

# 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.

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

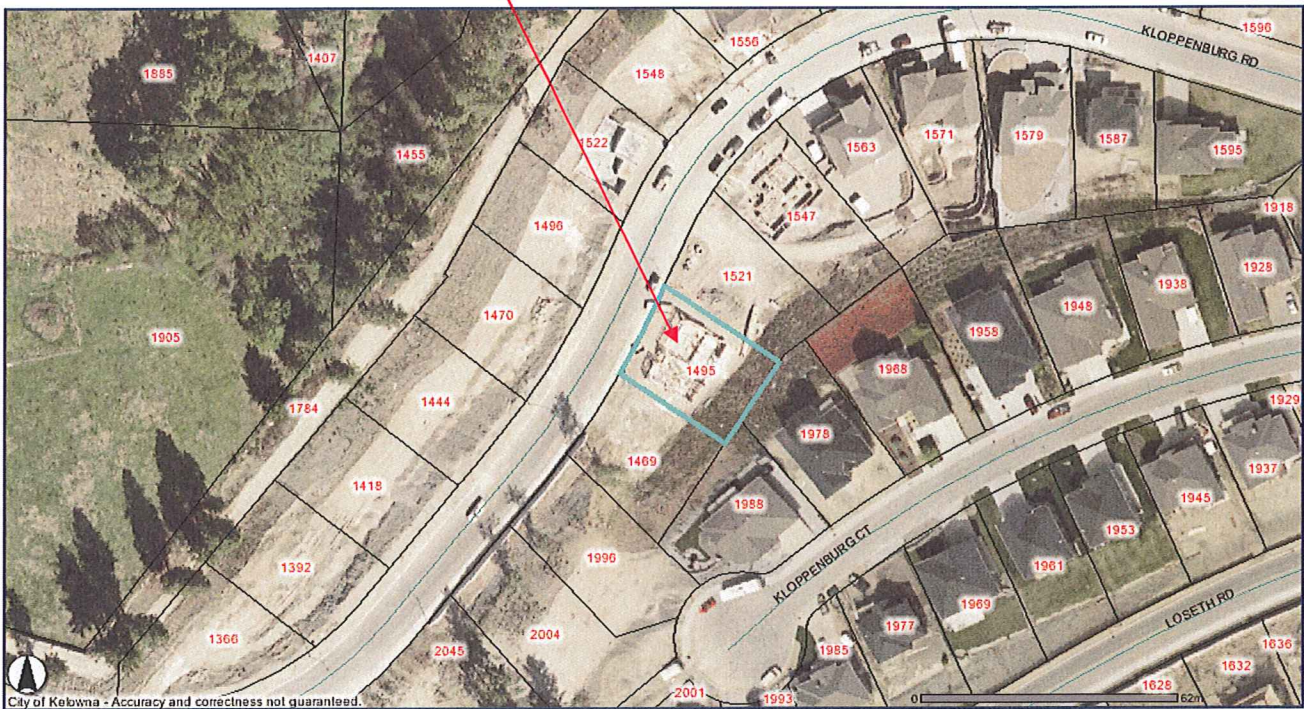
<b>Zoning Bylaw No. 8000</b>		
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>RU1hs ZONE REQUIREMENTS (Suite within Principal Dwelling)</b>
<b>Subdivision Regulations</b>		
Lot Area	751 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	21.49 m	16.5 m
Lot Depth	30.54 m	30.0 m
<b>Development Regulations</b>		
Site Coverage (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 <sup>2</sup>	
Floor Area of Secondary Suite / Size ratios	83.42 m <sup>2</sup> / 30%	In building can't exceed lessor or 90 m <sup>2</sup> 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
<b>Other Requirements</b>		
Parking Stalls (#)	4 spaces (3 in garage; 1 parking pad)	3 spaces
Private Open Space	meets requirements	Minimum 30m <sup>2</sup>

