

Memo



Date: July 6, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0049

Applicant: S. & N. Moretti

At: 1422 Alta Vista Road

Owner(s): Nancy & Stephen Moretti

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. Z10-0049 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 15, District Lot 137, ODYD, Plan 13998 located at Alta Vista Road, 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 THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering branch being completed to their satisfaction.

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:

The subject property was recently purchased with the intention to renovate the lower floor and create a safe, comfortable suite for a family. The two bedroom suite has a large open living - dining area with french glass doors to the suite's allocated private open space. Parking is achieved with a single car garage and two additional stalls on the driveway.

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	950 m ²	550 m ²
Lot Width	18.29 m	16.5 m
Lot Depth	39.35 m	30.0 m
Development Regulations		
Site Coverage (buildings)	21.3 %	40%
Site Coverage (buildings/parking)	30 %	50%
Height (existing house)	4.27m / 1 storeys	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	260.12 m ²	
Floor Area of Secondary Suite / Size ratios	83.5m ² / 33 %	In principal dwelling: may not exceed lessor of 90 m ² or 40%
Front Yard	9.5 m	4.5 m
Side Yard (north)	3.1 m	2.0 m (1 - 1 ½ storey)
Side Yard (south)	4.1 m	2.0 m (1 - 1 ½ storey)
Rear Yard	14 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 northwest side of Alta Vista Road, in Central Kelowna. More specifically, the adjacent land uses are as follows:

North	RU6	Two Dwelling Housing
South	RU1	Large Lot Housing
East	RU1	Large Lot Housing
West	RU1	Large Lot Housing

3.2 Site Location: 1422 Alta Vista Road



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.

¹ Official Community Plan, Policy #8-1.30

² Official Community Plan, Policy #8-1.44

³ Official Community Plan, Policy #8-1.47

6.2 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 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) The storage room closet will have to be removed so that the room can't be defined as a bedroom. *Client has submitted new floor plan incorporating this request.*
- 6) Full Plan check for Building Code related issues will be done at time of Building Permit applications

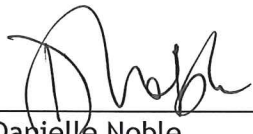
6.4 Bylaw Services

No concerns


7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The proposed rezoning is consistent with the Official Community Plans future land use designation of the subject property. The site is located within the Capri Village centre close to shopping, transit and recreation opportunities. The City encourages the sensitive integration of secondary suites within existing neighbourhoods where amenities are provided. This application meets these goals.

Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions can easily be achieved on-site.

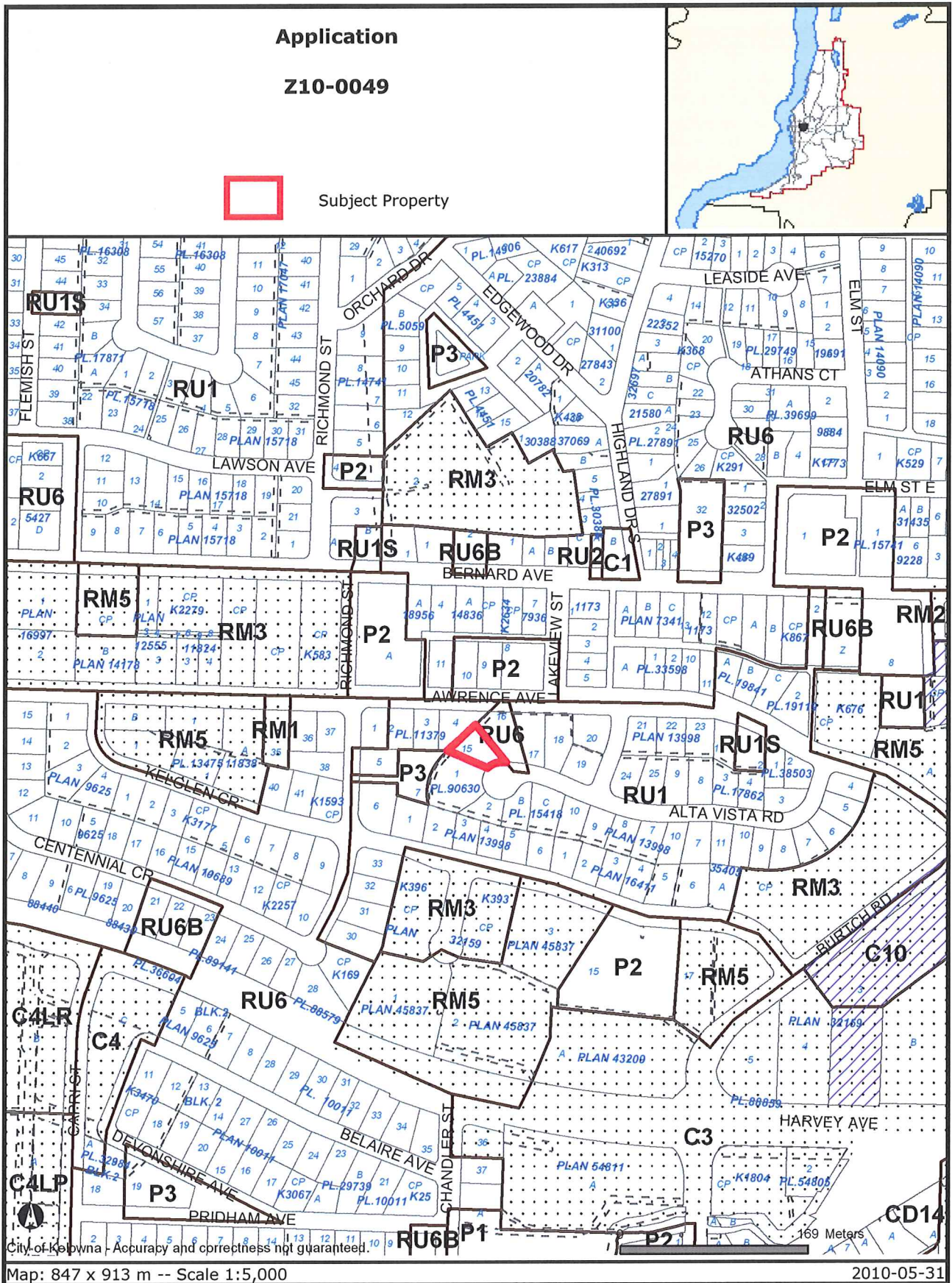


Danielle Noble
Manager, Urban Land Use

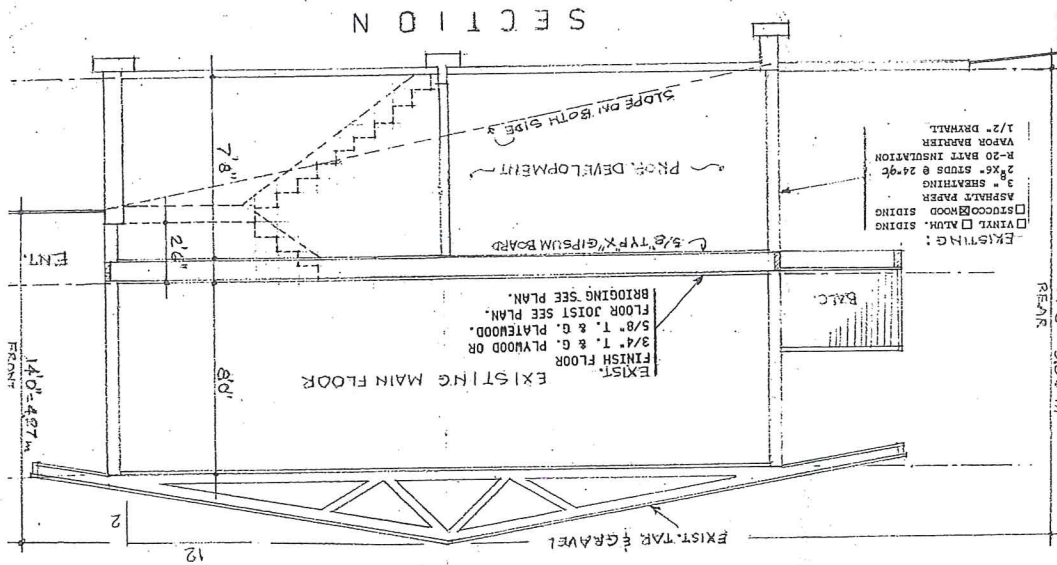
Approved for inclusion: 
F/ Shelley Gambacort
Director, Land Use Management

Attachments:
Subject Property Map
Site Plan
Suite Floor Plans
Photo

Date Application Accepted from applicant: May 31, 2010
Revised drawings received: July 5, 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.



