

Memo



Date: August 19, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0050

Applicant: Philip G. & Donna M. Long

At: 939 Mount Royal Drive

Owner(s): Philip G. & Donna M. Long

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. Z10-0050 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 29, Section 30, Township 26, ODYD Plan 17272, located at 939 Mount Royal Drive, 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 Building and Permitting branch and 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 allow the construction of a secondary suite within the basement of an existing single family dwelling.

3.0 BACKGROUND:

The existing dwelling located on the subject property was constructed in 1969. In 1991, the carport was enclosed to convert the area to living space, which was subsequently converted to bedrooms to allow the space to be for a bed and breakfast facility in 2006.

The applicant wishes to convert a portion of the basement of the existing dwelling into a suite for a live-in care-aide that assists in care for their disabled daughter. The intent is to provide a

living space with level of independence for their daughter, while also allowing her to live in the family home.

The dwelling has been operated as a bed and breakfast facility. Should this rezoning proceed, the bed and breakfast operation will be discontinued.

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	902 m ²	550 m ²
Lot Width	25.83 m	16.5 m
Lot Depth	35.05 m	30.0 m
Development Regulations		
Site Coverage (buildings)	16%	40%
Site Coverage (buildings/parking)	32%	50%
Height (existing house)	7.26 m / 2 storeys	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	251.8 m ²	
Floor Area of Secondary Suite / Size ratios	80.4 m ² / 32%	In building can't exceed lessor of 90 m ² or 40%
Front Yard	6.1 m	6.0 m to garage
Side Yard (north)	2.4 m	2.3 m (2 - 2 ½ storey)
Side Yard (south)	4.2 m	2.3 m (2 - 2 ½ storey)
Rear Yard	16.8 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 east side of Mount Royal Drive south of Royal Pine Drive, in the Central City sector 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	RU1 - Large Lot Housing zone	- vacant, park uses
East	RU1 - Large Lot Housing zone	- single unit residential

3.2 Site Location:

939 Mount Royal Drive



4.0 CURRENT DEVELOPMENT POLICY

Kelowna 2020 - Official Community Plan

The subject property is designated as Single/Two Unit Residential in the Official Community Plan.

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.

5.0 TECHNICAL COMMENTS

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

5.1 Development Engineering

See attached.

¹Official Community Plan, Policy #8-1.30

²Official Community Plan, Policy #8-1.44

³ Official Community Plan, Policy #8-1.47

5.2 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.

5.3 Bylaw Services

No concerns.

5.4 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

6.0 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 applicant has provided a list of area residents in support of the rezoning application.

The owners wish to provide a suite for their disabled daughter's care-giver. In the future, their daughter will be moving into the suite with the care giver. Their desire is to provide a safe, independent living accommodation for their daughter, while still having her live in the family home.

