

Memo



Date: June 29, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0048

Applicant: Surinder Bhullar
Davinder Bhullar

At: 1356 Montenegro Drive

Owner(s): Surinder Bhullar
Davinder Bhullar

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: Paul McVey

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0048 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 2, Section 13, Township 26, ODYD Plan KAP84278, located at 1356 Montenegro Drive, 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;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Black Mountain Irrigation District being completed to their satisfaction.

2.0 SUMMARY:

This application is seeking 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 allow the construction of a secondary suite within the basement of a new dwelling.

3.0 BACKGROUND:

The subject property currently has a new dwelling under construction. The applicant wishes to rezone the property to the RU1hs - Large Lot Housing (hillside area) with secondary suite zone in order to allow the construction of a suite in the basement of the new dwelling. There is no

A handwritten signature in the bottom right corner of the page.

Development Permit required as the proposed suite is located within the dwelling, with no additional exterior construction required.

The proposed application meets the requirements of RU1hs- Large Lot Housing with a secondary suite zone follows:

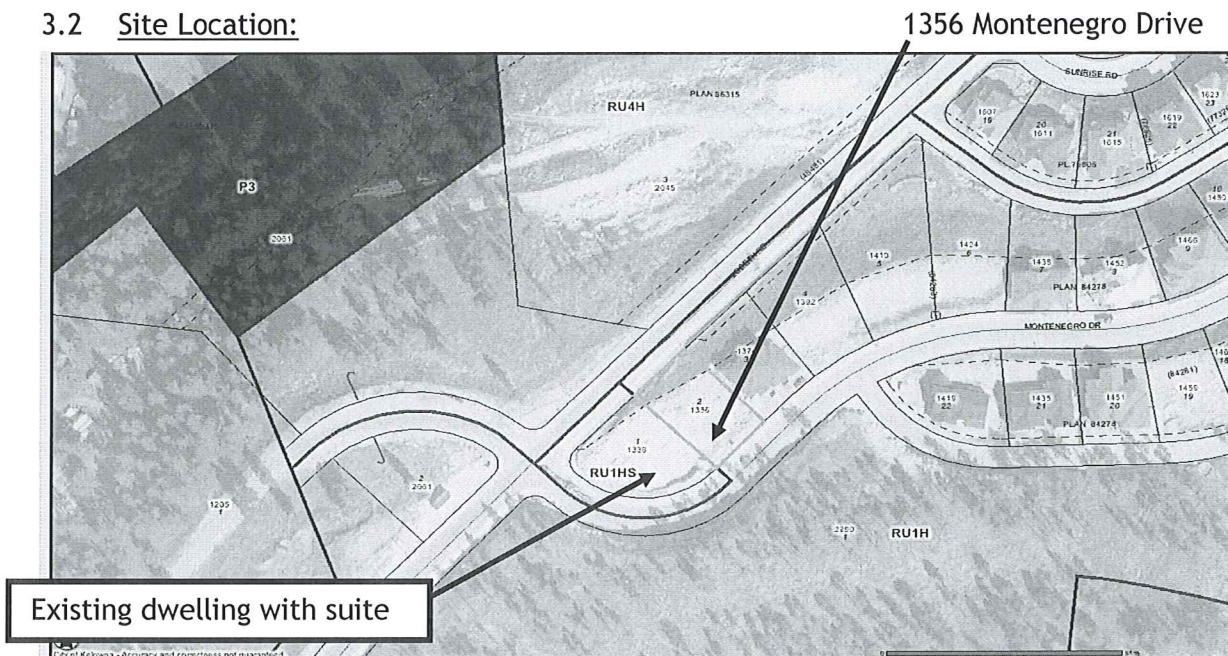
Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1hs ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	697.26 m ²	550 m ²
Lot Width	22.87 m	15.0 m (with lane access)
Lot Depth	30.48 m	30.0 m
Development Regulations		
Site Coverage (buildings)	36%	40%
Site Coverage (buildings/parking)	42%	50%
Height (existing house)	7.84 m / 2 storeys	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	458.4 m ²	
Floor Area of Secondary Suite / Size ratios	86.7 m ² / 19%	In building can't exceed lessor of 90 m ² or 40%
Front Yard	6.29 m	6.0 m to garage
Side Yard (north)	2.4 m	2.3 m (2 - 2 ½ storey)
Side Yard (south)	2.4 m	2.3 m (2 - 2 ½ storey)
Rear Yard	11.75 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces provided	3 spaces
Private Open Space	Meets requirements	30m ² requirement

