Memo

City of Kelowna

Date: November 9, 2010

To: City Manager

From: Land Use Management, Community Sustainability

Application: Z10-0088

Owner: Gordon Kelly and Edwina Flanagan

Address: 735 Hollywood Road South

Applicant: Edwina Flanagan Gordon Kelly

Subject: Rezoning Application

Existing OCP Designation: Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1s - Large Lot Housing with a secondary suite

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1.0 Recommendation

THAT Rezoning Application No. Z10-0088 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 2, Section 23, Township 26, ODYD Plan 25175, located on Hollywood Road South, 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 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 RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with a secondary suite zone to construct a secondary suite within a principal dwelling.

3.0 Land Use Management

The 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. The subject property is in close proximity to parks, schools, transit and recreational opportunities.

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 to construct a one bedroom suite within a single family dwelling on the subject property. The suite and a home based seamstress business are accessed by a common corridor from within the carport. Parking regulations can be met with 2 parking stalls in the driveway and one in the existing carport. Private open space requirements are met with an allocated space behind the carport.

4.2 Site Context

The subject property is located on the east side of Hollywood Road South in the Rutland area of Kelowna. The surrounding properties are zoned as follows:

Direction	Zone
North	RU1- Large Lot Housing
West	P2 - Educational and Minor Institutional
East	RU1 - Large Lot Housing
South	RU6 - Two Dwelling Housing

4.3 Subject Map: 735 Hollywood Road South

4.4 Zoning Analysis

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	840 m^2	550 m^2
Lot Width	19.65 m	16.5 m
Lot Depth	46.77 m	30.0 m
Development Regulations		
Site Coverage (buildings)	15.2 %	40%
Site Coverage (buildings/parking)	26 %	50%
Height (existing house)	1.5 storey / 5.6 m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	204.6 m^2	
Floor Area of Secondary Suite / Size ratios	60 m^2 / 29%	In building can't exceed lessor or 90 m^2 or 40%
Front Yard	6.0 m	6.0 m to garage/carport
Side Yard (north)	2.2 m	2.0 m (1 - 1 ½ storey)
Side Yard (south)	2.5 m	2.0 m (1 - 1 ½ storey)
Rear Yard	20.63 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	No requirement

5.0 Current Development Policies

5.1 Kelowna 2020 - Official Community Plan

Housing Polices:

Infrastructure Availability[1]**.** Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently;

[1] Official Community Plan, Policy #8 - 1.30

Integration[2]**.** Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities;

Secondary Suites [3]**.** Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.

6.0 Technical Comments

6.1 Building & Permitting Department

1) $2500 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) A rated corridor is required from the suite to the exterior. This rating would include all doors opening into the corridor and the underside of the stairs. 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.

6.2 Development Engineering Department

No requirements noted.

6.3 Bylaw Services - no concerns.

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 Interior Health Authority - no comment.

6.6 Irrigation District - no upgrades required.

6.7 School District No. 23 - N/A

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[2] Official Community Plan, Policy #8 - 1.44
[3] Official Community Plan, Policy #8 - 1.47

7.0 Application Chronology

Date of Application Received: October 19, 2010

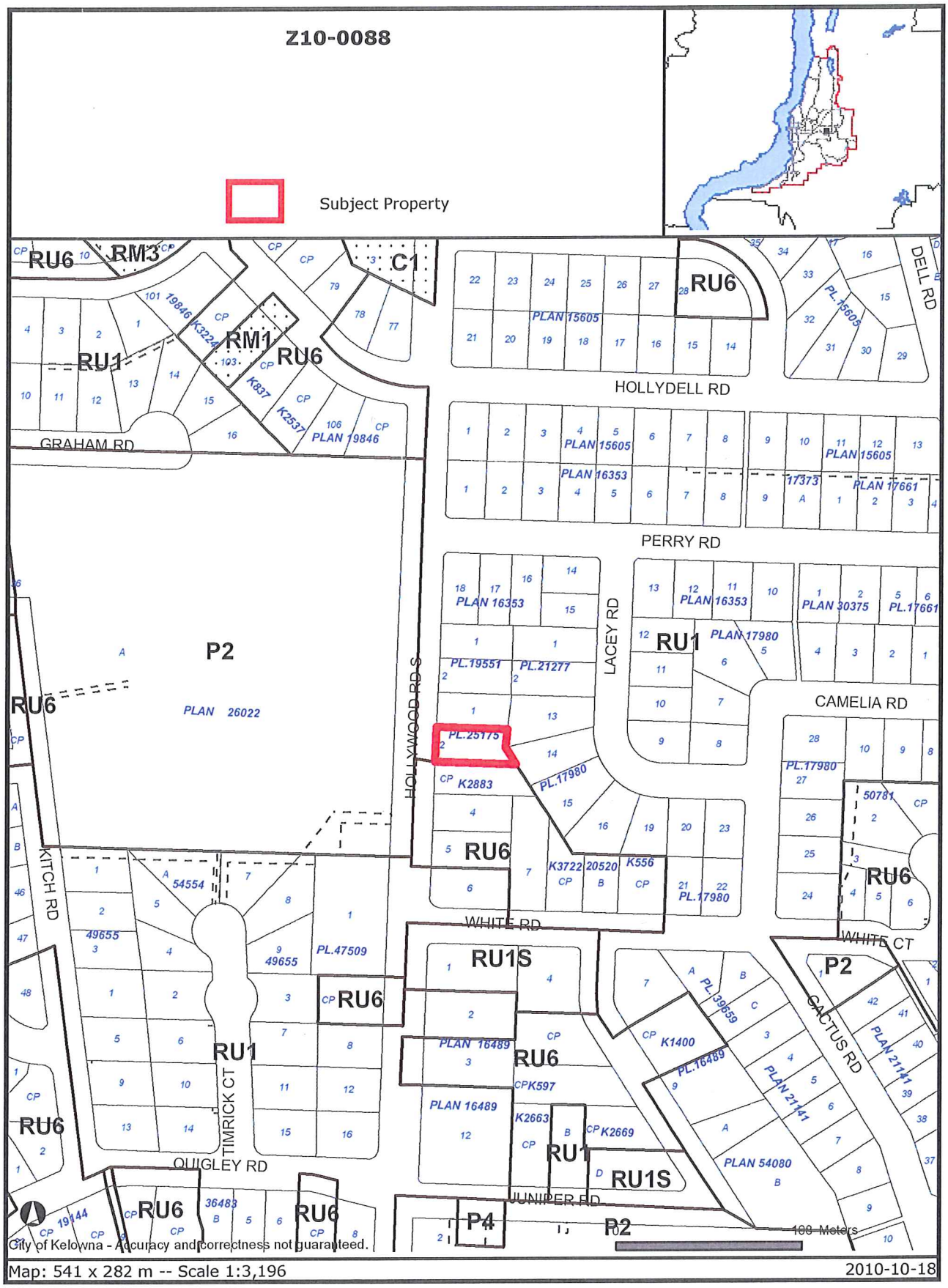
Report prepared by:

Birte Decloux, