

Memo



Date: January 22, 2010

To: City Manager

From: Community Sustainability Division

File No: Z09-0081

Applicant: Diane Delaurier

At: 916 Arbor View Dr.

Owner(s): Diane and Guy Delaurier

Purpose: To rezone the subject property from RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone to legalize 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. Z09-0081 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 34, District Lot 357, SDYD, Plan KAP75940, located at Arbor View Drive, 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.

2.0 SUMMARY:

This application is seeking to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone to legalize an existing secondary suite within a single family dwelling.

3.0 BACKGROUND:

The application for rezoning was made in response to a bylaw investigation. A large home which was constructed in 2005 occupies the subject property. A modest one bedroom suite proposed for the submerged basement level of this three level dwelling. The primary access to the suite is at the rear of the house. Continuous lighting is provided within the stairwell to identify primary access. An ample portion of the rear yard is allocated for the tenants private open space use.

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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 (FOR SECONDARY SUITE WITHIN PRINCIPAL DWELLING)
Subdivision Regulations		
Lot Area	630 m ²	550 m ²
Lot Width	18.31 m	16.5 m
Lot Depth	33.67 m	30.0 m
Development Regulations		
Site Coverage (buildings)	15 %	40%
Site Coverage (buildings/parking)	25 %	50%
Floor Area of principal dwelling	251 m ²	
Floor Area of Secondary Suite / Size ratios	78m ² /31 %	In building can't exceed lesser of 90 m ² or 40%
Existing Dwelling		
Height	9.5 m	Less than 2 ½ storeys / 9.5 m
Front Yard	6 m	6.0 m to a garage
Side Yard (e)	2.3 m	2.3 m (2 - 2 ½ storey)
Side Yard (w)	2.3 m	2.3 m (2 - 2 ½ storey)
Rear Yard	7.5 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

3.1 Site Context

The subject property is located on the North side of Arbor View Drive, in the Southridge area of Kelowna. 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: 916 Arbor View Road



4.0 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.

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

The proposed rezoning in order to add a suite does not compromise Development Engineering as far as servicing is concerned.

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 Bylaw Services

Bylaw Services has an open 'illegal suite' file open that was generated on November 16, 2009; #157507

5.4 Building and Permitting

Building permit required.

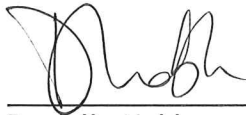
Note: The following items will need to be addressed at the building permit stage.

Fire separation under the stairs and in the mechanical room. Minimum bedroom window well clearance is to be confirmed. Additional items as required by the plan checker and building inspector.

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 are achieved on-site.

Submitted by:



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:



for / Shelley Gambacort
Director, Land Use Management

Attachments:

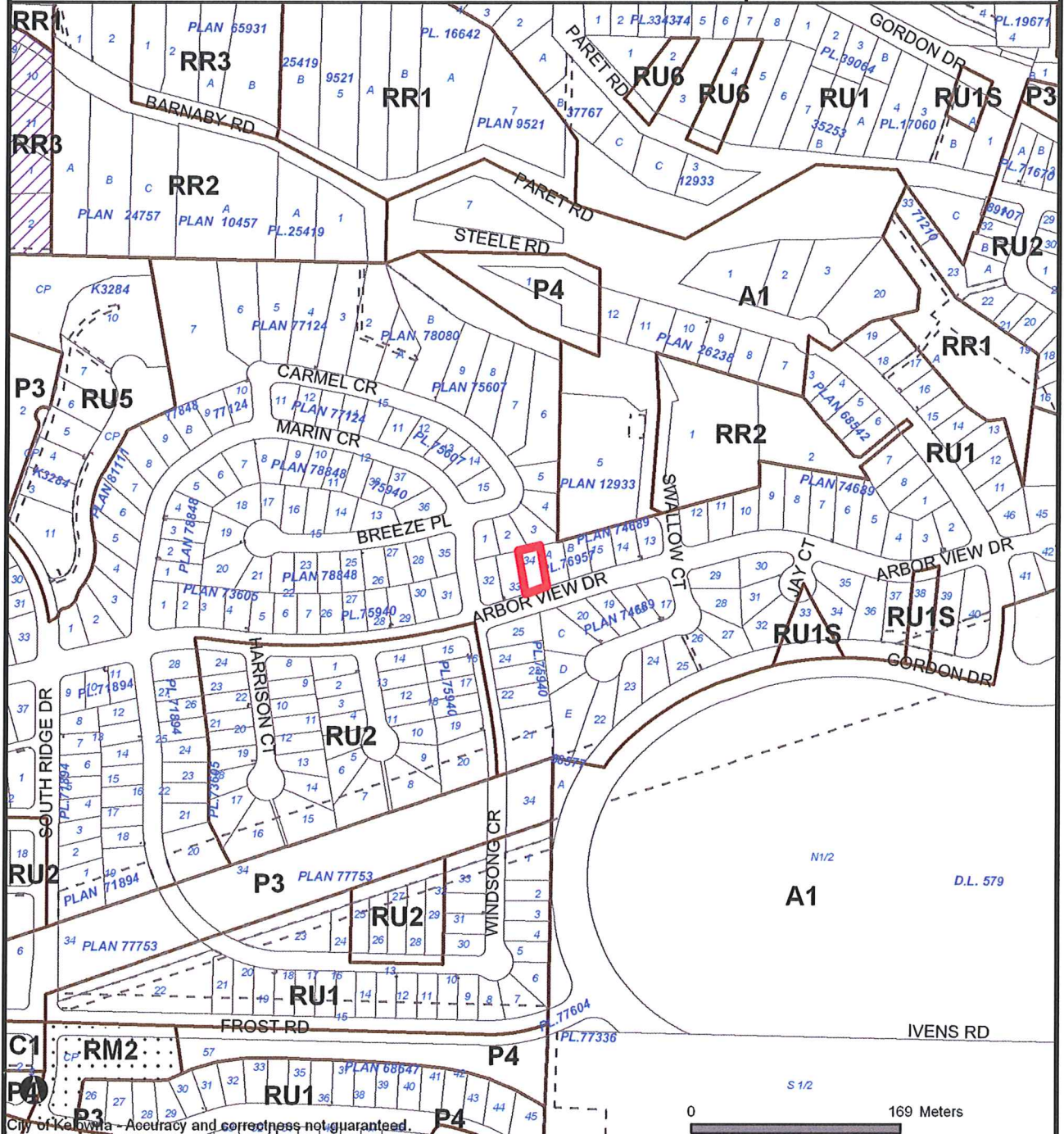
Subject Property Map
Site Plan
Suite Floor Plans
Elevation drawing
Photos