REVISED PLANS
JUL 05 2010

CITY OF KELOWNA
Land Use Management

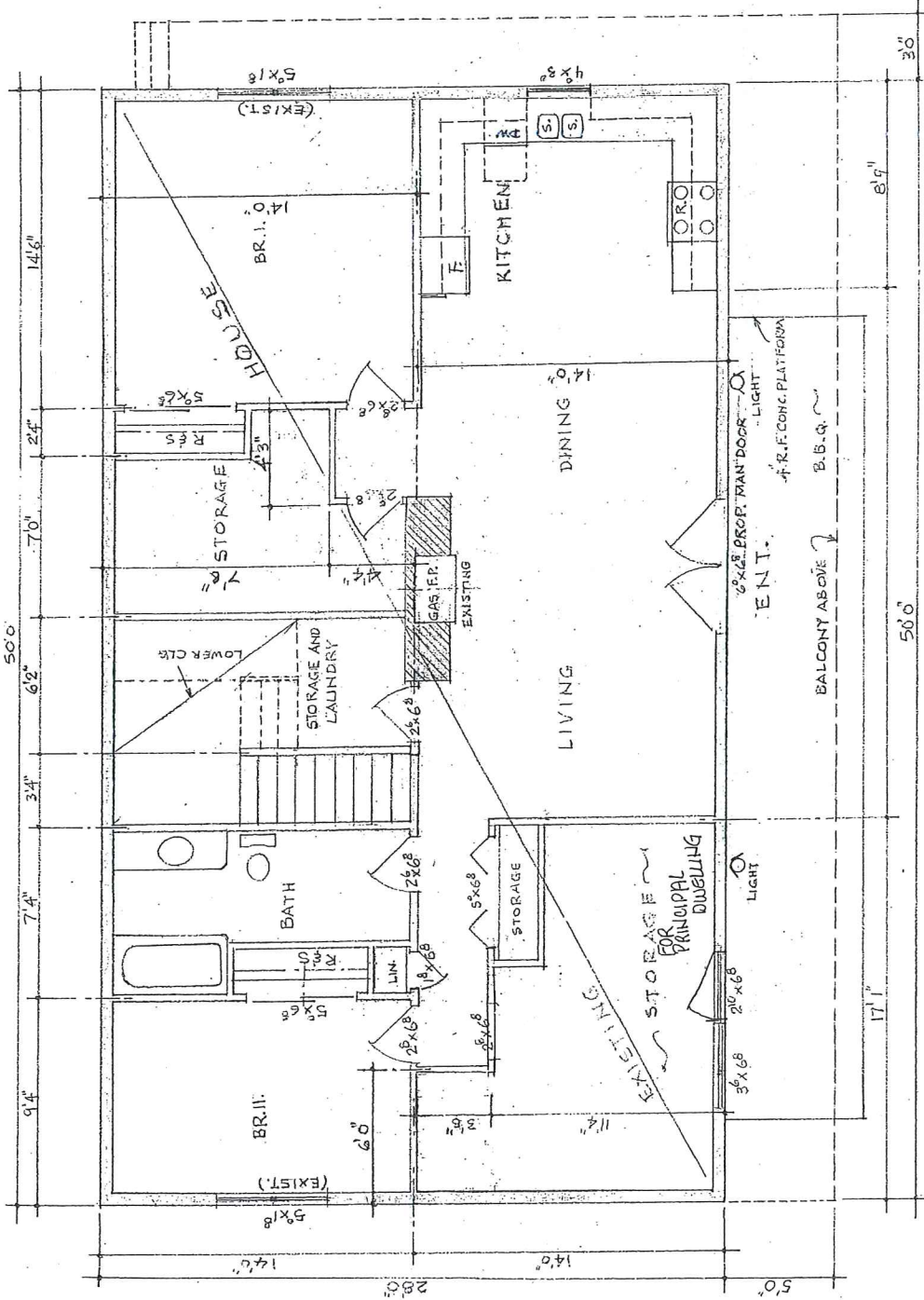
MORETTI'S
PROJECT TITLE: LOWER FLOOR DEVELOPMENT
1422 ALTAVISTA RD., KEL. BC.