3.1 Site Context

The subject property is located on the north west side of Montenegro Drive, in the Black Mountain area of Kelowna. More specifically, the adjacent land uses are;

North West	RU1h - Large Lot Housing (hillside area)	- vacant
North East	RU1h - Large Lot Housing (hillside area)	- single unit residential
South West	RU1hs - Large Lot Housing (hillside area)	with secondary suite
South East	RU1h - Large Lot Housing (hillside area)	- vacant

3.2 Site Location:



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:

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.

¹ Official Community Plan, Policy #8-1.30

² Official Community Plan, Policy #8-1.44

³ Official Community Plan, Policy #8-1.47

6.3 Bylaw Services

No concerns.

6.4 Building and Permitting Branch

- 1)Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits
- 2)Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).
- 3)Provide the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the main dwelling.
- 4)Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 06, so provide size of ducts and fire separation details at time of Building Permit Applications
- 5)Full Plan check for Building Code related issues will be done at time of Building Permit applications

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

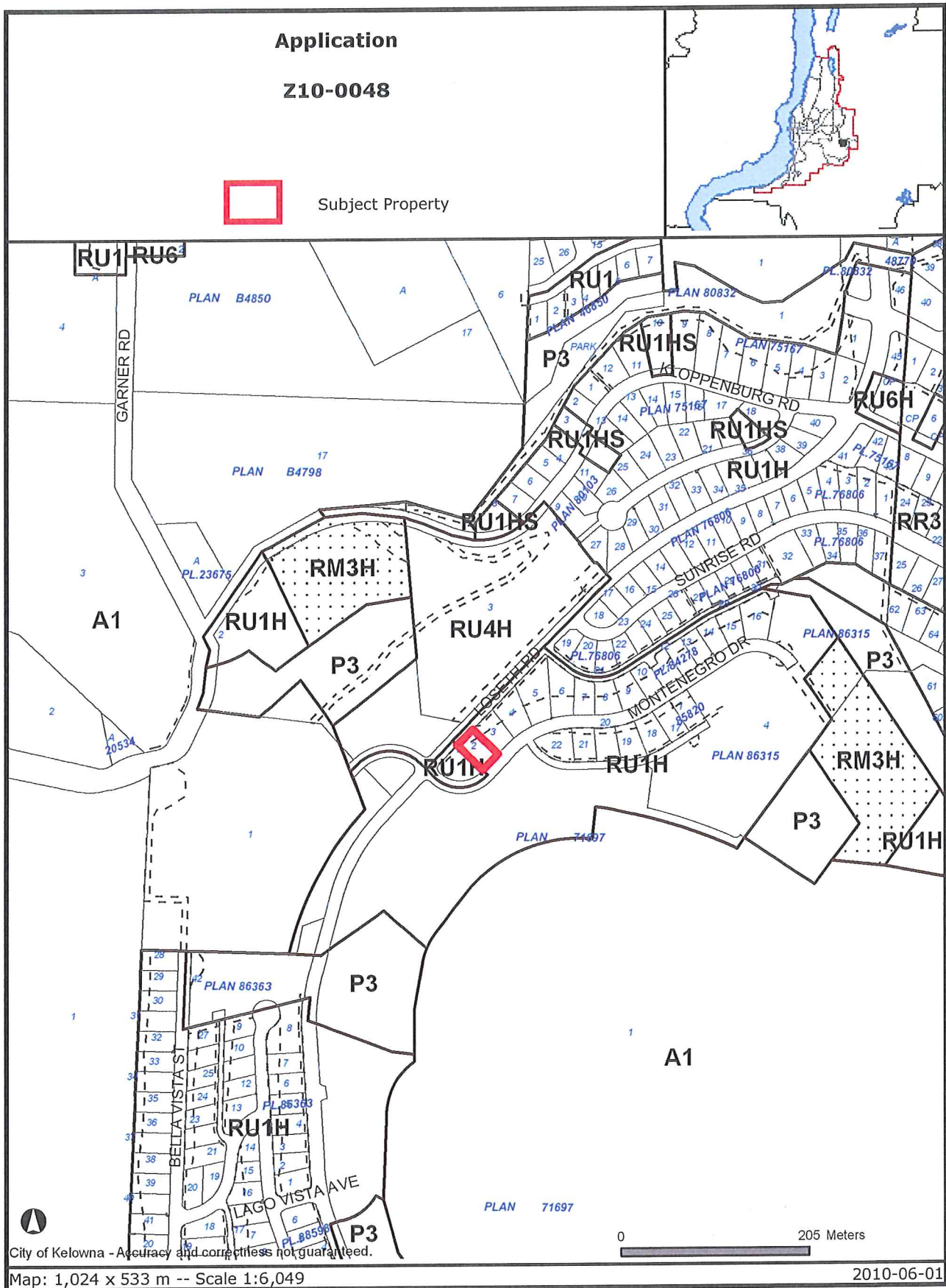
Approved for inclusion: 

