

Memo



Date: January 14, 2010

To: City Manager

From: Community Sustainability Division

File No: Z09-0078 **Applicant:** Blaine McKain

At: 650 Denali Ct **Owner(s):** Blaine McKain

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 construct 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. Z09-0078 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 43, Section 28, Township 26, ODYD, Plan KAP72143, located at Denali Court, 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.

2.0 SUMMARY:

This application seeks to rezone the subject property from the RU1h - Large Lot Housing (hillside area) zone to the RU1hs Large Lot Housing (hillside area) with a secondary suite zone to construct a secondary suite within a single family dwelling.

3.0 BACKGROUND:

The applicant is proposing a one bedroom suite in the lower walk-out level of a single family dwelling. The unit access would be provided through a private foyer to which a path leads from the front of the building. Lighting is provided along the path as well as at the door to ensure the occupants safety.

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

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1hs ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	1,132 m ²	550 m ²
Lot Width	48.73 m	16.5 m
Lot Depth	38.5 m	30.0 m
Development Regulations		
Site Coverage (buildings)	13%	40%
Site Coverage (buildings/parking)	16%	50%
Height (existing house)	1.5 storeys / 3.05 m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	334 m ²	
Floor Area of Secondary Suite / Size ratios	65m ² / 19%	In building can't exceed lessor or 90 m ² or 40%
Front Yard	3.17 m to property line & 6.0 m to back of curb	3.0 m to property line & 6.0 m to back of curb
Side Yard (east)	25.63 m	2.0 m (1 - 1 ½ storey)
Side Yard (west)	2.11 m	2.0 m (1 - 1 ½ storey)
Rear Yard	7 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² requirement

① Although the set back is 3.17m from the property line, when measured from the back of the curb to the garage the application meets the Zoning bylaw requirements.

3.1 Site Context

The subject property is located on the east side of Denali Court, on Dilworth Mountain. 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: 650 Denali Court



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

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.

Sanitary Sewer - Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

Site Related Issues - Provide on-site parking for the proposed suite.

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.

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. Additional address may be required.

5.3 Building and Permitting Branch

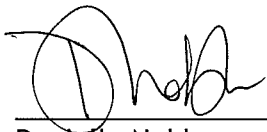
Existing BP #39443 for finishing basement only in place, work completed prior to rezoning application, building inspector requested kitchen removal or zoning to be applied for. BP to be upgraded and suite to meet requirements of BCBC 2006.

5.4 Bylaw Services


No concerns.

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

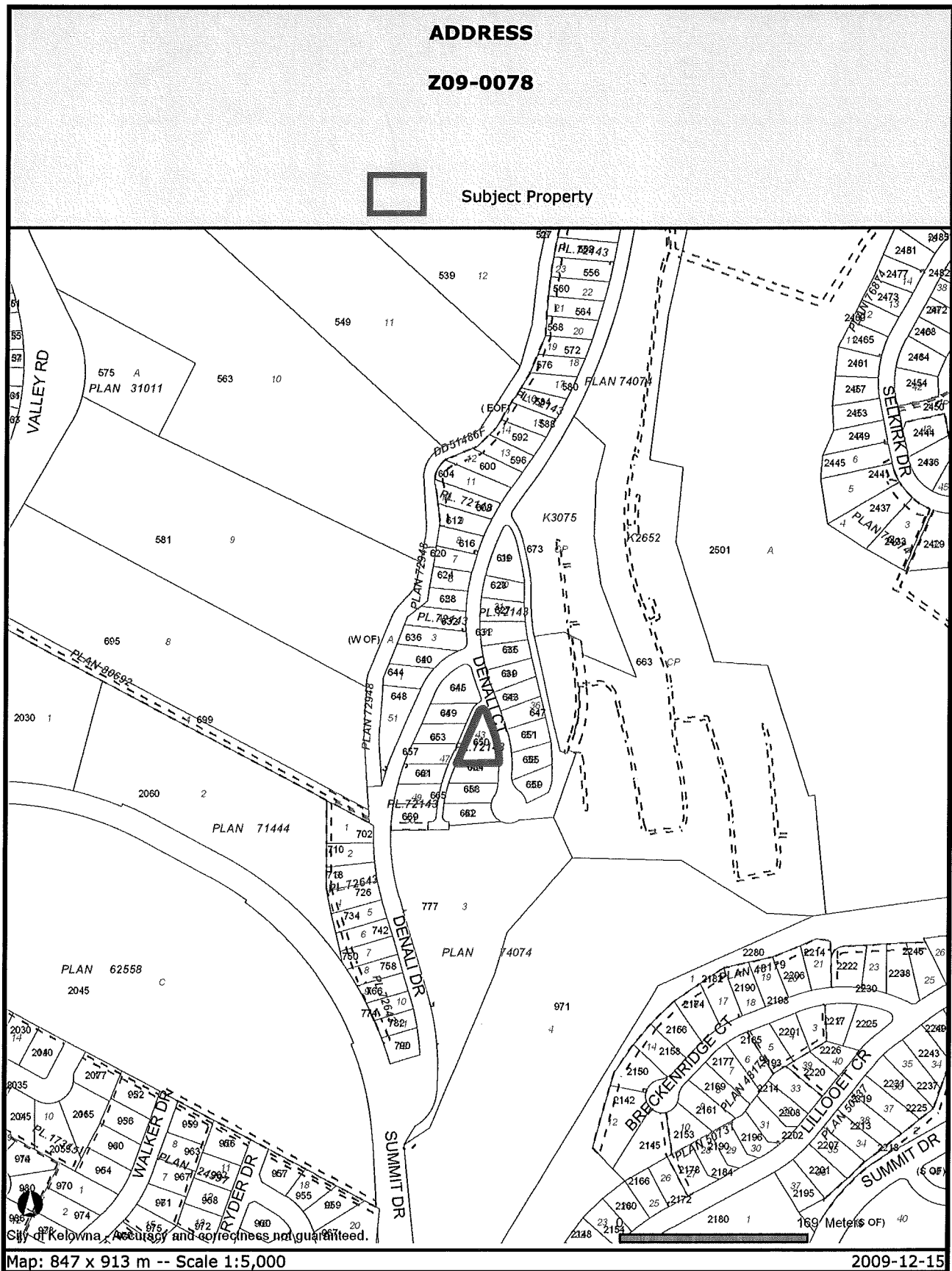
This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration into existing neighbourhoods, where services are already 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.



