

Memo



Date: June 11, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0025

Applicant: Martin C. Cleveland

At: 1336 Mountainview Street

Owner(s): Martin C. Cleveland
Gregory C. Allen
Carol A. Cleveland

Purpose: To rezone the subject property from RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone to construct 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: Paul McVey

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0025 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 20, Section 29, Township 26, ODYD Plan 5070, located at 1336 Mountainview Street, 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;

AND FURTHER THAT the applicant be required to sign a Third Party Work Order for the cost of installing the (IC), prior to issuance of a Development Permit

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 allow the construction of a secondary suite within an addition to a single family dwelling.

3.0 BACKGROUND:

The existing dwelling located on the subject property was constructed in 1957. The owner is proposing to remove the existing carport and replace it with a two storey addition that contains a garage and workshop on the ground floor and a two bedroom suite on the second storey. The applicant is also proposing to add on to the rear of the existing dwelling to relocate the bedrooms

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to the rear of the dwelling. The new addition and the existing dwelling are to be finished with horizontal “hardie-plank” siding and new trim in order that the renovated dwelling is updated with new finishes.

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 (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	697.26 m ²	550 m ²
Lot Width	22.87 m	15.0 m (with lane access)
Lot Depth	30.48 m	30.0 m
Development Regulations		
Site Coverage (buildings)	32%	40%
Site Coverage (buildings/parking)	42%	50%
Height (house & addition)	7.26 m / 2 storeys	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	219.65 m ²	
Floor Area of Secondary Suite / Size ratios	67.17 m ² / 30%	In building can't exceed lessor of 90 m ² or 40%
Front Yard	6.07 m	4.5 m to building 6.0 m to garage or carport
Side Yard (north)	2.7 m	2.3 m (2 - 2 ½ storey)
Side Yard (south)	2.86 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	30m ² requirement

3.1 Site Context

The subject property is located on the west side of Mountainview Street, in the Glenmore area of Kelowna. More specifically, the adjacent land uses are:

North	RU1 - Large Lot Housing zone	- single unit residential
South	RU1 - Large Lot Housing zone	- single unit residential
West	RM1 - Four Dwelling Housing zone	- 4 plex residential dwelling
East	RU1 - Large Lot Housing zone	- single unit residential

3.2 Site Location:

1336 Mountainview Street



5.0 CURRENT DEVELOPMENT POLICY

Kelowna 2020 - Official Community Plan

The subject property is designated as Single/Two Unit Residential in the Official Community Plan. Relevant policies are included below.

Housing Policies:

Infrastructure Availability¹. Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently;

Integration². Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities;

Secondary Suites³. Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.

6.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

¹ Official Community Plan, Policy #8-1.30

² Official Community Plan, Policy #8-1.44

³ Official Community Plan, Policy #8-1.47

6.1 Development Engineering

See attached.

6.2 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.

6.3 Bylaw Services

No concerns.

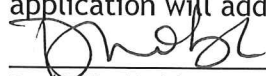
6.4 Building and Permitting Branch

- 1) Structural Engineer may be required to design support load paths of existing framing for rear addition along with shoring for new basement adjacent to the existing foundations
- 2) Suite Bedroom #1 requires an operable window, but not thru a fire separation. We recommend that the layout be revised for the suite to accommodate
- 3) Suite requires soffit protection at adjoining wall which may affect roof ventilation
- 4) Window below access stairs to suite to be fire rated or may be able to be relocated to meet the British Columbia Building Code for exiting protection.
- 5) Suite Access stairs requires frost protection. Building permit application drawings to define stair foundations and construction.
- 6) Frost walls required for new garage when converted from Carport (exterior walls)

Note: The applicant has provided updated plans to address the concerns of the Building and Permitting Department. There will be additional review at time of building permit application.

