EXISTING SECONDARY SUITE.

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1(s) - Large Lot Housing with Secondary Suite

Report Prepared by: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z09-0063 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 25, Township 28, SDYD, Plan 29484, located at 4646 McClure Road, Kelowna, B.C. from the from the RU1 - Large Lot Housing zone to the RU1(s) - Large Lot Housing with Secondary Suite zone be considered by Council;

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

THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Building and Permitting Department being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered subsequent to a No Disturb covenant being registered on title in order to protect the Bellevue Creek Riparian Management Area

2.0 SUMMARY

This application seeks to rezone from the RU1 - Large Lot Housing zone to the RU1(s) - Large Lot Housing with Secondary Suite zone to legalize the existing secondary suite located within the principle residence.

3.0 BACKGROUND

The application meets the requirements of Zoning Bylaw No. 8000 as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Development Regulations		
Principal dwelling Floor Area	355 m ²	
Floor Area of Secondary Suite / Size ratios	87.4 m ² / 24 %	lessor or 90 m ² or 40%
Site Coverage (buildings)	10%	40%
Height (existing house)	1 ½ storeys	2 ½ storeys / 9.5 m
Front Yard	18m	4.5 m / 6.0 m to a garage
Side Yard (N)	14m	2.0 m (1 - 1 ½ storey)
Side Yard (S)	14.6m	2.0 m (1 - 1 ½ storey)
Rear Yard	18m	7.5 m
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	meets requirements	30m ² required per dwelling

3.1 Site Location Map

4646 McClure Road



3.2 Site Context

The adjacent zones and uses are:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Residential

4.0 CURRENT POLICY & REGULATION

The property is proposed to be zoned RU1(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 following objectives form the justification for designating intensive residential development permit areas in the Kelowna Official Community Plan. The objectives have been incorporated in the design guidelines for new secondary suites and two dwelling housing.

- All new development should respect the scale and general character of the houses and the landscape of the neighbourhood in which it is built.
- All new development should be sensitive to the privacy of adjacent neighbours and the privacy of individual dwelling units on a lot.
- The design of all new development should be derived from the existing building, in the case of an addition to a building and the addition of a new single detached building on a lot, or from surrounding buildings, in the case of new construction.
- All new development should contribute to the creation of pedestrian-oriented streets which in turn helps connect public spaces and fosters social interaction.
- All new development should promote safety and security of persons and property within the urban environment.
- The design of new development is encouraged to be accessible for persons with physical disabilities.

5.0 TECHNICAL COMMENTS:

5.1 Building & Permitting

Building permit required for proposed suite, to be upgraded to requirements of BCBC 2006.

5.2 Development Engineering Branch

See Attached.

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 Bylaw Services

No concerns

6.0 LAND USE MANAGEMENT DEPARTMENT

Policies within the Official Community Plan support the sensitive integration of infill in established neighbourhoods where services are in place and densification can be accommodated. The legalization of the suite will ensure safety and compliance to the various bylaws and BC Building code. The applicant has agreed to provide a no build/no disturb Section 219 Restrictive Covenant to be registered on the title of the subject property to effectively preserve the Bellevue Creek Riparian Management Area.

As the property is well screened and considering that the suite has been occupied for a number of years, this change in zoning should have little (if any) impact on neighbouring properties. Additionally, the subject property has a large driveway to easily accommodate the on-site parking requirements.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:

