

Memo



Date: December 15, 2009

To: City Manager

From: Community Sustainability Division

File No: Z09-0070

Applicant: Mathew & Donna Isabelle

At: 1199 Loseth Drive

Owner: Mathew & Donna Isabelle

Purpose: To rezone the subject property from RU1h - Large Lot Housing (Hillside Area) zone to the RU1h(s) Large Lot Housing (Hillside Area) with a secondary suite zone to construct a secondary suite within single family dwelling.

Existing Zone: RU1h - Large Lot Housing (Hillside Area) zone

Proposed Zone: RU1h(s)- Large Lot Housing(Hillside Area) with a secondary suite zone

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z09-0070 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 3, Section 13, Township 26, ODYD, Plan KAP87484, located at Loseth Drive, Kelowna, BC, from the RU1h - Large Lot Housing (Hillside Area) zone to the RU1h(s) Large Lot Housing (Hillside Area) 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 considered subsequent to the requirements of Black Mountain Irrigation District being completed to their satisfaction.

2.0 SUMMARY:

This application is seeking to rezone the subject property from the RU1h - Large Lot Housing (Hillside Area) zone to the RU1h(s) Large Lot Housing (Hillside Area) with a secondary suite zone to construct a secondary suite within an addition to a single family dwelling.

3.0 BACKGROUND:

A new single family house was built on the subject property earlier this year. Once completed the owner realized that the home had the space for a suite and made this application.

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

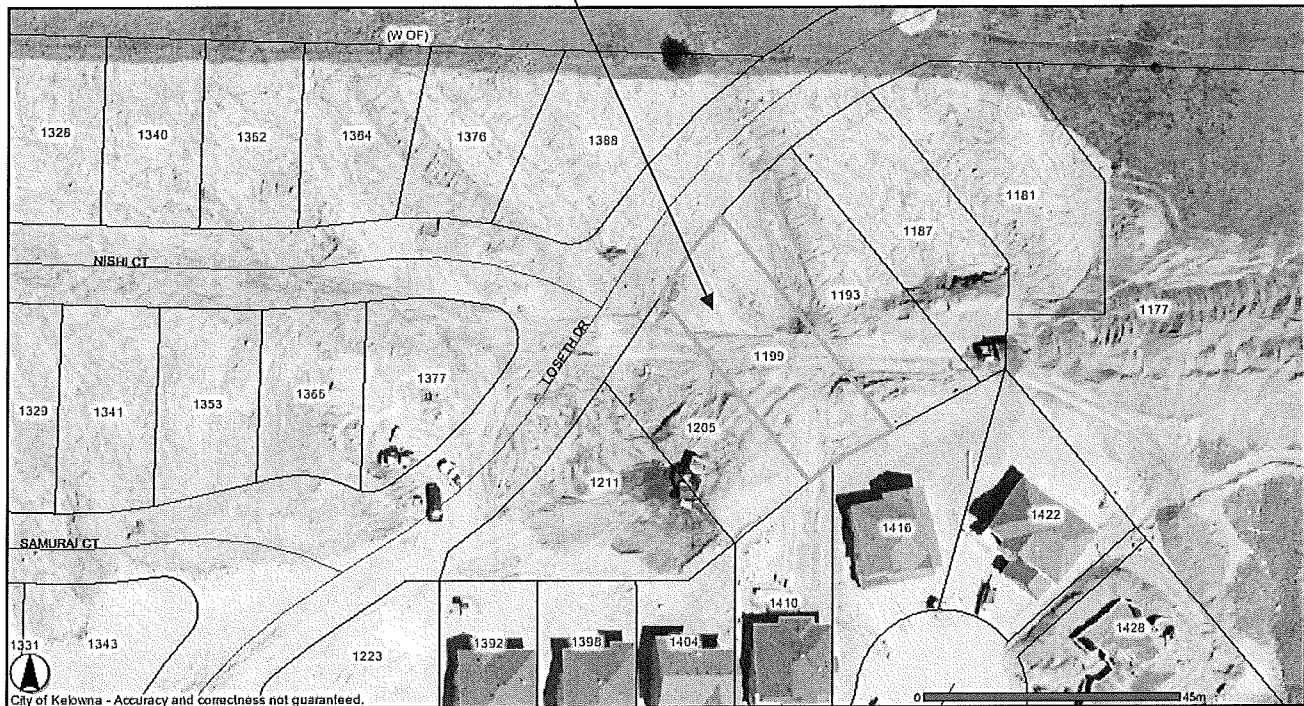
Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	759 m ²	550 m ²
Lot Width	16.97 m	16.5 m
Lot Depth	41.66 m	30.0 m
Development Regulations		
Site Coverage (buildings)	30 %	40%
Site Coverage (buildings/parking)	35 %	50%
Height (existing house)	1.5 storeys / 6.2 m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	202 m ²	
Floor Area of Secondary Suite / Size ratios	69.5 m ² / 34 %	In building can't exceed lessor or 90 m ² or 40%
Front Yard	6.0 m	4.5 m
Side Yard (north)	2.0 m	2.0 m (1 - 1 ½ storey)
Side Yard (south)	2.0 m	2.0 m (1 - 1 ½ storey)
Rear Yard	20.8 m	7.5 m / 1.5 m for accessory buildings
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² requirement