### 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:



Daniëlle Noble  
Manager, Urban Land Use

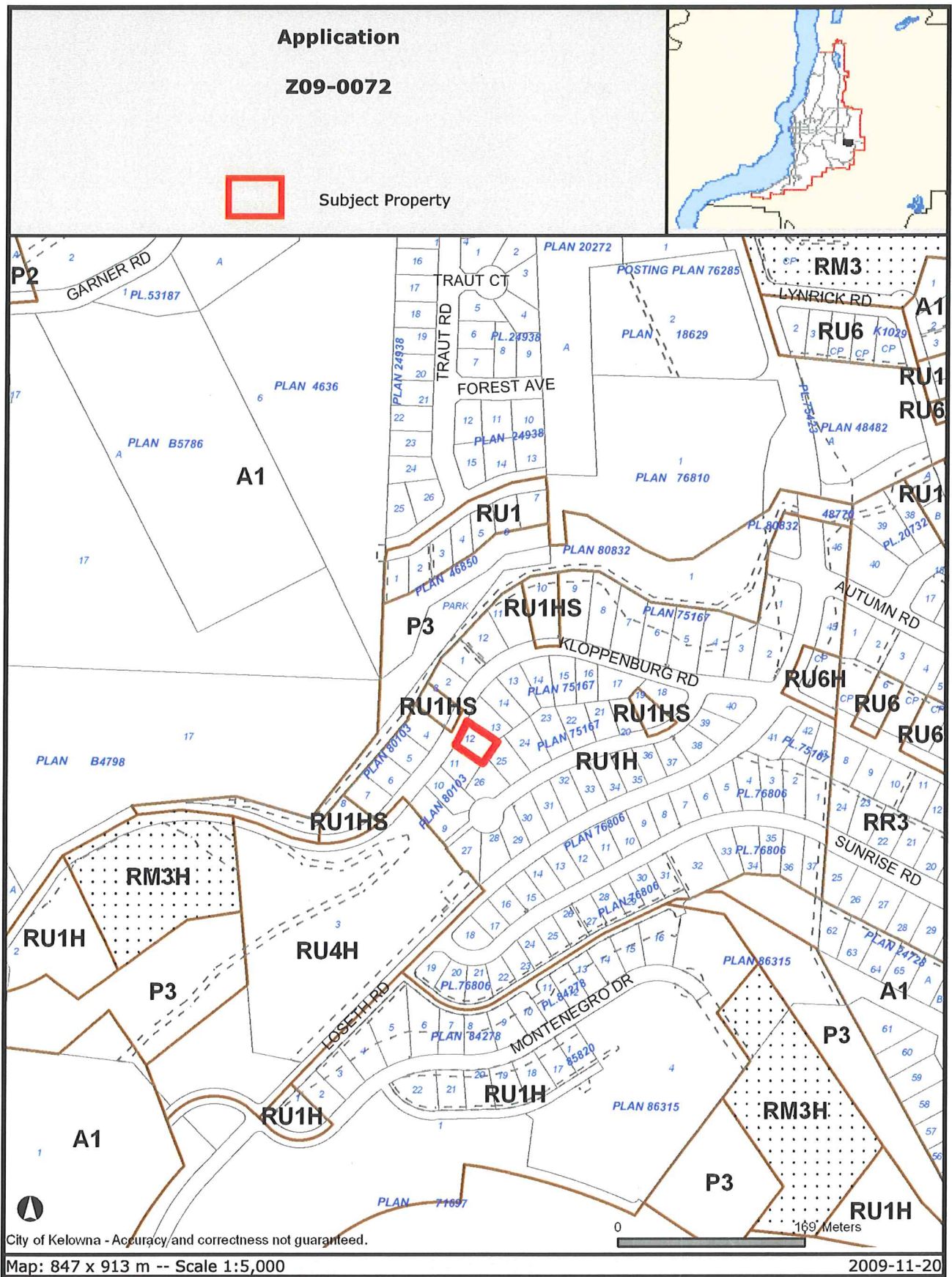
Approved for inclusion:



Shelley Gambacort  
Director, Land Use Management

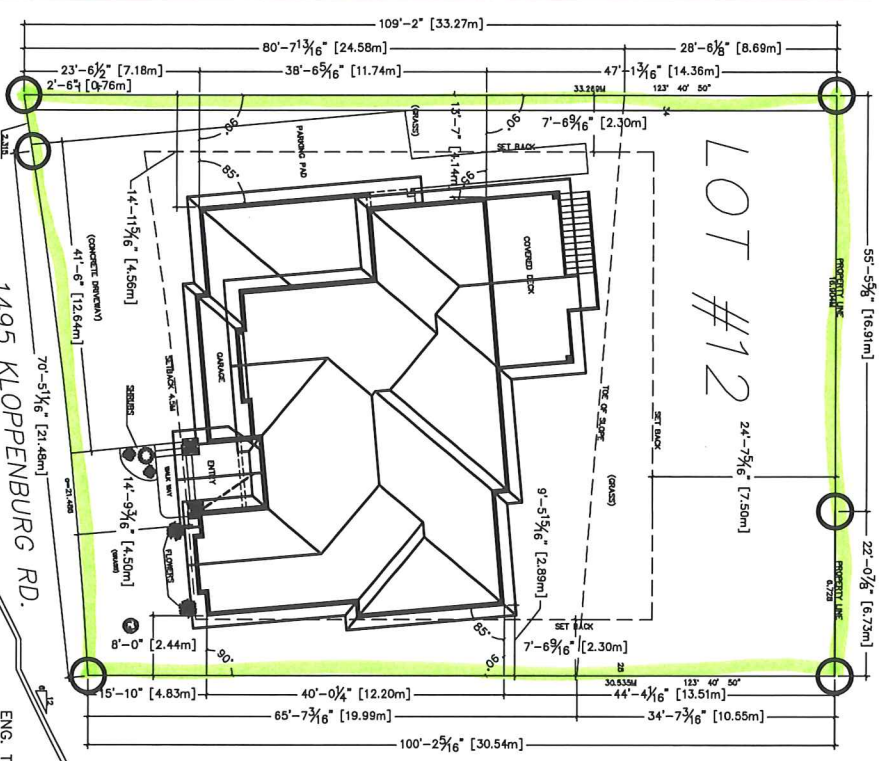
---

**Attachments:**  
Subject Property Map  
Site and 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.

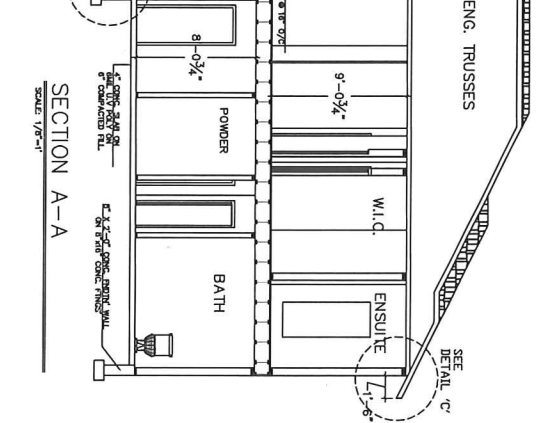
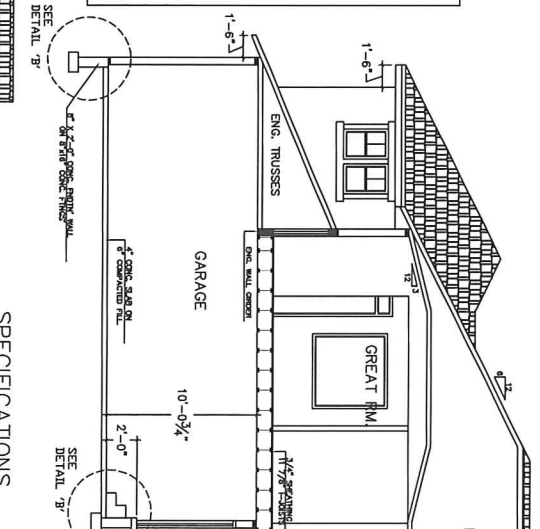
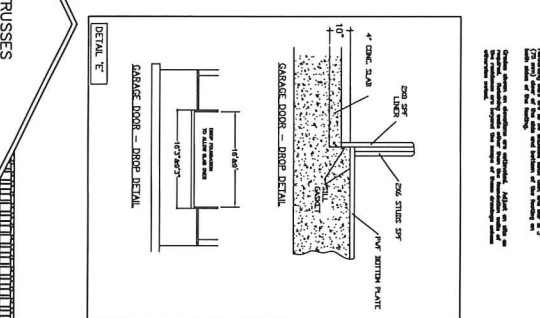
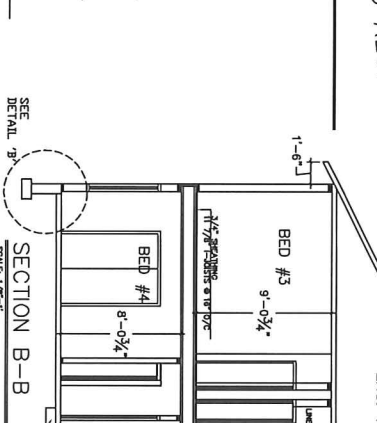
Site Plan



