Memo

City of Kelowna

Date: September 24/10

To: City Manager

From: Community Sustainability Division

File No: Z10-0076 **Applicant/ Owner:** Westen, Hugh & Bernice

At: 1070 Henderson Drive

Purpose: TO REZONE FROM THE RU1h - LARGE LOT HOUSING (HILLSIDE AREA) ZONE TO THE RU1hs - LARGE LOT HOUSING (HILLSIDE AREA) WITH SECONDARY SUITE ZONE TO ALLOW A SUITE WITHIN A NEW PRINCIPAL DWELLING

Existing Zone: RU1h - Large Lot Housing (Hillside Area)

Proposed Zone: RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite

Report Prepared by: Luke Turri

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0076 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 Section 24 Township 26 ODYD Plan KAP89034, located at 1070 Henderson Drive, Kelowna BC, from the from the RU1h - Large Lot Housing (Hillside Area) zone to the RU1hs - Large Lot Housing (Hillside Area) 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 the requirements of the Black Mountain Irrigation District being completed to their satisfaction;

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 RU1h zone to the RU1hs zone to allow a secondary suite within the basement of a single family dwelling.

3.0 BACKGROUND:

A single family dwelling is currently under construction on the subject property. The applicant is requesting to rezone from the RU1h - Large Lot Housing (Hillside Area) zone to the RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite zone to allow a suite in the basement of the new dwelling. The suite would be accessed through a separate entrance at the rear of the property, with parking to be provided in the front yard.

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

CRITERIA	PROPOSAL	RU1hs ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	687m^2	550 m^2
Lot Width	20.0m	16.5 m
Lot Depth	34.34m	30.0 m
Development Regulations		
Site Coverage (buildings)	27%	40%
Site Coverage (incl. parking/driveways)	36%	50%
Dwelling Height	2 storeys / meets requirements	2 ½ storeys / 6.5m for any vertical wall facing front, flanking or rear yard
Floor Area of principal dwelling	266m^2	-
Floor Area of Secondary Suite	87m^2 / 33%	Cannot exceed the lesser of 90 m^2 or 40% of principal dwelling
Front Yard	6.0 m	4.5 m / 6.0 m to a garage
Side Yard (west)	3.34m	2.0 m
Side Yard (east)	3.86m	2.3 m
Rear Yard	11.8m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces

4.2 Site Context

The subject property is located in the Black Mountain area, north of Highway 33, accessed from Loseth Drive. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1h - Large Lot Housing (Hillside Area)	New/Future Single Family Subdivision
East	RU1h - Large Lot Housing (Hillside Area)	New Single Family Subdivision
South	A1 - Agriculture 1	Pre-ALR Single Family Subdivision
West	RU1h - Large Lot Housing (Hillside Area)	"New Single Family Subdivision

4.3 Site Location Map

Subject property: 1070 Henderson Drive

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

Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits. Full Plan check for Building Code related issues will be done at time of Building Permit applications

6.2 Irrigation District (BMID)

See attached.

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[1] OCP Policy 8.35.

[2] OCP Policy 8.47.

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:

