

Memo



Date: January 6, 2010

To: City Manager

From: Community Sustainability Division

File No: Z09-0072 **Applicant:** Ryan Twordik

At: 1495 Kloppenburg Road **Owner(s):** Ryan Twordik, Joseph and Delores Twordik

Purpose: To rezone the subject property from RU1h - Large Lot Housing (Hillside Area) zone to the RU1hs - Large Lot Housing (Hillside Area) with a secondary suite zone to legalize a secondary suite within a single family dwelling.

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

Proposed Zone: RU1hs- Large Lot Housing (Hillside Area) with a secondary suite zone

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z09-0072 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 12, Section 13, Township 26, ODYD, Plan KAP80103, located at Kloppenburg Road, Kelowna, BC, from the RU1h - Large Lot Housing (Hillside Area) zone to the RU1hs 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 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 is seeking to rezone the subject property from RU1h - Large Lot Housing (Hillside Area) zone to the RU1hs Large Lot Housing (Hillside Area) with a secondary suite zone to legitimize a secondary suite within a single family dwelling.

3.0 BACKGROUND:

The applicant is seeking to legalize an existing suite in the lower floor of an existing dwelling. The two bedroom suite has two entrances, one on the north east side of the home accessible from the suite parking pad and the other to the private outdoor patio underneath a balcony. Lighting has been provided to ensure access safety for the tenants.

A handwritten signature in black ink, located in the bottom right corner of the page.

The proposed application meets the requirements of RU1hs- Large Lot Housing (Hillside Area) with a secondary suite zone follows:

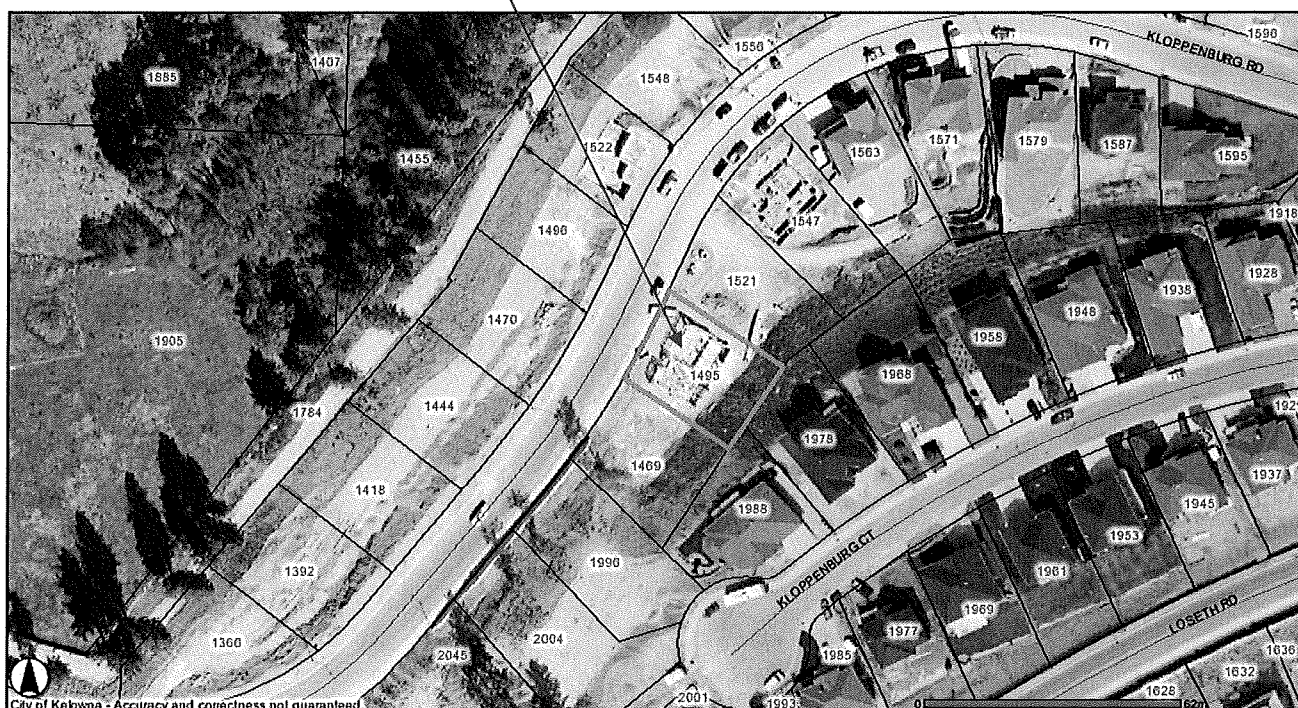
Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1hs ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	751 m ²	550 m ²
Lot Width	21.49 m	16.5 m
Lot Depth	30.54 m	30.0 m
Development Regulations		
Site Coverage (buildings)	30.33 %	40%
Site Coverage (buildings/parking)	45.6 %	50%
Height (existing house)	2 storeys / 7.5 m with step backs	2 storeys / 6.5 m above elements must be stepped back 1.2m
Floor Area of principal dwelling	278 m ²	
Floor Area of Secondary Suite / Size ratios	83.42 m ² / 30%	In building can't exceed lessor or 90 m ² or 40%
Front Yard	4.5 m to house 6.0 m to a garage	3.0 m / 6.0 m to a garage
Side Yard (south west)	2.3 m	4.5 m for flanking street or use below
Side Yard (north east)	2.3 m	2.0 m (1 - 1 ½ storey) 2.3 m (2- 2 ½ storey)
Rear Yard	8.69 m	7.5 m / 1.5 m for accessory buildings
Other Requirements		
Parking Stalls (#)	4 spaces (3 in garage; 1 parking pad)	3 spaces
Private Open Space	meets requirements	Minimum 30m ²

3.1 Site Context

The subject property is located on the south side of Kloppenburg Road, in the Belgo/Black Mountain sector of Kelowna near Garner Pond. More specifically, the adjacent land uses are as follows:

Northwest	RU1hs	Large Lot Housing (Hillside Area) with Secondary Suite
Northeast	RU1h	Large Lot Housing (Hillside Area)
Southeast	RU1h	Large Lot Housing (Hillside Area)
Southwest	RU1h	Large Lot Housing (Hillside Area)

3.2 Site Location: 1495 Kloppenburg Road



4.0 CURRENT DEVELOPMENT POLICY

The RU1hs - 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

See attached

5.2 Fire Department

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

5.3 Bylaw Services

No concerns

5.4 Building and Permitting

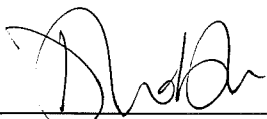
Building permit required for proposed suite, if existing or new, to meet requirements of BCBC 2006.

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. Other properties in the immediate area have been rezoned to permit secondary suites.

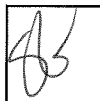
The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration into existing neighbourhoods, where services are already in place and densification can easily be accommodated. Minimal impact (if any) is anticipated on abutting properties, as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

Submitted by:



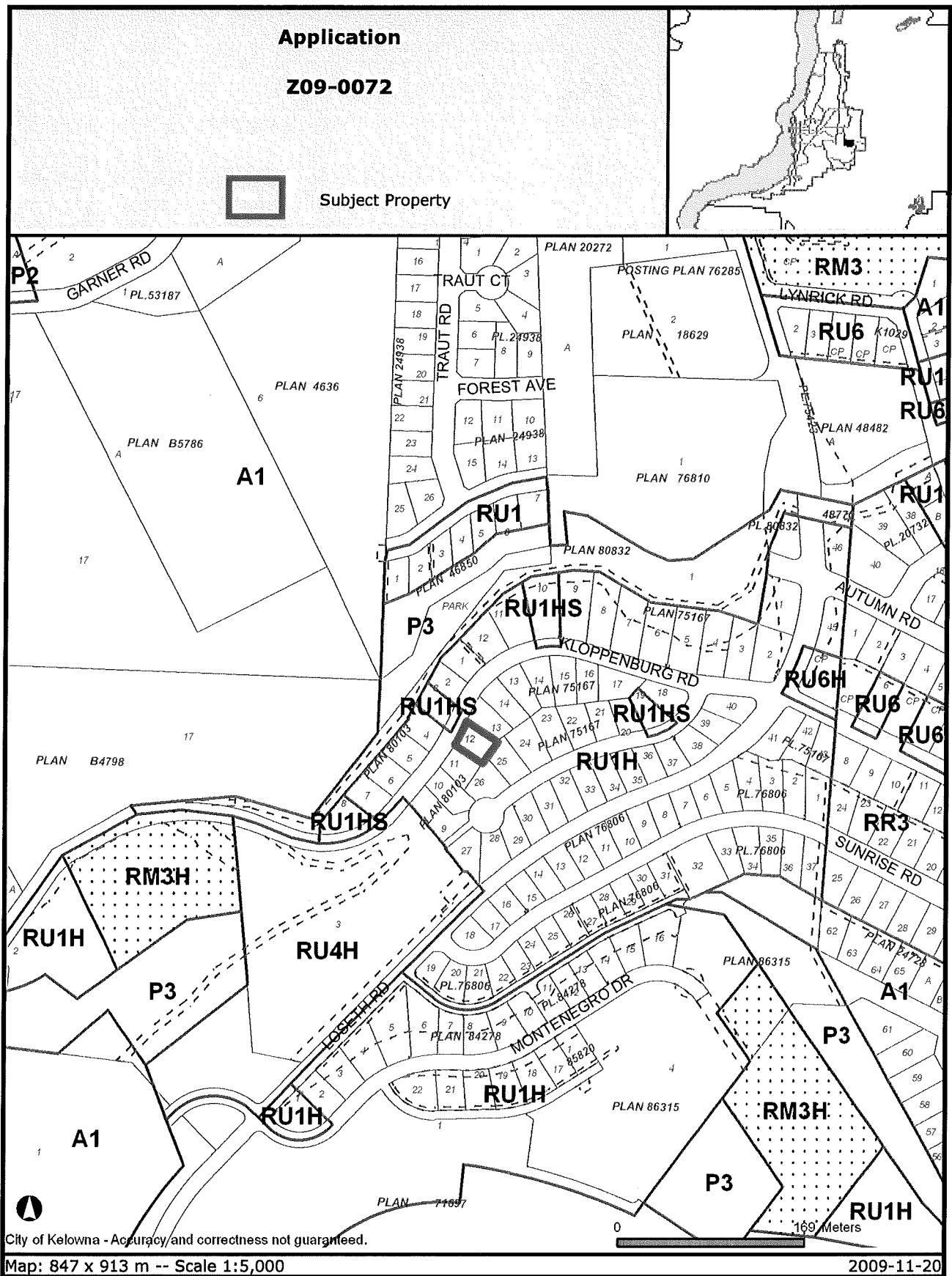
Danielle Noble
Manager, Urban Land Use

Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

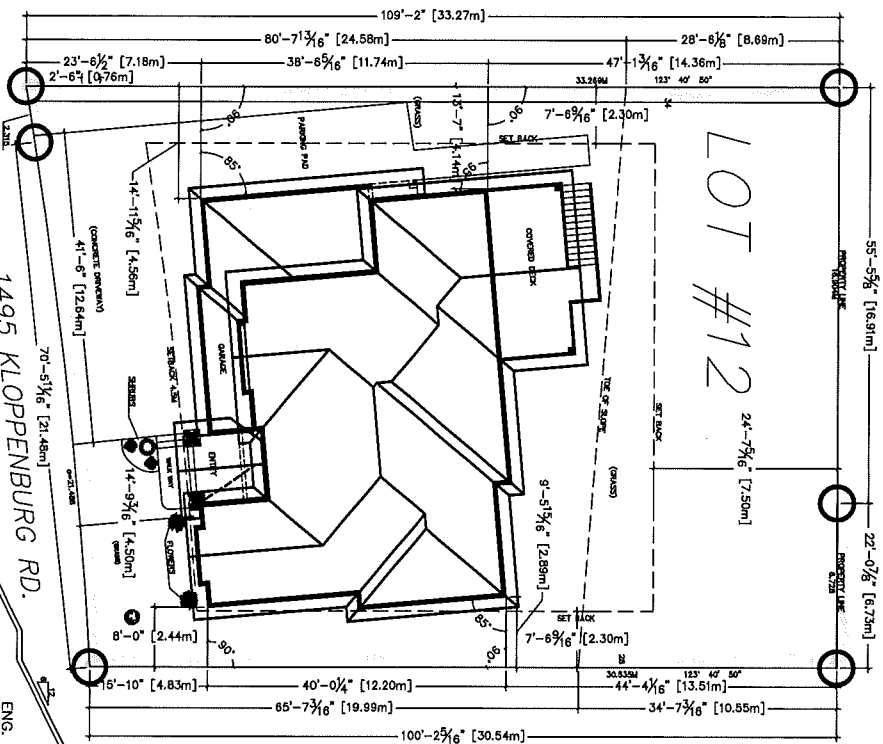