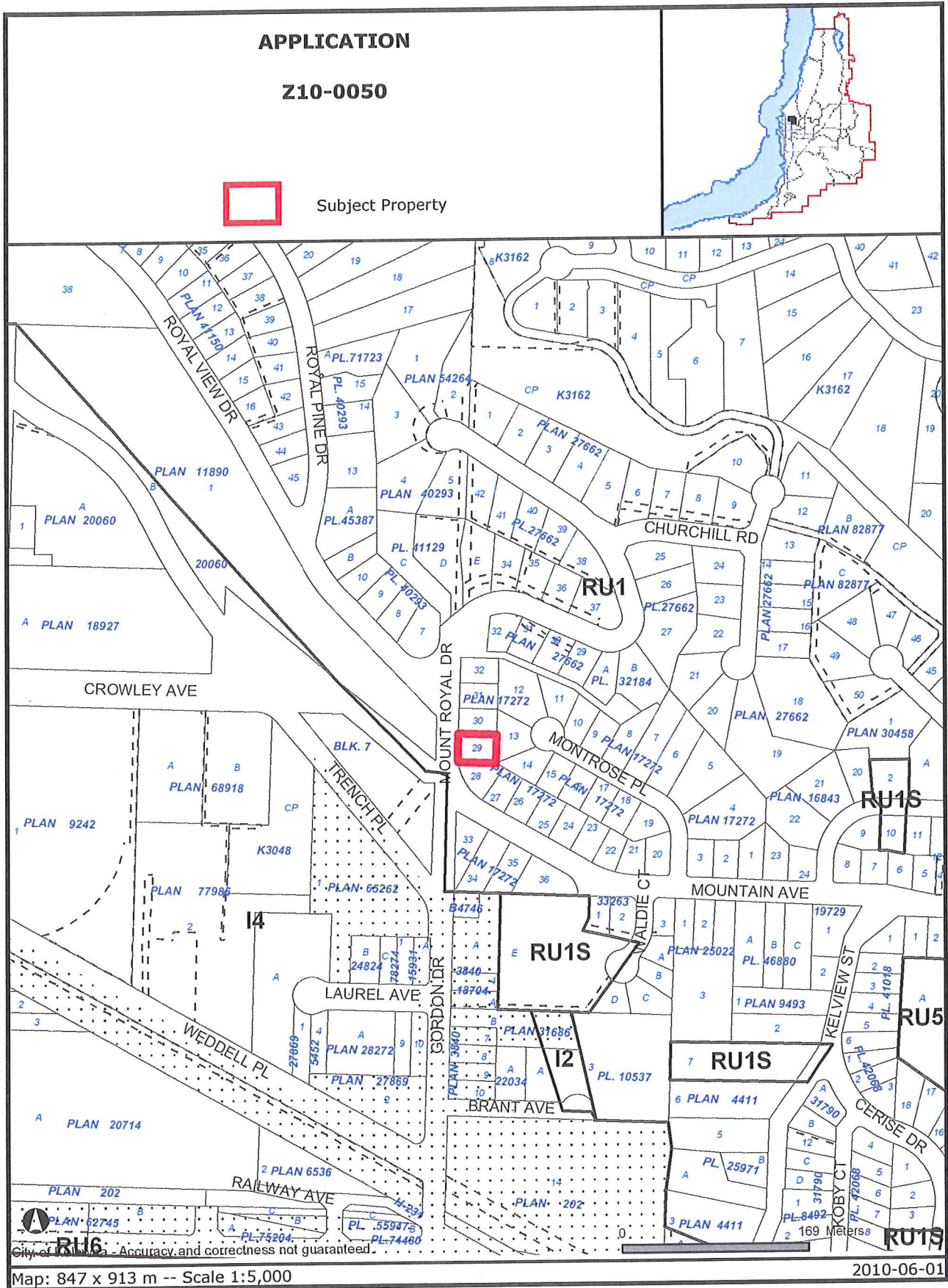
Danielle Noble
Manager, Urban Land Use

Approved for inclusion:

 Shelley Gambacort
Director, Land Use Management

Attachments:

Subject Property Map
Site Plan Upper/Lower Floor Plans
Photo of existing dwelling
Date Application Accepted: June 1, 2010

