

Memo



Date: January 6, 2010

To: City Manager

From: Community Sustainability Division

File No: Z09-0074

Applicant: Axel Hilmer

At: 1305 Roth Avenue

Owner: Satinderpal Ghuman
Rajandeep Ghuman

Purpose: To rezone the subject property from RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone to construct a secondary suite within a single family dwelling.

Existing Zone: RU1 - Large Lot Housing zone

Proposed Zone: RU1s- Large Lot Housing with a secondary suite zone

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z09-0074 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 15, Section 13, Township 26, ODYD, Plan KAP85143, located at Roth Avenue, Kelowna, BC, from the RU1 - Large Lot Housing zone to the RU1s 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 a building permit for the suite be applied for prior to final adoption of the zone;

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 seeks to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone to construct a secondary suite within a single family dwelling.

3.0 BACKGROUND:

A suite is proposed for the lower level of this large home. The entrance to the compact two bedroom suite is situated at the rear of the dwelling under a balcony. Four parking spaces are provided in a stacked method utilizing both the driveway and the garage.

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The proposed application meets the requirements of RU1s- Large Lot Housing with a secondary suite zone follows:

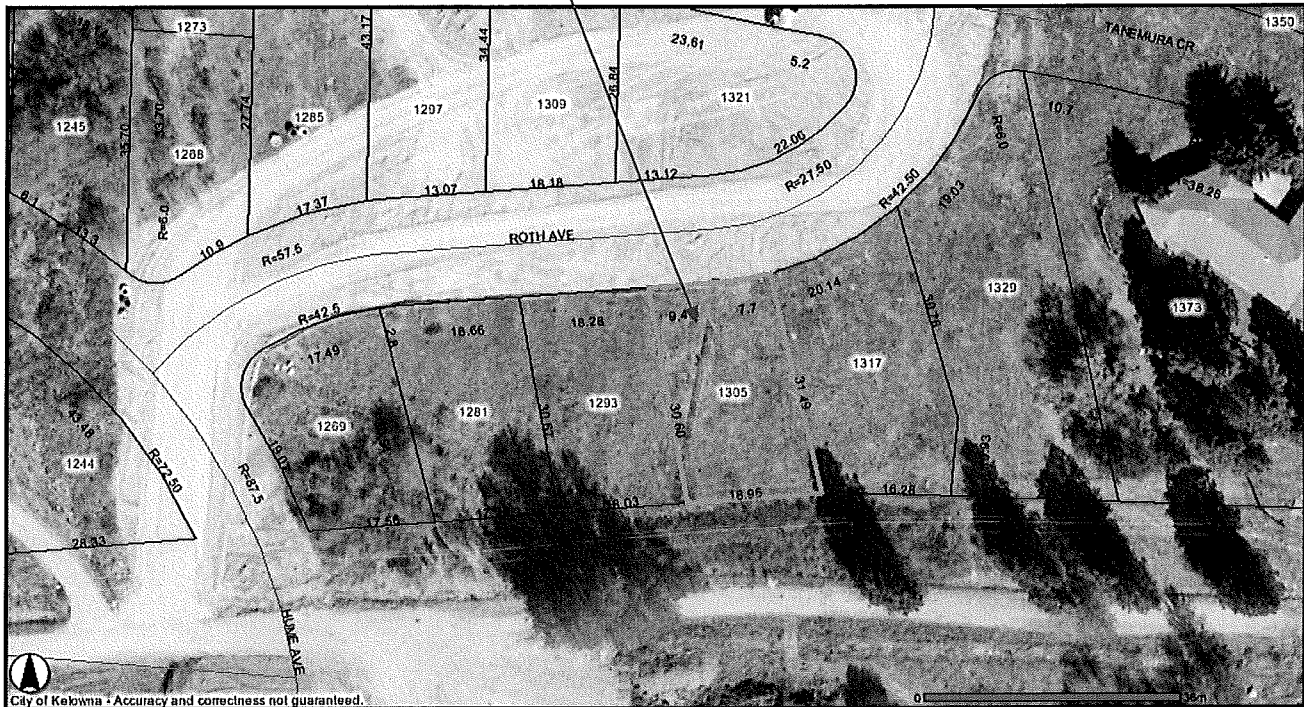
Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	551.4 m ²	550 m ²
Lot Width	18 m	16.5 m
Lot Depth	30.6 m	30.0 m
Development Regulations		
Site Coverage (buildings)	40 %	40%
Site Coverage (buildings/parking)	47 %	50%
Height (existing house)	1.5 storeys / 7 m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	322 m ²	
Floor Area of Secondary Suite / Size ratios	88 m ² / 27 %	In building can't exceed lessor or 90 m ² or 40%
Front Yard	6.7 m	4.5 m / 6.0 m to a garage
Side Yard (west)	2 m	2.0 m (1 - 1 ½ storey)
Side Yard (east)	2 m	2.0 m (1 - 1 ½ storey)
Rear Yard	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 south side of Roth Avenue, in Black Mountain. More specifically, the adjacent land uses are as follows:

North	RU1	Large Lot Housing
South	RU1	Large Lot Housing
East	RU1	Large Lot Housing
West	RU1	Large Lot Housing

3.2 Site Location: 1305 Roth Avenue



5.0 CURRENT DEVELOPMENT POLICY

The RU1s - Large Lot Housing 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.

5.1 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.

6.0 TECHNICAL COMMENTS

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

6.1 Development Engineering

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

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

Parking - Parking is provided with the ineffective but accepted stacking method

6.2 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.

6.3 Bylaw Services

No concerns. Building permit required for suite.

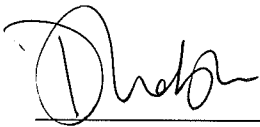
7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Land Use Management staff recommend that this rezoning application be supported, as it represents a sensitive infill project, consistent with the policies contained within the OCP. This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area.

This relatively new area of Kelowna attracts many young families which in many cases utilize the suite as a mortgage helper. Many of the surrounding homes have rezoned or are in the process of rezoning to allow a secondary suite.

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:



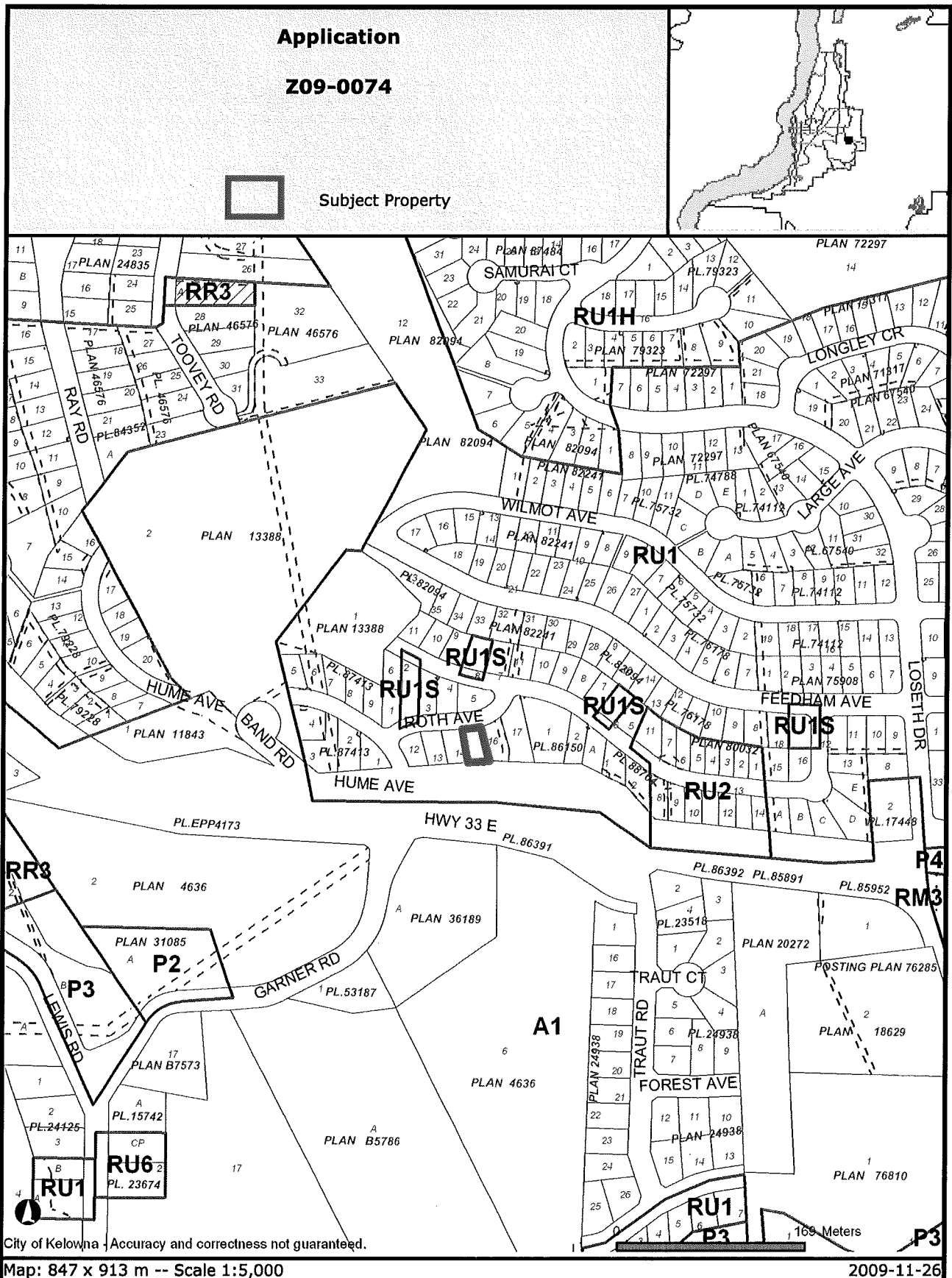
Danielle Noble
Manager, Urban Land Use

Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

Attachments:
Subject Property Map
Site Plan
Suite Floor Plans
Photo



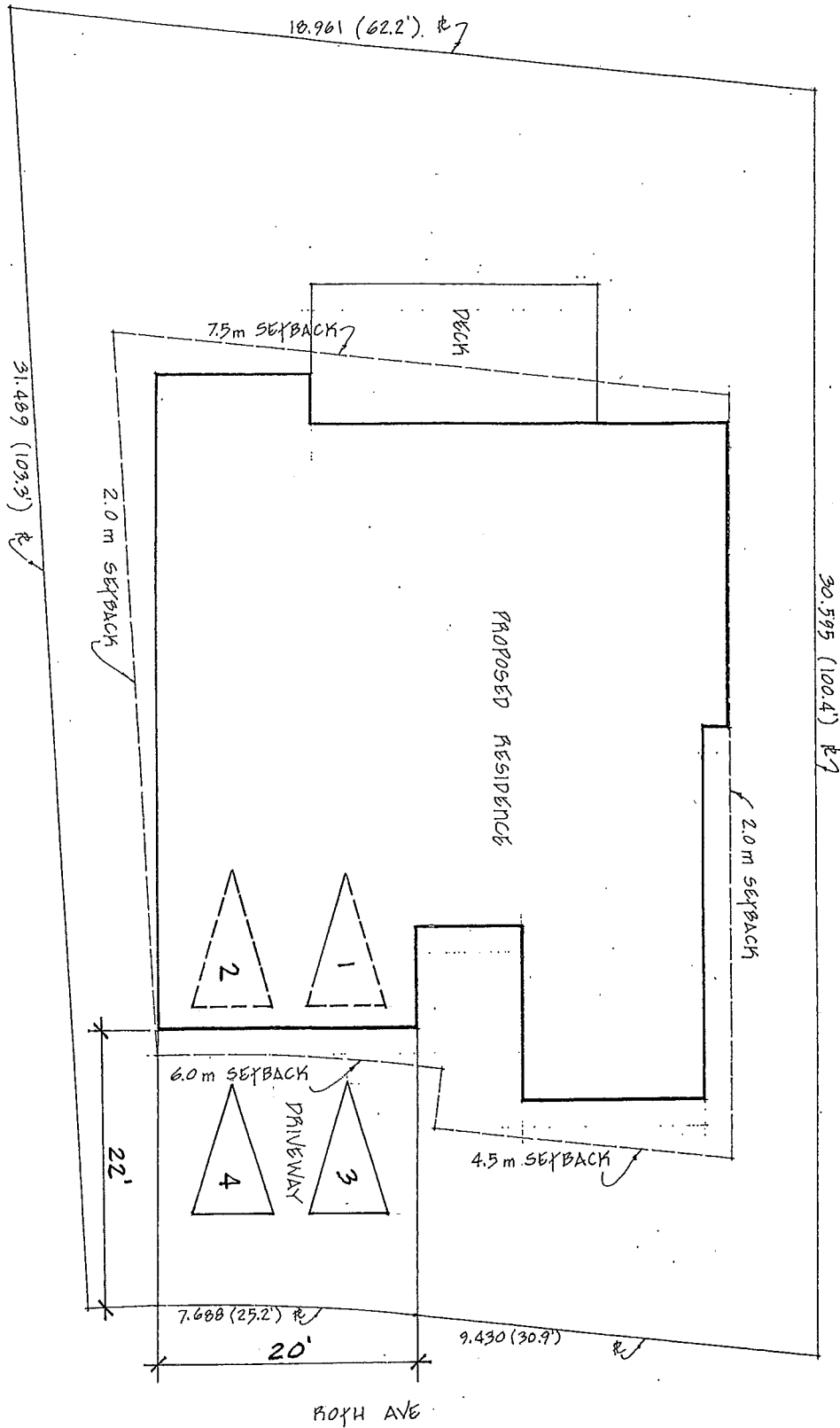
City of Kelowna Accuracy and correctness not guaranteed.

Map: 847 x 913 m -- Scale 1:5,000

2009-11-26

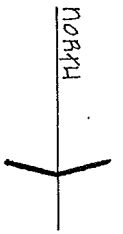
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

HWY 33

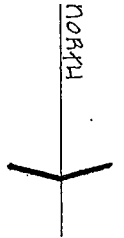
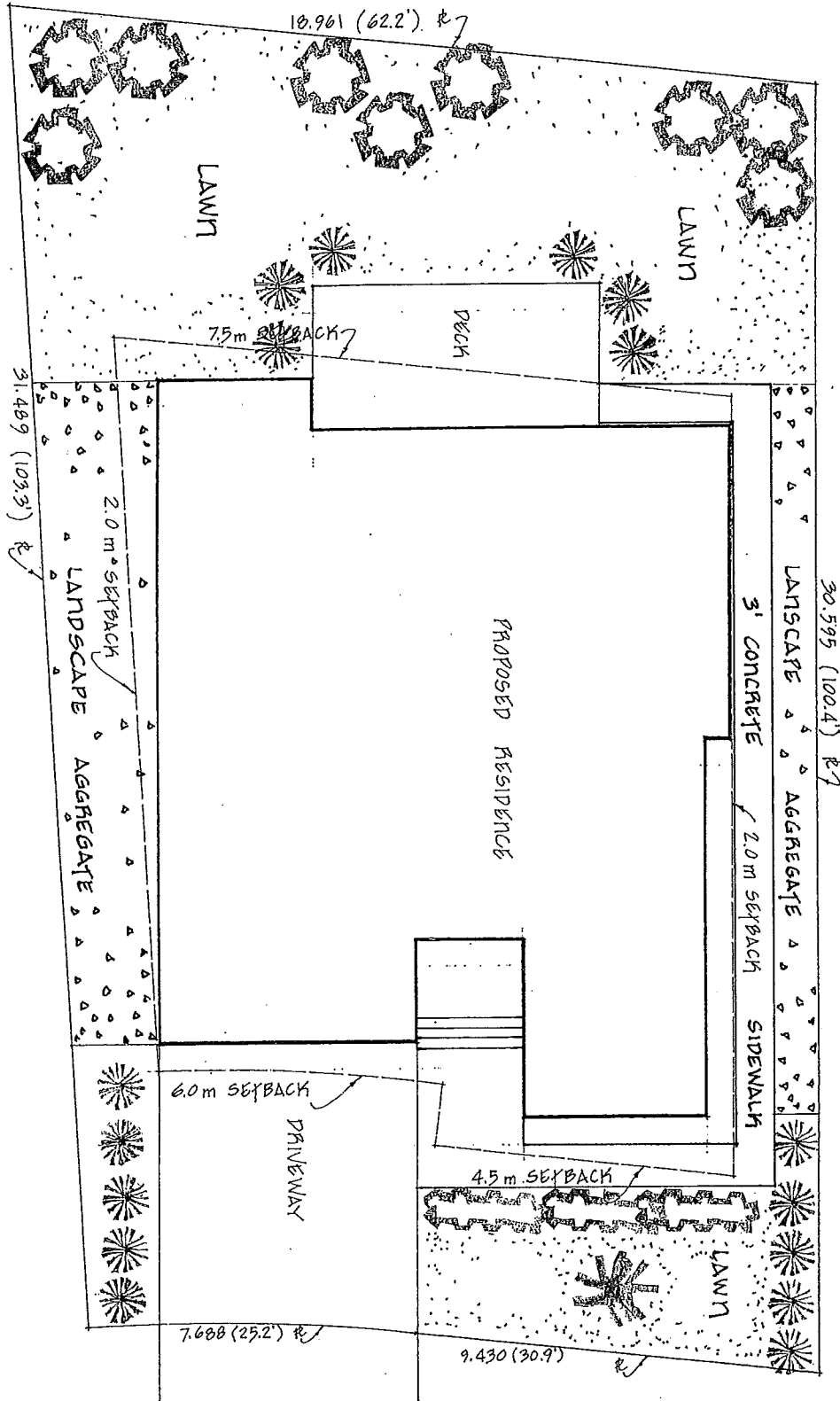


