

Memo



Date: October 14, 2010

To: City Manager

From: Land Use Management, Community Sustainability

Application: Z10-0080

Owner: Paramjit and Mandeep Bal

Address: 1329 Nishi Court

Applicant: Axel Hilmer Planning Consultant

Subject: Rezoning

Existing OCP Designation: Single / Two Family Residential

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

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

1.0 Recommendation

THAT Rezoning Application No. Z10-0080 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 13, Section 13, Township 26, ODYD Plan KAP87484, located on Nishi Court, Kelowna, BC from the RU1h - Large Lot Housing zone (Hillside Area) to the RU1hs - Large Lot (Hillside Area) Housing 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 a building permit for the suite be applied for prior to final adoption of the zone.

2.0 Purpose

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 construct a secondary suite within a single family dwelling.

3.0 Land Use Management

This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. 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. Properties in the immediate area have recently been rezoned to permit secondary suites. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site.

4.0 Proposal

4.1 Project Description

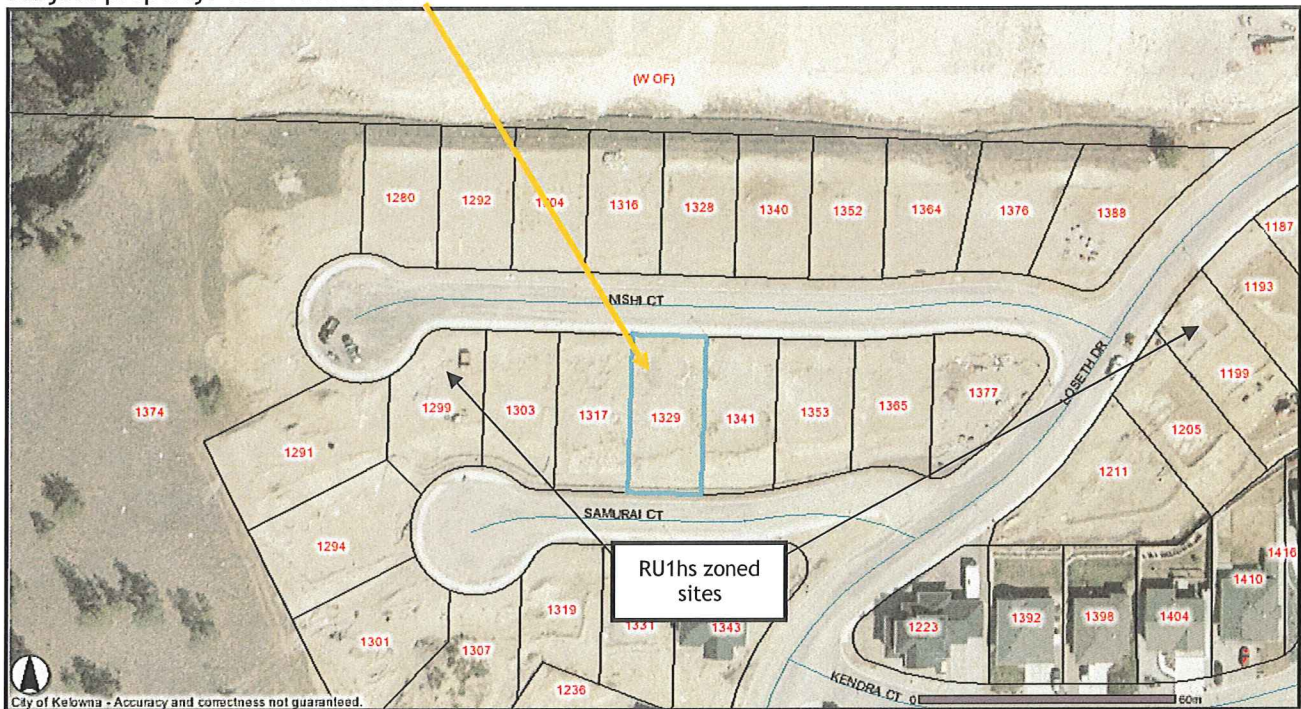
The applicant is proposing the construction of a modest 2 bedroom suite on the ground level of a single family dwelling which is currently under construction. The entrance to the suite is located on the east side of the site with a walkway which leads directly to the provided parking stall located in the driveway. Outdoor private space is provided with a porch under an existing balcony.