3.1 Site Context

The subject property is located on the southeast side of Loseth Drive, in the Black Mountain area. More specifically, the adjacent land uses are as follows:

North	RU1h	Large Lot Housing (Hillside Area)
South	RU1h	Large Lot Housing (Hillside Area)
East	RU1h	Large Lot Housing (Hillside Area)
West	RU1h	Large Lot Housing (Hillside Area)

3.2 Site Location: 1199 Loseth Drive



4.0 CURRENT DEVELOPMENT POLICY

The RU1h(s) - Large Lot Housing (Hillside Area) with Secondary Suite zone is being proposed for this property. 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

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

5.1 Development Engineering

Subdivision

Provide easements as required.

Sanitary Sewer

The subject property is connected to the Municipal wastewater collection system.

5.2 Irrigation District

The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID.

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. Additional address may be required.

5.4 Bylaw Services

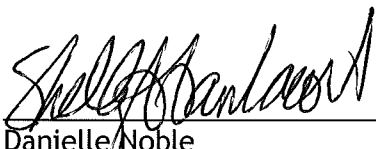
No objections

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS


This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. The Black Mountain area already contains many similar style homes that have legalized secondary suites.

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

Submitted by:

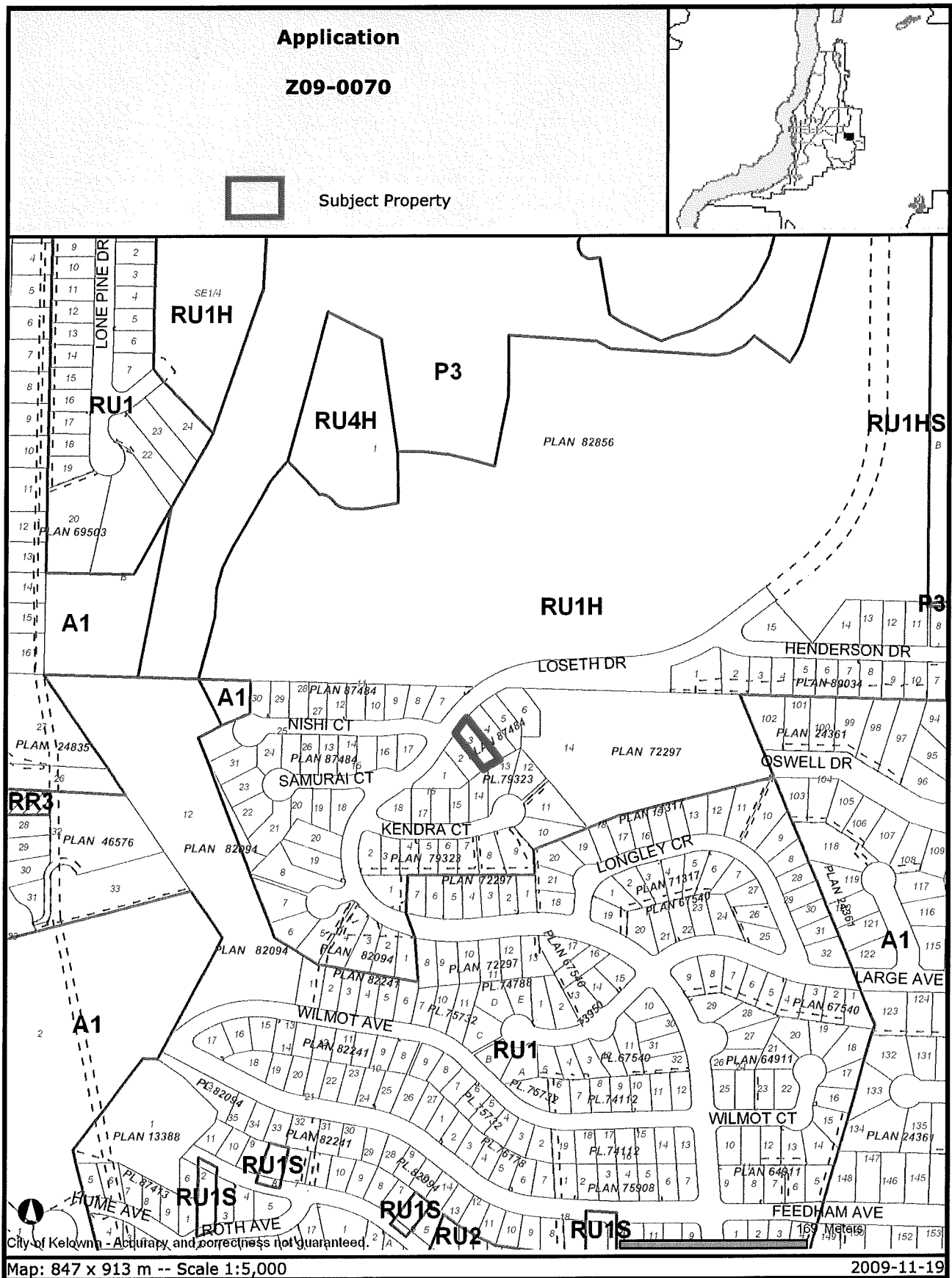
for: 