7.0 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. The property to the west is an example of a single unit dwelling containing a legal suite within this neighbourhood. The associated Development Permit application will address the form and character of the proposed suite addition.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

Attachments:

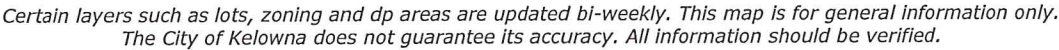
Subject Property Map

Site Plan

Floor Plans, Building Elevations& Photo of proposed finishes

Date Application Accepted: April 13, 2010

Revised drawings received May 28, 2010



CITY OF KELOWNA

MEMORANDUM

Date: April 27, 2010
File No.: Z10-0025 DP10-0042
To: Planning & Development Services Department (PMcV)
From: Development Engineering Manager
Subject: 1336 Mountainview St Lot 20 Plan 5070 RU1s

Development Engineering Services have the following requirements associated with this rezoning application.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. The service will be adequate for this application. Metered water from the main residence must be extended to supply the proposed suite.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) must be installed on the service at the owner's cost as required by the sewer-use bylaw. Service upgrades can be provided by the City at the applicant's cost.

The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.

For estimate inquiry's please contact John Filipenko, by email jfilipenko@kelowna.ca or phone, 250-469-8581.

3. Site Related Issues

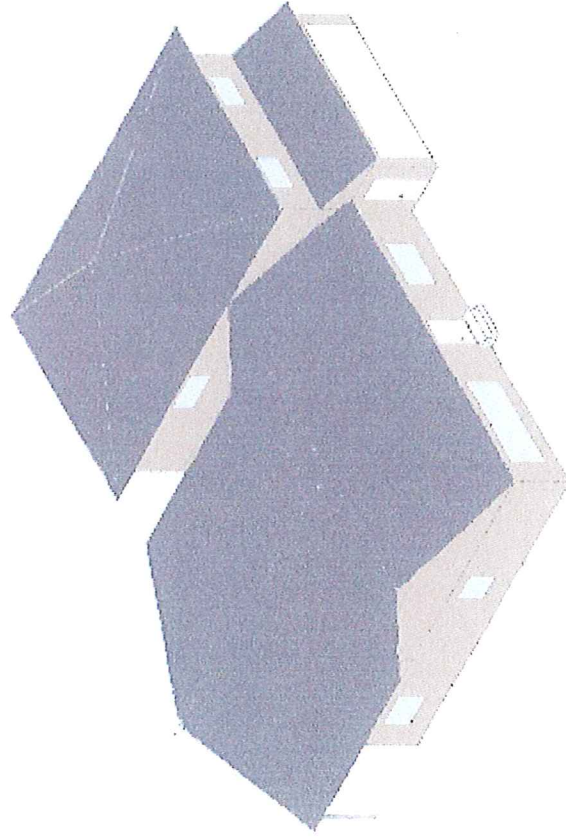
On-site parking modules must meet bylaw requirements.

4. 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.