LOT - 15
PLAN - KAP 05143

LOT AREA - 551.4 m² (5995.4 #)
 BLDG AREA - 220.6 m² (2375 #)
 SITE COVERAGE - 40.0%



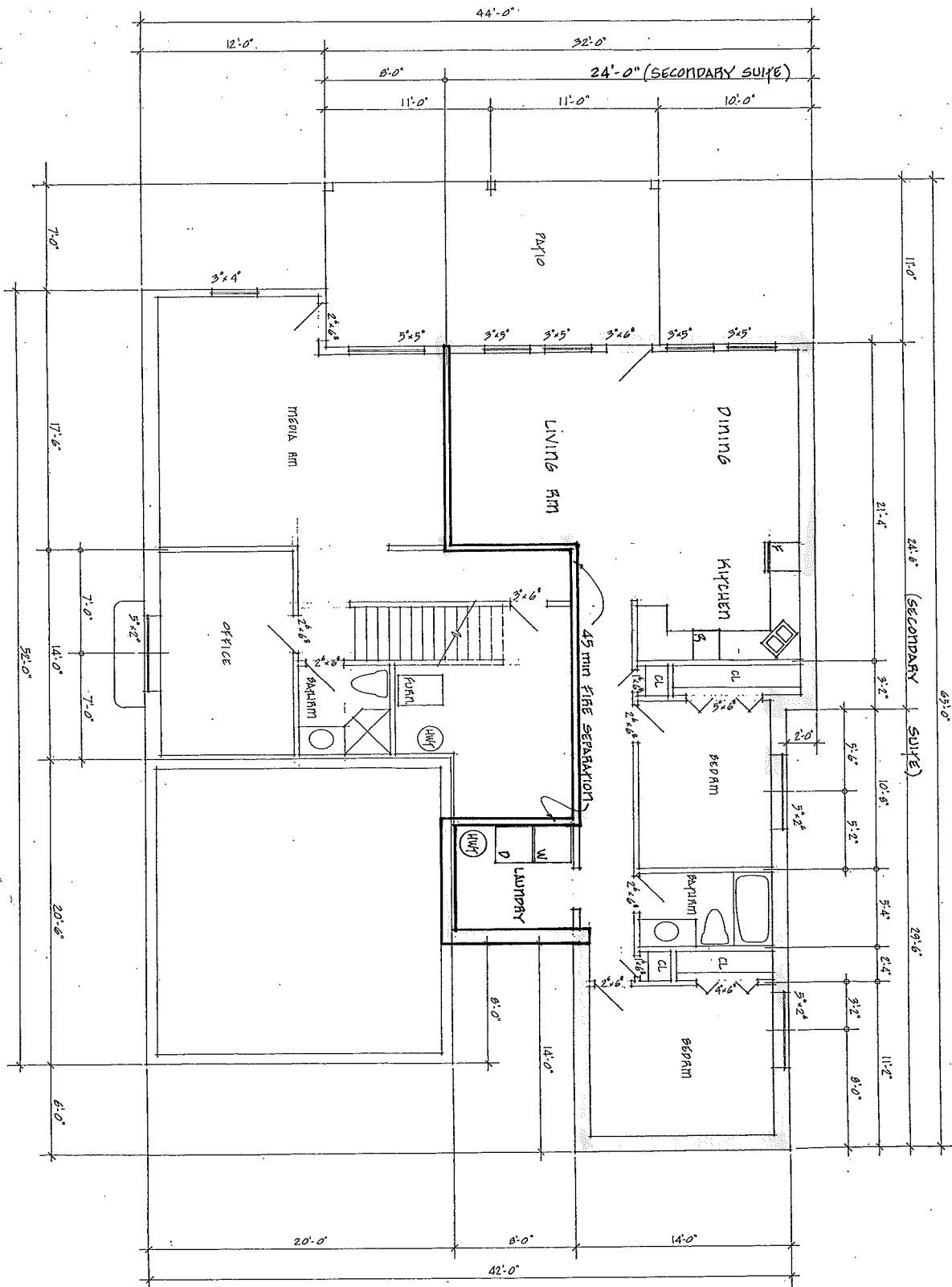
HWY 33



LOT - 15
 PLAN - KAP 05143