 Shelley Gambacort
Director, Land Use Management

Attachments:

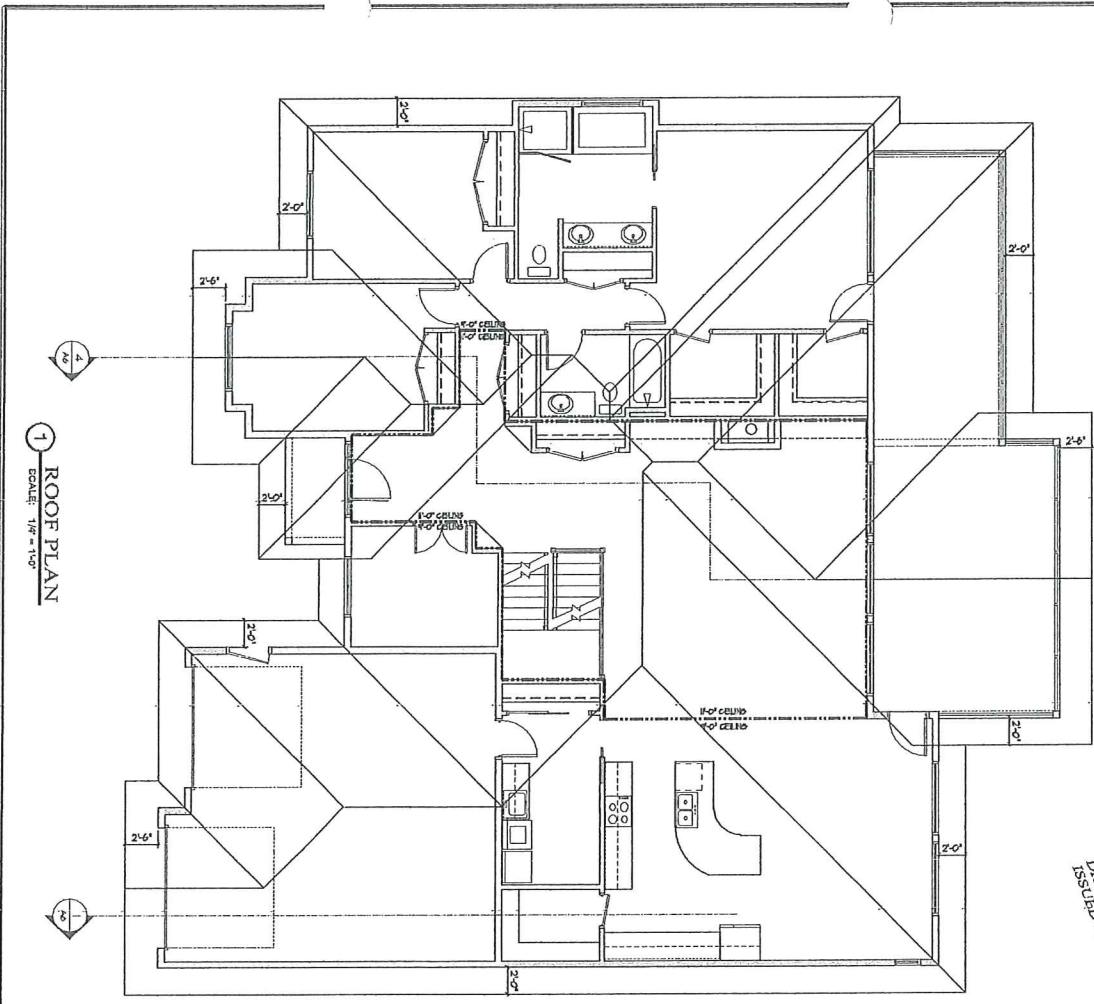
Subject Property Map
Site Plan
Floor Plans
Building Elevations