Attachments:
Subject Property Map
Site and suite floor Plans
Photo



City of Kelowna - Accuracy and correctness not guaranteed.

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.

Site Plan



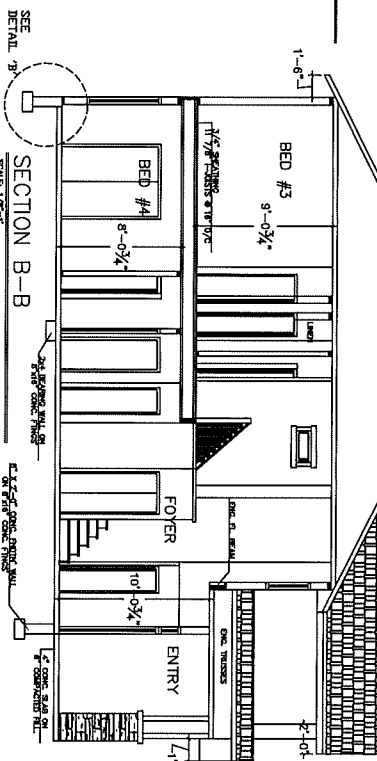
SITE COVERAGE

- BUILDING FOOTPRINT = 2138 SQ.FT.
- INCLUDING GARAGE = 230 SQ.FT.
- COVERED DECK = 77 SQ.FT.
- COVERED ENTRY = 77 SQ.FT.
- TOTAL BUILDING FOOTPRINT = 2445 SQ.FT.**
- TOTAL LOT = 8080 SQ.FT.**
- PERCENTAGE OF LOT COVERAGE = 30.33 %**

TOTAL BUILDING FOOTPRINT = 2445 SQ.FT.

PERCENTAGE OF LOT COVERAGE = 30.33 %

INCLUDING SIDEWALKS AND DRIVEWAY 45.6 %



ROOF

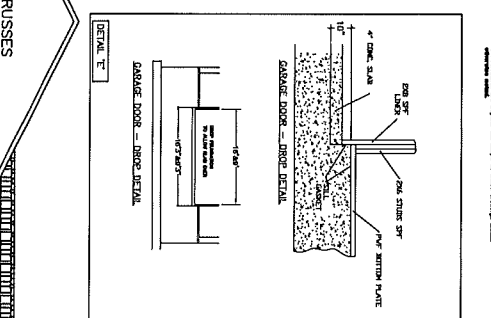
- 2" INSULATED GYPSUM CEILING
- 2" RIGID ROOF INSULATION
- ENHANCED RUMOR TRUSSES
- 6" INS. UV POLY
- 1/2" GYPSUM