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf

ISOMETRIC PROPOSAL
1336 MOUNTAINVIEW ST.
KELOWNA
SCALE 1:100



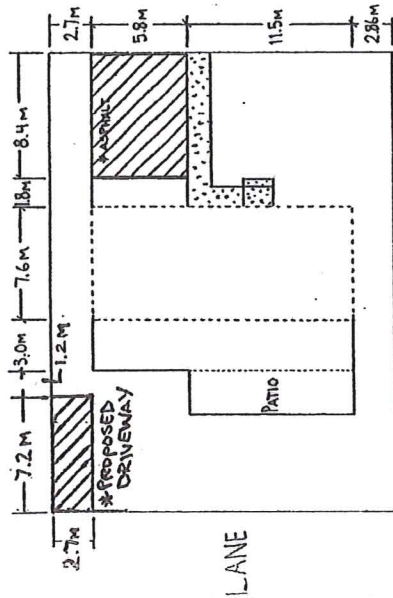
REVISED PLANS

MAY 28 2010

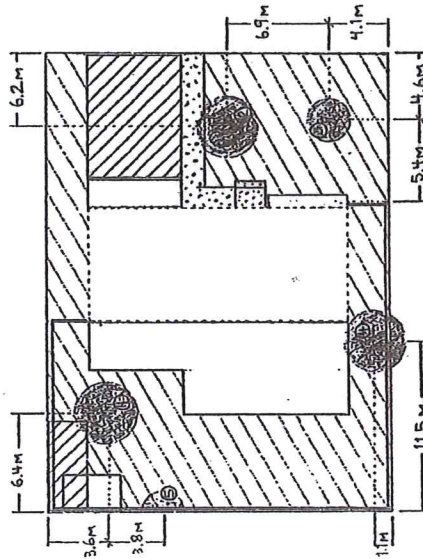
CITY OF KELOWNA
Land Use Management



1336 MOUNTAINVIEW ST.
SITE & LANDSCAPE PLANS
SCALE 1:200

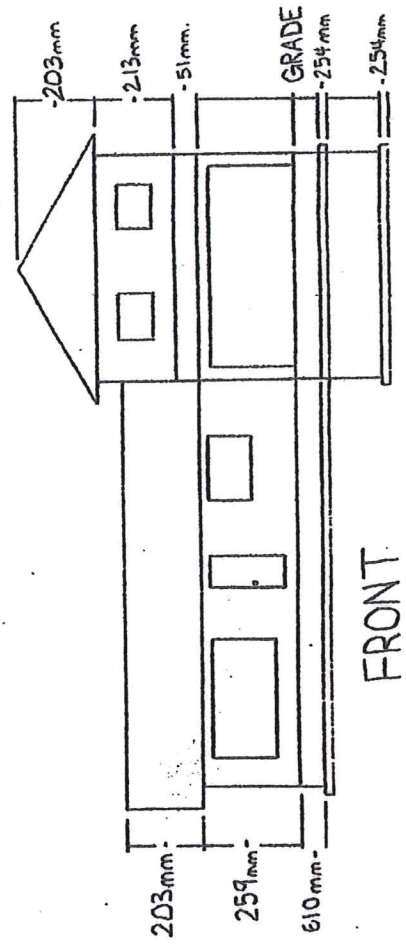
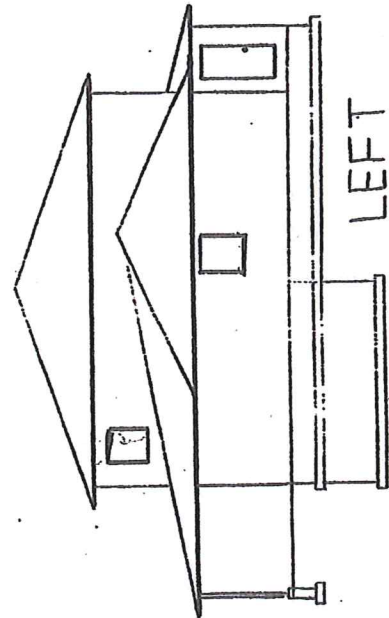
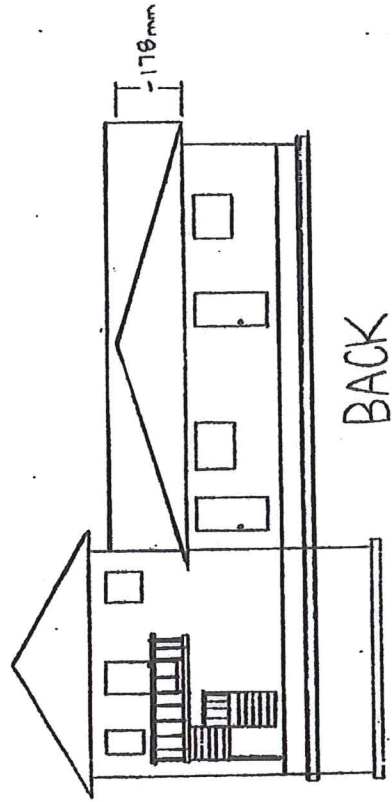
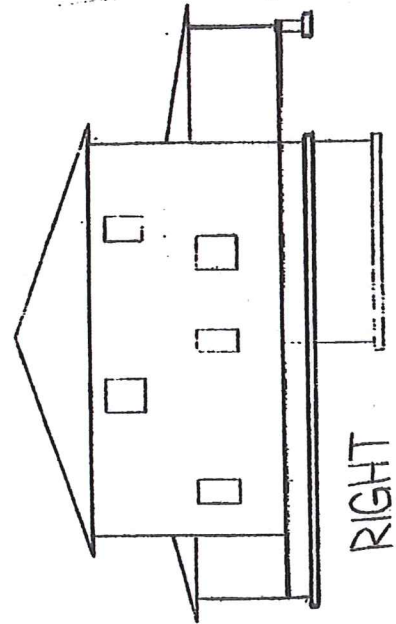


