

Memo



Date: May 21/10
To: City Manager
From: Community Sustainability Division
File No: Z10-0032 **Applicant:** Westnedge, Wallace David
At: 450 Donhauser Road **Owner:** Westnedge, Wallace David
Purpose: TO REZONE FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RU1s - LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO ALLOW A BASEMENT SUITE WITHIN THE EXISTING PRINCIPAL DWELLING
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RU1s - Large Lot Housing with Secondary Suite
Report Prepared by: Luke Turri

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0032 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8, Block A, Section 26, Township 26, ODYD, Plan 8606, located at 450 Donhauser Road, Kelowna BC, from the from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

AND THAT final adoption be considered subject to a Building Permit application being made for the suite.

2.0 SUMMARY:

This application seeks to rezone from the RU1 zone to the RU1s zone to allow a basement suite.

3.0 BACKGROUND:

The existing single family dwelling currently has a non-conforming basement. The property owner purchased the property in 2009, and is seeking to renovate the suite to conform with pertinent bylaws and regulations.

The application meets the requirements of Zoning Bylaw No. 8000 as follows:

CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	863m ²	550 m ²
Lot Width	20.76m	16.5 m
Lot Depth	35.91m	30.0 m

A handwritten signature in blue ink, appearing to be "A.V.", located in the bottom right corner of the page.

Development Regulations		
Site Coverage (buildings)	24%	40%
Site Coverage (buildings/parking)	35%	50%
Height (existing house)	2 storeys / 6.5m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	197m ²	-
Floor Area of Secondary Suite	70m ² / 36%	Cannot exceed the lesser of 90 m ² or 40% of principal dwelling
Front Yard	6.5 m	4.5 m / 6.0 m to a garage
Side Yard (north)	2.0m	2.0 m
Side Yard (south)	3.0m	2.3 m
Rear Yard	20.0m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces

4.2 Site Context

The subject property is located near the north-eastern boundary of the Rutland Urban Centre, two blocks west of Rutland Road North. Specifically, the adjacent zones and uses are:

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

4.3 Site Location Map

Subject property: 450 Donhauser Road



5.0 DEVELOPMENT POTENTIAL/CURRENT POLICY:

5.1 Official Community Plan

Land Utilization within Single Detached Areas: Work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivision and building permit applications that would allow for smaller lot sizes, secondary suites, minor boarding facilities, minor group homes, duplexes etc. that are sensitively integrated into a neighbourhood.¹

Secondary Suites: Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.²

6.0 TECHNICAL COMMENTS:

6.1 Building & Permitting

Operable bedroom windows required as per BCBC 2006. Access to exterior from the basement suite is required to go thru a door operating on vertical hinges (sliding patio doors are not allowed). BP application to indicate the method of fire separation between suite and main dwelling. Fire rating of access to exit required on main floor around stairwell to basement. The mechanical room walls are required to be fire rated and have a self closing, weather striped, fire rated door assembly. Range hood above the stove and the washroom fan to vent separately to the exterior of the building. The size of the penetration thru the fire separations for these elements are restricted by BCBC 2006. The mechanical system is recommended to be separated from the main dwelling.

¹ OCP Policy 8.35.

² OCP Policy 8.47.

6.2 Development Engineering Branch

See attached.

6.3 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations are required between the suite and the main home as per BCBC 2006.

7.0 LAND USE MANAGEMENT DEPARTMENT:

The Land Use Management Department is supportive of this rezoning application. Policies within the Official Community Plan affirm the sensitive integration of infill in established neighbourhoods where services are already in place and densification can easily be accommodated. This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area.