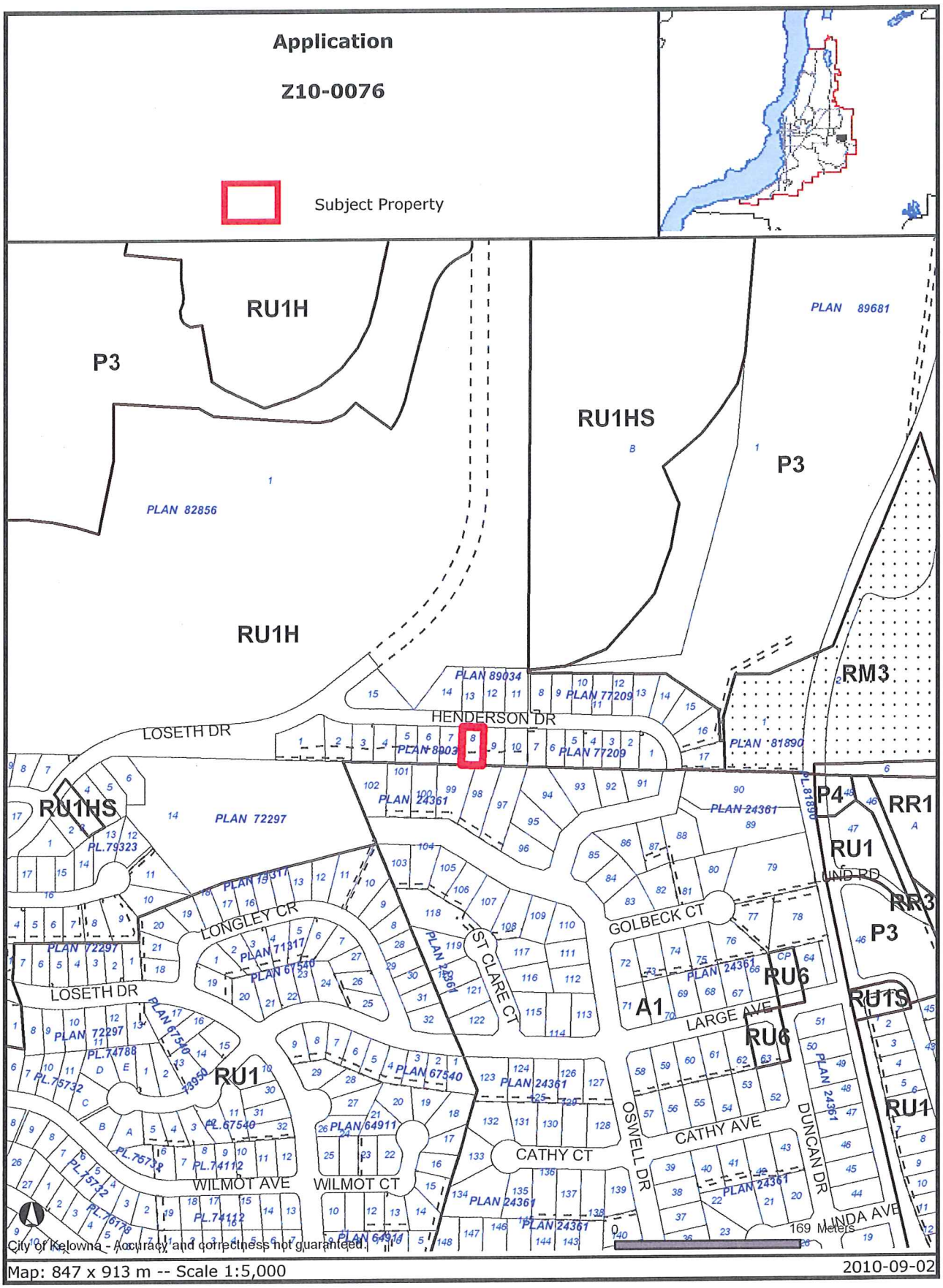
Danielle Noble
Manager, Urban Land Use

Approved for inclusion:

Shelley Gambacort
Director, Land Use Management

Attachments:
Subject Property Map
Site Plan
Suite Floor Plans
Black Mountain Irrigation District Requirements (letter dated Sept. 8/2010)

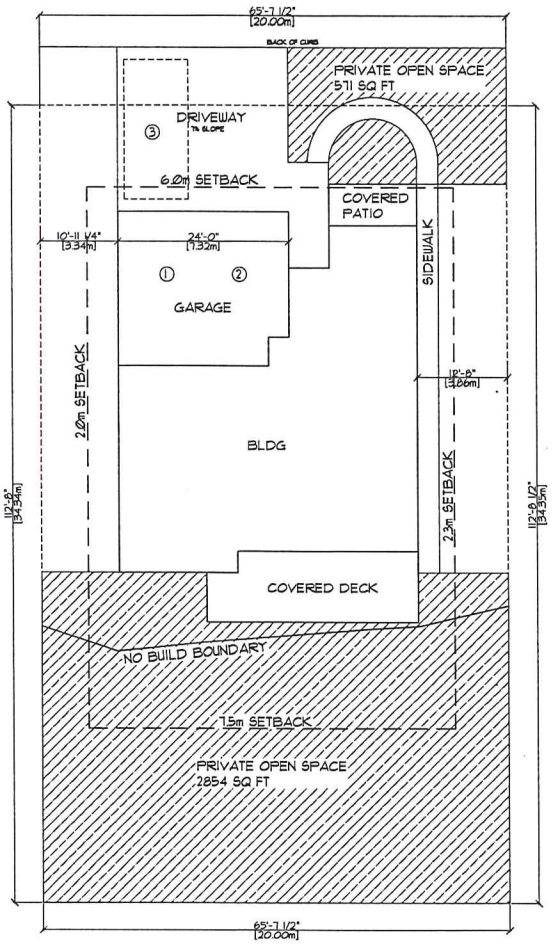
Date application accepted: September 2, 2010