Danielle Noble
Manager, Urban Land Use

Approved for inclusion: 

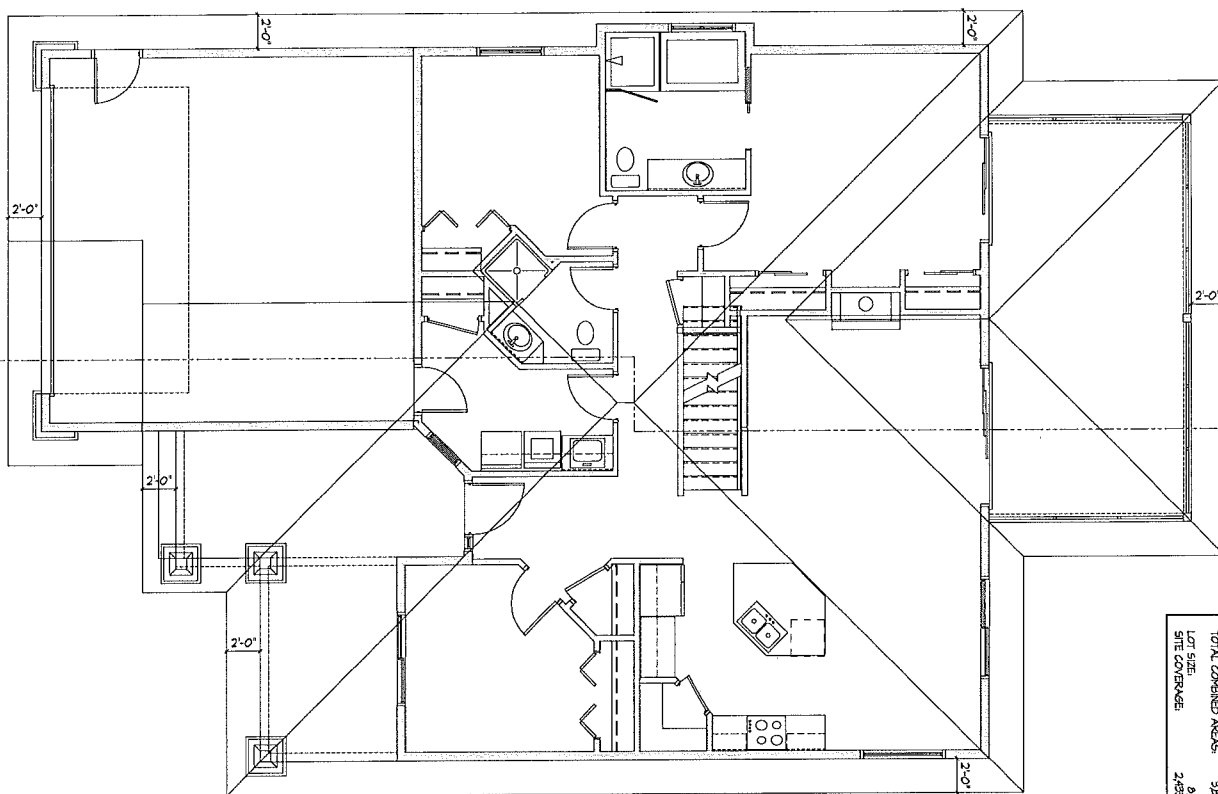
Shelley Gambacort
Director, Land Use Management