LOT AREA - 591.4 m² (5995.4 #)
 BLDG AREA - 220.6 m² (2375 #)
 SITE COVERAGE - 40.0%

ROYH AVE

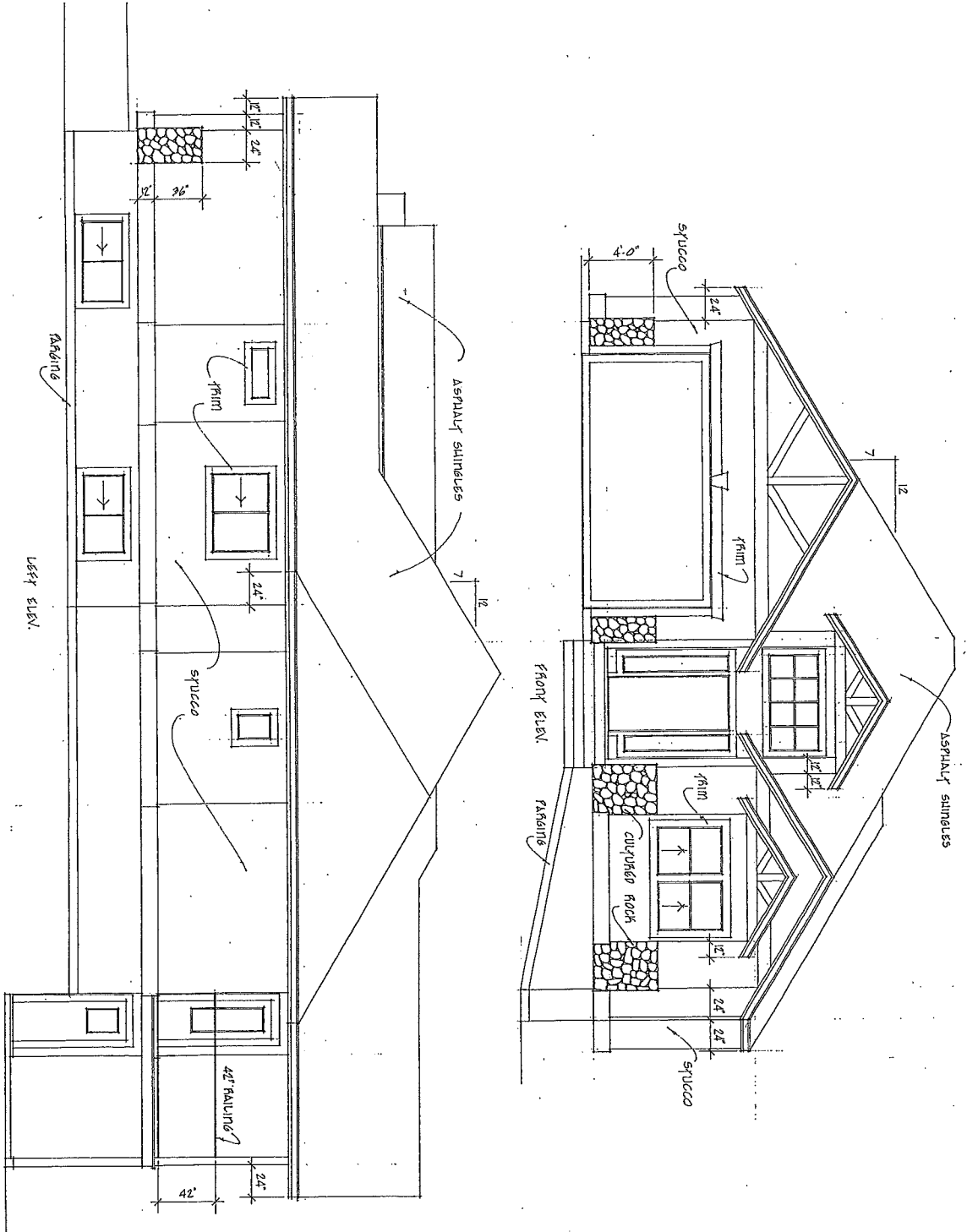


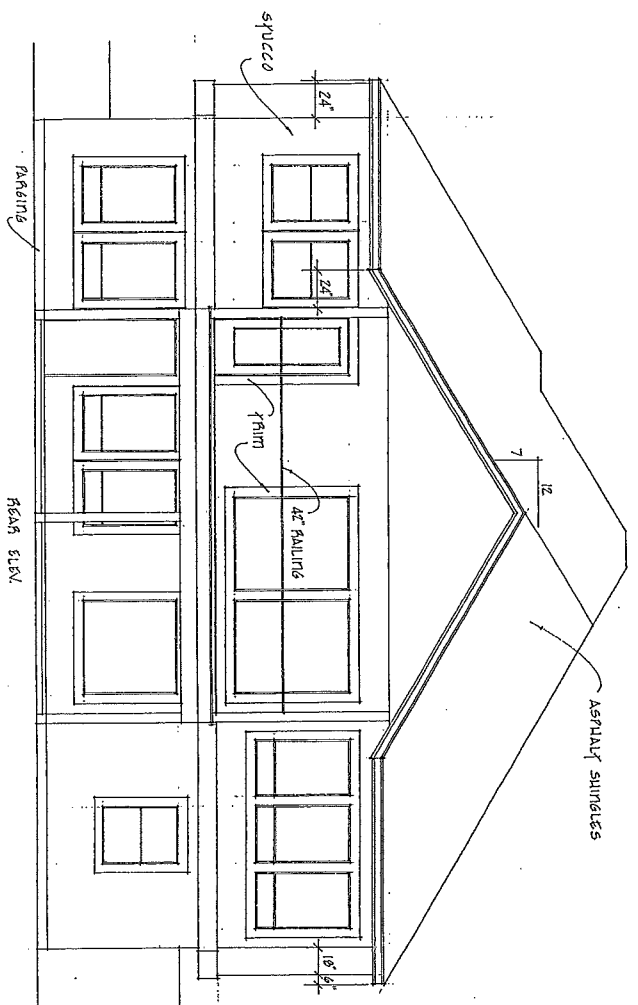