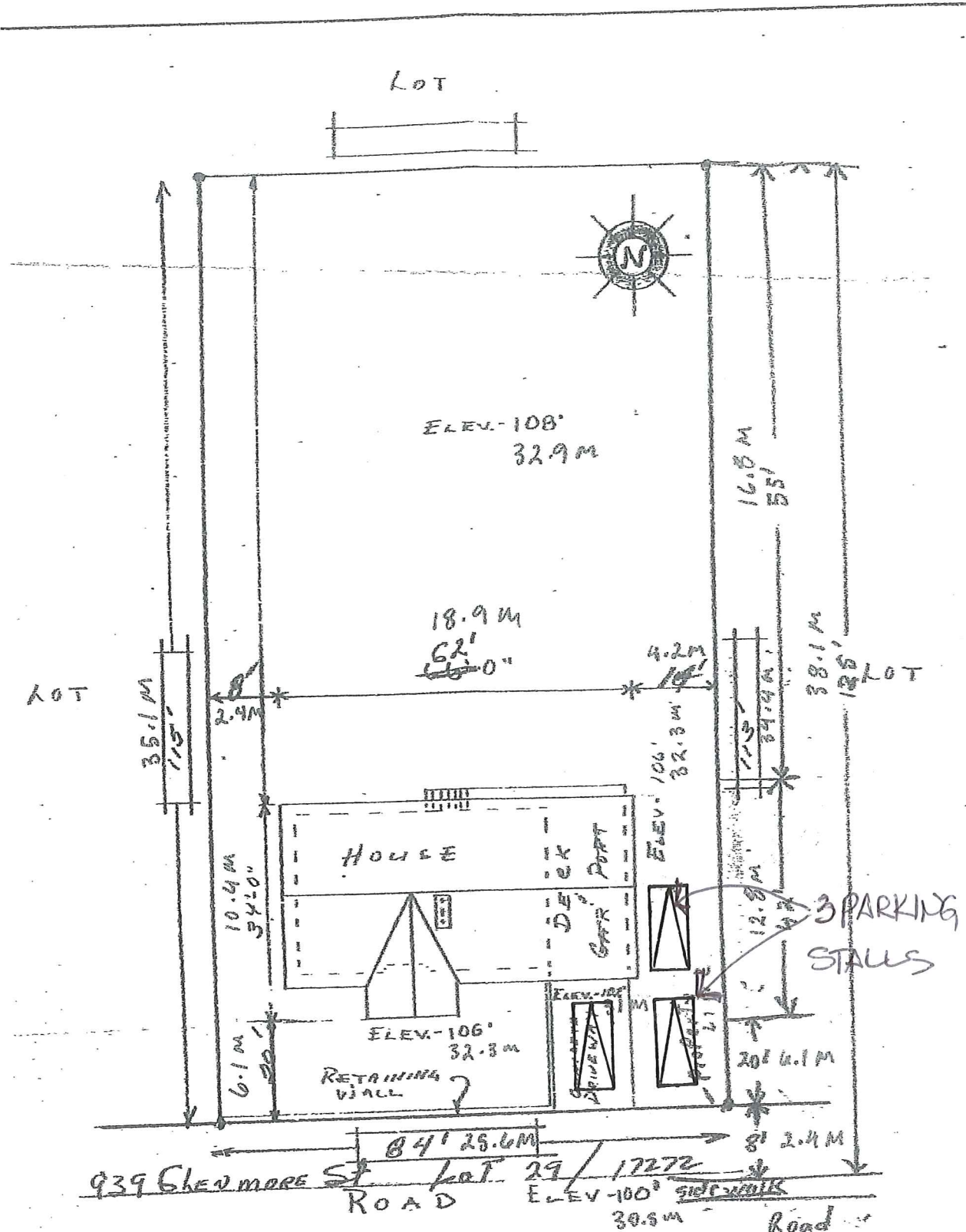


City of Kelowna - Accuracy and correctness not guaranteed.

Map: 847 x 913 m -- Scale 1:5,000

2010-06-01

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.