4.2 Site Context

The subject property is located on the south side of Nishi Court in the newly developed area of Black Mountain. The surrounding properties are all zoned RU1h - Large Lot housing (Hillside Area) with two RU1hs zoned sites are located within one block of the subject property.

4.3 Site Location Map

Subject property: 1329 Nishi Court



4.4 Zoning Table

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1hs ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	620.4 m ²	550 m ²
Lot Width	17 m	16.5 m
Lot Depth	36.49 m	30.0 m

Development Regulations		
Site Coverage (buildings)	38 %	40%
Site Coverage (buildings/parking)	44 %	50%
Height (existing house)	4.5 m / 1 storeys	9.5 m / 2 ½ storeys
Floor Area of principal dwelling	320 m ²	
Floor Area of Secondary Suite / Size ratios	76 m ² / 24 %	In principal dwelling: may not exceed lessor of 90 m ² or 40%
Front Yard	6 m	3 m
Side Yard (east)	2.00 m	2.0 m (1- 1 ½ storey)
Side Yard (west)	2.00 m	2.3 m (1 - 1 ½ storey)
Rear Yard	10.3 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² requirement

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Housing Policies:

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

6.1 Building & Permitting Department

1) A \$2500.00 Development Cost Charges (DCC's) is 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.

¹ Official Community Plan, Policy #8-1.30

² Official Community Plan, Policy #8-1.44

³ Official Community Plan, Policy #8-1.47

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.

6.2 Development Engineering Department

Domestic Water: The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID. *Paid by the client June 23, 2010.*

6.3 Bylaw Services

No Comment.

6.4 Fire Department

Requirements of section 9.10.9.14, Secondary Residential Suites, of the BCBC 2006 are to be met. Smoke Alarms as per section 9.10.19 of the BCBC are required.

6.5 Black Mountain Irrigation District

The owner has already been invoiced (Invoice No. 10167) and has paid the capital charges, connection fees and meter fees for a single family dwelling, including a suite. No further charges apply and BMID has no objection to the rezoning application.

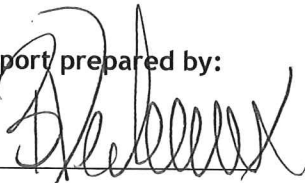
6.6 School District No. 23 (n/a)

7.0 Application Chronology

Date of Application Received: September 21, 2010

Advisory Planning Commission: (n/a)

Report prepared by:



Birte Decloux, Land Use Planner

Reviewed by:



Danielle Noble - Manager, Urban Land Use Management

Approved for inclusion:



Shelley Gambacort Director, Land Use Management

Attachments:

Subject Property Map

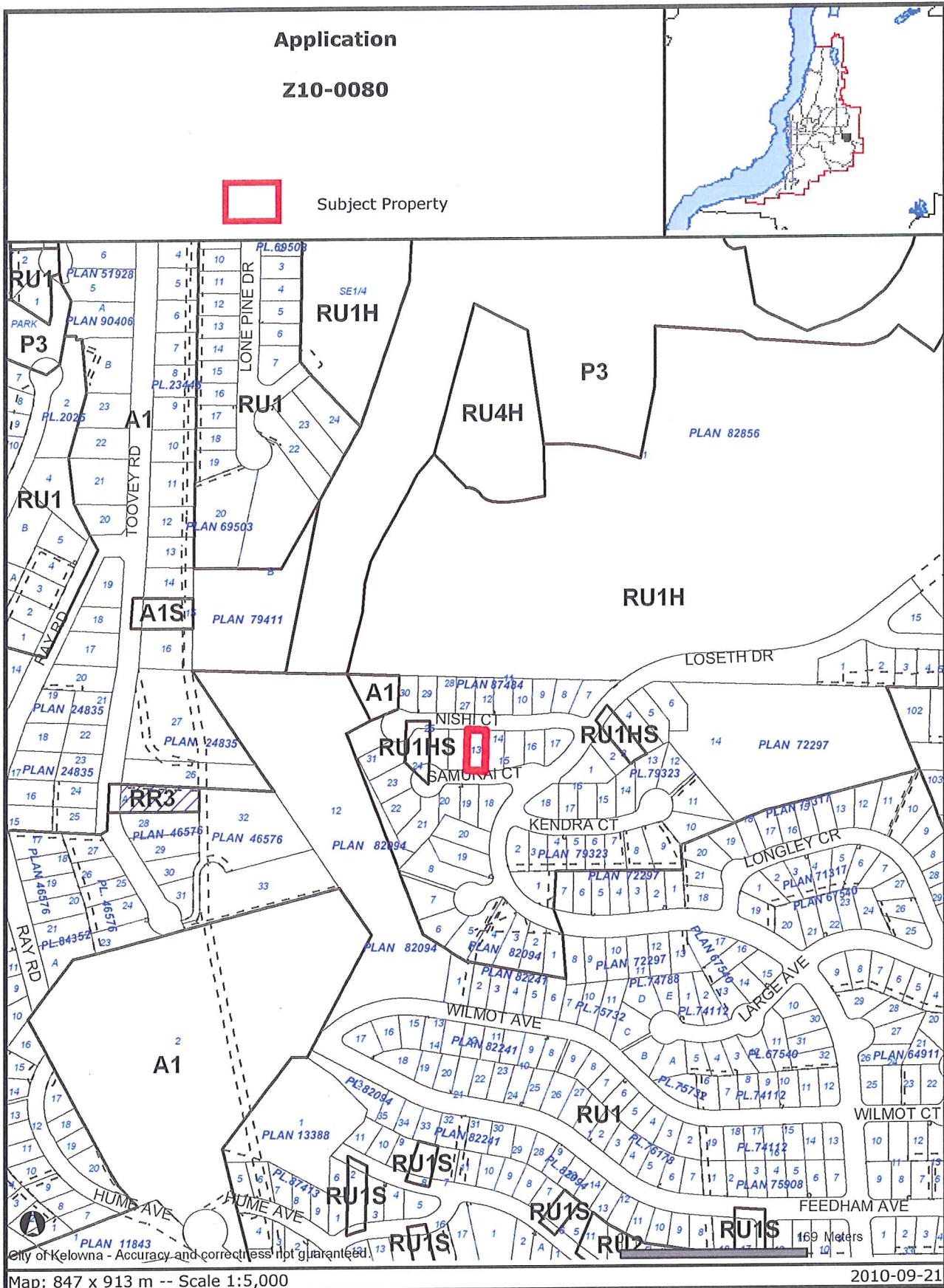
Floor Plans

Site Plan

Elevation Drawings

Context/Site Photos (n/a)

Summary of Technical Comments (n/a)



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.

MAIN FLOOR AND FOUNDATION PLAN (9'00" HIGH CEILING)

FLOOR AREA: 1,725 sq.ft.
 COVERED AREA: 465 sq.ft.
 TOTAL AREA: 2,190 sq.ft.