Application

Z09-0081



Subject Property



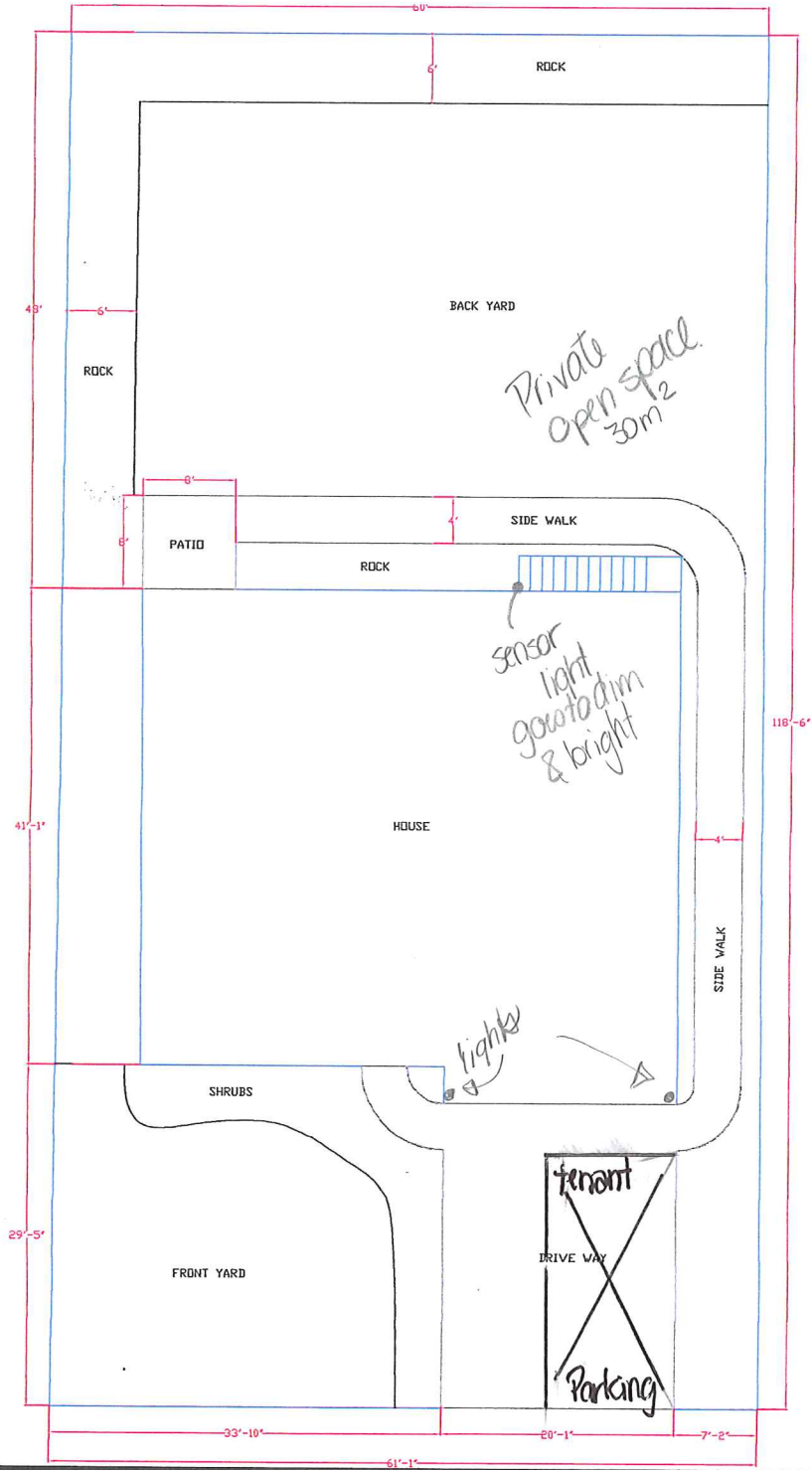
City of Kelowna - Accuracy and correctness not guaranteed.

0 169 Meters

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

2009-12-22

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.



		TITLE: DIANE DELAURIER
DELAURIER RESIDENCE		DATE: DECEMBER 06, 2009
916 ARBOR VIEW DR.		SCALE: 3/32" = 1 FOOT
		DRAWN BY: D.E.P.