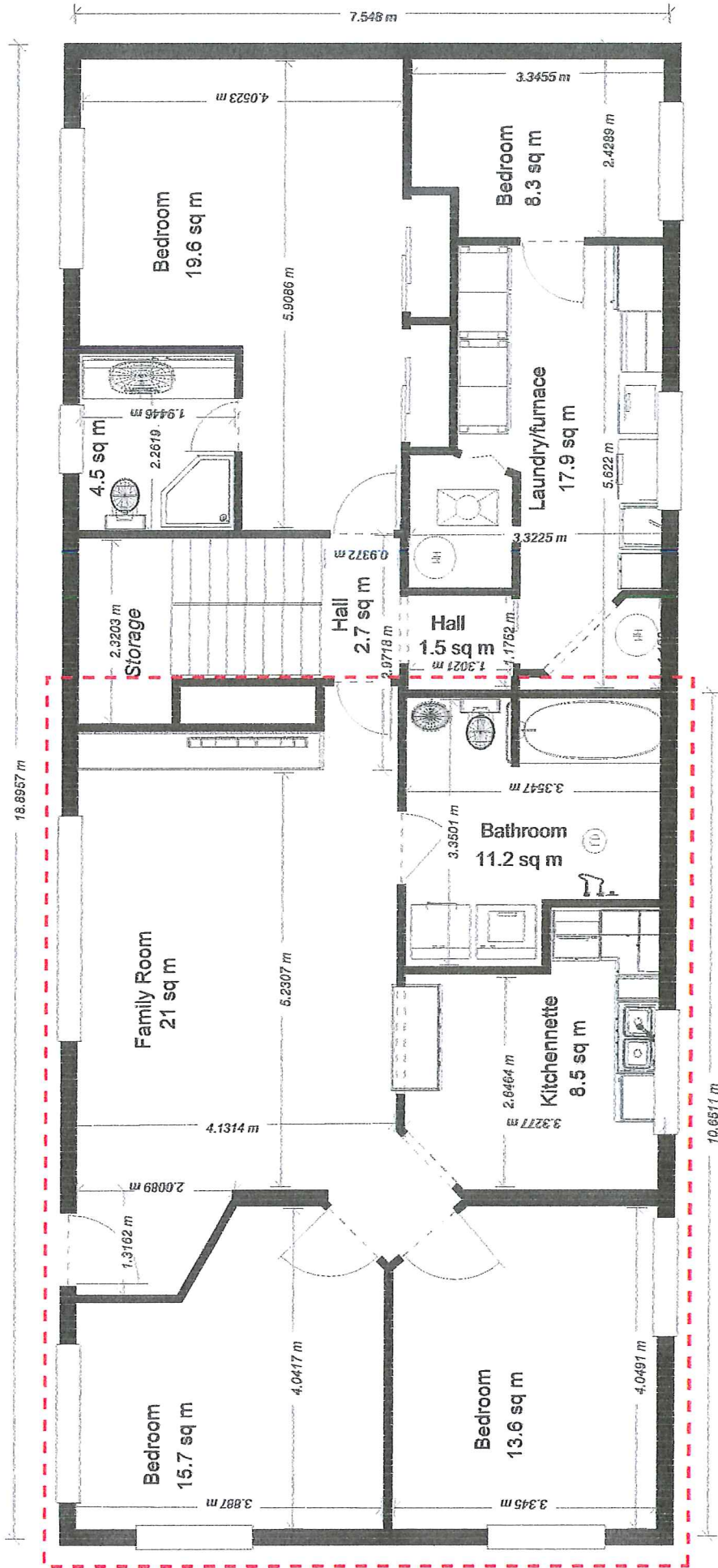


P L O T P L A N N. T. S.

