

Memo



Date: September 15, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0063

Applicant: Wolverine Construction
(Attn. Wade Thomas)

At: 1549 Blondeaux Cres.

Owner(s): Morley & Lorraine Soltys

Purpose: To rezone the subject property from RU2 - Medium Lot Housing zone to the RU2s - Medium Lot Housing with a secondary suite zone to construct a secondary suite within a single family dwelling.

Existing Zone: RU2 - Medium Lot Housing zone

Proposed Zone: RU2s - Medium Lot Housing with a secondary suite zone

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0063 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot B, Section 29, Township 26 ODYD Plan KAP72251 located at Blondeaux Crescent, Kelowna, BC, from the RU2 -Medium Lot Housing zone to the RU2s - Medium 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 RU2 -Medium Lot Housing zone to the RU2s - Medium Lot Housing with a secondary suite zone within a single family dwelling.

3.0 BACKGROUND:

The subject property was rezoned to the RU2 - Medium lot housing zone in 2001 to facilitate a two lot subdivision. A new single family dwelling was constructed on the site in 2003.

This application proposes to construct a one bedroom suite on the main floor of the existing dwelling. The modest suite is located at the rear of the building with immediate access to the allocated private open space.

The proposed application meets the requirements of RU2s- Medium Lot Housing with a secondary suite zone follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU2(s) ZONE REQUIREMENTS (FOR SECONDARY SUITE)
Subdivision Regulations		
Lot Area	510 m ²	400 m ²
Lot Width	15.6 m	13 m
Lot Depth	30.5 m	30 m
Development Regulations		
Site Coverage (buildings)	23 %	40 %
Site Coverage (buildings/parking)	41 %	50 %
Height	5.23 m / 2 storey	9.5m or 2 ½ storeys
Front Yard	13.43 m	4.5 m or 6.0 m to a garage
Side Yard (w)	1.89 m	1.8 for 2 - 2 ½ storey
Side Yard (east)	1.91 m	1.8 for 2 - 2 ½ storey
Rear Yard	7.59 m	7.5 m (2 - 2 ½ storey)
Other Requirements		
Principal Building floor area	200.6m ²	
Suite Floor Area	57m ² / 28.5%	Lessor of 40% of principal dwelling or 90 m ²
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

3.1 Site Context

The subject property is located on the south east side of Blondeaux Crescent, in Old Glenmore. A 219 covenant is in place protecting the 10m upland portion of the property from Brandt Creek.

More specifically, the adjacent land uses are as follows:

North	RU1	Large Lot Housing
South	RU1	Large Lot Housing
East	RU1	Large Lot Housing
West	RU1	Large Lot Housing

3.2 Site Location: 1549 Blondeaux Crescent



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. 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.

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. No requirements to meet.

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 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.

5.4 Bylaw Services

No Comment.

6.0 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 Old Glenmore area close to schools, parks, bus routes and other facilities. The City encourages the sensitive integration of secondary suites within existing neighbourhoods where amenities are provided.

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

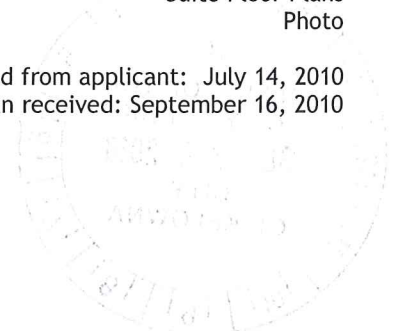
Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

Attachments:
Subject Property Map
Site Plan
Suite Floor Plans
Photo

Date Application Accepted from applicant: July 14, 2010
Site plan received: September 16, 2010