MOUNTAINVIEW ST.



- | | | | | | |
|--|--------------------|--|----------|--|--------------------|
| | PROPERTY LINE | | DRIVEWAY | | 1 BLUE SPRUCE |
| | EXISTING STRUCTURE | | CONCRETE | | 2 MOUNTAIN ASH |
| | PROPOSED ADDITION | | TULIPS | | 3 ORNAMENTAL BIRCH |
| | GRASS | | FENCE | | 4 WALNUT |
| | | | | | 5 YELLOW BIRCH |

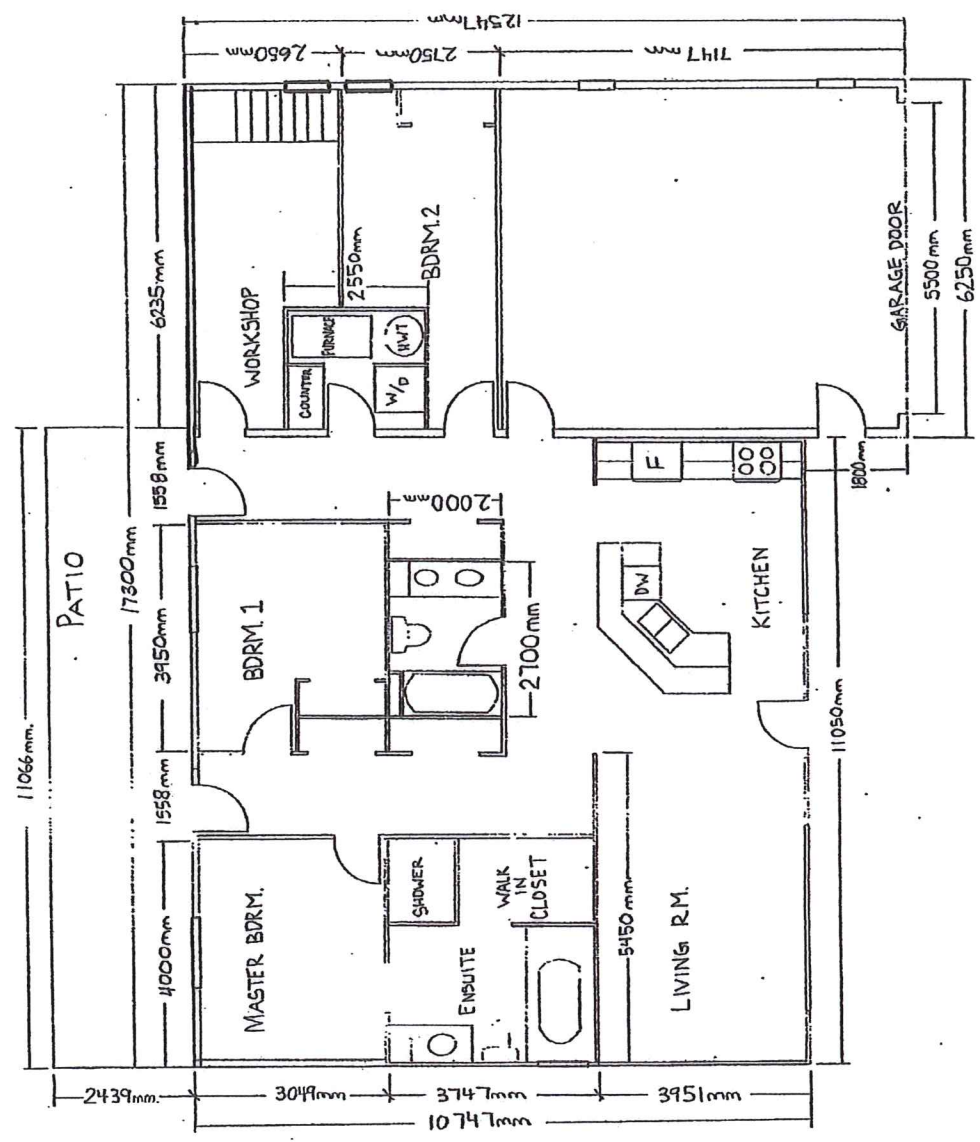
1336 MOUNTAINVIEW ST.
ELEVATIONS