**SITE COVERAGE**

BUILDING FOOTPRINT = 2138 SQ.FT.  
 ROOF FOOTPRINT = 2320 SQ.FT.  
 COVERED DECK = 77 SQ.FT.  
 TOTAL BUILDING FOOTPRINT = 2445 SQ.FT.  
 TOTAL LOT = 8080 SQ.FT.  
 PERCENTAGE OF LOT COVERAGE = 30.3% %

TOTAL BUILDING FOOTPRINT = 2445 SQ.FT.  
 SIDEWALK & DRIVEWAY = 1230 SQ.FT.  
 TOTAL SITE COVERAGE = 3675 SQ.FT.  
 TOTAL LOT = 8080 SQ.FT.  
 PERCENTAGE OF LOT COVERAGE = 45.6% %



**CONCRETE & FOOTINGS**

CONCRETE SHALL BE 4000 PSI STRENGTH. ALL CONCRETE SHALL BE PLACED IN ONE LIFT UNLESS OTHERWISE NOTED. CONCRETE SHALL BE CURED WITH WET BURLAP AND WATER FOR A MINIMUM OF 7 DAYS. ALL CONCRETE SHALL BE FINISHED WITH A BROOM FINISH UNLESS OTHERWISE NOTED.

**ABOVE GRADE MASONRY**

ALL ABOVE GRADE MASONRY SHALL BE 8\"/>

**INSULATION / VENTILATION**

ROOF INSULATION SHALL BE 2\"/>