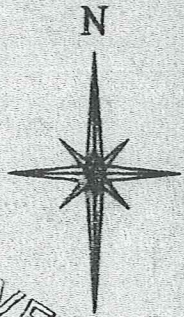


1549 Blondeaux Cr.

B.P. # 24613 ^{HC}

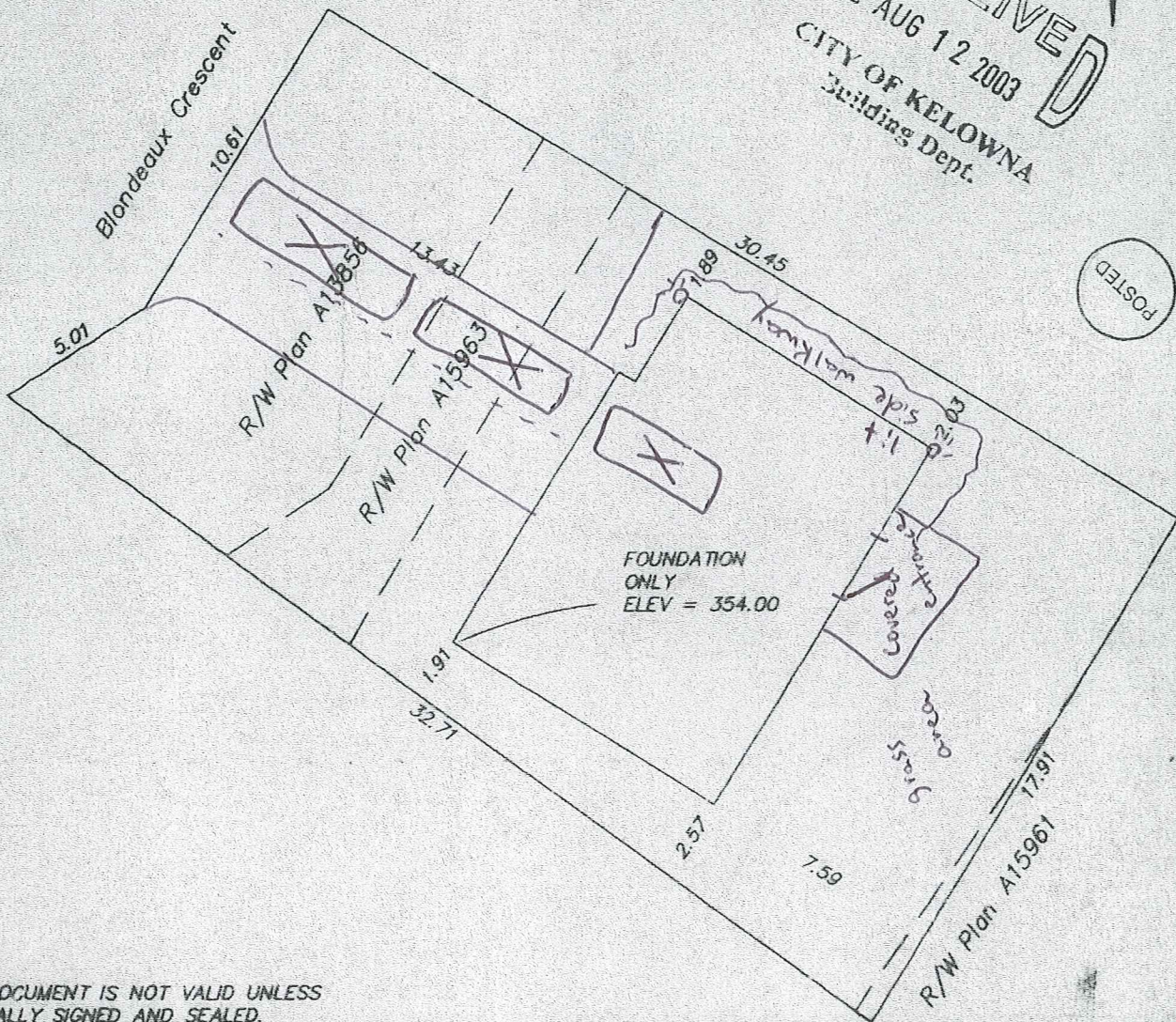
B.C. LAND SURVEYOR'S CERTIFICATE OF
LOCATION OF BUILDING ON LOT B
PLAN KAP72251 SEC. 29 TP. 26 O.D.Y.D.