GENERAL NOTES

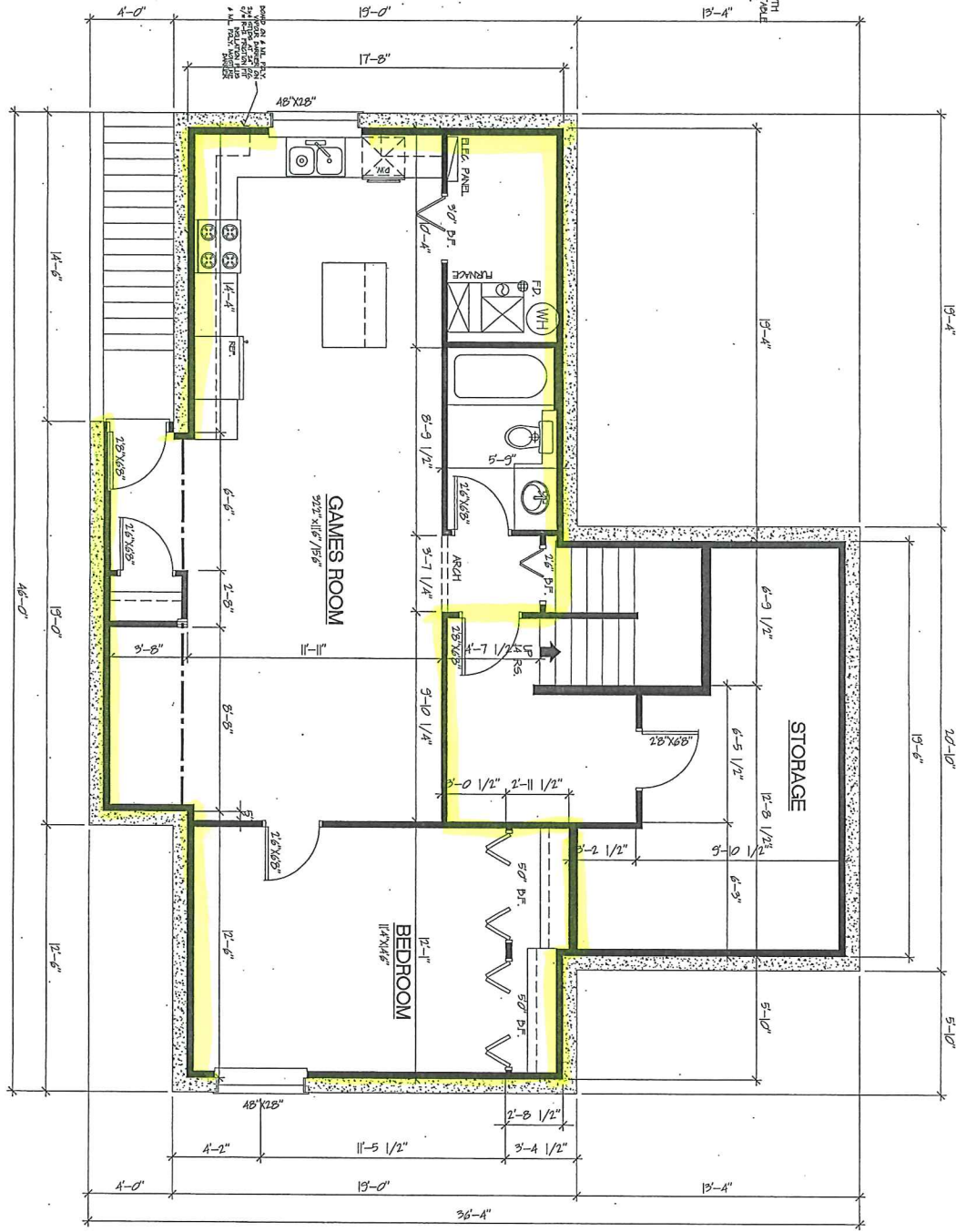
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO VERIFY THERE ARE NO DISCREPANCIES.

CARPENTRY
FRAMING LUMBER SHALL BE NUMBER TWO OR BETTER, SPECIES UNLESS OTHERWISE SPECIFIED ON PLAN. ALL BEAM AND LINTEL JOINTS SHALL BE PROPERLY JOINTED AND BOLTED TOGETHER BY TRADES MANUFACTURER AND CONTRACTOR. ALL JOINTS SHALL BE PROPERLY SIZED PROVIDED BY TRADES/TRADE MANUFACTURER. TRADE PRECEDENCE.

MISCELLANEOUS
CLOSERS SHALL HAVE A MINIMUM OF 200 AND SHALL BE WITH MINIMUM HEIGHT OF 24" UNLESS OTHERWISE SPECIFIED. LUSH CLOSERS SHALL HAVE 5" QUARTER ROUND CLOSERS WHEREVER POSSIBLE. FLOOR CLOSERS SHALL HAVE ONE SELF.

(C) INTERIOR WALL CONSTRUCTION
1/2" STYROFOAM INSULATION OVER 5/8" GYPSUM BOARD OVER 5/8" PAINTED FINISH

(J) FROST WALL CONSTRUCTION
6 MIL POLY-ETHYLENE SHEETING OVER 2x4 STUDS AT 24" O.C. 2x4 R-10 FROST PROTECTION INSULATION PLUS INSULATION PLUS MOISTURE BARRIER