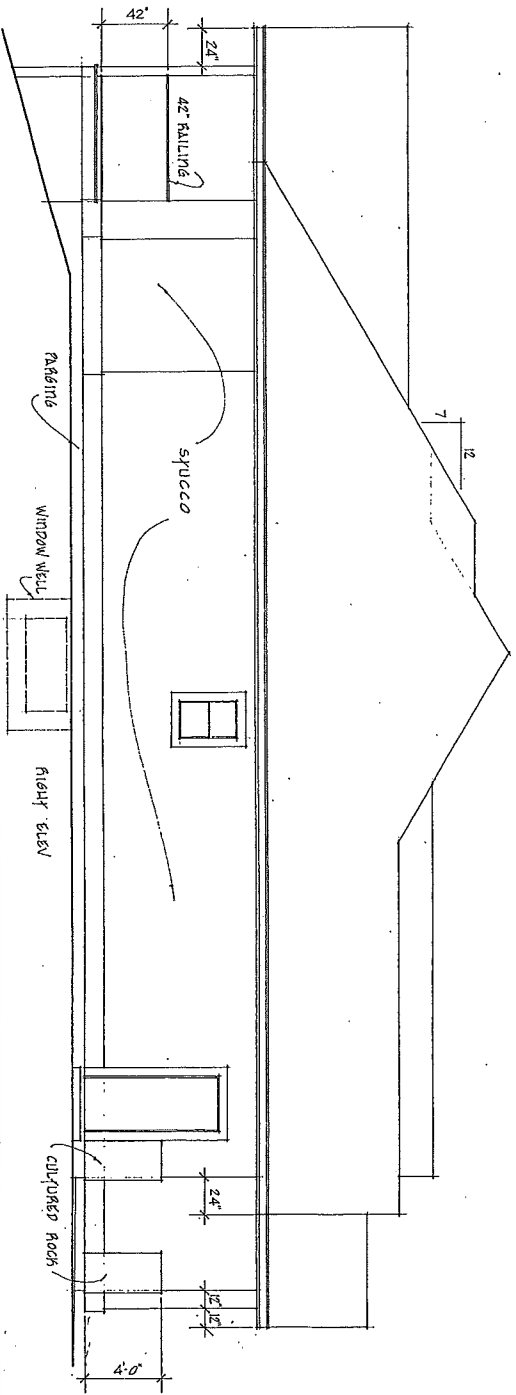
Project:

ELEVATIONS

Scale : 1/4" = 1'-0"
Date : 02-09-09
Dwn by : All

NOTE: All dimensions to be checked on job by builder.





FRONT ELEVATION

RIGHT ELEVATION