JOB NAME: MANAGER & MANAGERIAL SUITE
 ADDRESS: MAIN HILL, WATKINS SUBDIVISION

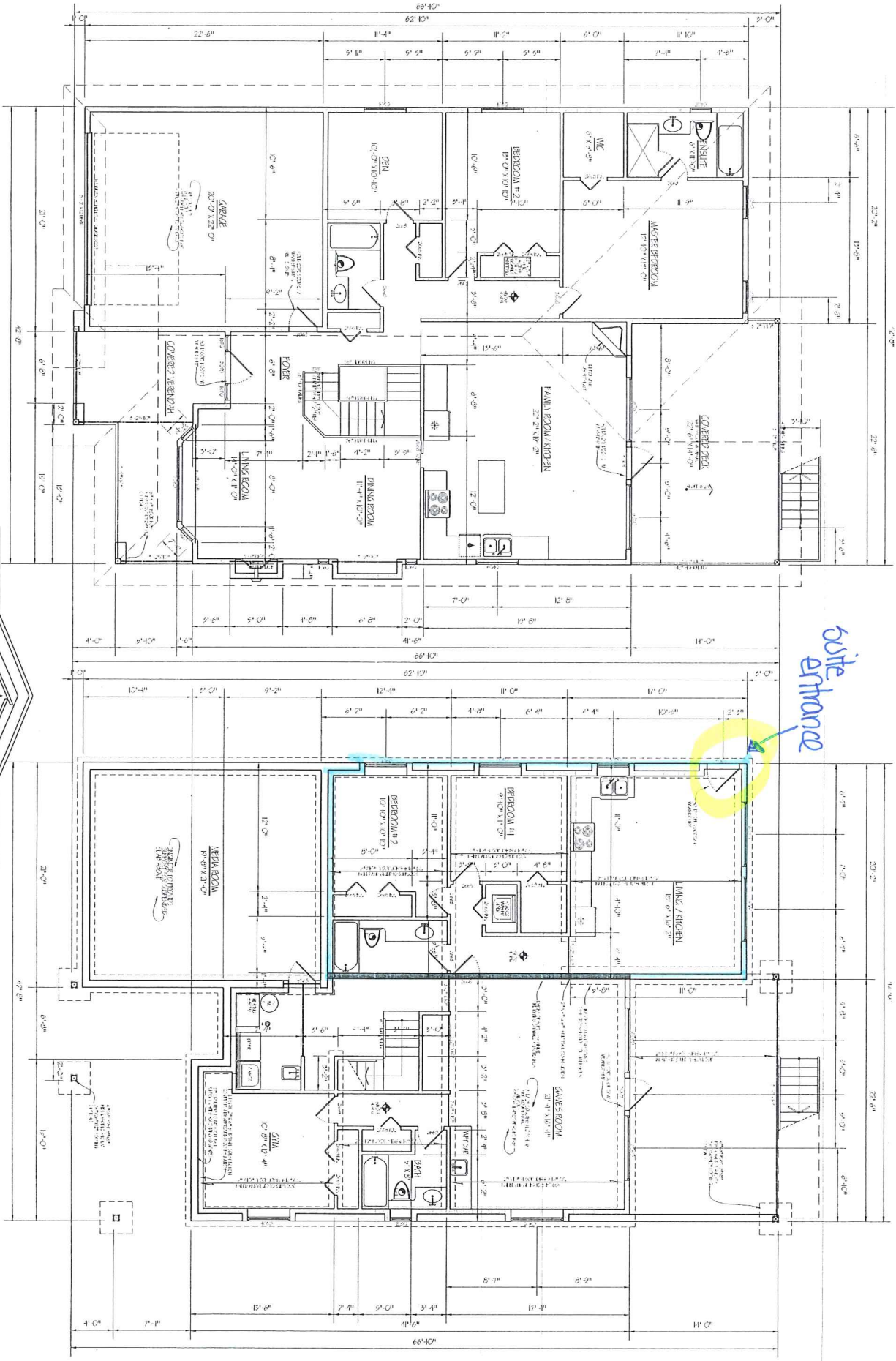
D.MAND
 AND DRAFTING SERVICES LTD.
 14658 - 84 AVENUE, SURREY, BC, TEL: (604) 597-1898 FAX: 597-1350