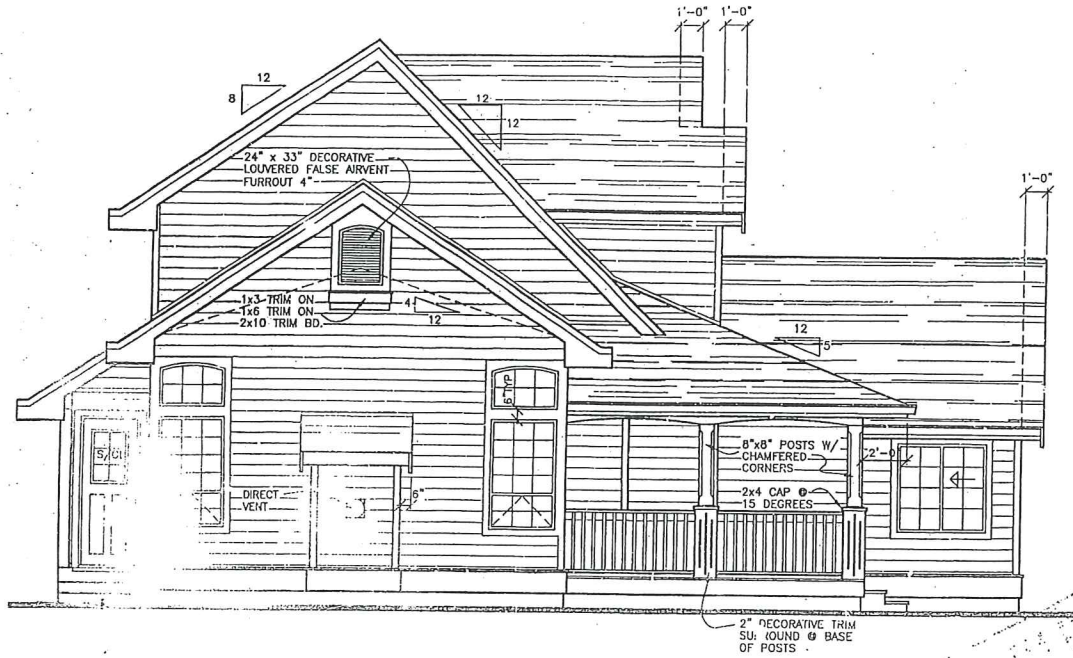
PROPOSED BASEMENT DEVELOPMENT
839 SQ.FT

PROJECT No.	RENO - BASEMENT
STREET ADDRESS	916 ARBOURVEIW

TANRYE Homes and Designs
110-3825 Glen Canyon Dr.
Westbank, BC 768-8784

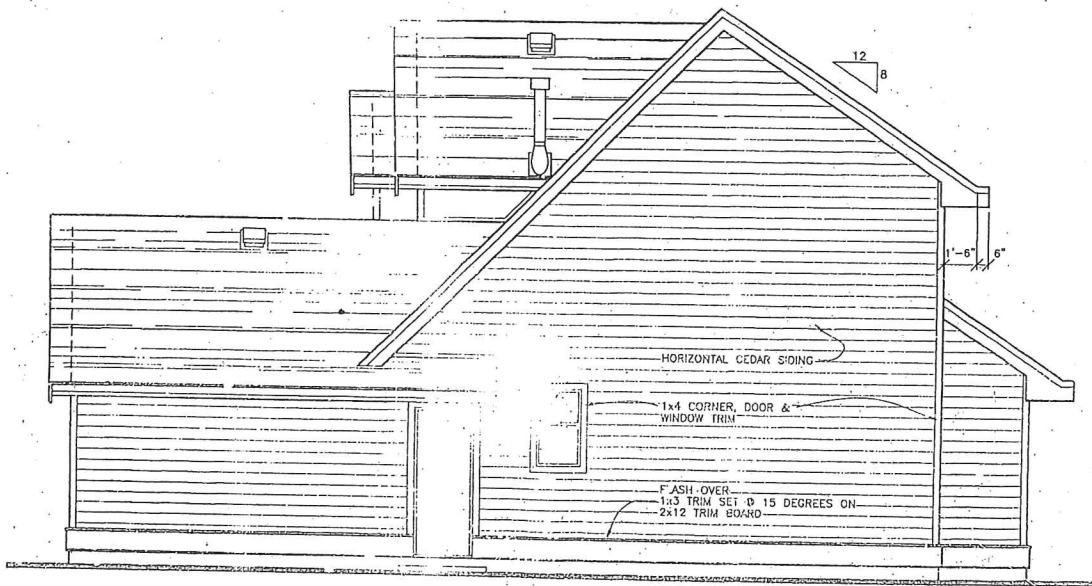
PROJECT TITLE	DELAURIER RES.
SHEET TITLE	BASEMENT DEV.

SCALE	3/16" = 1'0"
DATE	APR 09
SHEET NO.	2 / 2



LEFT ELEVATION

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RIGHT ELEVATION