SCALE 1:200 DISTANCES ARE IN METRES.



RECEIVED
AUG 12 2003
CITY OF KELOWNA
Building Dept.

POSTED



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THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

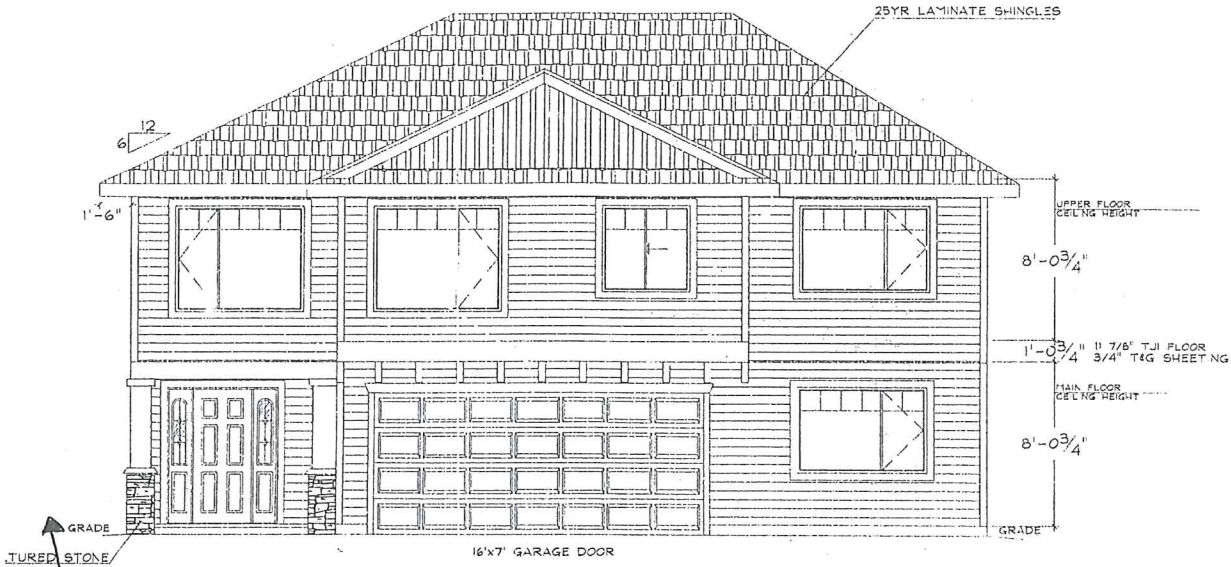
CERTIFIED CORRECT
this 11th day of August, 2003.

D.A. Goddard BCLS

FILE 12051 FB 258
RE: BOREBANK

THIS PLAN IS FOR MORTGAGE OR
MUNICIPAL PURPOSES ONLY AND IS
NOT TO BE USED TO DEFINE THE
BOUNDARIES OF THIS LOT.