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



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

2009-12-15

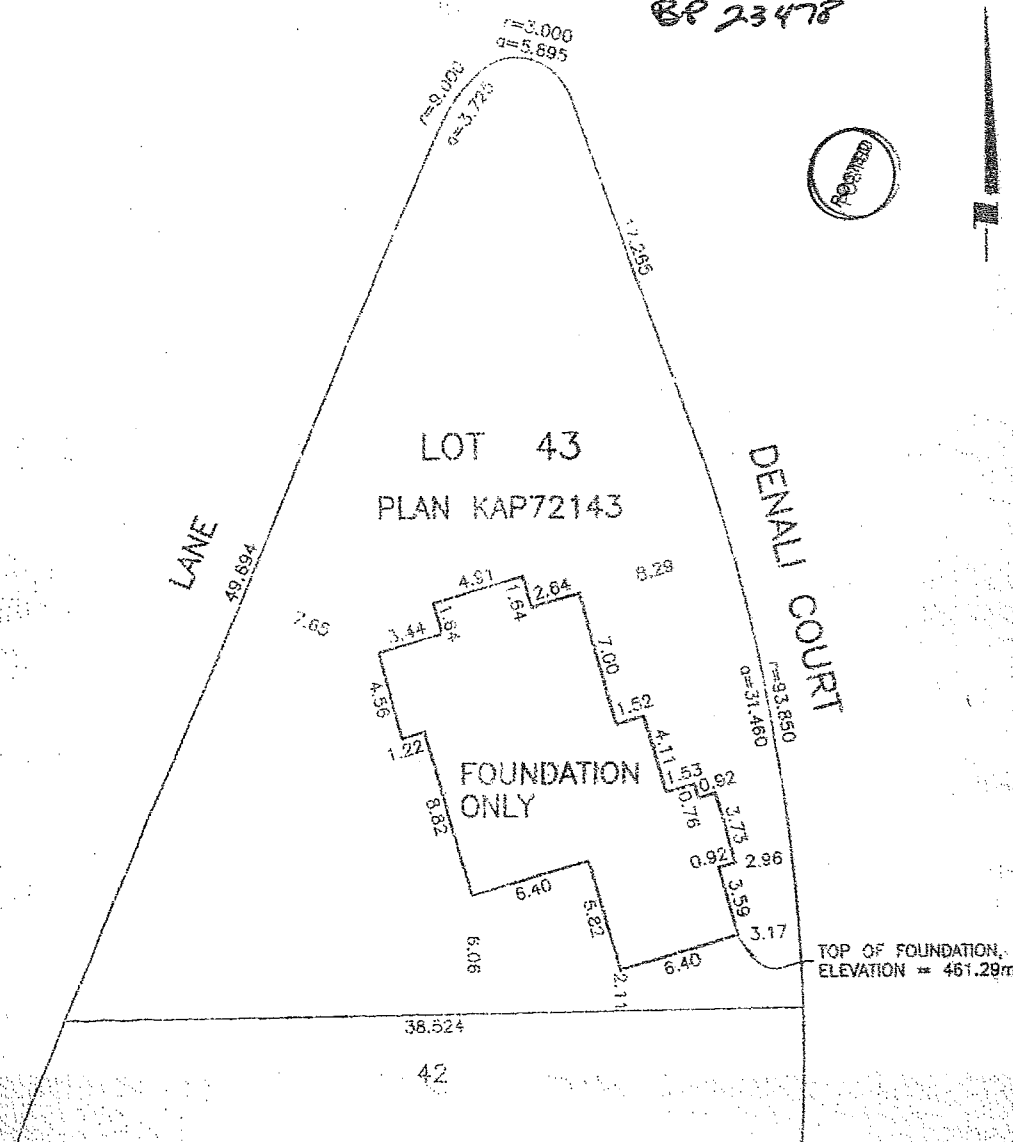
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

B.C. LAND SURVEYORS CERTIFICATE OF LOCATION ON LOT 43, PLAN KAP72143, SEC. 28, TP. 26, O.D.Y.D.

RV

650 DENALI COURT

BP 23478



I HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND RELATIVE LOCATION OF THE BUILDINGS THEREON.

J. Ferguson
B.C.L.S., C.V.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: DE WORTH QUALITY HOMES	
DATE: DECEMBER 17, 2002	T.E. Ferguson Land Surveying Ltd.
SCALE: 1:300 METRES	B.C. AND CANADA LAND SURVEYORS
FILE: 15435	216-1826 RICHTER STREET, KELOWNA, B.C.
© T.E. FERGUSON LAND SURVEYING LTD.	TELEPHONE: (250) 763-3115
	FAX: (250) 763-0321

PARKING



McKAIN: 650 DENALI COURT



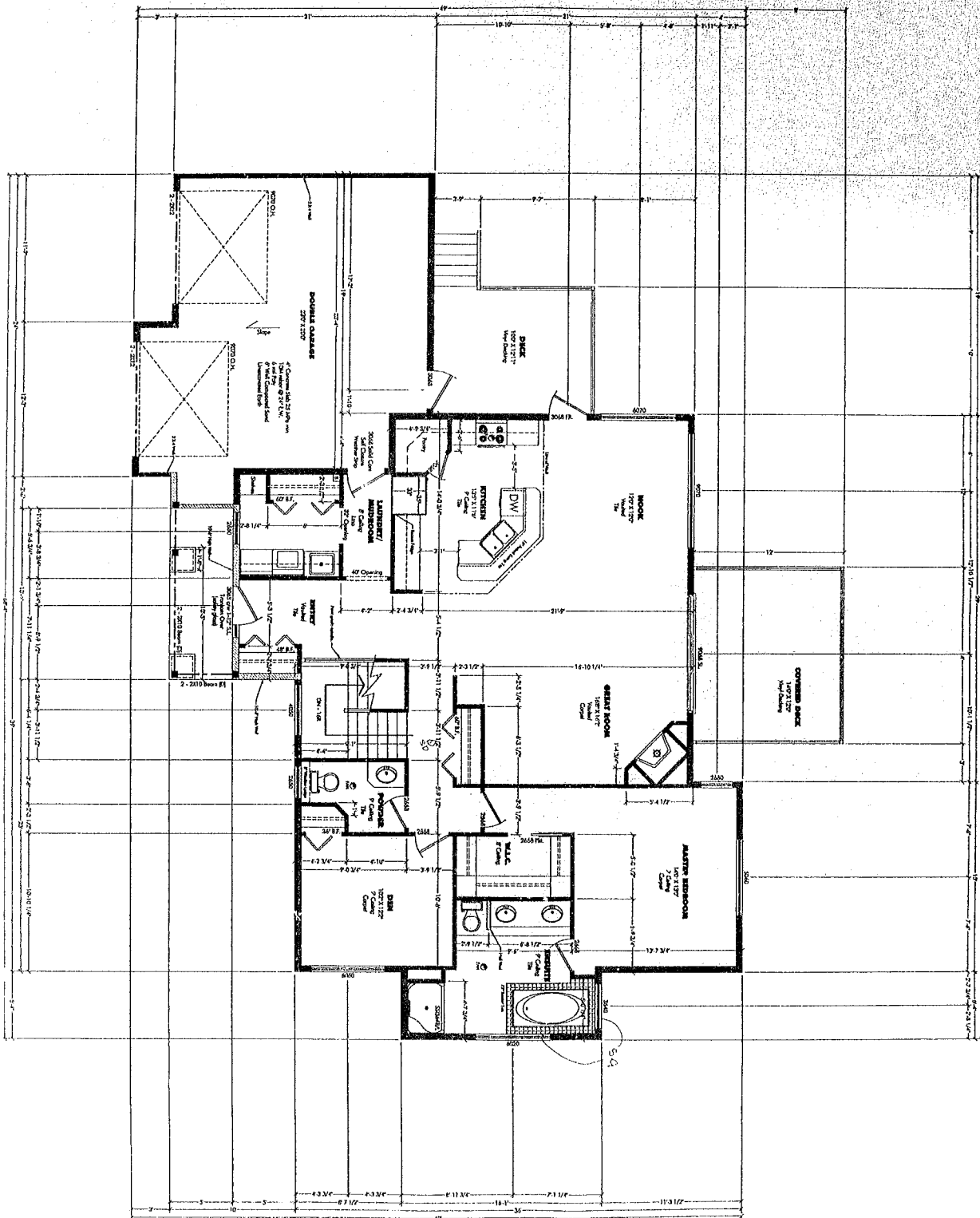


SUITE ENTRANCE



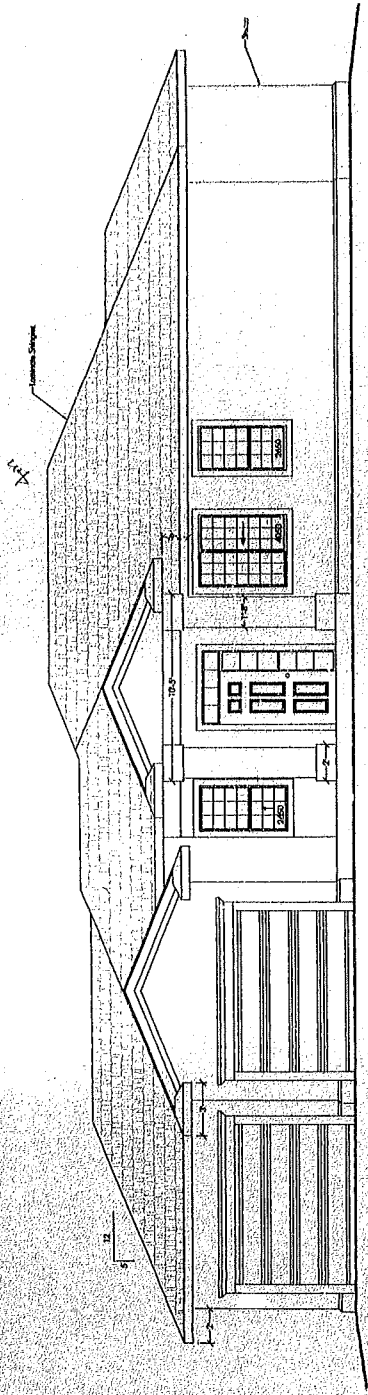
PATH TO STREET

1. All dimensions are in feet and inches unless otherwise noted.
2. All dimensions are to the center of the wall unless otherwise noted.
3. All dimensions are to the center of the window unless otherwise noted.
4. All dimensions are to the center of the door unless otherwise noted.
5. All dimensions are to the center of the column unless otherwise noted.