DRAWN BY: MAND
 CHECKED BY: MAND
 DATE: JUNE 7, 2010

SHEET NUMBER
2 OF 3

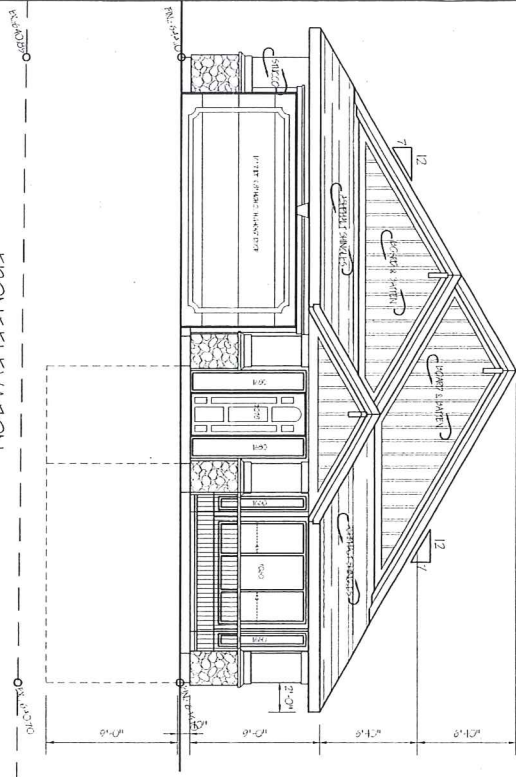
BASEMENT FLOOR AND FOUNDATION PLAN (9'00" HIGH CEILING)

FLOOR AREA: 1,725 sq.ft.