Attachments:
Subject Property Map
Site Plan
Suite Floor Plans
Photo



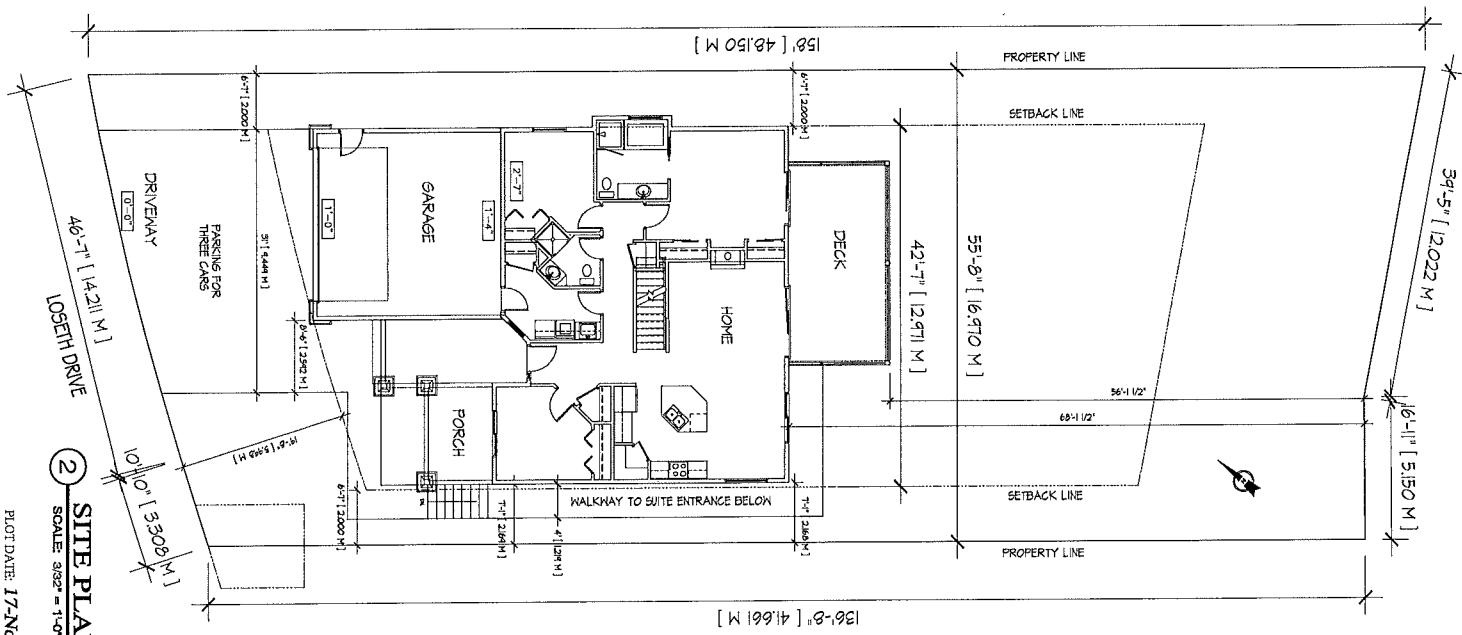
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

NOTE: THE UNDERSIGNED DISCLAIMS ANY LIABILITY FOR ERRORS OR OMISSIONS RESULTING FROM ANY VARIATIONS FROM THE SPECIFICATIONS INCLUDED HEREIN. IF CHANGES ARE CONTINGUATED PLEASE CONTACT THE UNDERSIGNED. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES.



SITE CALCULATIONS:		LIST OF DRAINAGES:	
FLOOR AREA:	1,430 SQ. FT.	ARCHITECTURAL DRAINAGES:	
MAIN FLOOR:	672 SQ. FT.	A1 SITE & ROOF PLAN	
LOWER STORAGE:	208 SQ. FT.	A2 LOWER & MAIN FLOOR PLAN	
DECK AND PORCH:	550 SQ. FT.	A3 ELEVATIONS & SECTIONS	
TOTAL AREA PERMITTED:	1,444 SQ. FT.	A4 ELEVATIONS & SECTIONS	
LOT SITE:	3,254 SQ. FT.		
TOTAL COMBINED AREAS:	2,884 SQ. FT.		
LOT SITE:	2,884 SQ. FT.		
SITE COVERAGE:	2,884 / 3,254 = 21.73%		

1 ROOF PLAN
SCALE: 3/16" = 1'-0"



2 SITE PLAN
SCALE: 3/32" = 1'-0"

PLOT DATE: 17-NOV-2009

SHEET: **A1**
OF: 4 SHEETS

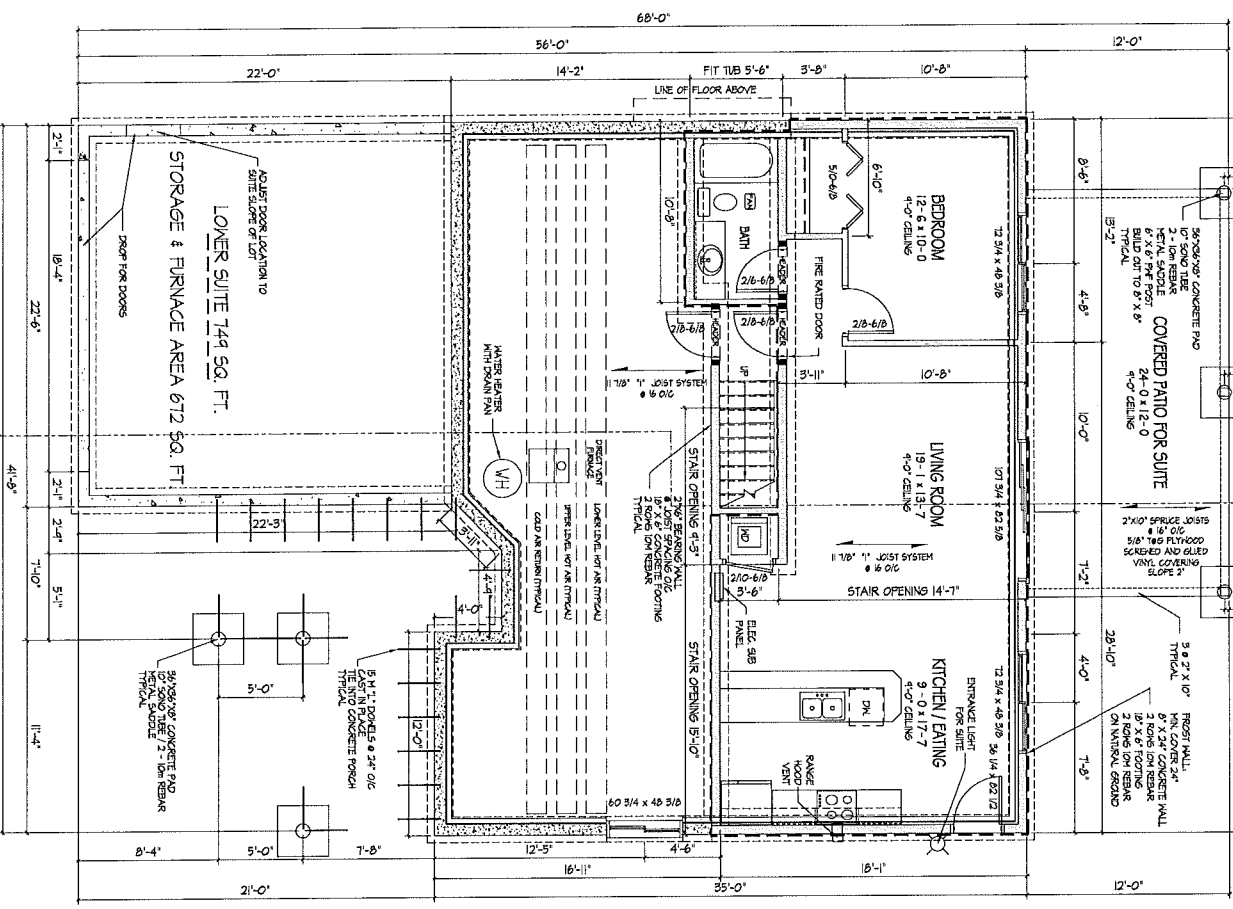
SCALE: 3/16" = 1'-0"
DATE: OCT. 12, 2009
DRAWN BY: Jim LAMB
REVISED: OCT. 12, 2009

CUSTOMER: D. ISABELLE
CIVIC: 1199 LOSETH DR. KELOWNA
LEGAL: LOT 3, PLAN KAP 87484
SUBDIVISION: BLACK MOUNTAIN

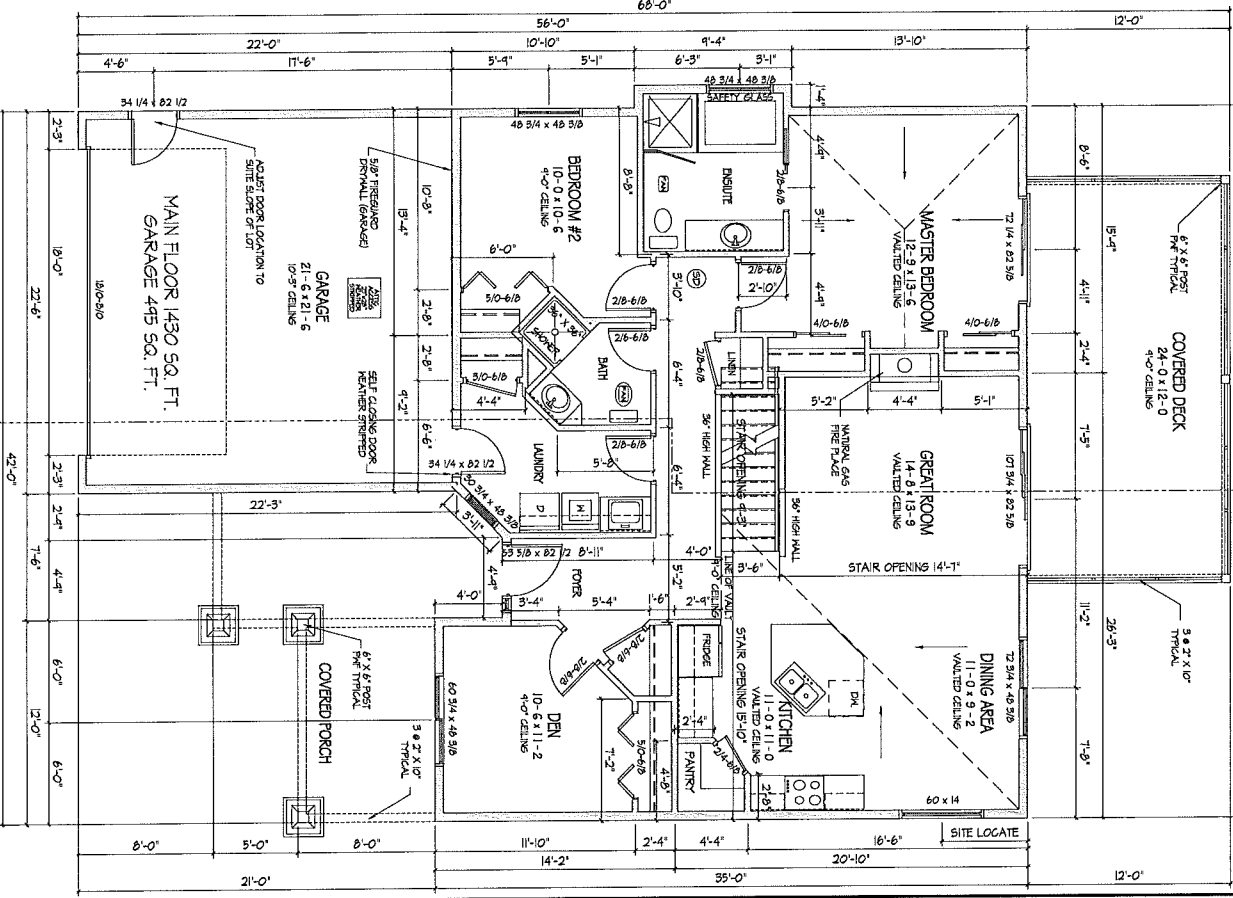
PROJECT: ISABELLE LEGAL SUITE PLANS
SHEET TITLE: SITE & ROOF PLAN

VINTAGE
DESIGN LTD.
2128 CHILCOTIN CRES. KELOWNA, B.C. V1V 2N9 250-869-9345
E-mail: jim@lambshaw.ca FAX 250-868-9447

NOTE: THE UNDERSIGNED DESIGNER AND ARCHITECT ASSUMES NO LIABILITY FOR ANY CLAIMS RESULTING FROM ANY VIOLATIONS FROM THE SPECIFICATIONS INCLUDED HEREIN. IF CHANGES ARE CONTEMPLATED PLEASE CONTACT THE UNDERSIGNED. ALL DIMENSIONS ARE IN INCHES.



1 LOWER SUITE PLAN
SCALE: 3/16" = 1'-0"



2 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

PLOT DATE: 17-NOV-2009

SHEET: **A2**
OF: 4 SHEETS

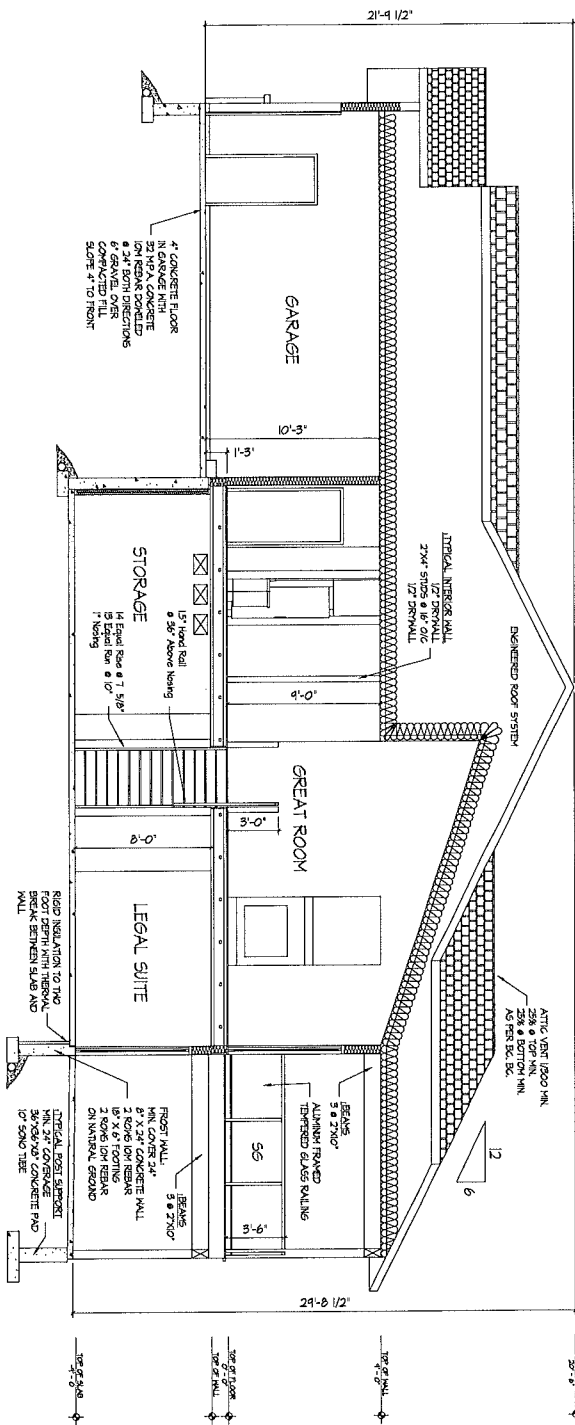
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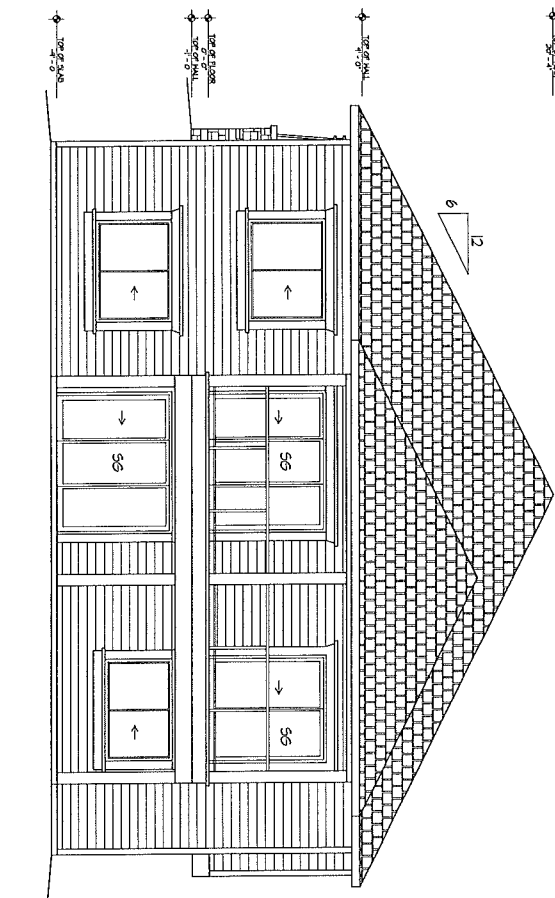
PROJECT: ISABELLE LEGAL SUITE PLANS
SHEET TITLE: LOWER & MAIN FLOOR PLANS