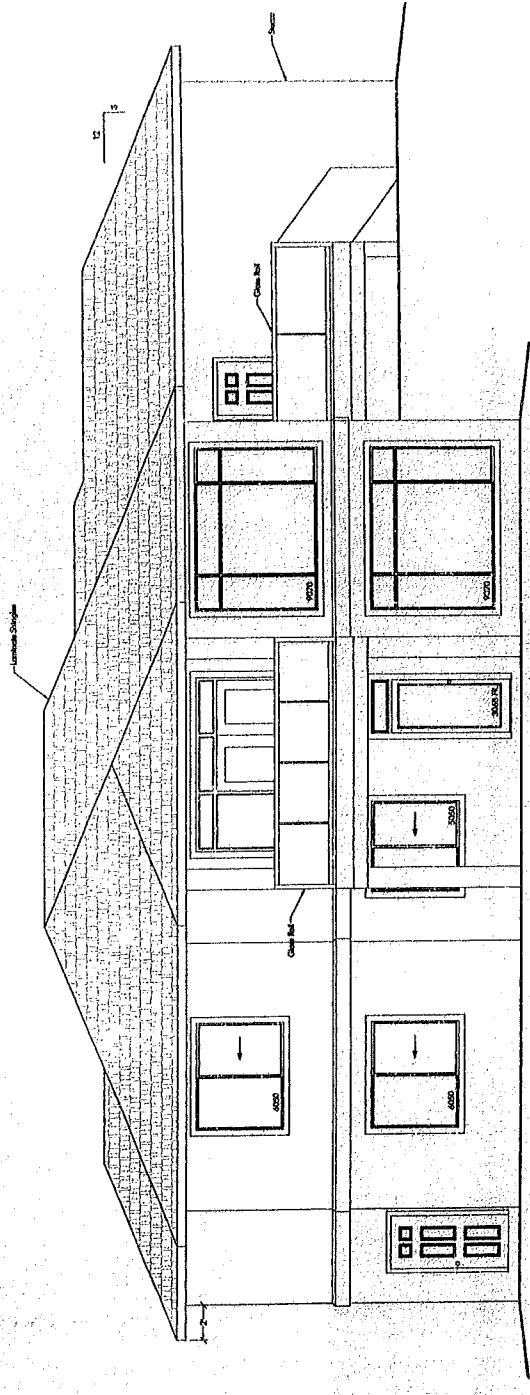


Floor
House plan - main level

1-832-11



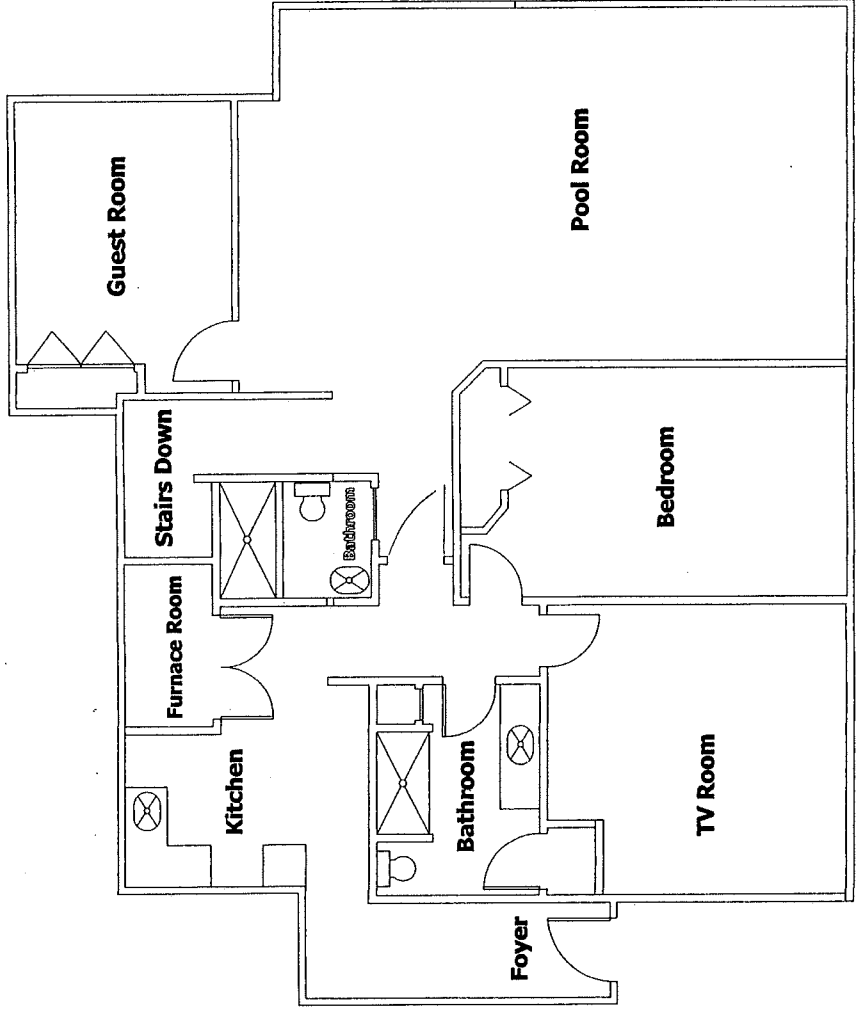
Front Elevation
 SCALE: 1/4" = 1'-0"
 PRINTED
 PERMIT
 COPY



Rear Elevation
 SCALE: 1/4" = 1'-0"

McKAIN: 650 DENALI CT.

VED
 NG PERMIT #23416
 L. REMAIN ON SITE
 BUILDING INSPECTORS



Proposed Suite Highlighted