Date Application Accepted: May 31, 2010



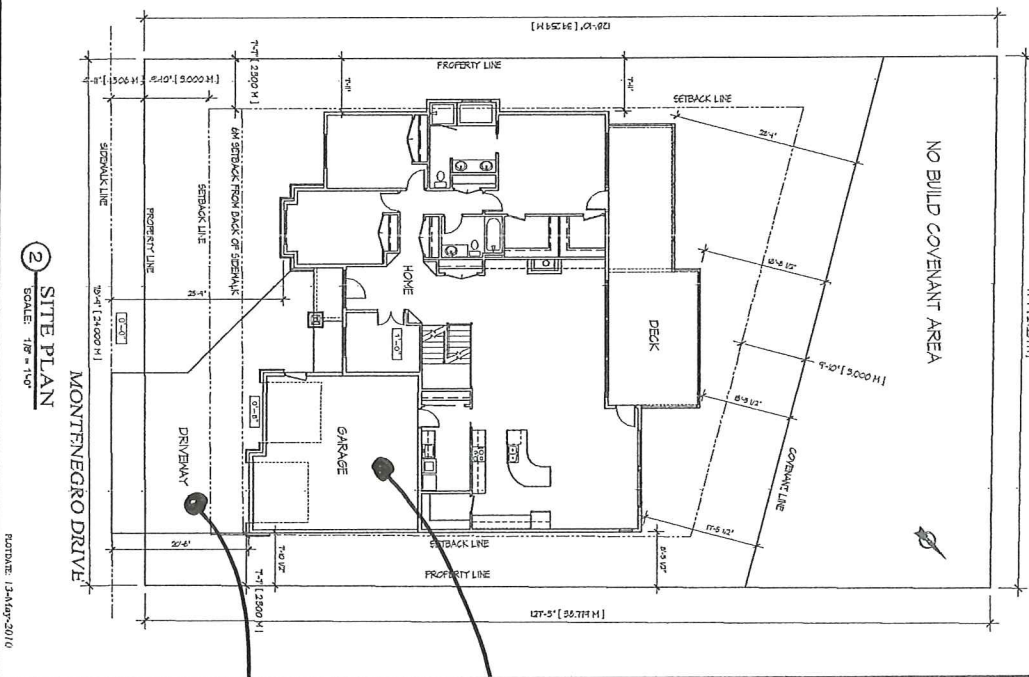
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

NOTE: THE UNDERSIGNED DISCLAIMS ANY RESPONSIBILITY FOR ANY AND ALL OFFICIAL RECORDING AND/OR REVISIONS. IF CHANGES ARE CONTROLLED AND PLANNED, CONTACT THE UNDERSIGNED. ALL WORKS SHOWN ARE APPROXIMATE AND NOT TO BE CONSIDERED AS CONTRACT DOCUMENTS.