D.A. Goddard Land Surveying Inc.
200-1449 ST. PAUL STREET KELOWNA

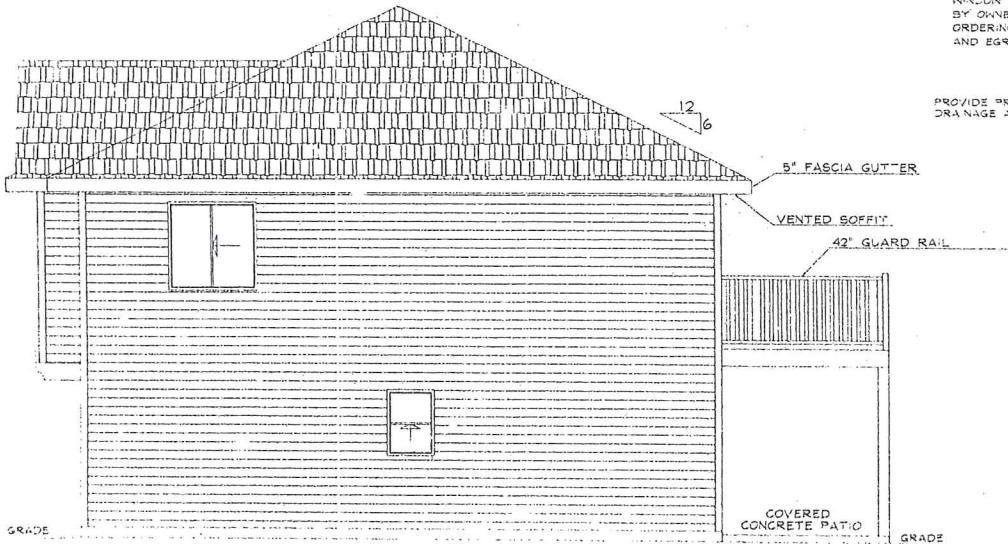


FRONT ELEVATION

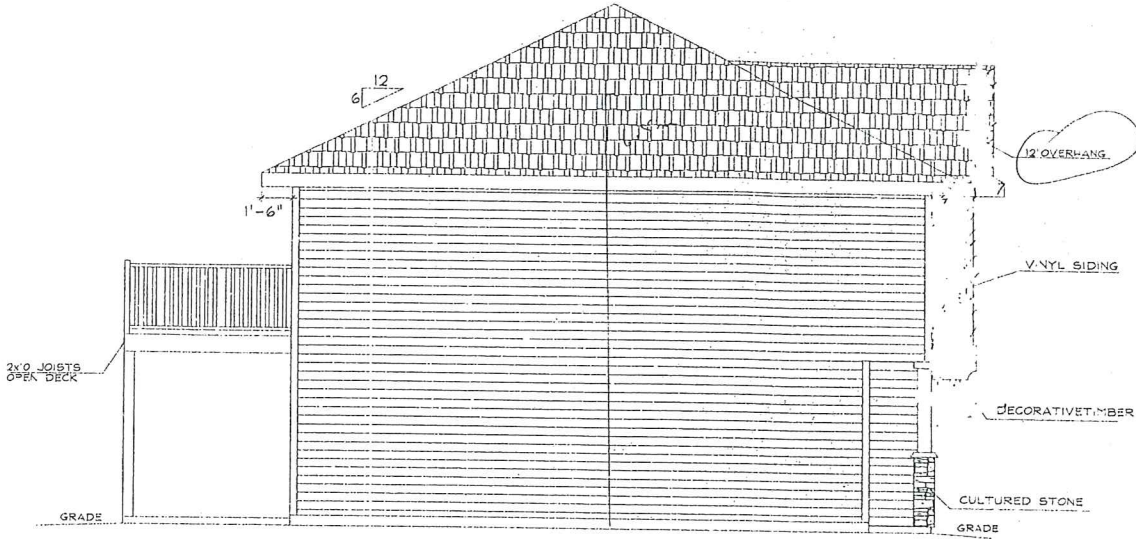
GRADE
 TURED STONE
 Sidewalk to rear suite.