Lower Floor

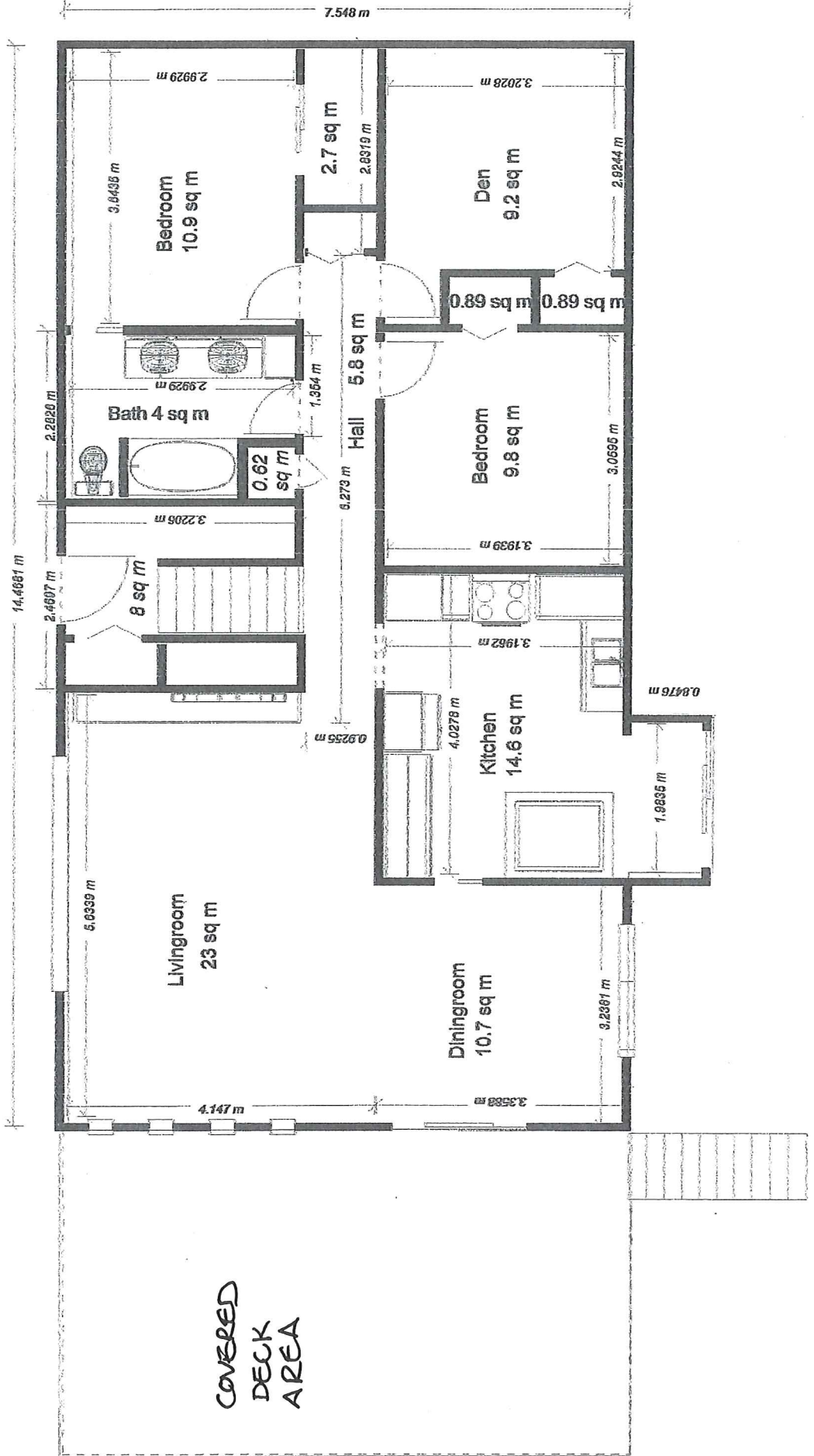
Total Area = 18.8957 X 7.548 = 142.6 sq m