**MISCELLANEOUS**

ALL INTERIORS SHALL BE FINISHED WITH 1/2\"/>

**ROOF**

2\"/>

**FOUNDATION**

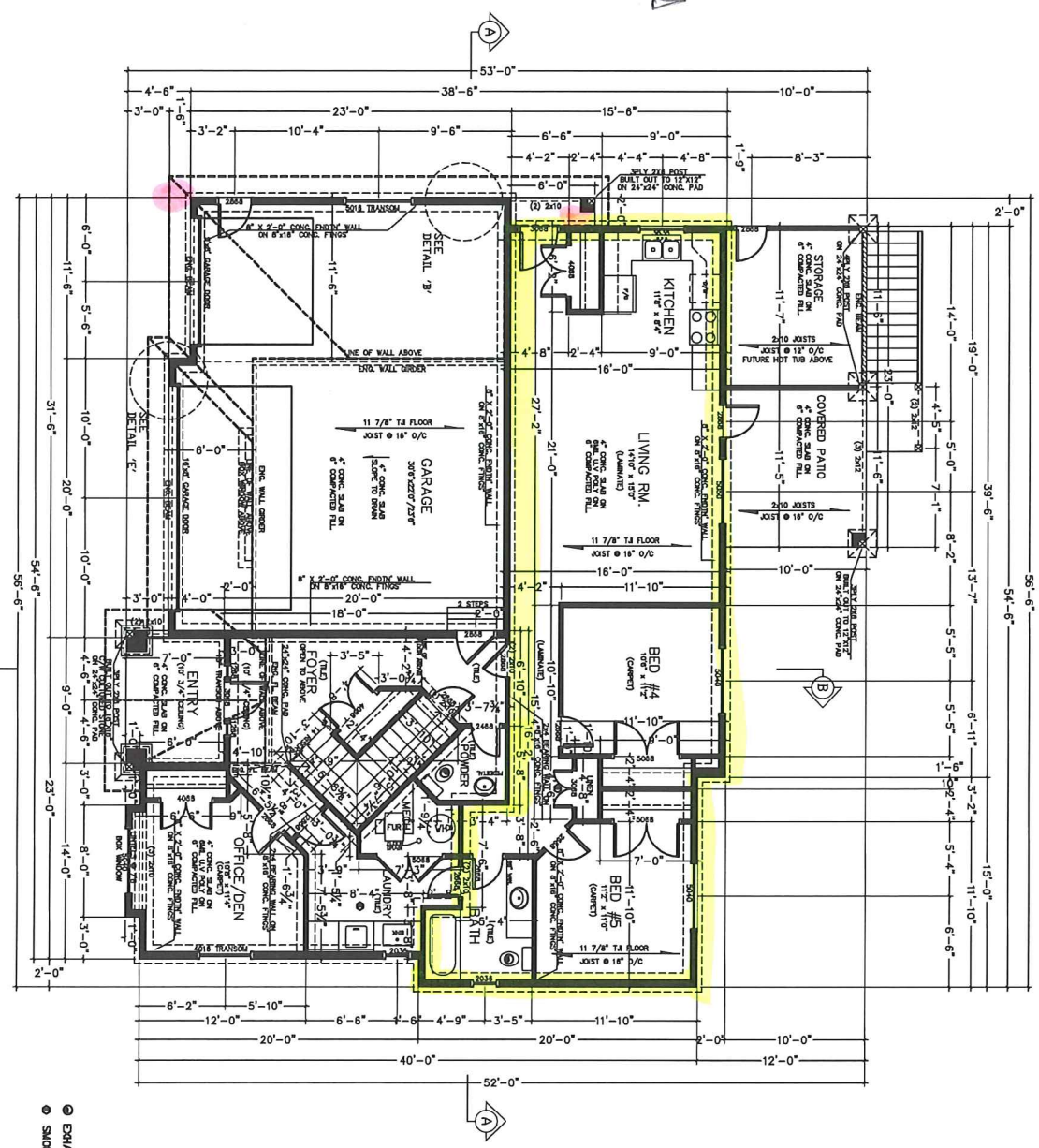
8\"/>

**MULLINS**  
 DRAFTING & DESIGN  
 1945 DARTON STREET, KLOPPENBURG, NC 27520  
 TEL: (919) 727-3515  
 FAX: (919) 727-3515  
 WWW.MULLINS-DRAFTING.COM

PROJECT: 1495 KLOPPENBURG RD.  
 DATE: NOV 18, 2009

suite area  
lighting fixtures

MAIN FLOOR  
FINISHED AREA: 1383 SQ.FT.



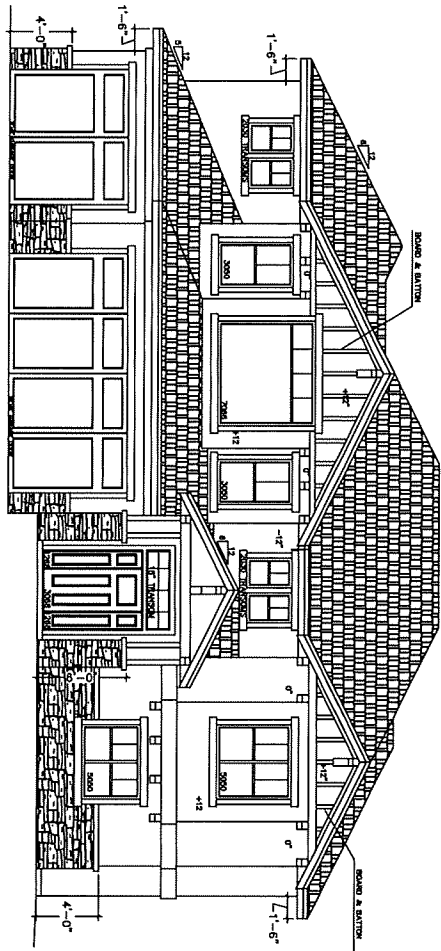
NOTE  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

- EXHAUST FAN
- SMOKE DETECTOR

**MULLINS**  
DRAFTING & DESIGN  
1845 DARTMOUTH STREET, RICHMOND, VA 23220  
TEL: (804) 773-3415  
FAX: (804) 773-3416  
WWW.MULLINSDD.COM

PROJECT: LOT 22, KILBURNBURG RD.  
DATE: NOV 19, 2008  
SCALE: 1/8"=1'-0"