SHEATH & FASCLA

- 5" FASCLA GYPSUM
- 2x6 FASCLA BOARD
- VENTED SOFFIT

INT. WALL

- 2 1/2" STUCCO
- 1/2" INSULATION
- 5/8" GYPSUM BOARD
- 1/2" GYPSUM BOARD
- 1/2" GYPSUM BOARD
- 1/2" GYPSUM BOARD
- 1/2" GYPSUM BOARD



CONCRETE & FOOTINGS

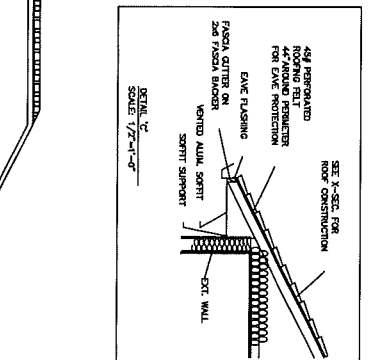
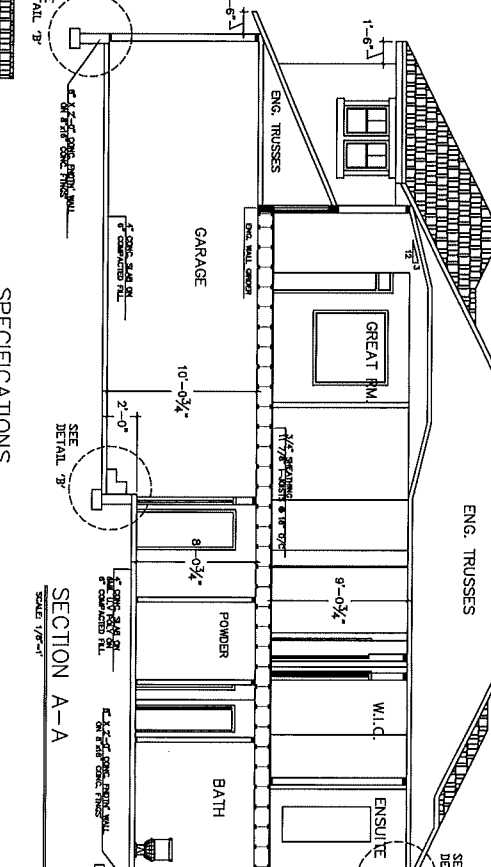
CONCRETE SHALL BE 4000 PSI STRENGTH. ALL CONCRETE SHALL BE CAST IN PLACE. REINFORCING BARS SHALL BE #4 OR #5 AS SHOWN. ALL CONCRETE SHALL BE FINISHED TO A TYPICAL FINISH.

ABOVE GRADE MASONRY

MASONRY SHALL BE 8" CMU BLOCK. ALL MASONRY SHALL BE FINISHED TO A TYPICAL FINISH. ALL MASONRY SHALL BE SET ON A CONCRETE FOOTING. ALL MASONRY SHALL BE SET ON A CONCRETE FOOTING.

INSULATION / VENTILATION

INSULATION SHALL BE 2" RIGID ROOF INSULATION. VENTILATION SHALL BE 1/2" GYPSUM BOARD WITH VENTED SOFFIT.



MISCELLANEOUS

ALL MASONRY SHALL BE SET ON A CONCRETE FOOTING. ALL MASONRY SHALL BE SET ON A CONCRETE FOOTING.