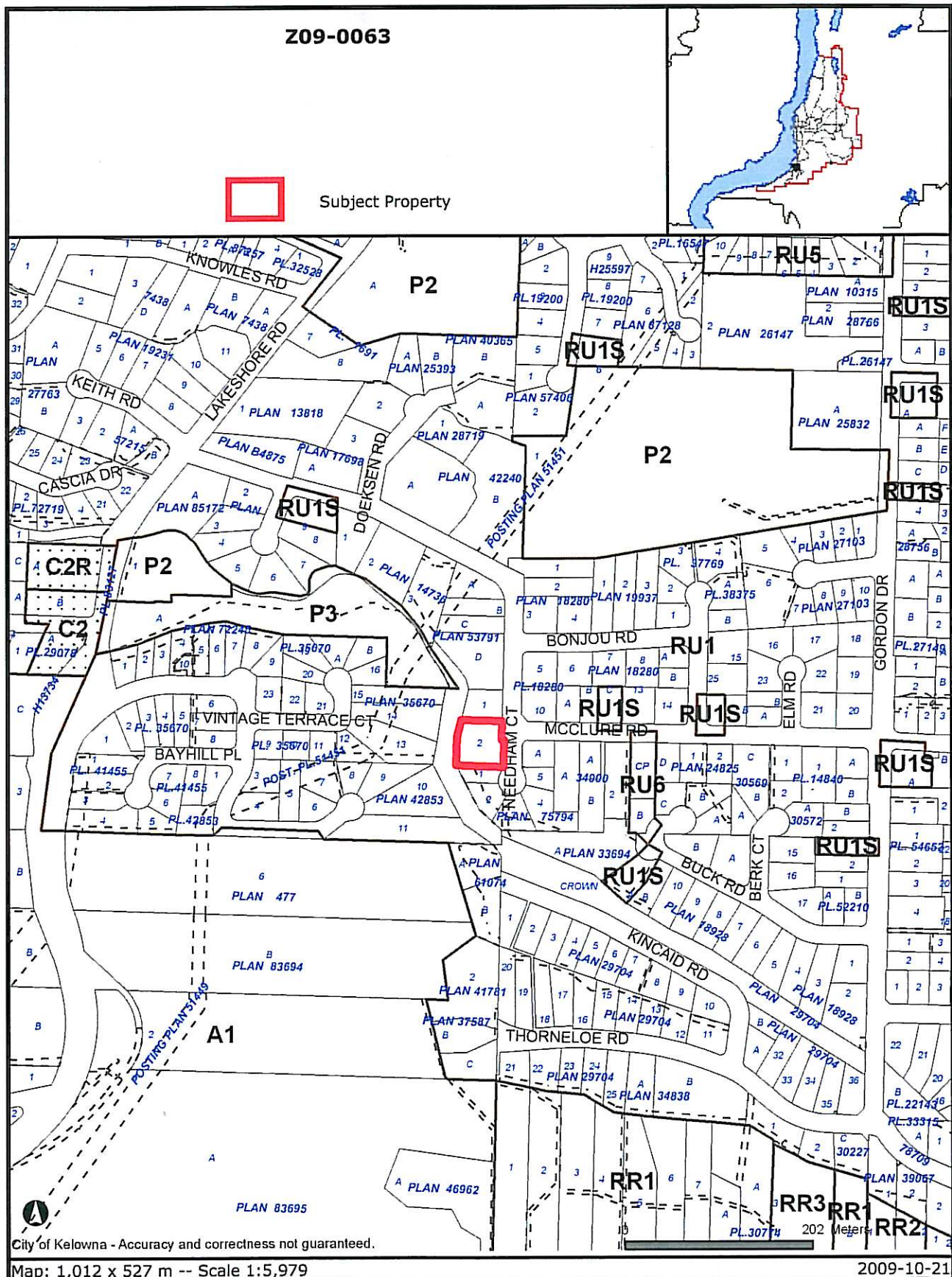


Shelley Gambacort
Director, Land Use Management

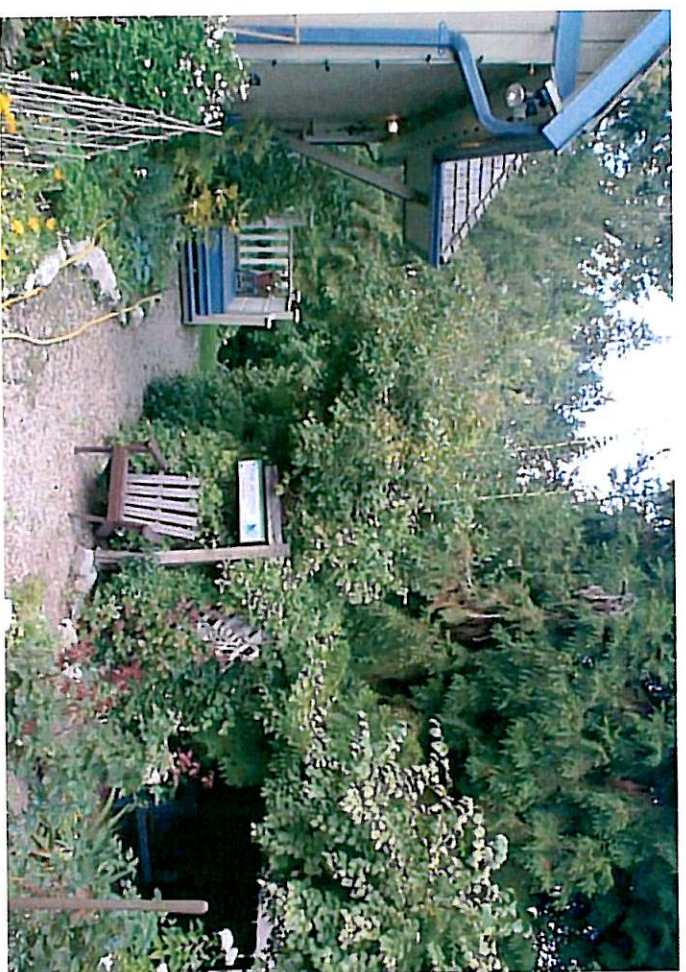
Attachments:

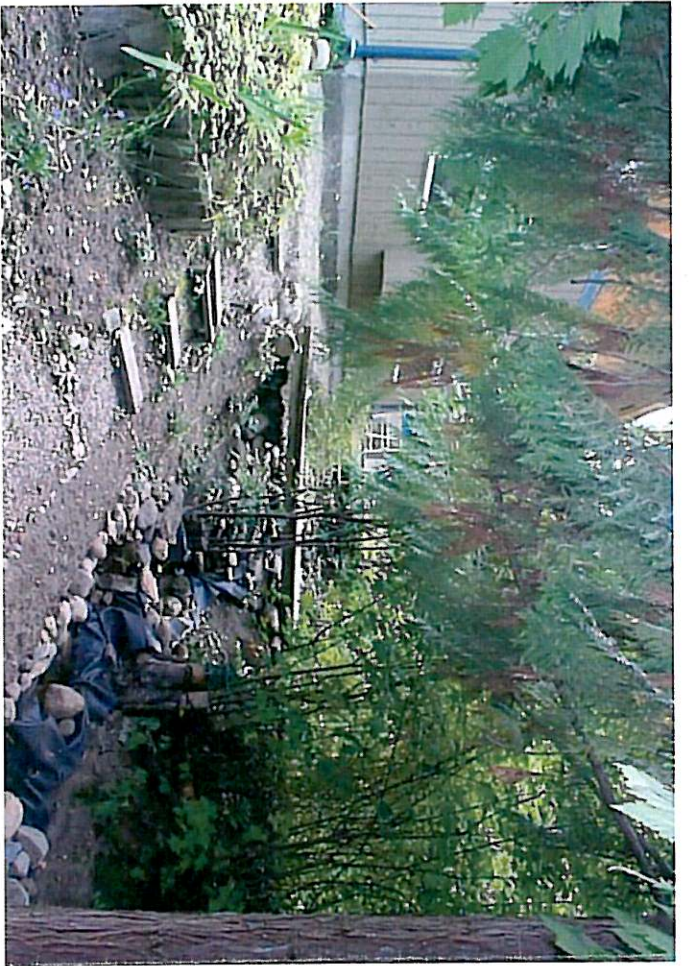
Subject Property Map
Photographs
Site Plan / Floor Plans
Elevations
Development Engineering Branch Comments

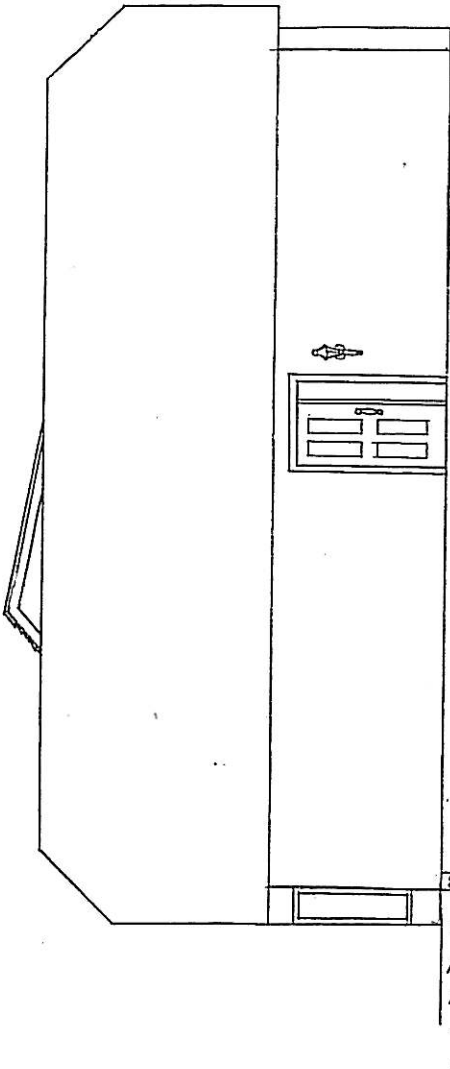




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.







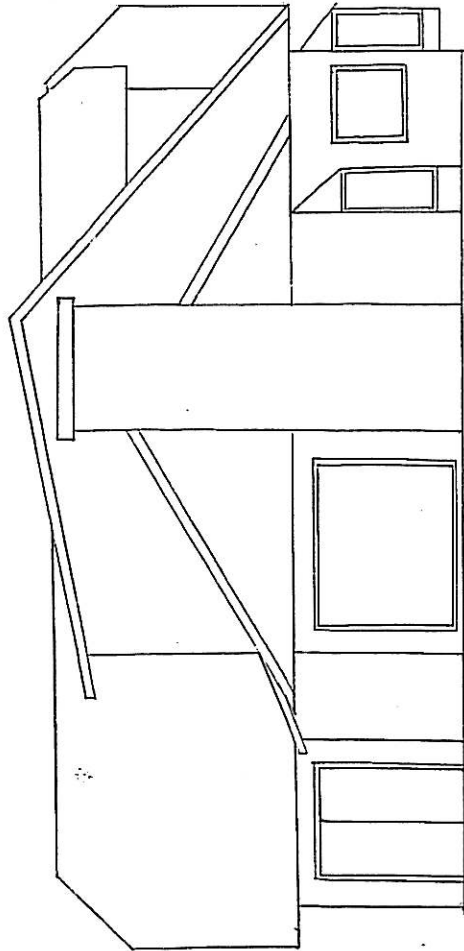
RIGHT ELEVATION

SCALE 1/4" = 10'

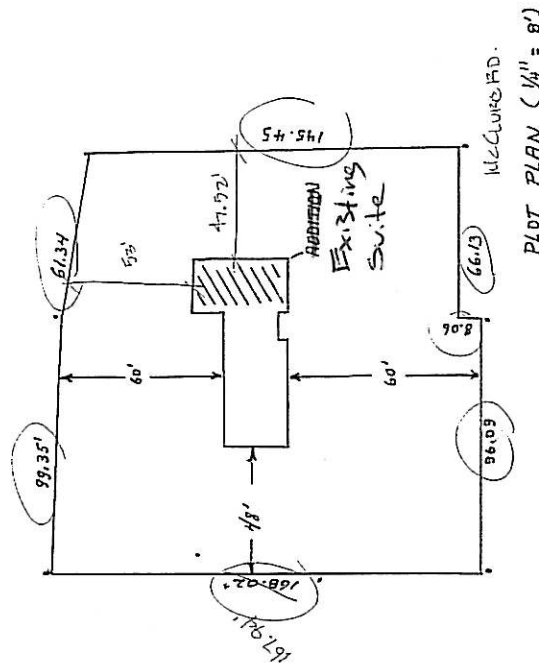
* TRUSS SYSTEM
INFORMATION ATTACHED

CEDAR SHAKE ROOF
8" CEDAR VERTICAL SIDING

2x6 WALL @ 16" O/C
ON 8"x4" CONCRETE WALL
ON 16"x6" CONCRETE
STRIP FOOTING
REINFORCING AS REQUIRED



LEFT ELEVATION

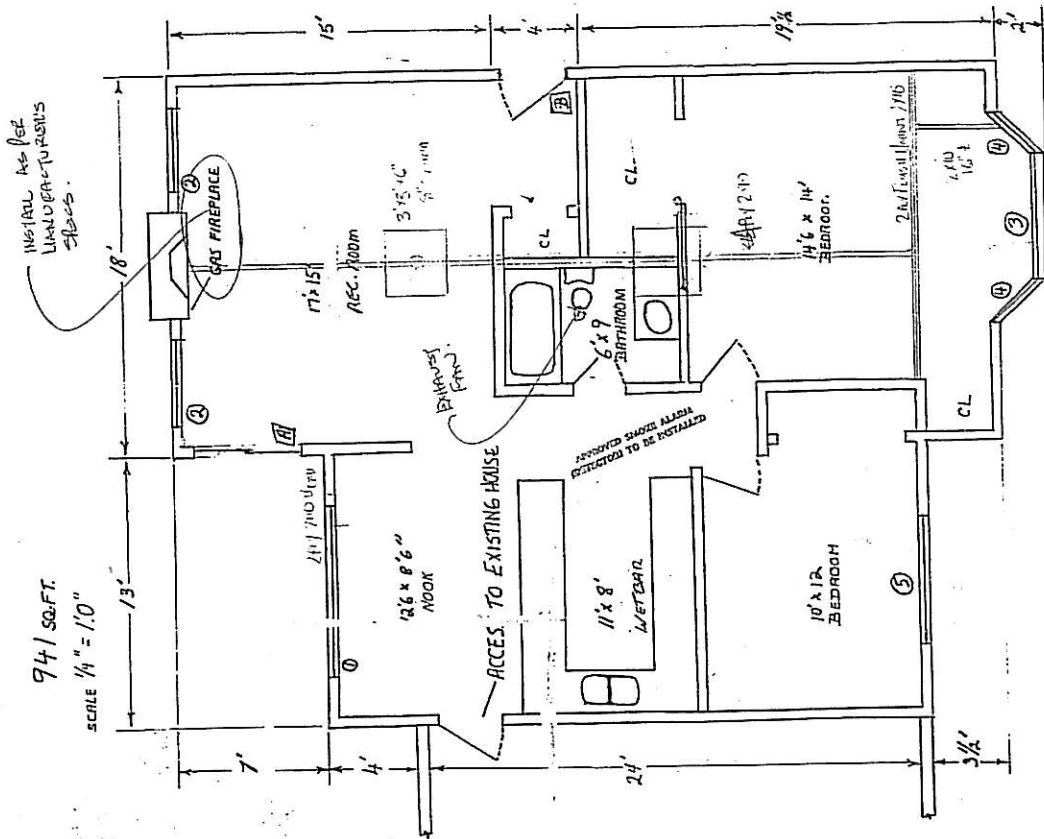


LOT AREA - 0.594 AC
LOT CORNERS
KOTVA
2094.5 A
ALBISARIS
3571.9556 A