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION
DRAWINGS
ISSUED MAY 11, 2010



2 SITE PLAN
SCALE: 1/8" = 1'-0"

LOSETH ROAD

NO BUILD COVENANT AREA

SITE CALCULATIONS:		LIST OF DRAWINGS:	
FLOOR AREA:	2,501 SQ. FT.	ARCHITECTURAL DRAWINGS:	A1 SITE & ROOF PLAN
MAIN FLOOR:	2,453 SQ. FT.		A2 LOWER FLOOR PLAN
LOWER FLOOR:	2,501 SQ. FT.		A3 MAIN FLOOR PLAN
TOTAL LIVING AREA:	5,922 SQ. FT.		A4 ELEVATIONS
DECK AND PORCH:	502 SQ. FT.		A5 ELEVATIONS
GARAGE:	502 SQ. FT.		A6 SECTIONS & DETAILS
LOT SIZE:	10,123 SQ. FT.		
SITE COVERAGE:	5.82% - 58.17%		

SHEET: **A1**
OF 6 SHEETS

SCALE: 1/4" = 1'-0"
DATE: MAY 11, 2010
DRAWN BY: Jim LAMB
REVISED: MAY 13, 2010

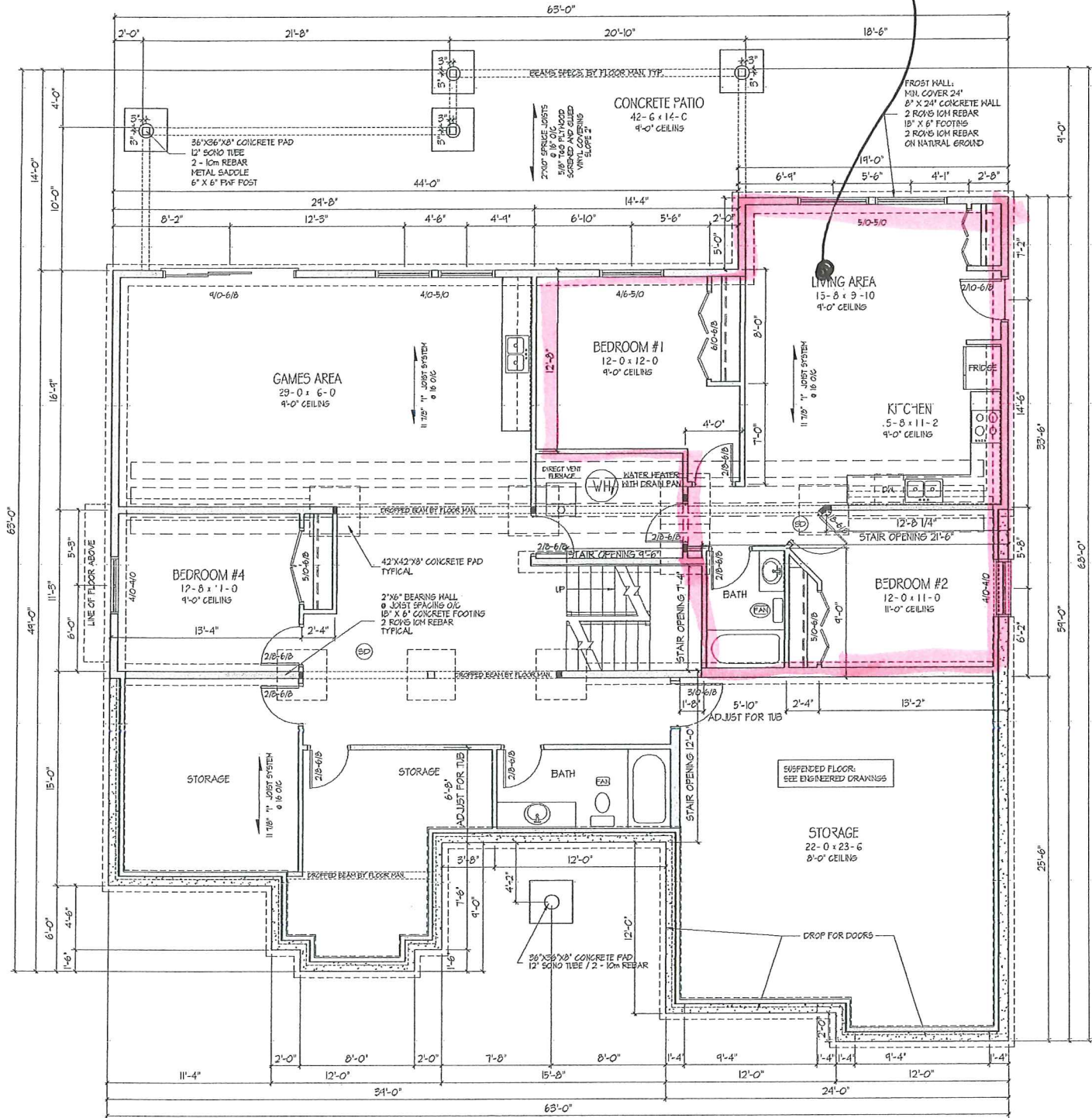
CUSTOMER: MR. & MRS. BRULLAR
CNO: 1356 MONTENEGRO DRIVT.
LEGAL: LOT 2, PLAN KAP 84278
SUBDIVISION: KISCHNER-MOLNAR - PHAS-2