FOUNDATION

- 6" CONCRETE FOOTING
- CONCRETE FOOTING
- CONCRETE FOOTING
- CONCRETE FOOTING
- CONCRETE FOOTING
- CONCRETE FOOTING

MULLINS
DRAWING & DESIGN

1944 DAVENPORT STREET, SUITE 100, WYOMING, WY 82001

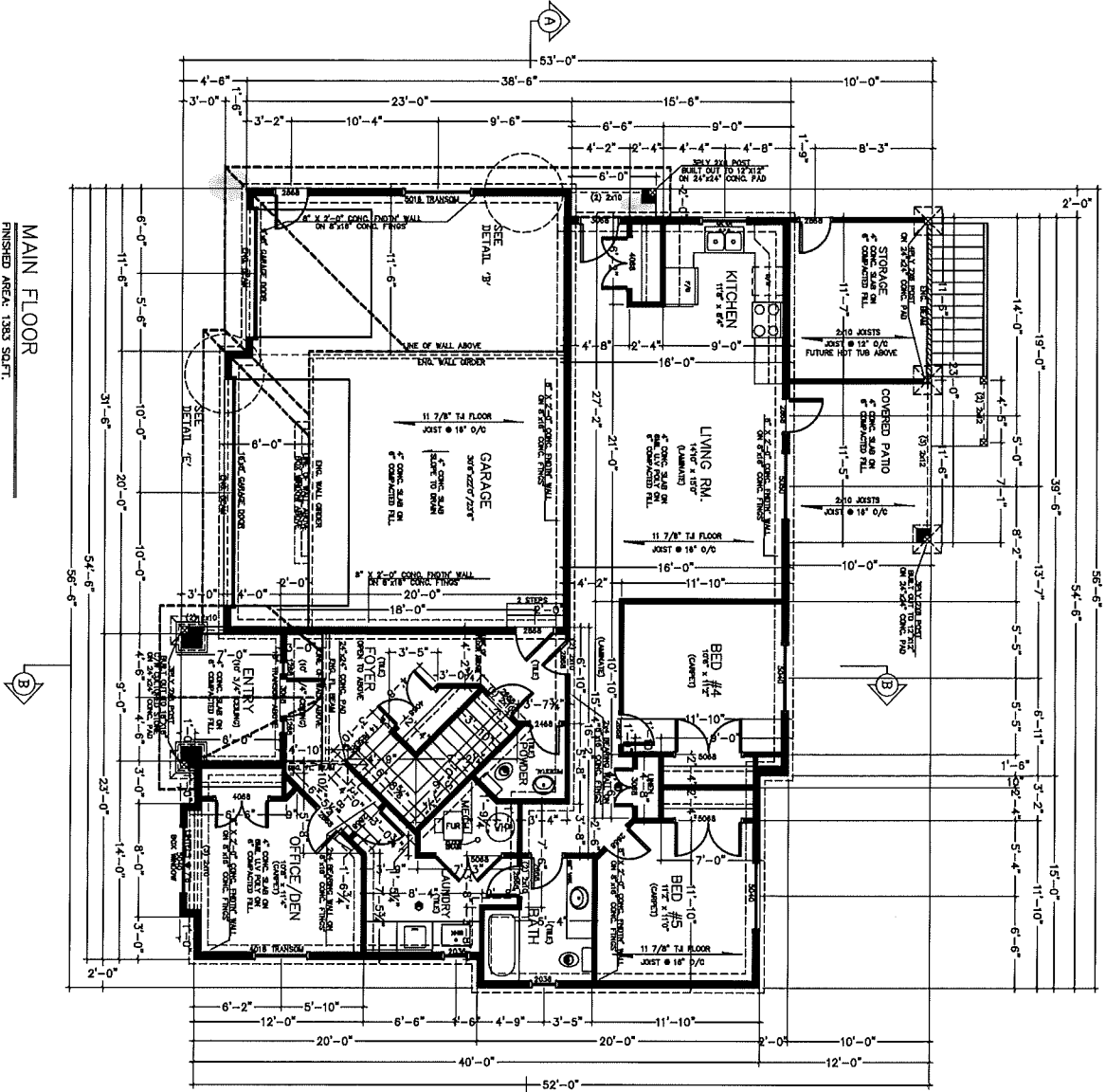
PHONE: (307) 233-1111
FAX: (307) 233-1112
WWW.MULLINSDRAWING.COM

PROJECT: 1495 KLOPPENBURG RD.