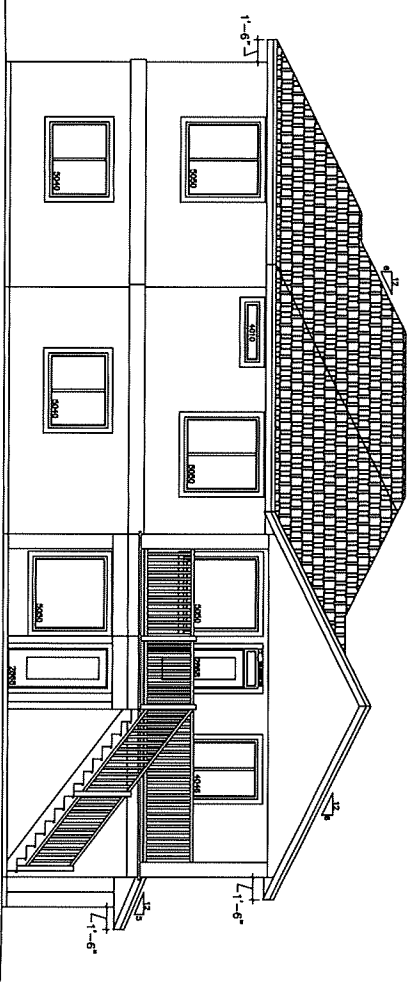
PAGES: 2 OF 4



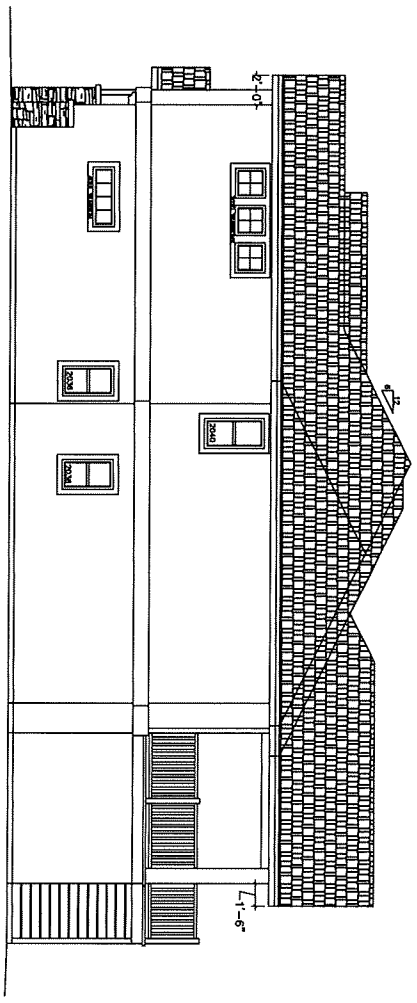
FRONT ELEVATION

GENERAL NOTES

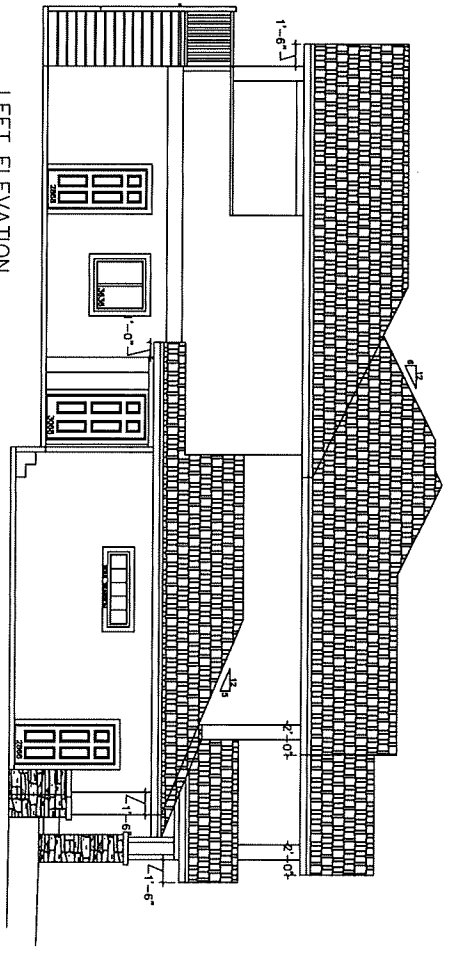
- NOTE
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BLD BUILDING CODE AND ALL LOCAL LAWS AND ORDINANCES.
  2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTING CONDITIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SIZING OF THE BUILDING TO CORRESPOND WITH NECESSARY ELECTRICAL AND MECHANICAL SYSTEMS.
  4. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PREPARE CORRECT AND ACCURATE DRAWINGS WE CANNOT GUARANTEE THE POSSIBILITY OF OMISSIONS OR ERRORS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE.



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

NOTE  
PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE.

**MULLINS**  
**DRAFTING & DESIGN**  
 1944 DARTMOUTH STREET, CHARLESTON, S.C. 29405  
 TEL: (803) 733-3300  
 FAX: (803) 733-3300  
 WWW.MULLINSDESIGN.COM

PROJECT NO. 10012  
 10012 KOPPELBERG RD.  
 DATE - NOV 16/2008  
 SCALE 1/8"=1'-0"

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