PROJECT: BHULLAR RESIDENCE
SHEET TITLE: SITE & ROOF PLAN

VINTAGE
DESIGN LTD.
2123 CHILCOTIN CRES. KELOWNA, B.C. V1W 2B9 250-665-6348
Email: jmlamb@shantza.com FAX: 250-665-6347

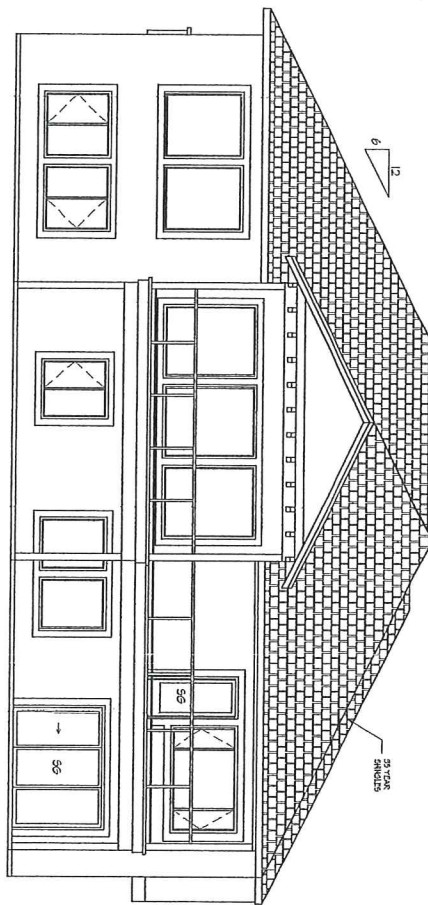
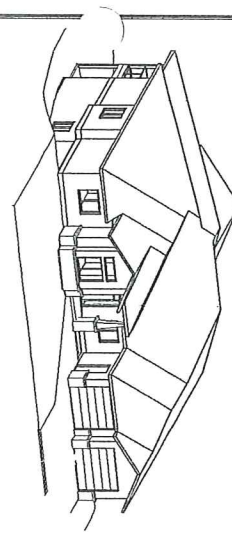
1 PARKING STALL AND DRIVEWAY
2 PARKING STALLS IN GARAGE

PROPOSED SUITE

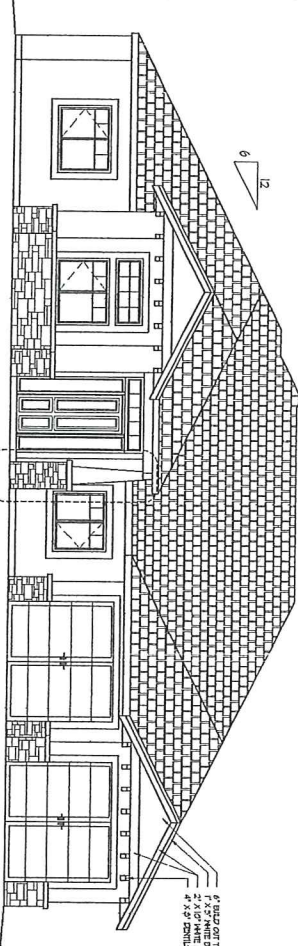
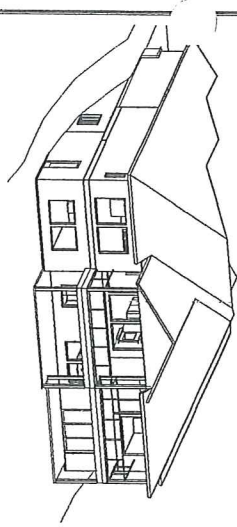