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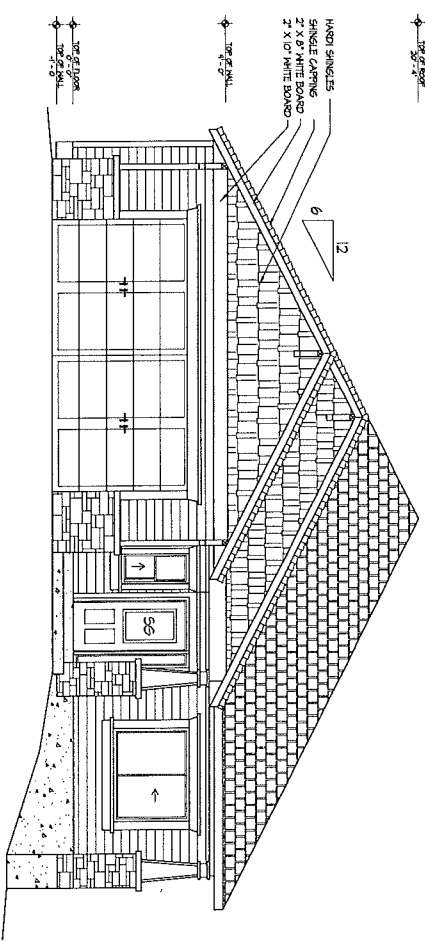
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1 SECTION
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



3 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

PLOT DATE: 17-Nov-2009

SHEET: **A3**
OF: 4 SHEETS

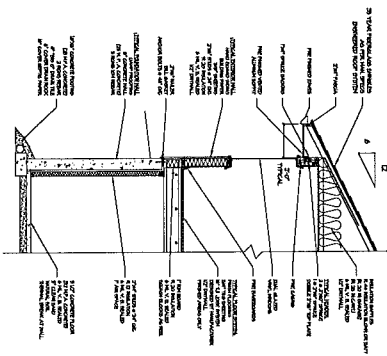
SCALB: 3/16" = 1'-0"
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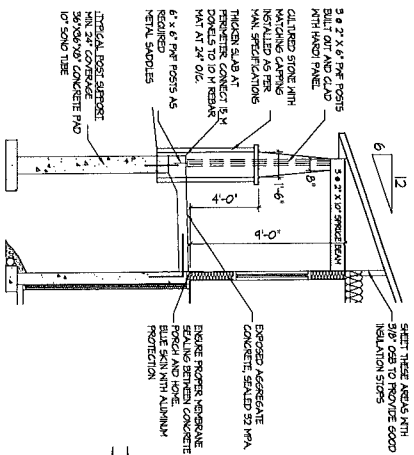
PROJECT: ISABELLE LEGAL SUITE PLANS
SHEET TITLE: ELEVATIONS & SECTIONS

