

Memo



Date: May 13, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0030 **Applicant:** Douglas & Lindsey Neyedli

At: 4631 Darin Place **Owner(s):** Douglas & Lindsey Neyedli

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: Birte Decloux

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0030 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 13, District Lot 357, ODYD Plan KAP57058, located at Darin Place, 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 construct a secondary suite within a single family dwelling.

3.0 BACKGROUND:

At the time the dwelling was constructed, the basement was not finished and is now proposed to contain a suite. The current access is internal only and the proposed suite will be accessed by a newly constructed stairwell located at the rear of the home. Additional windows are planned for the suite in order to meet BC Building Code requirements. The resulting space will have one bedroom and a modest open living space with limited natural light.

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	668 m ²	550 m ²
Lot Width	18.9 m	16.5 m
Lot Depth	35.35 m	30.0 m
Development Regulations		
Site Coverage (buildings)	32%	40%
Site Coverage (buildings/parking)	50%	50%
Height (existing house)	6.9m / 2 storeys	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	260.88 m ²	
Floor Area of Secondary Suite / Size ratios	52.77 m ² / 20%	In building can't exceed lessor of 90 m ² or 40%
Front Yard	6.07 m	4.5 m
Side Yard (north)	4.98 m	2.3 m (2 - 2 ½ storey)
Side Yard (south)	2.33 m	2.3 m (2 - 2 ½ storey)
Rear Yard	18.77 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 Darin Place, in the Mission area of Kelowna. More specifically, the adjacent land uses in all directions are RU1 Large lot Housing.

3.2 Site Location: 4631 Darin Place



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 Polices:

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) Provide City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. Building permit application to indicate the method of fire separation between suite and main dwelling.
- 2) The fire separation walls between the suite and the main dwelling are required to be fire rated and the door is to be rated have a self closing device & weather striped.
- 3) The suite bedroom window is to meet the minimum requirements of the 2006 edition of the British Columbia Building Code.
- 4) New stairwell to basement requires frost cover, a drain at the bottom of the stairs, handrails and guardrails.
- 5) Range-hood for the stove is required to vent to exterior.

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.