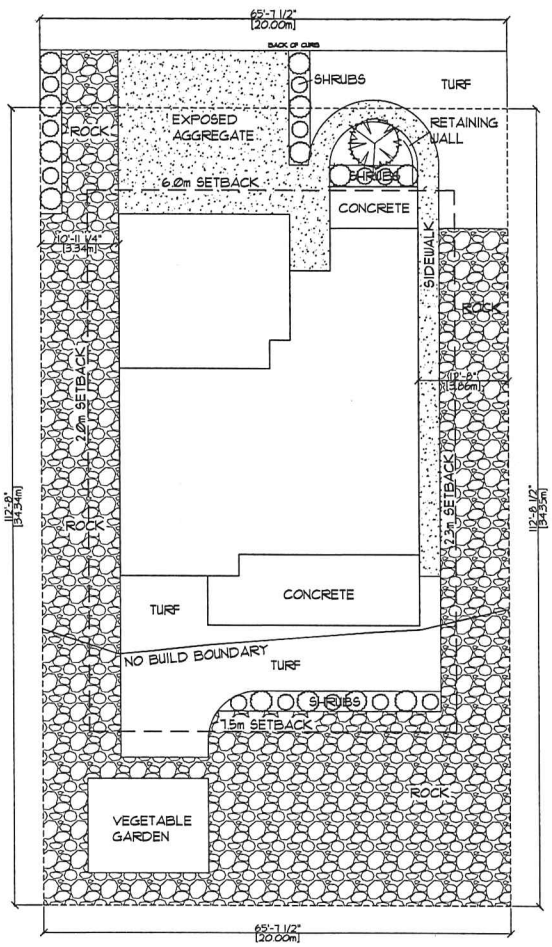


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

LOT 8 PLAN KAP89034
1070 HENDERSON DRIVE
KELOWNA, BC

LOT AREA : 7404 SQ FT
BLDG COVERAGE : 1996 SQ FT = 27%
LOT COVERAGE : 2653 SQ FT = 35.8%





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BRADLEY HOMES
P.O. Box 23074, Place 33, Kelowna BC, V1X 7K1
Tel. 250.870.6106
Fax. 250.807.1212

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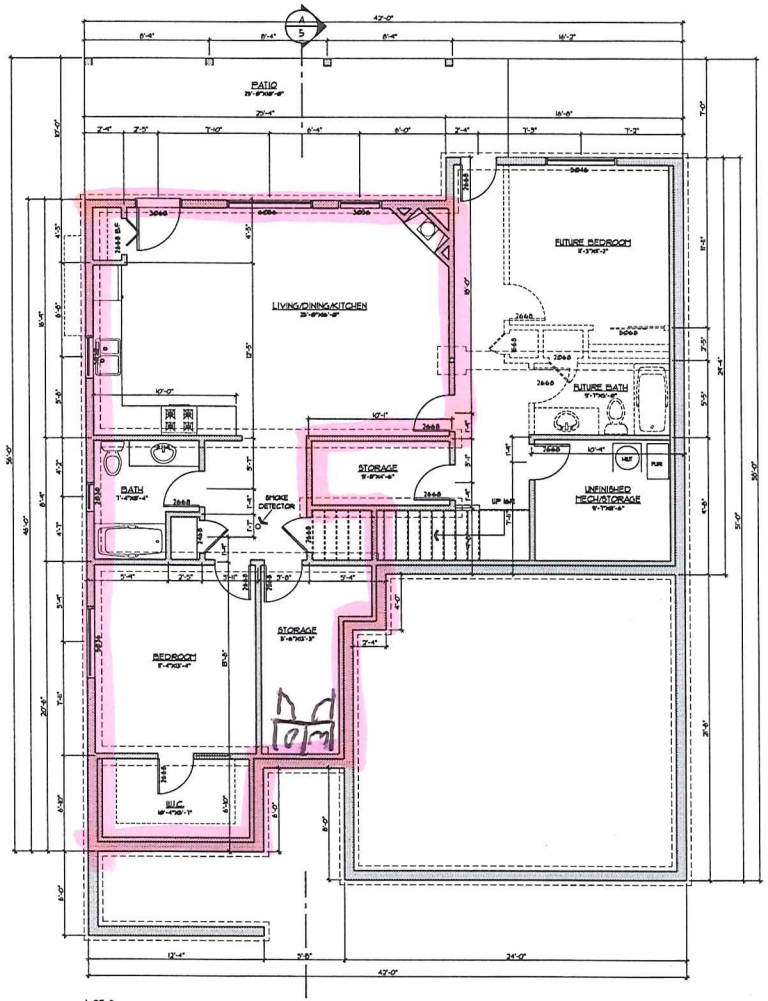
PROJECT
LOT 8

SHEET TITLE
PLANS
PARKING &
LANDSCAPE

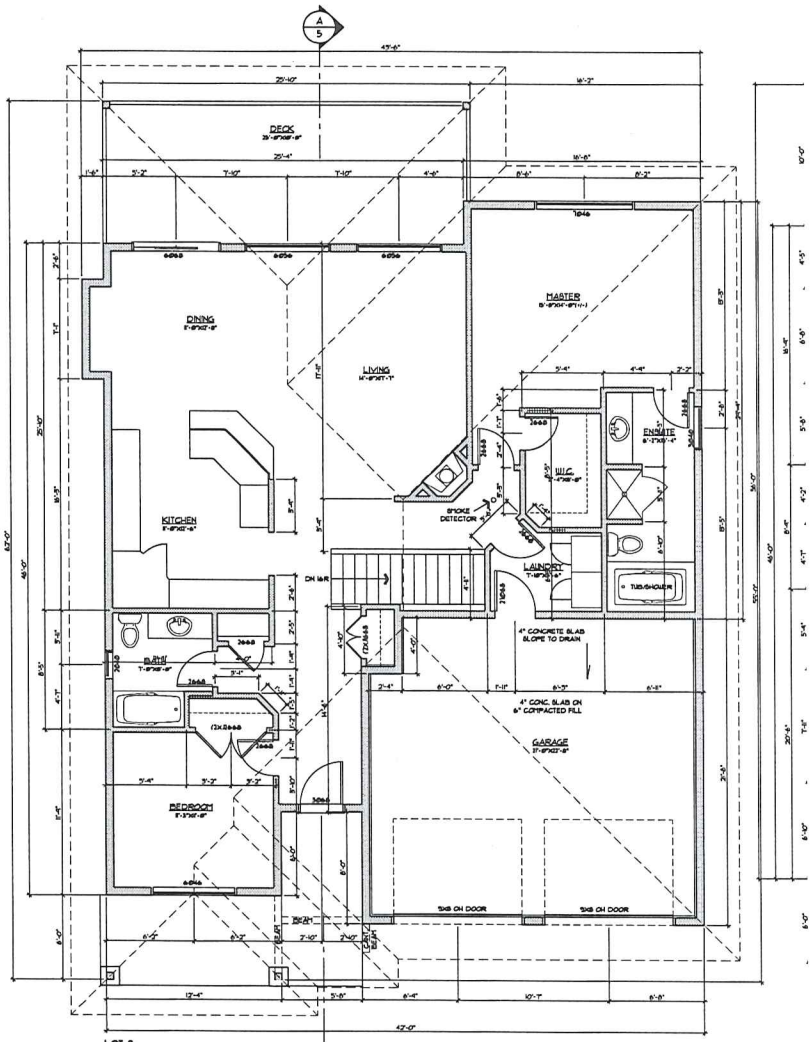
SCALE: 1/8"=1'-0"

DRAWING NO:
A1

PLOT DATE: 2010.07.19



LOT 8
LEVEL 1 FLOOR PLAN-1356 SQ FT FINISHED
SCALE: 1/4" = 1'-0"



LOT 8
LEVEL 2 FLOOR PLAN-1503 SQ FT FINISHED
SCALE: 1/4" = 1'-0"

proposed Suite 935 sq ft.