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
- Development Engineering Branch Comments

Date application accepted:

April 20, 2010

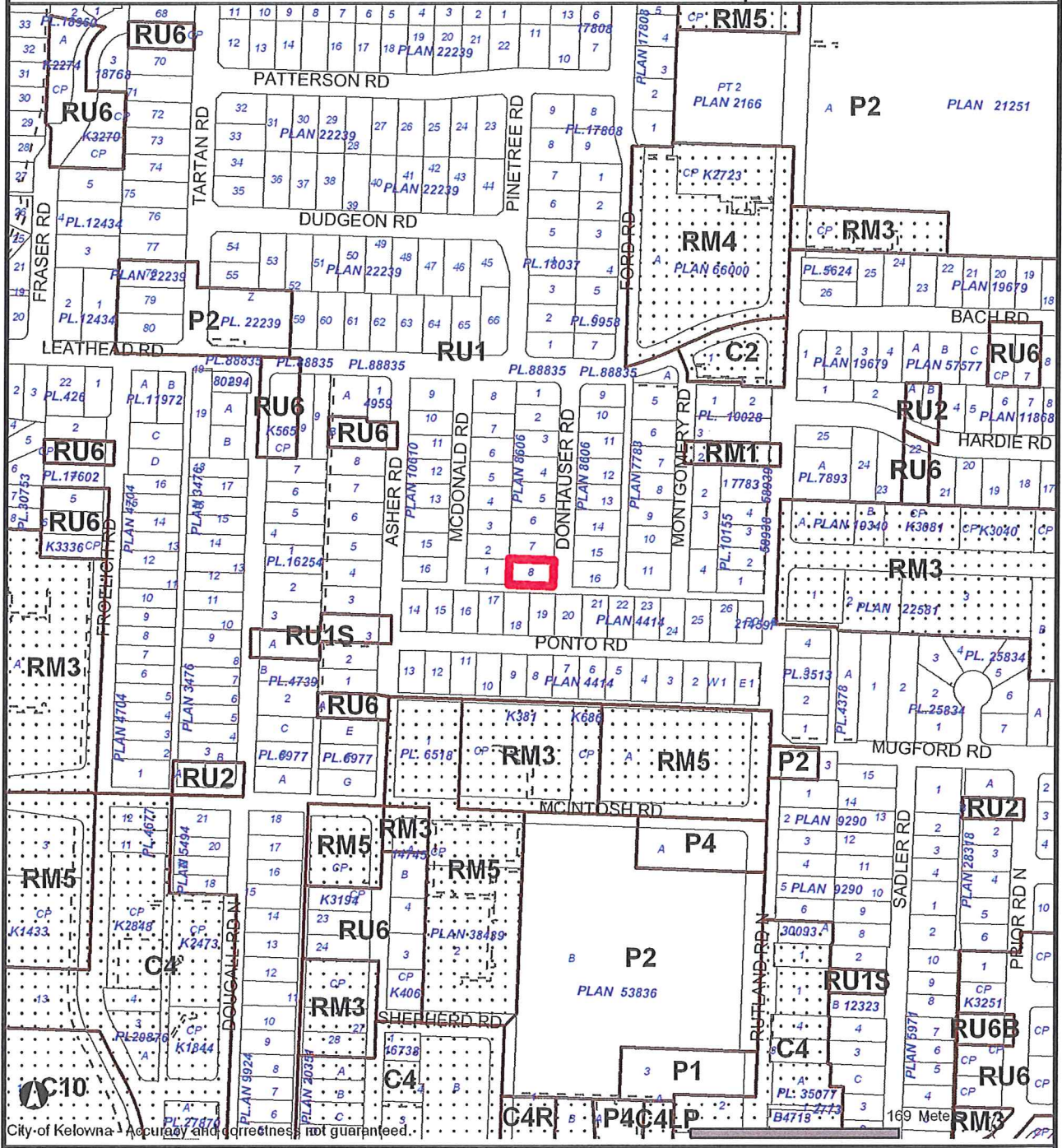
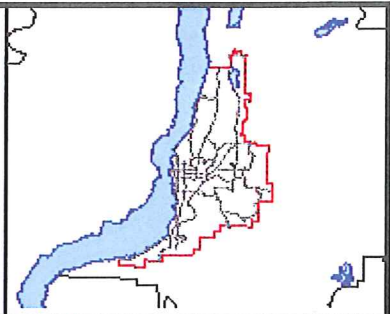