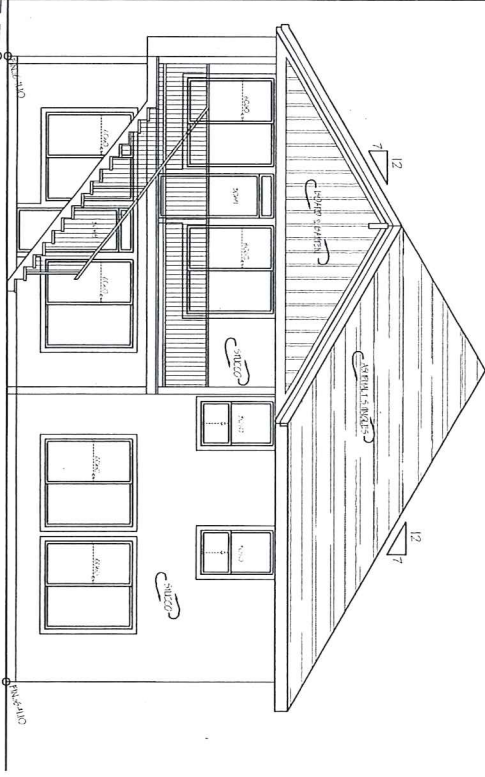


site entrance

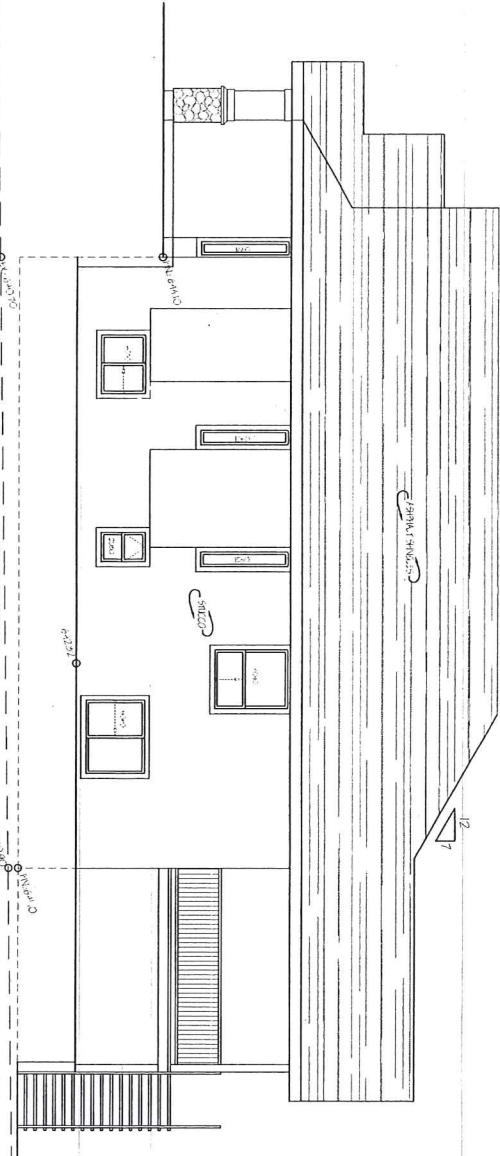
FRONT ELEVATION



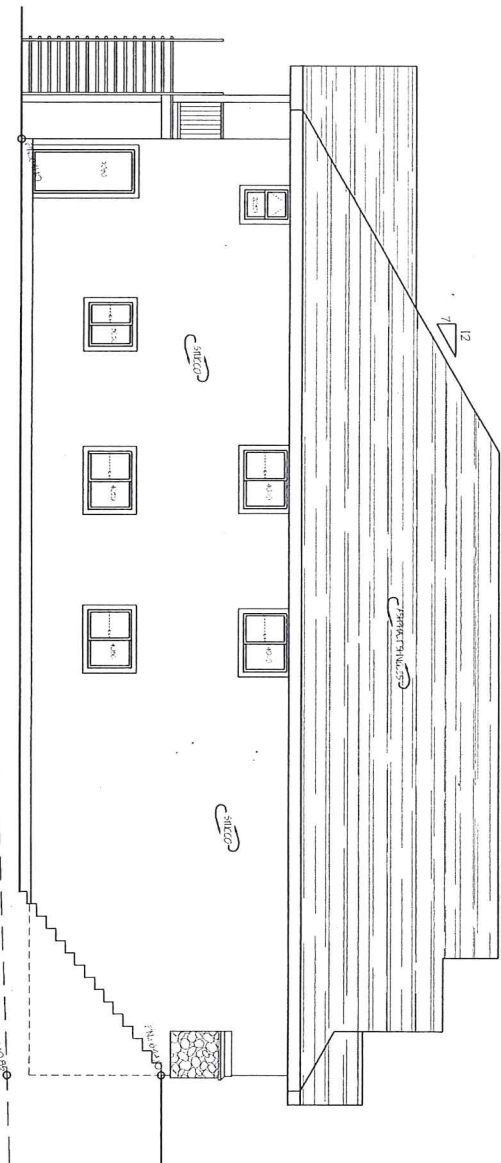
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



SPARK CALCATIONS:
 WALL AREA: 658 sq.ft.
 WINDOW AREA: 222 sq.ft.
 FLOORING: 658 sq.ft.
 ROOFING: 658 sq.ft.

SPARK CALCATIONS:
 WALL AREA: 1258 sq.ft.
 WINDOW AREA: 222 sq.ft.
 FLOORING: 1258 sq.ft.
 ROOFING: 1258 sq.ft.