DRAFTING UNLIMITED
RICHARD HORUTI
DRAFTING ARCHITECT
2005-2006 BCRA REG. NO. 10199 & 10198
B. 861-5844 FAX

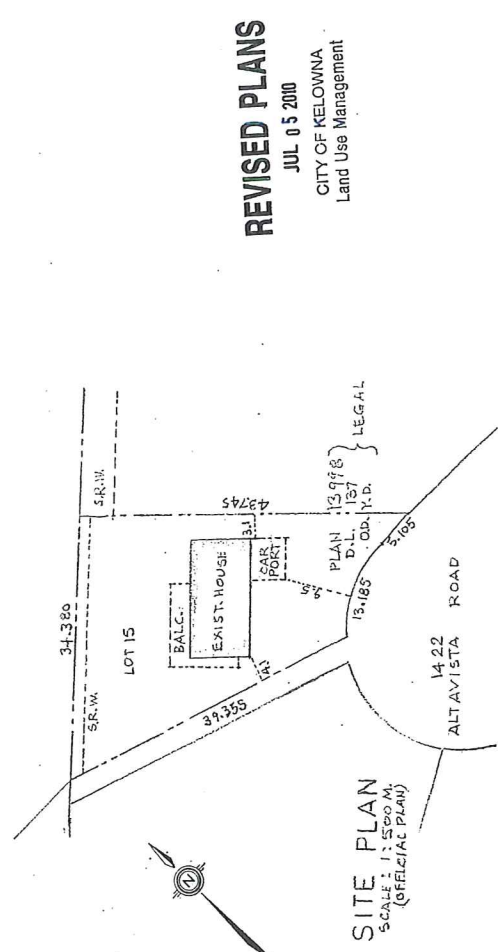
DATE: 12 MAY 10
DRAWING NO: A-1

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DRAWING NO: A-1

- NOTES:**
- CONTRACTOR TO CHECK ALL DRAWINGS, DIMENSIONS, GRADE ELEVATIONS & VERIFY CORRECT. REPORT ANY DISCREPANCY TO THE OWNER PRIOR TO START CONSTRUCTION.
 - CONSTRUCTION SHALL CONFORM TO B.C. BUILDING CODE AND ALL LOCAL BUILDING AND ZONING REGULATIONS.
 - STANDARD ELECTRIC & LIGHTING APPLY. FOR ADDITIONS SEE OWNER.
 - STAIRS (NOT ACCESSIBLE).
 - INTERIOR WALLS 2 X 4 @ 24" O/C
- | NO. | DATE | REVISIONS |
|-----|-----------|-----------------------------------|
| B | 1 JUL 10 | NEW CALCULATION ADDED |
| A | 25 MAY 10 | SOFT IN METRIC HEIGHT OF BUILDING |