Suite Area = 10.6511 X 7.548 = 80.4 sq m Indicated by red outline

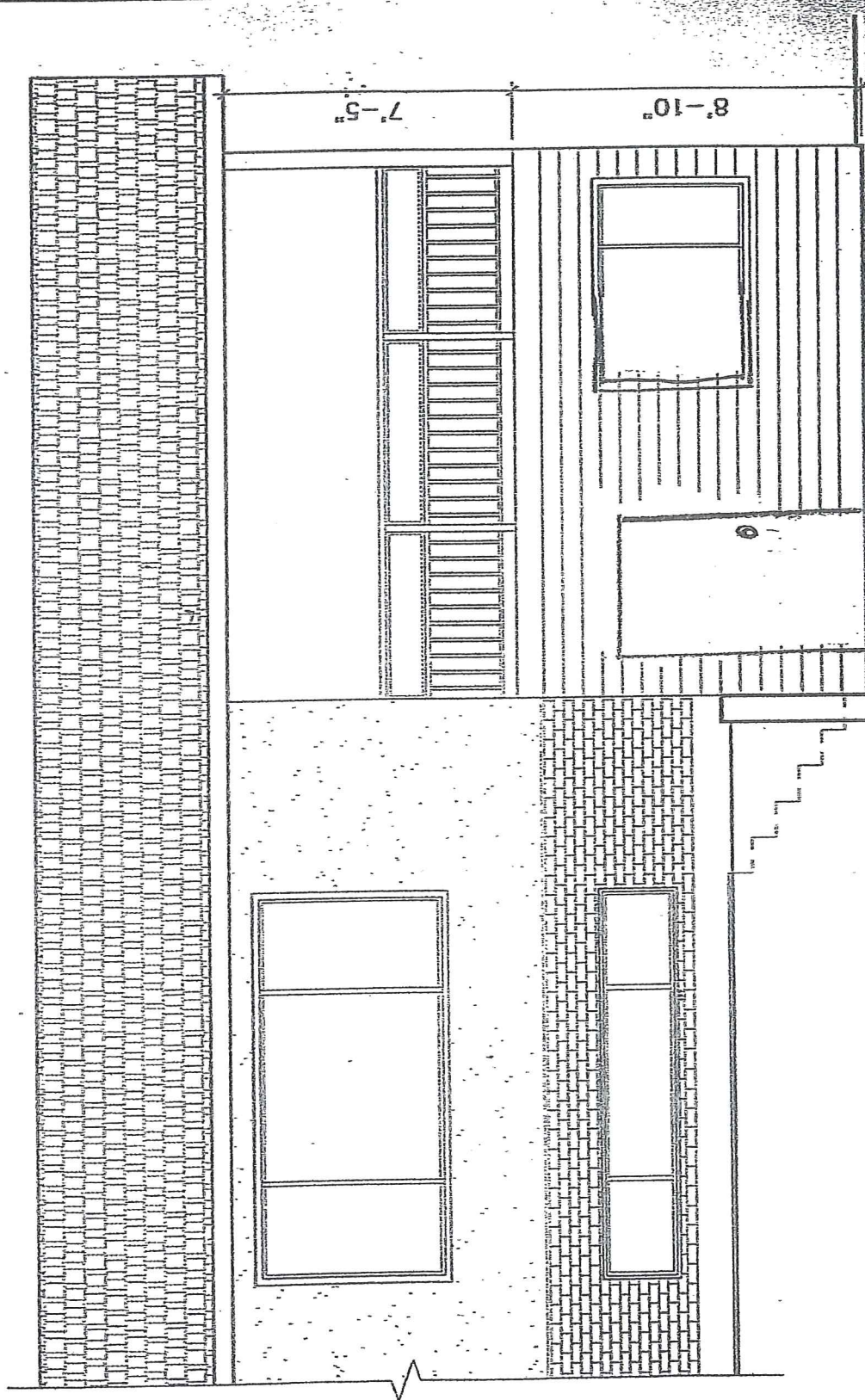


Main Floor

Area: 14.4681 X 7.548 = 109.2 sq m



DRAWINGS SHALL NOT BE SCALED



PARTIAL FRONT ELEVATION

PROJECT TITLE:
LONG ADDITION & RENOVATION
QUANNON MAZZEI

KELOWNA, B.C.

DRAWING TITLE:
WEST ELEVATION

DRAWING BY: SHARON BIZES
SCALE: 1/8"=1'-0"
DATE: APRIL 8, 2004

CITY OF KELOWNA
MEMORANDUM

Date: July 8, 2010
File No.: Z10-0050

To: Land Use Management Department (PM)

From: Development Engineering Manager

Subject: 939 Mount Royal Dr. Lot 29 Plan 17272 Suite

Development Engineering have the following requirements associated with this Development Permit 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 adequately serviced with a 100mm-diameter sanitary sewer service.

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
DC