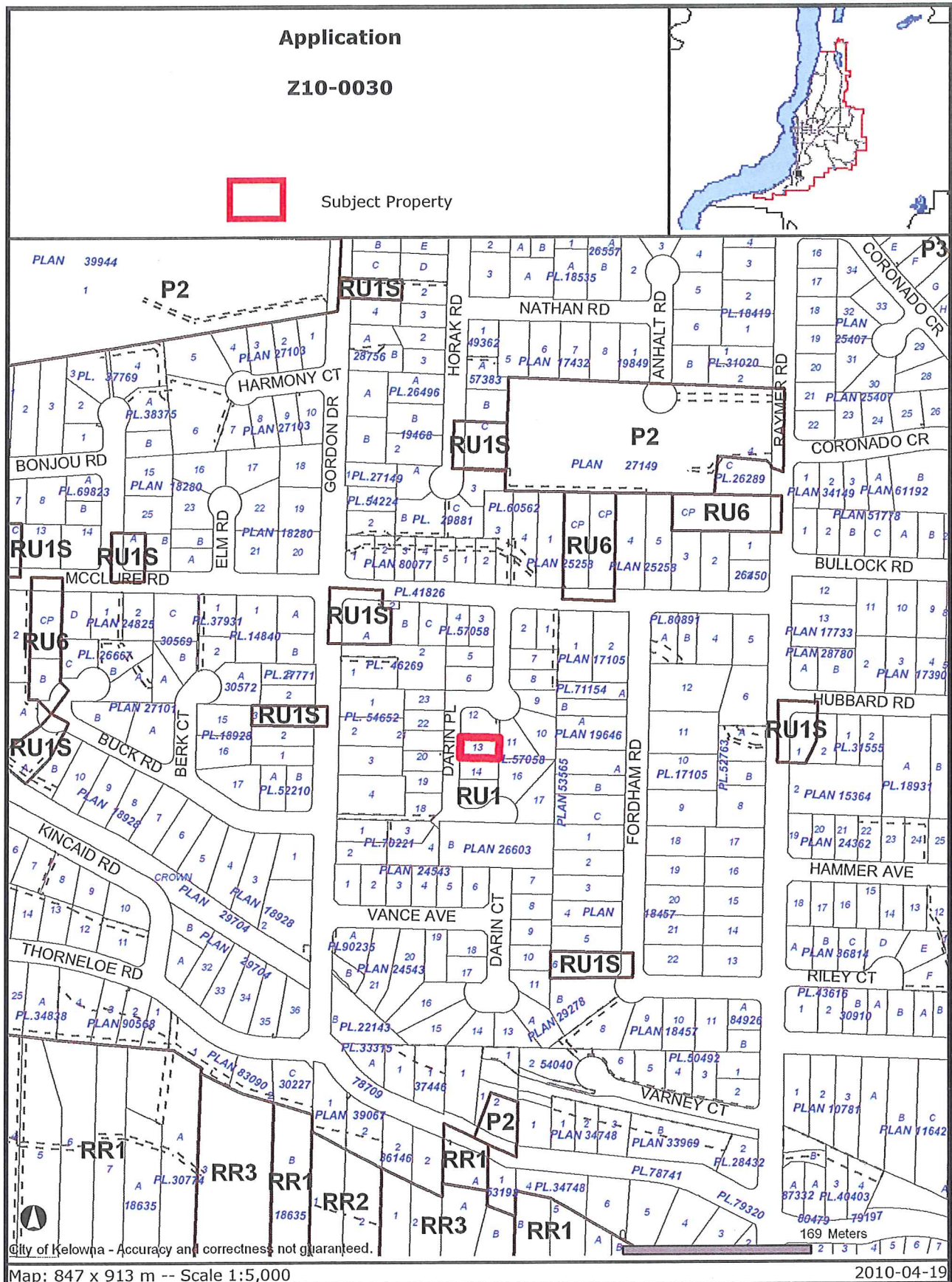
Danielle Noble
Manager, Urban Land Use

Approved for inclusion:

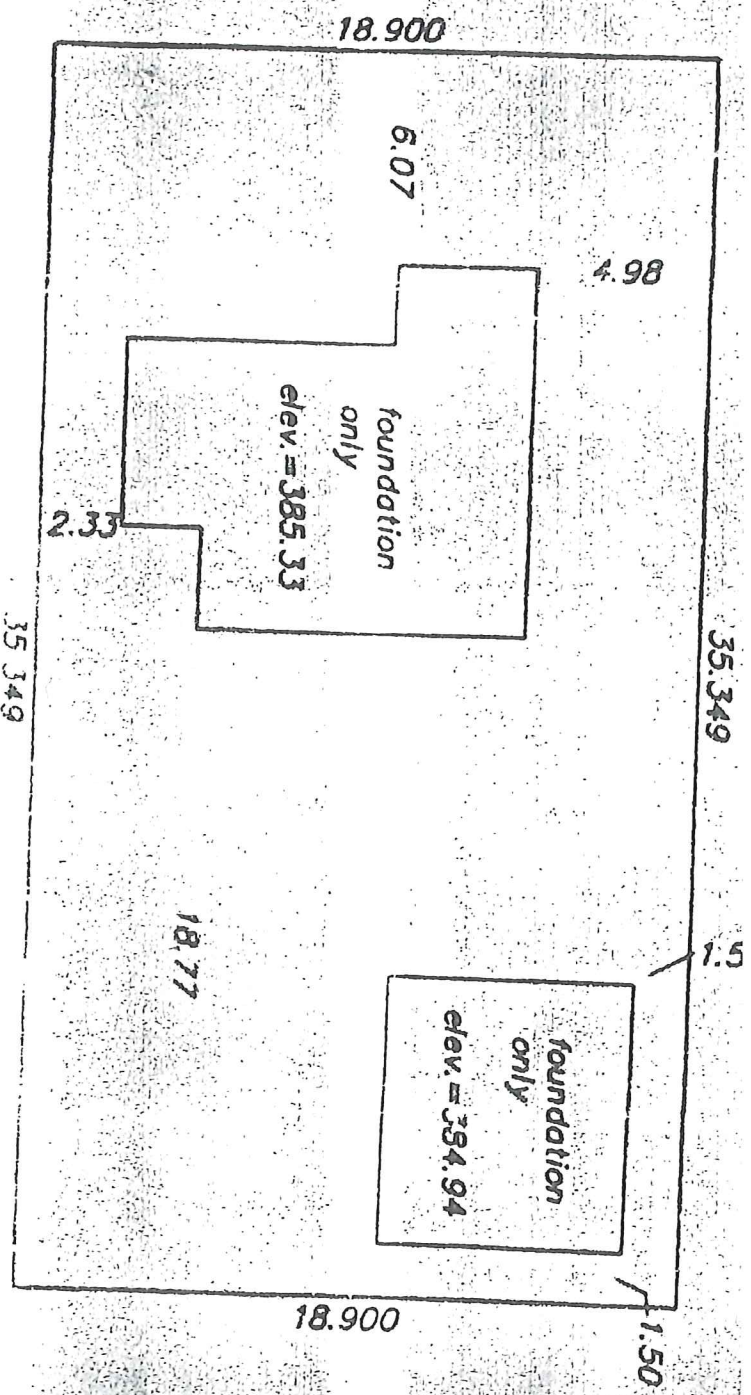
Shelley Gambacort
Director, Land Use Management