BRADLEY HOMES
P.O. Box 2305A, Plaza 33, Kelowna BC, V1X 7K1
Tel. 250.878.6106
Fax. 250.801.2170

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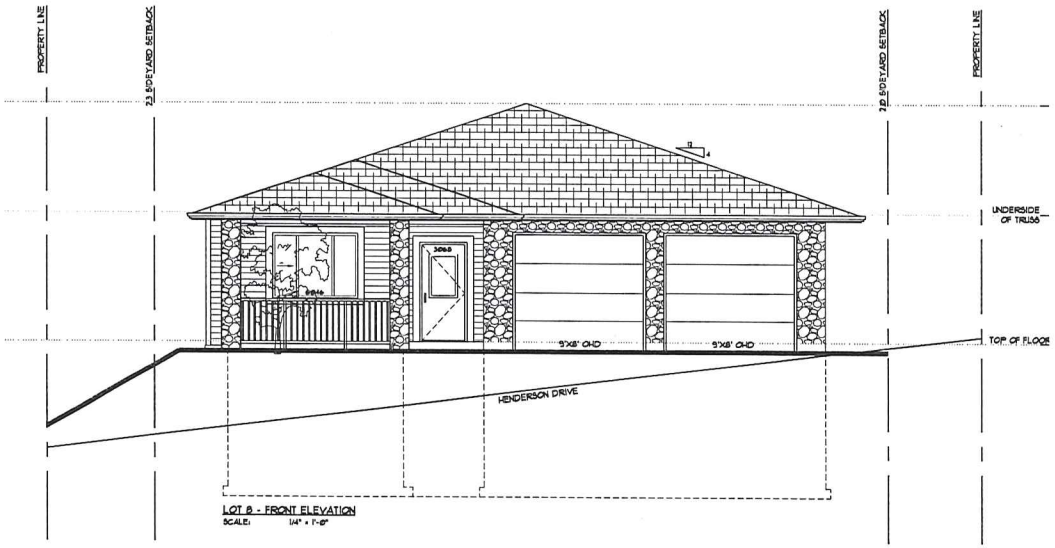
PROJECT
LOT 8

SHEET TITLE
PLANS
LEVEL 1 & LEVEL 2

SCALE 1/4"=1'-0"

DRAWING No.
A2

PLOT DATE 2010.07.10



LOT 8 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LOT 8 - BACK ELEVATION
SCALE: 1/4" = 1'-0"

BRADLEY HOMES
P.O. Box 32051, Plaza 33, Kelowna BC, V1X 7K1
Tel: 250.870.8406
Fax: 250.807.1210

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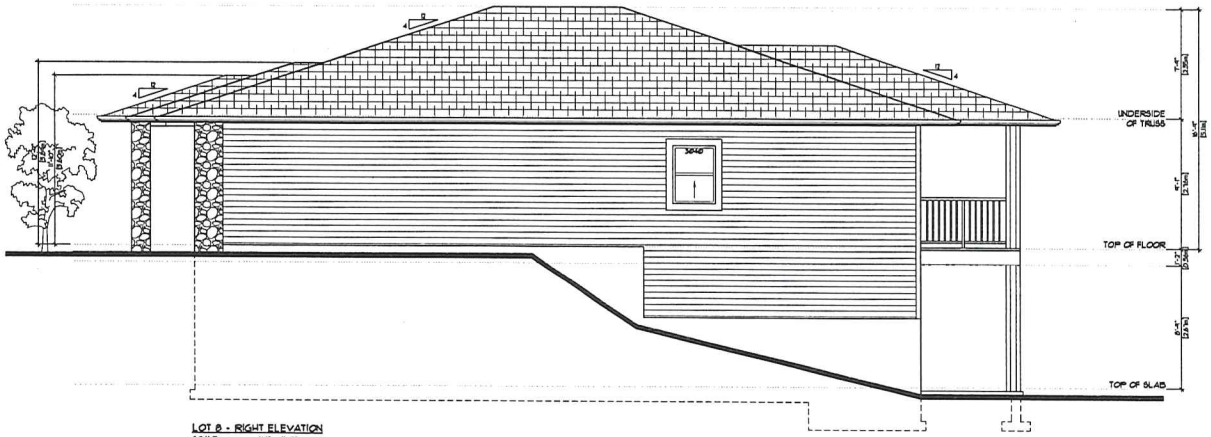
PROJECT
LOT 8