BASEMENT PLAN

NOTE: THIS DOCUMENT IS PREPARED BY AN ARCHITECT AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION. IF CHANGES ARE CONTINGENT UPON THE ARCHITECT'S PERMISSION, ALL DIMENSIONS ARE IN METERS.



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



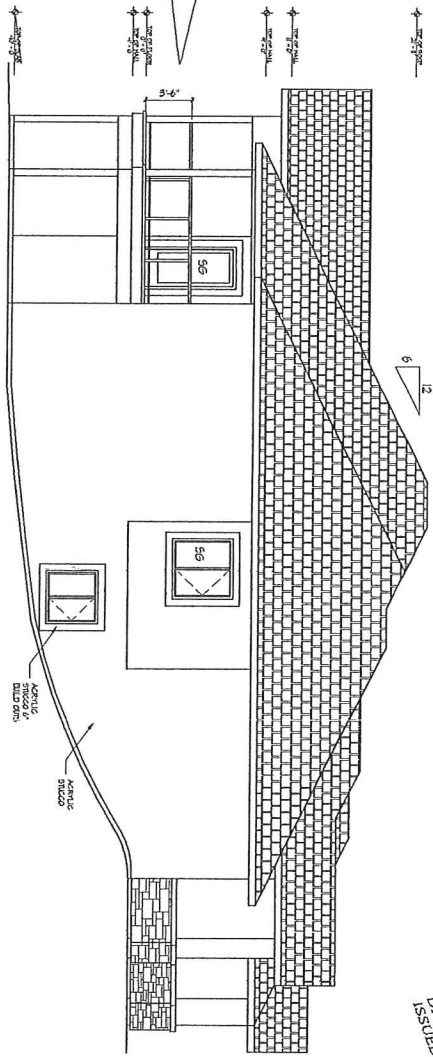
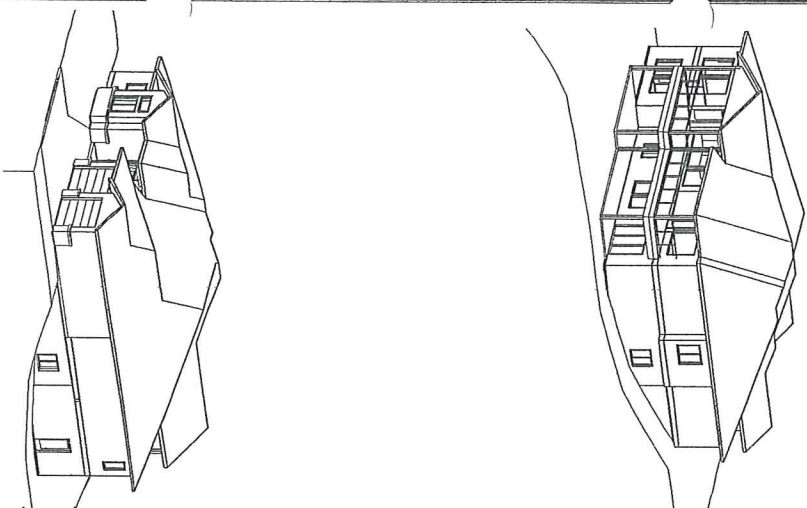
2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DATE: 13/05/2010