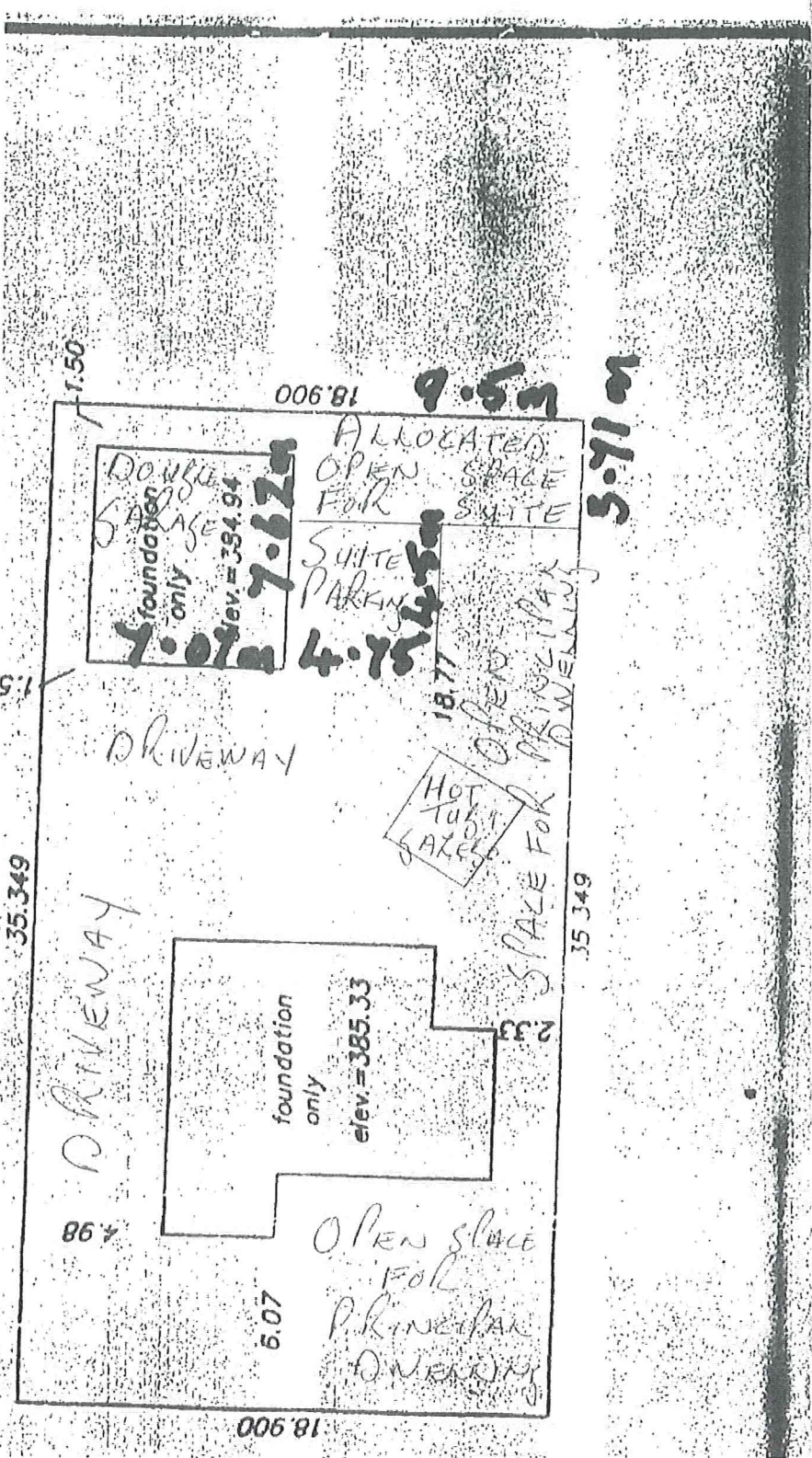
Attachments:
Subject Property Map
Site Plan
Suite Floor Plans
Elevations
Photo

Date Application Accepted: April 20, 2010



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.



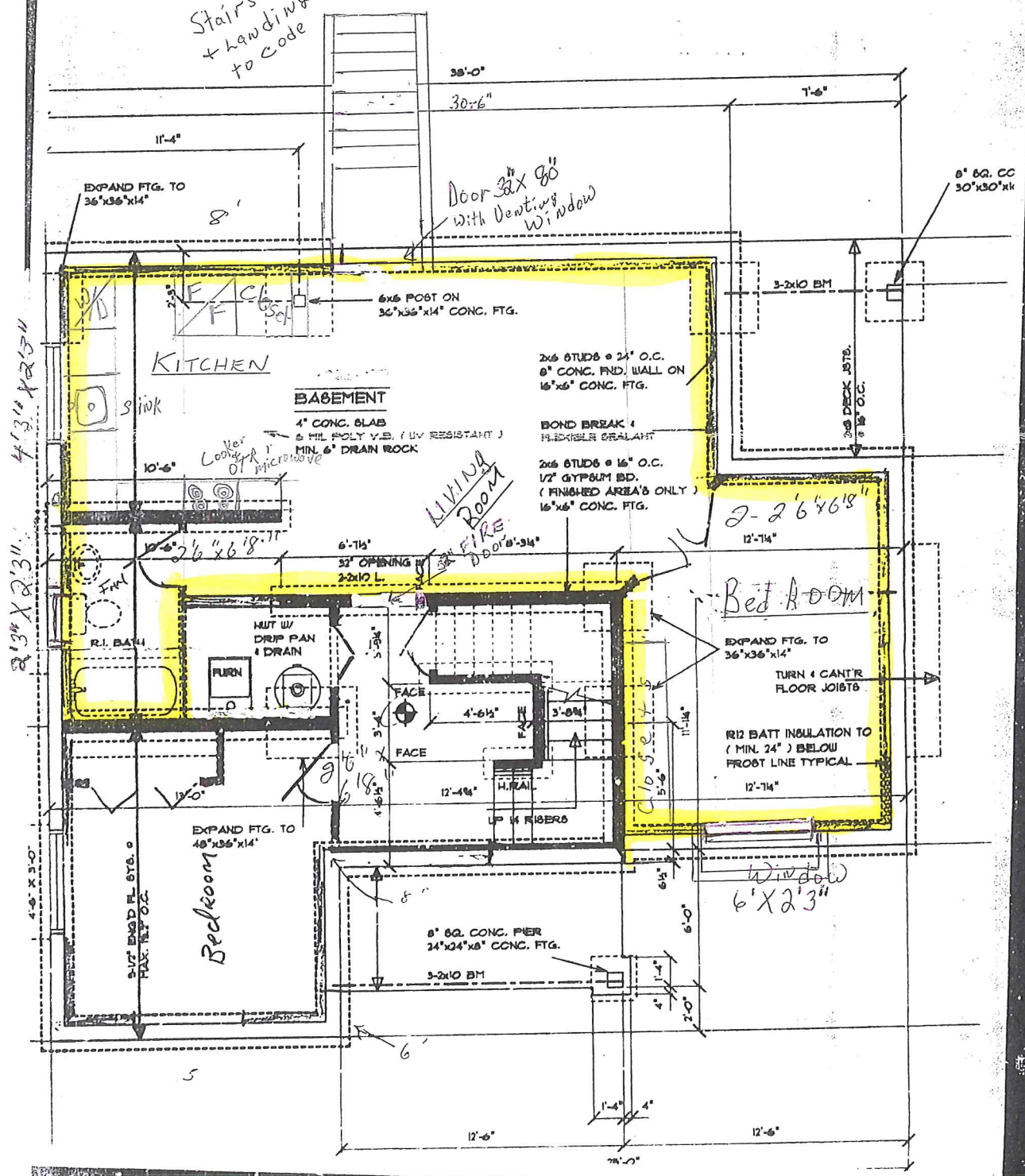


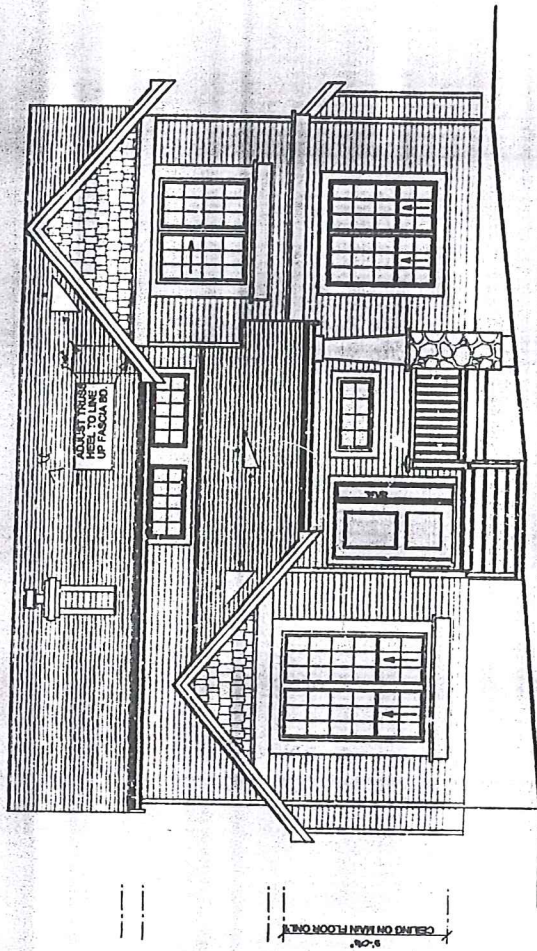
APPROVED

FOR THE EAST OF BUILDING PERMIT # 20237

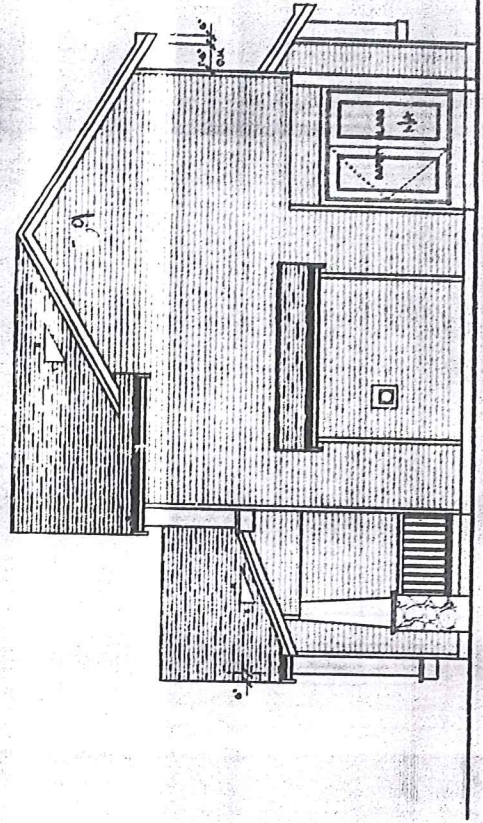