PAGE 2 OF 3

Site Floor Plan

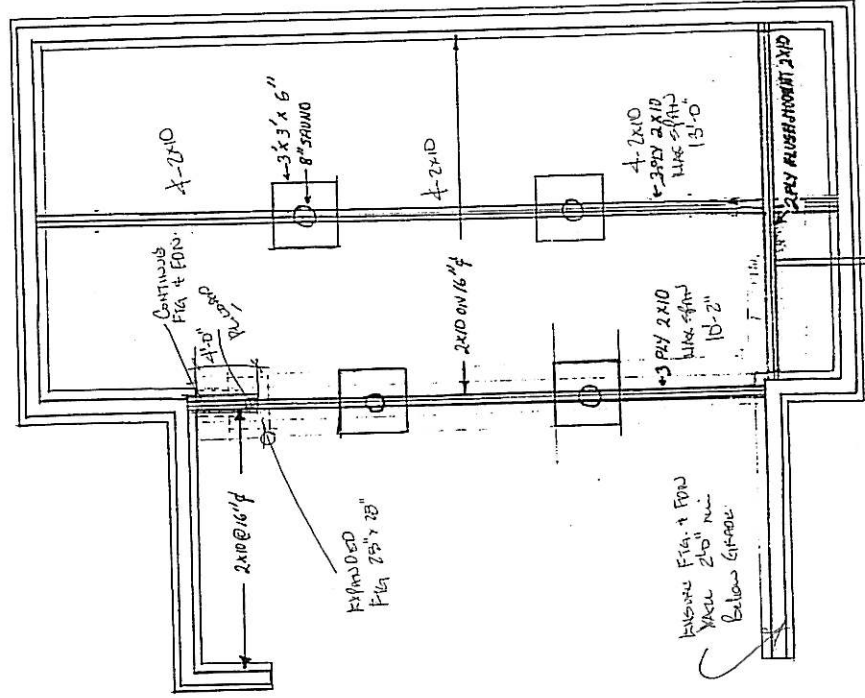
941 sq.ft.

SCALE 1/4" = 1'0"



NO.	DOOR AND WINDOW SCHEDULE (ADDITION)
1	8050 XOX THERMAL BREAK W/SCREEN
2	4070 2x4 VIN. INVENTS
3	6050 FINED THERMAL BREAK WOOD
4	3050 LHFV WOOD SEALED UNIT
5	6040 X0 THERMAL BREAK W/SCREEN
A1	5068 40 VINYL PATIO DOOR W/SCREEN
B1	48" RD. 6" PANK SIDELITE