Application

Z10-0032



Subject Property



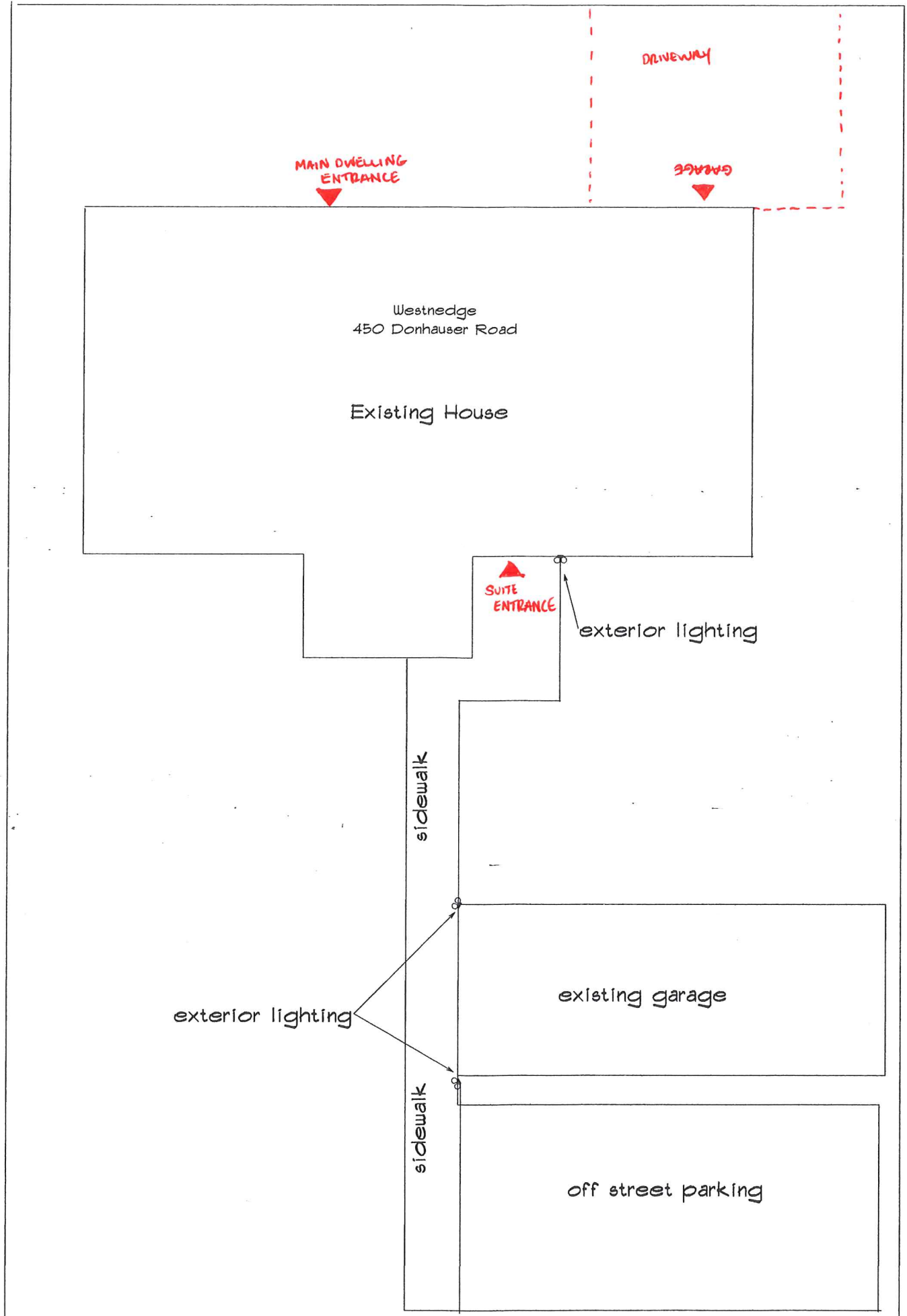
City of Kelowna - Accuracy and correctness not guaranteed.