SCALE 1:100



1/8" = 8mm
 1/8" = 8mm
 1/8" = 8mm
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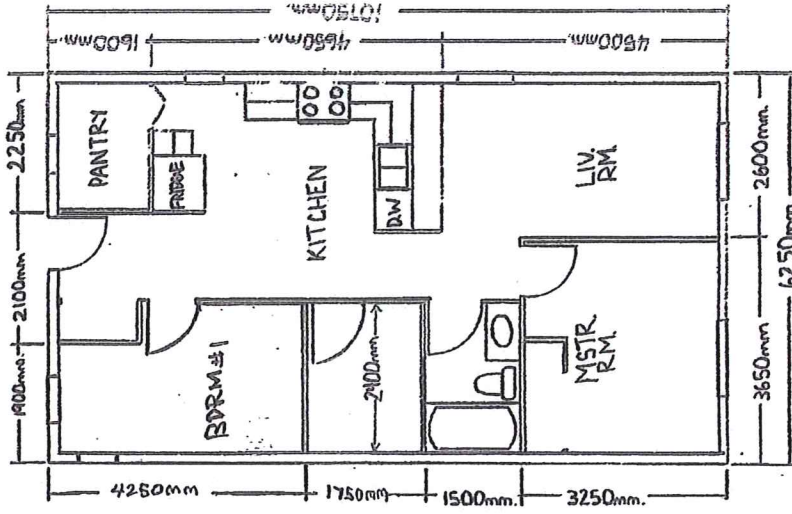
1336 MOUNTAINVIEW ST.
 MAIN LEVEL
 SCALE 1:50



1336 MOUNTAINVIEW ST.

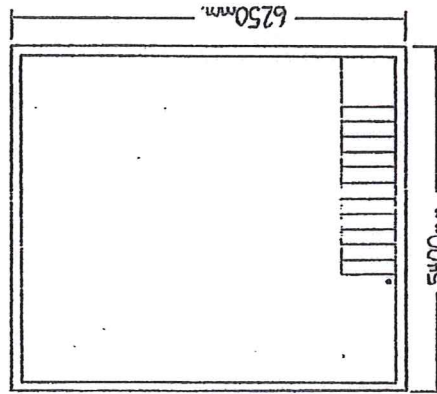
2ND STORY SUITE

SCALE 1:50



1336 MOUNTAINVIEW ST.

BASEMENT
SCALE 1:50





These are the
exact exterior
colours and
material.
Including trim