DATE: NOV. 14, 2008

PAGES: 4 OF 4

Suite area
lighting fixtures



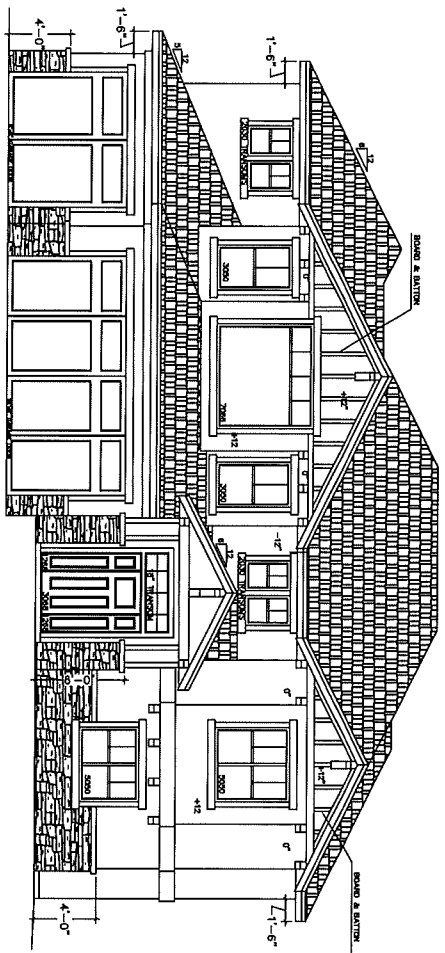
NOTE
CONTRACTOR TO CONFIRM
DIM PRIOR TO CONST.

- EXHAUST FAN
- SMOKE DETECTOR

MULLINS
DRAFTING & DESIGN
1848 DAVENPORT STREET, BEASLEY, VA 22024
TEL: (540) 728-3455
FAX: (540) 728-3456
WWW.MULLINSDESIGN.COM

PROJECT: LINDSEY ROSENBERG RD.
DATE: NOV 18/2008
SCALE: 1/8"=1'-0"