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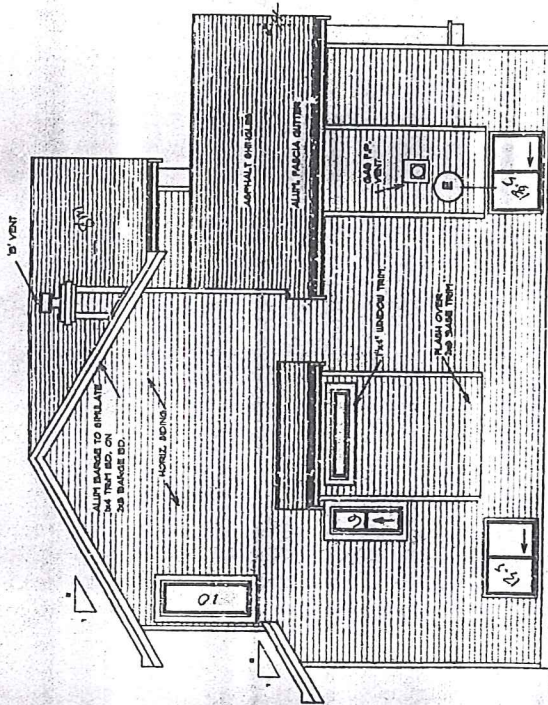




FRONT ELEVATION



Right Elevation



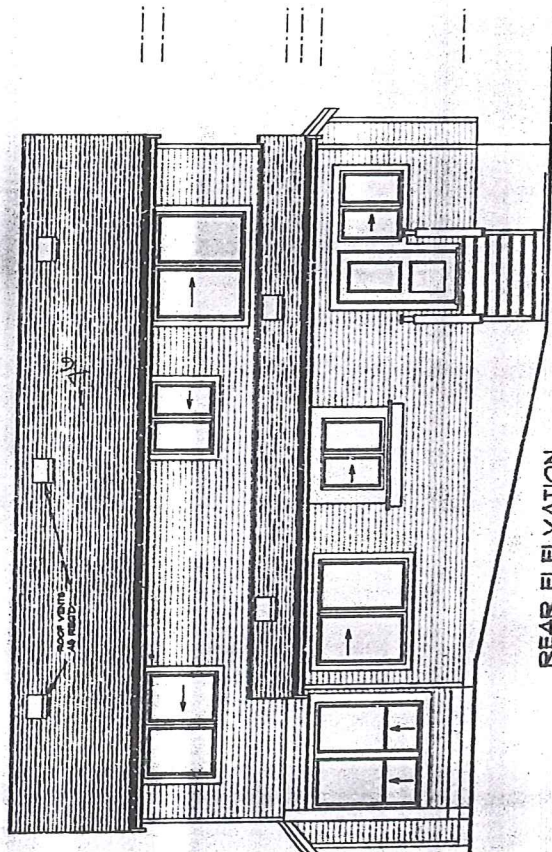
AS SHOWN



DETAIL 'E'

LEFT ELEVATION

MAX. 40' BARGE ON WALL BSH LATERLY UNSUPPORTED AT THE TOP



REAR ELEVATION

2 Lines of Windows Approx