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

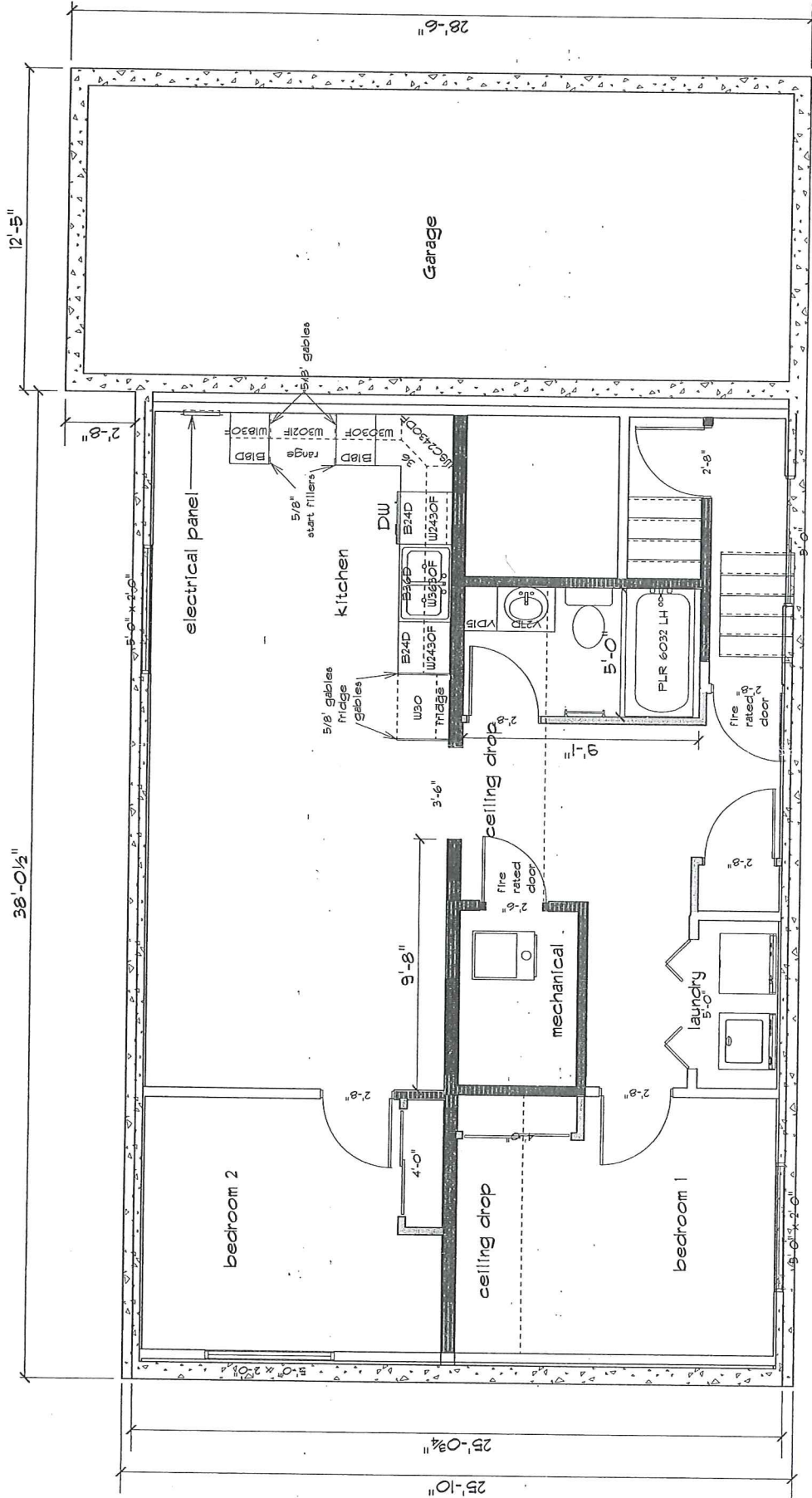
2010-04-20

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.

Donhauser Road



Westnedge
450 Donhauser Road New Basement Suite



CITY OF KELOWNA

MEMORANDUM

Date: May 6, 2010
File No.: Z10-0032
To: Planning & Development Services Department (LT)
From: Development Engineer Manager (SM)
Subject: 450 Donhauser Road – Lot 8, Plan 8606, Sec. 26, Twp. 26, ODYD

Development Engineering Services comments and requirements regarding this application to rezone from RU1 to RU1s 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 Rutland Waterworks District (RWD). All charges and fees must be paid directly to RWD.

4. Miscellaneous.

Parking is provided on site

Steve Muenz, P.Eng.
Development Engineering Manager

BB