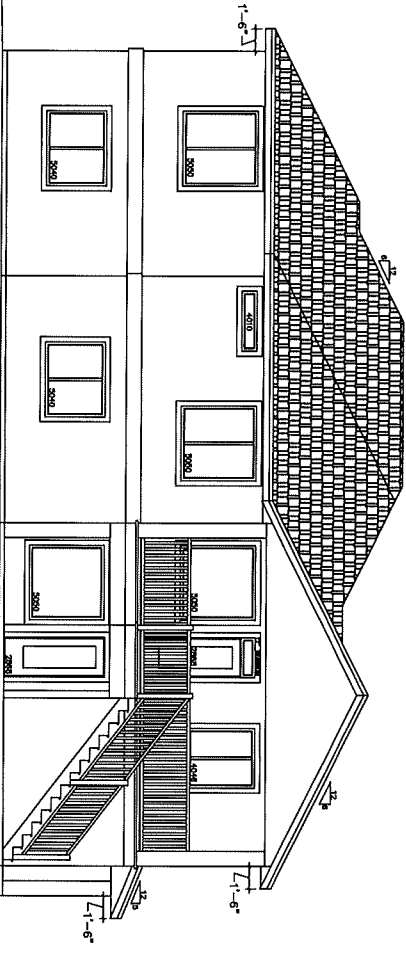
PAGES: 2 OF 4



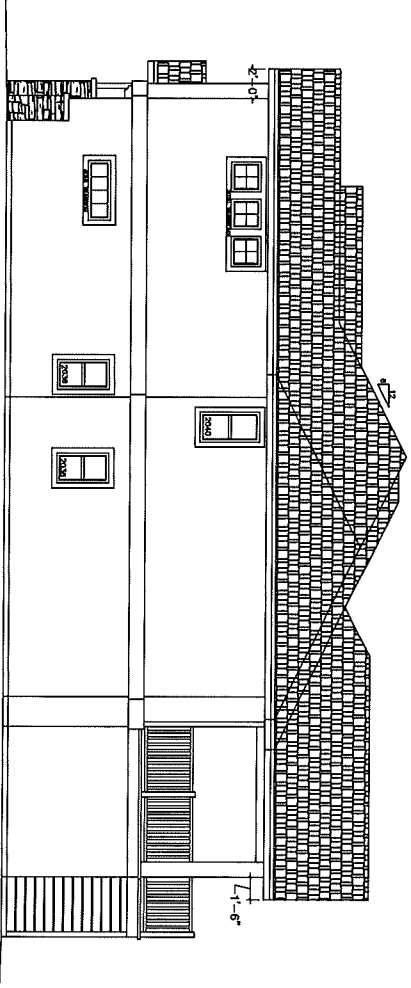
FRONT ELEVATION

GENERAL NOTES

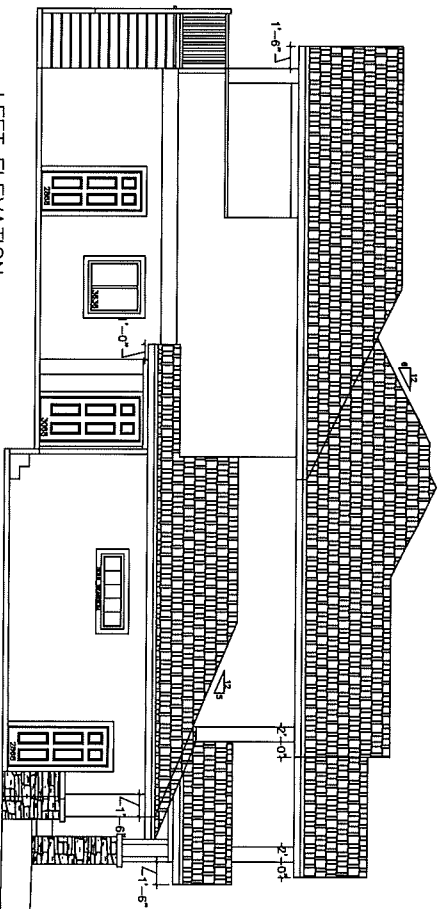
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BLD BUILDING CODE AND ALL LOCAL LAWS AND ORDINANCES.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS TO CONFORM TO ALL CITY, STATE AND FEDERAL REQUIREMENTS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS TO CONFORM TO ALL CITY, STATE AND FEDERAL REQUIREMENTS.
4. ALTHOUGH COPY RIGHT HAS BEEN MADE TO PROTECT THE ARCHITECT'S AND ASSOCIATE ENGINEER'S DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED IN THE PROJECT.



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

NOTE:
 PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE.

MULLINS
 DRAFTING & DESIGN
 1600 N. AVENUE
 SUITE 2000
 GREENSBURG, VA 22630
 PHONE: 540-871-3435
 FAX: 540-871-3435
 WWW.MULLINSDESIGN.COM

PROPOSED PROJECT FOR:
 LINDSEY KESS
 1600 N. AVENUE
 GREENSBURG, VA 22630
 SCALE: 1/8"=1'-0"
 DATE: 08/11/2008

PAGES:
 1 OF 4









CITY OF KELOWNA

MEMORANDUM

Date: December 10, 2009
File No.: Z09-0072
To: Planning & Development Services Department (BD)
From: Development Engineer Manager (SM)
Subject: 1495 Kloppenburg Road . – Lot 12, Plan 80103, Sec. 12, Twp. 26, ODYD

Development Engineering Services comments and requirements regarding this application to rezone from RU1H to RU1Hs are as follows:

1. Subdivision
Provide easements as required
2. Sanitary Sewer.
The subject property is connected to the Municipal wastewater collection system.
3. Domestic Water.
The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID.
4. Parking.
All the parking requirements are met with the triple garages.

Steve Muenz, P.Eng.
Development Engineering Manager

BB