LOWER FLOOR 1400 sq' = 130 m² (FOOT PRINT)
LIVING AREA LOWER FLOOR 899 = 83.52 m² PROP. SUIT.
FOOT PRINT 50 X 28 = 1400

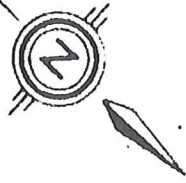


REVISED PLANS
JUL 05 2010
CITY OF KELOWNA
Land Use Management

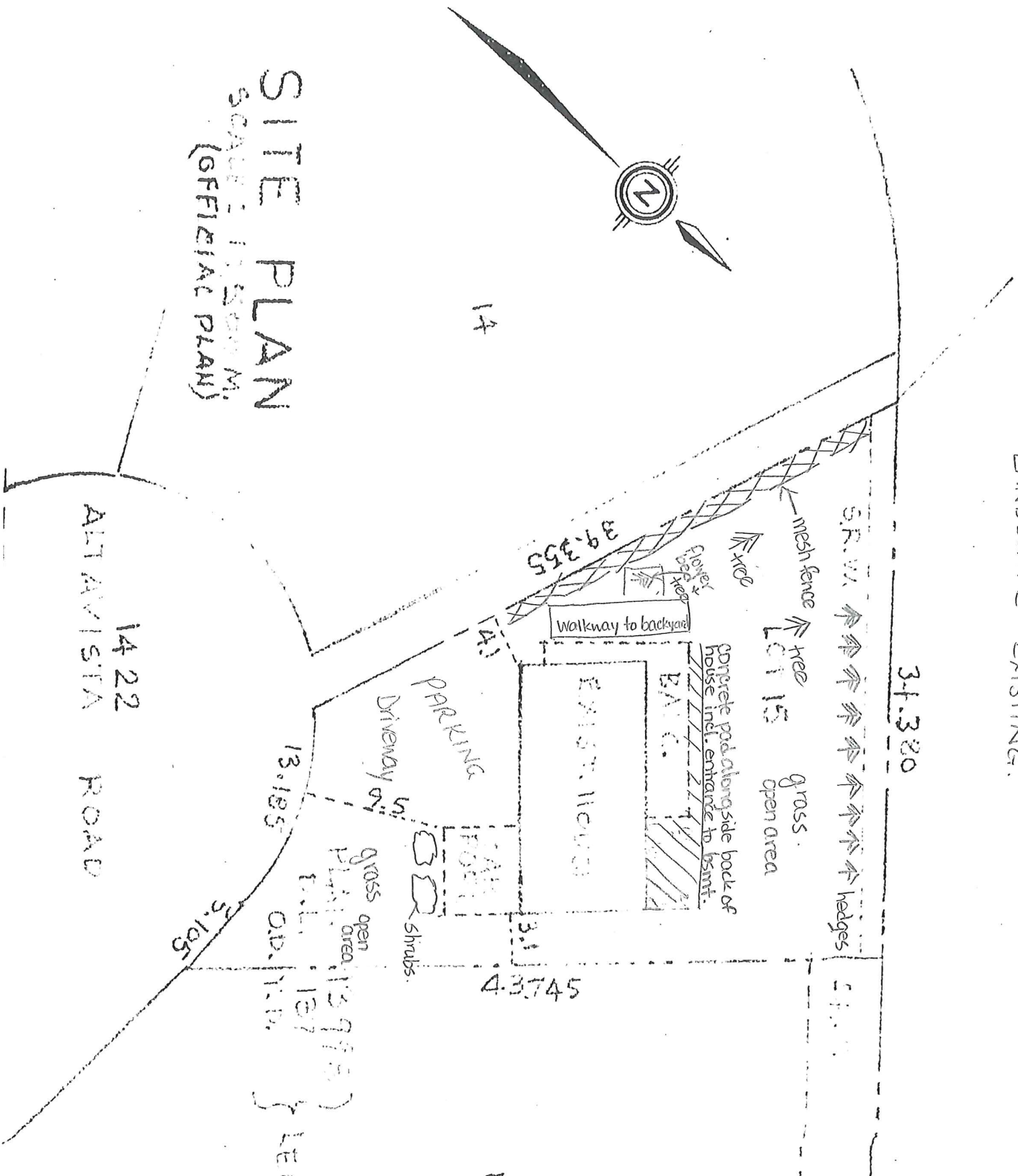
SITE PLAN
SCALE: 1:1500 M.
(OFFICIAL PLAN)

SITE PLAN

SCALE: 1:500 M.
(OFFICIAL PLAN)



LANDSCAPE - EXISTING.



ALTAVISTA ROAD

14.22

31.320

39.355

14

4.3745

13.185

5.105

gross open area
13.975
1.07
1.37
} TAXI POOL

PARKING

EXISTING HOUSE

B.A.C.

concrete pad alongside back of house incl. entrance to front.

Walkway to backyard

flower bed

shrub

mesh fence

tree

grass

open area

S.F.W. hedges

1422 Alta Vista Rd.



FRONT OF HOUSE.

- 1 vehicle carport
- driveway parking, concrete
- entrance with outdoor light for upstairs suite.

1422 Alta Vista Rd.



BACK OF HOUSE.

- main entrance for secondary suite (bsmt) with outdoor light.

1422 Alta Vista Rd.



BACK OF HOUSE.

- second entrance for secondary basement suite with outdoor light.
- mesh fence enclosing side of property for privacy.
- covered area for BBQ.

CITY OF KELOWNA
MEMORANDUM

Date: June 18, 2010
File No.: Z10-0049

To: Land Use Management Department (BD)

From: Development Engineering Manager

Subject: 1422 Alta Vista Rd Lot 15 Plan 13998 Suite in existing dwelling

Development Engineering has 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 accessory building.

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. 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. Development Permit and Site Related Issues

On-site parking modules must meet bylaw requirements. The designated parking space for the suite shall have a hard, dust free surface complete with a walkway to the main entrance to the suite.

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