NOTE
 WINDOW SPECS TO BE CONFIRMED BY OWNER/CONTRACTOR PRIOR TO ORDERING TO INSURE PROPER VENT AND EGRESS

NOTE
 PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE



RIGHT ELEVATION



LEFT ELEVATION

SEE
TO
VENTING

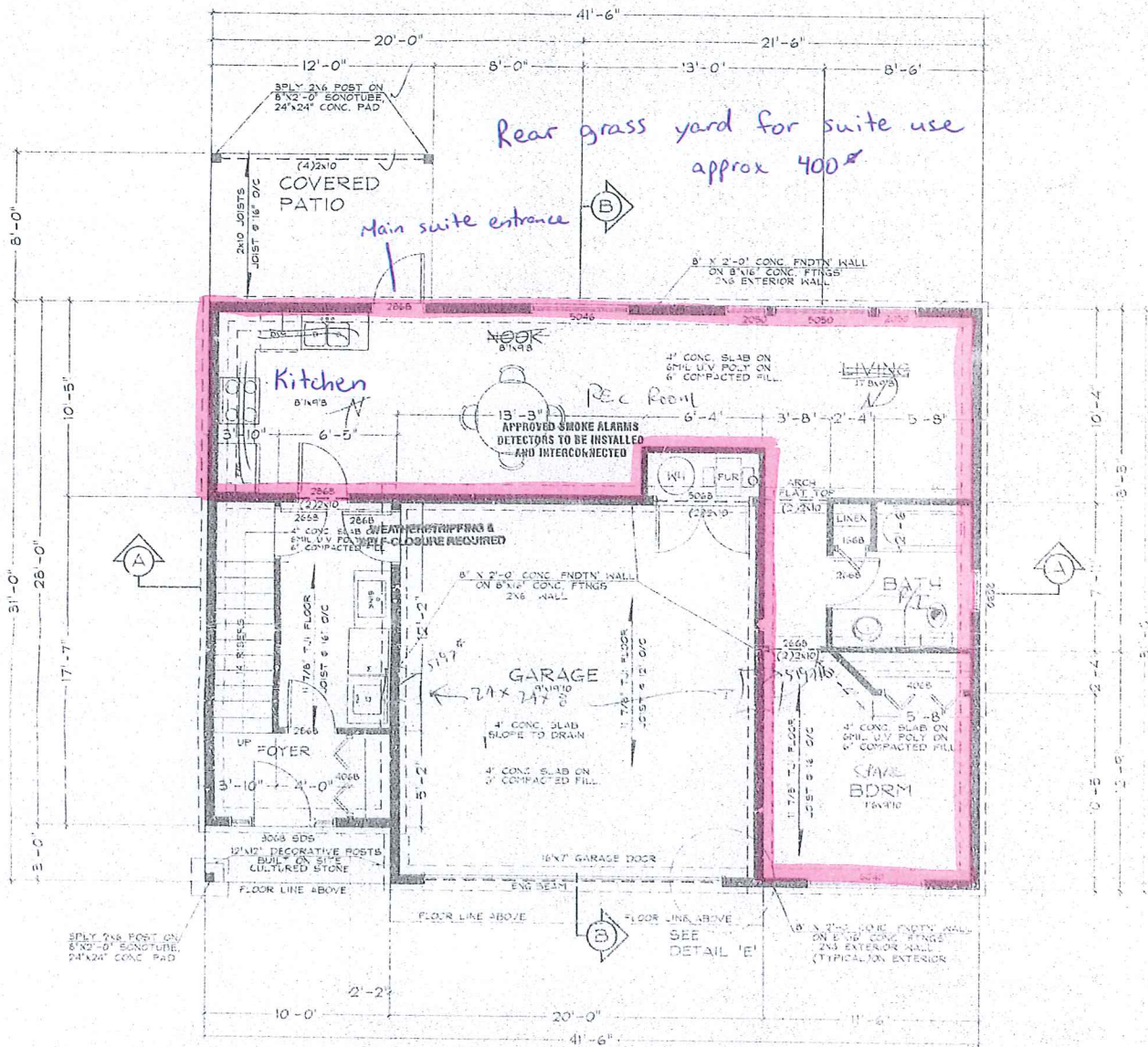


REAR ELEVATION

Entrance to suite

APP
FORMING PART OF
THESE DRAWING
AVAILABLE TO CI

MU
DRAFT
1464 DAYTON B
341
251
EMAIL
PROPOSED PR
PATTON
DATE 10/07
SCALE 1/4" = 1'
PAGES
(5)



NOTE

INDEX SHALL BE IN ACCORDANCE WITH THE ORDER TO ASSESS AND TO CONSIDER

NOTE

CONTRACTOR TO CC
DIY PRIOR TO GIVE