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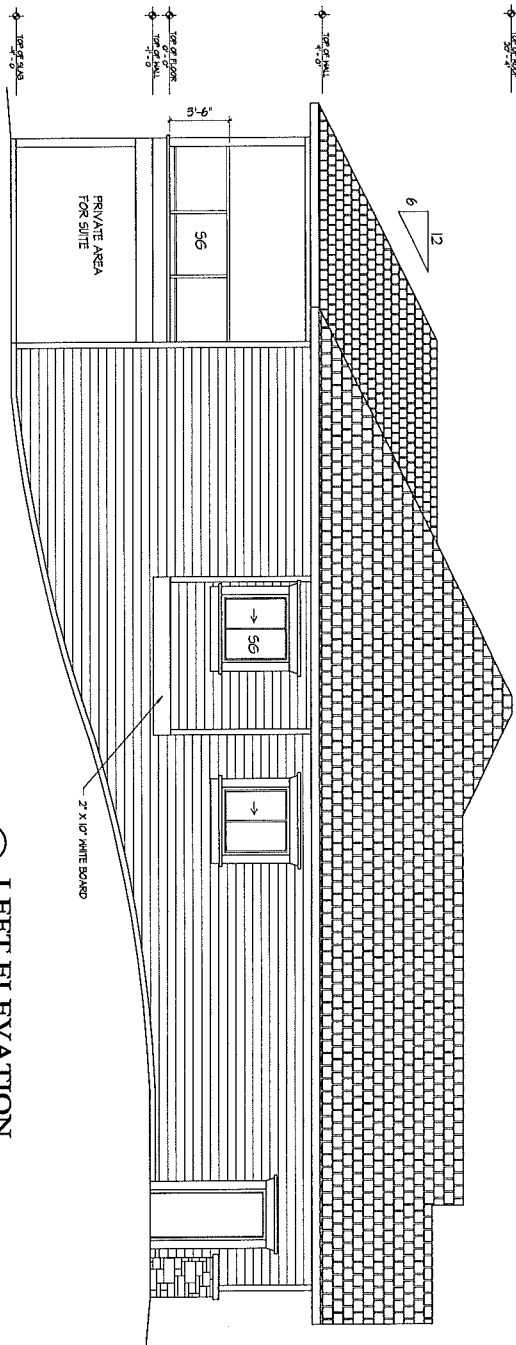
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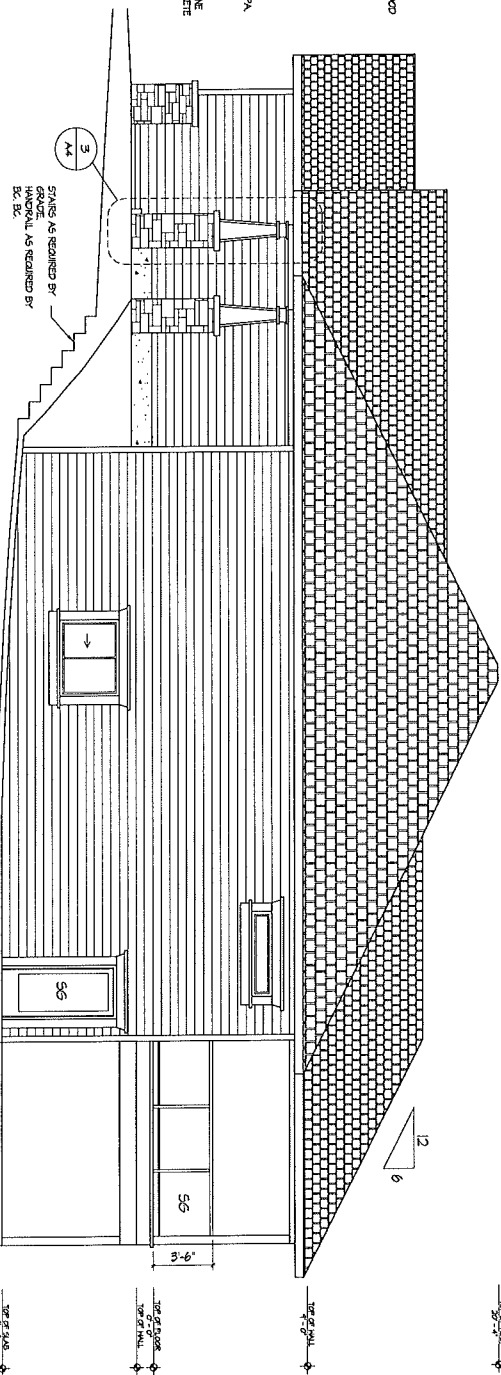
1 TYPICAL SECTION
SCALE: 3/16" = 1'-0"



3 PORCH SECTION
SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



4 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

PLOT DATE: 17-Nov-2009

SHEET: **A4**
OF: 4

SCALE: 3/16" = 1'-0"
DATE: OCT. 12, 2009
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REVISED: OCT. 12, 2009

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CIVIC: 1199 LOSBETH DR. KELOWNA
LEGAL: LOT 3, PLAN KAF 87484
SUBDIVISION: BLACK MOUNTAIN

PROJECT: ISABELLE LEGAL SUITE PLANS
SHEET TITLE: ELEVATIONS & SECTIONS

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