SHEET TITLE
ELEVATIONS FRONT & BACK

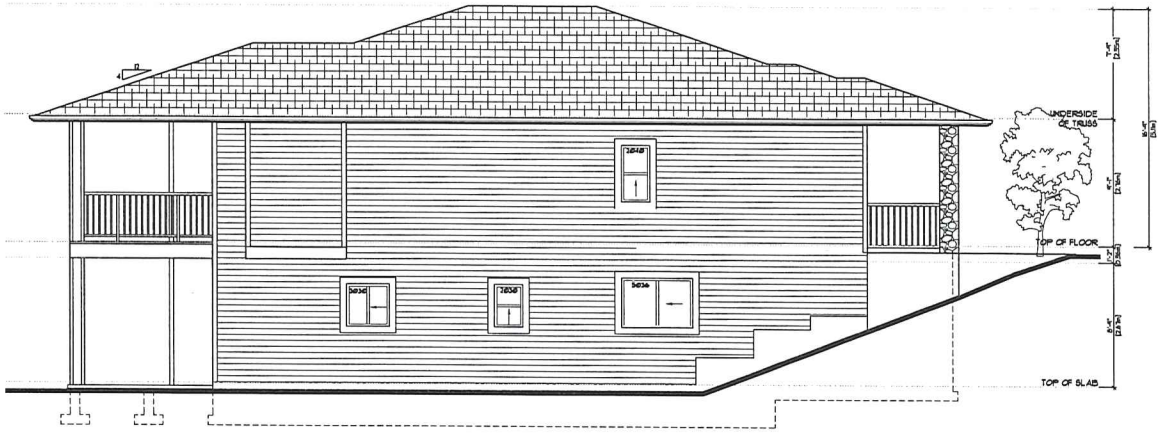
SCALE 1/4"=1'-0"

DRAWING No.
A3

PLOT DATE 2010.07.10



LOT 8 - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LOT 8 - LEFT ELEVATION
SCALE: 1/4" = 1'-0"

BRADLEY HOMES

P.O. Box 23054, Plaza 33, Kelowna BC, V1X 7K1
Tel: 250.878.4106
Fax: 250.807.1212

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PROJECT:
LOT 8

SHEET TITLE:
ELEVATIONS
RIGHT & LEFT

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

DRAWING NO: A4

PLOT DATE: 2010.07.10

BLACK MOUNTAIN IRRIGATION DISTRICT
285 Gray Road
Kelowna, B.C.
V1X 1W8

Office: (250) 765-5169
Fax: (250) 765-0277
www.bmid.ca

BMID File No. 2010-01

September 8, 2010

City of Kelowna
Planning and Development Services Department
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Luke Turri

RE: Rezoning Application City File No. Z10-0076
Lot 8, Plan 89034
Water Service Requirements

This letter sets out our requirements for water supply related to the addition of a secondary suite in the dwelling currently being constructed at Lot 8, Plan 89034, 1070 Henderson Drive.

CONNECTION & METER FEES:

As per Bylaw No. 667, the connection fee for a legal suite is **$100.00**. A meter assembly is also required for the home and is to be installed by Corix Utilities. The cost for the meter has already been invoiced and paid, however, under the application for the original dwelling, which is currently under construction.

CAPITAL CHARGES:

As per bylaw No. 678, the capital expenditure charge for the proposed addition of a suite is **$1,080.00**. This money is to fund water source development and larger supply mains as defined in the BMID Capital Plan.

If the applicant agrees to the above conditions and rezoning is approved for the suite, **they must come in to our office to complete a *BMID Application for Building* form and pay the above noted fees.** Once the required documentation has been signed and payment received, a water certificate will be released to the City of Kelowna.

Please review this information and call us if you have questions. Additional information on the development process can be found at our website at www.bmid.ca.

Yours truly,
Black Mountain Irrigation District

R. Hrasko, P.Eng.
Administrator

cc: Hugh & Bernice Westen, 190 Mars Rd., Kelowna, BC V1X 1H2