JOB NAME: MANOJ & PARAGUT BAL
 ADDRESS: LOT #13 - NISHI COURT, KESWANA, BC
 NAME: PUL SERVICE SUBDIVISION

D.MAND
 AND DRAFTING SERVICES LTD.
 14658 - 84 AVENUE, SURREY, BC, TEL.: (604) 597-1338 FAX: 597-1350

DRAWN BY: HARJ
 CHECKED BY: DASHIAN
 DATE: JUNE 2, 2010

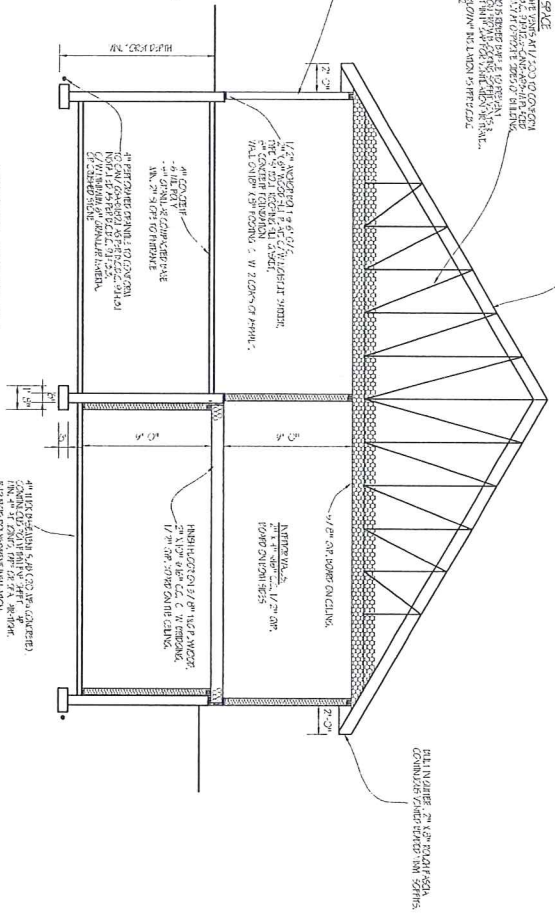
SHEET NUMBER
1 OF 3

NOTE: 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

NOTE: 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

NOTE: 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

CROSS SECTION



CALCULATIONS:

DESCRIPTION	UNIT	VALUE
ROOF AREA	m ²	120.00
FLOOR AREA	m ²	120.00
WALL AREA	m ²	120.00
FOUNDATION AREA	m ²	120.00
TOTAL AREA	m ²	360.00

NOTES:

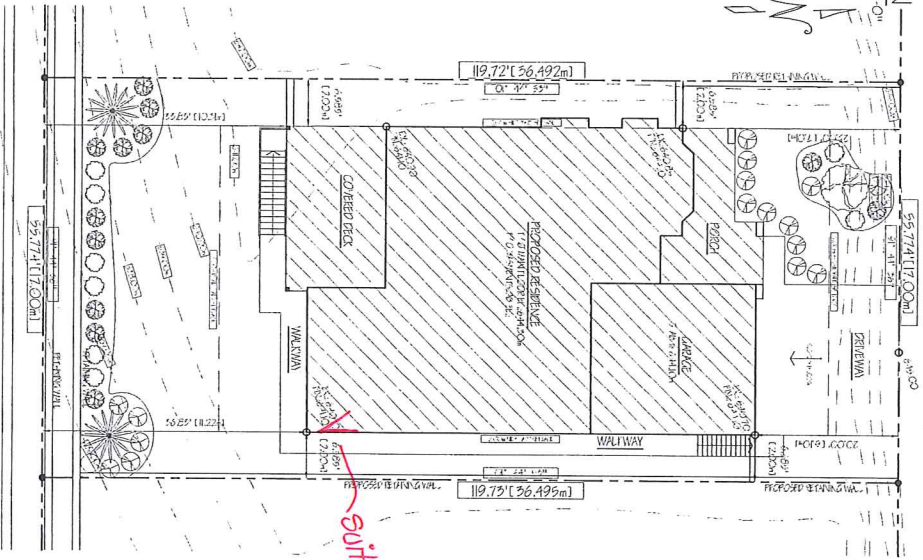
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

SITE PLAN NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

SITE PLAN

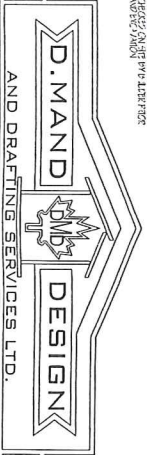
SCALE: 1/8" = 1'-0"



LOT #13 - NISHI COURT

SAMURA COURT

JOB NAME: MANDER & PARAJULI BAL
 ADDRESS: MINE HILL COURT, KILGOMAN, BC



DRAWN BY: HARB
 CHECKED BY: DARGHAM
 DATE: JUNE 7, 2012

SHEET NUMBER
 2 OF 2