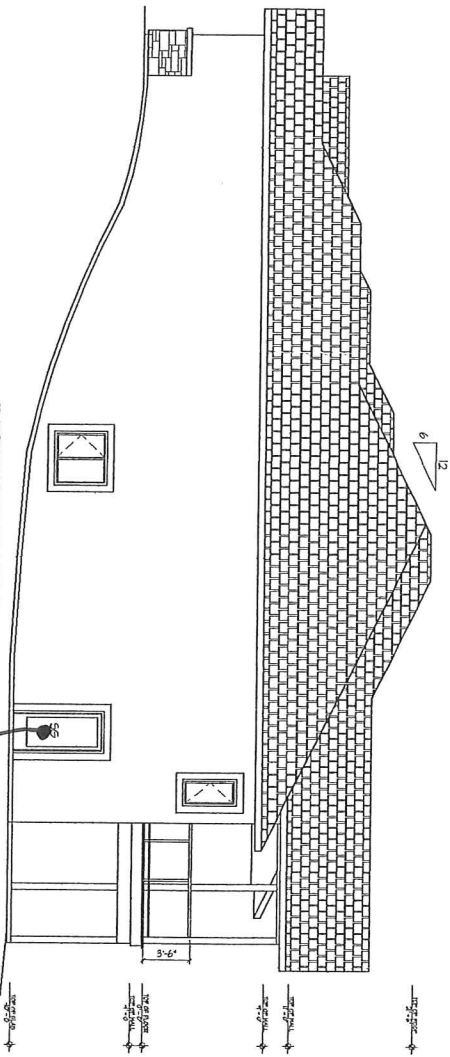
CONSTRUCTION
DRAWINGS
ISSUED MAY 13, 2010

SHEET: A4 OF: 6 S10-15	SCALE: 1/4" = 1'-0" DATE: MAY 11, 2010 DRAWN BY: jim LAMB REVISED: MAY 13, 2010	CUSTOMER: MR. & MRS. BHULLAR ADDR: 1355 MONTENEGRO DRIVT, LEGAL: LOT 7, PLAN KAP 84278 SUBDIVISION: KISCHINHEIM/WHAIN - PHAS 7	PROJECT: BHULLAR RESIDENCE SHEET TITLE: ELEVATIONS	VINTAGE DESIGN LTD. 2128 CHILCOTH CRES. KELOWNA, B.C. V1V 2N9 250-669-9345 Email: jmlsmb@shaw.ca FAX 250-669-9447
	PROJECT: BHULLAR RESIDENCE SHEET TITLE: ELEVATIONS			

NOTE: THIS APPROVED DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, BUT ANY CHANGES ARE CONSIDERED UNAUTHORIZED UNLESS THEY ARE APPROVED BY THE ARCHITECT.



1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

some entrance

CONSTRUCTION
DRAWINGS & 131, 2010
ISSUED MAY 13, 2010

REF: 124467-2010

SHEET: A5 OF: 6 SHEETS	SCALE: 1/4" = 1'-0" DATE: MAY 11, 2010 DRAWN BY: jim LAMB REVISED: MAY 13, 2010	CUSTOMER: MR. & MRS. BHULLAR CMC: 1355 MONTENEGRO DRIVT. LEGAL: LOT 2, PLAN KAP 54278 SUBDIVISION: KISCHNER MOUNTAIN - PHASE 2	PROJECT: BHULLAR RESIDENCE SHEET TITLE: ELEVATIONS	VINTAGE DESIGN LTD. 2125 CHILCOTT CREB., KELOWNA, B.C. V1V 2Y9 250-869-6345 Email: jmlamb@vintage FAX: 250-869-6447
	REF: 124467-2010			

CITY OF KELOWNA
MEMORANDUM

Date: June 25, 2010
File No.: Z10-0048
To: Planning & Development Services Department (PMcV)
From: Development Engineer Manager (SM)
Subject: 1356 Montenegro Drive – Lot 2, Plan KAP84278, Sec. 13, 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 may be 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 Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID.
4. Miscellaneous.
 - a) Parking is provided on site.
 - b) This application does not trigger any offsite upgrades.

Steve Muenz, P.Eng.
Development Engineering Manager

BB