2x12 HEADERS ON ALL WINDOWS & DOORS

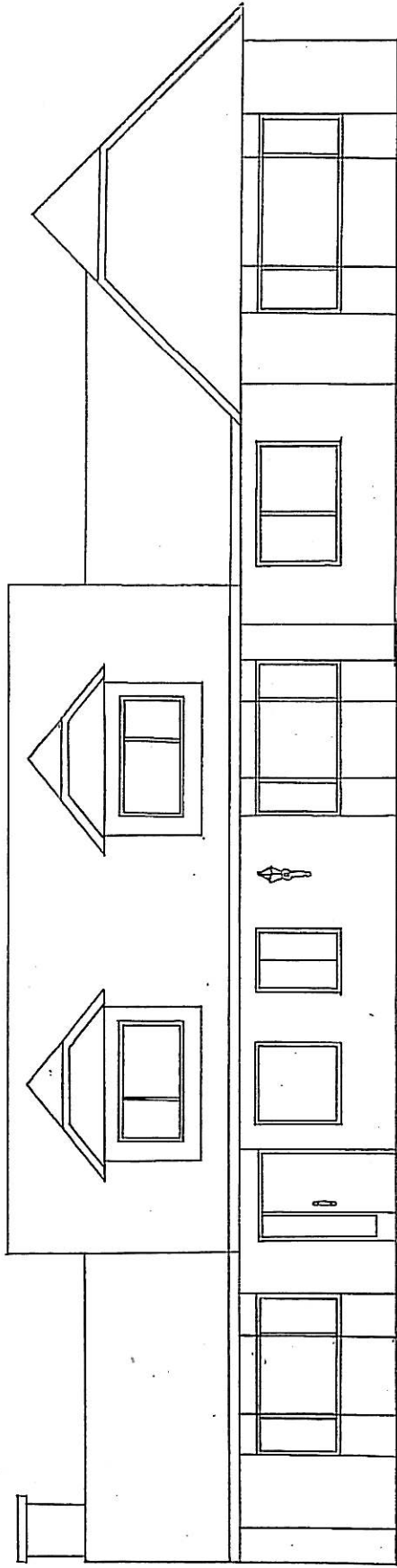


ADDITION TO 4646 McCLURE RD.
LOT # 2
PLAN # 29984
PAGE 1 OF 3

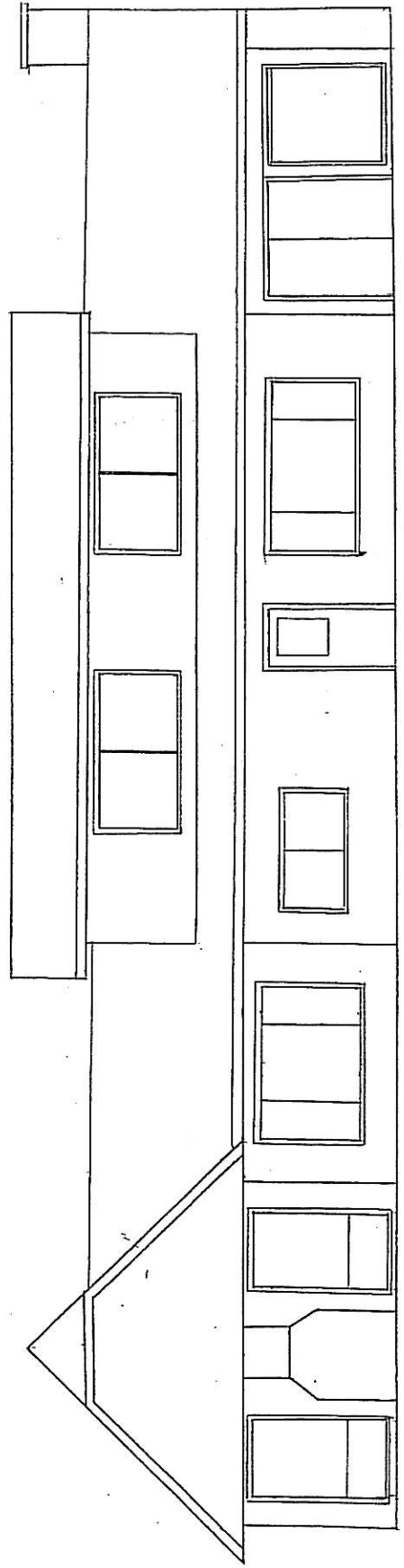
2x10 @ 16" O/C
ON 8" CONCRETE WALL
ON 15" x 6" CONCRETE
STRIP FOOTING
REINFORCING AS REQUIRED

APPROVED

FORMING PART OF BUILDING PERMIT # 0061
THESE DRAWINGS SHALL REMAIN ON SITE
AVAILABLE TO CITY BUILDING INSPECTORS.



FRONT ELEVATION



REAR ELEVATION

CITY OF KELOWNA
MEMORANDUM

Date: October 23, 2009
File No.: Z09-0063

To: Land Use Management Department (AW)

From: Development Engineering Manager

Subject: 4646 McClure Road, Lot 2 Plan 29484 RU1to RU1s

Development Engineering Services have 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. 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 which is adequate for this application.

3. Site Related Issues

Provide on-site parking for the proposed dwelling.

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

Ss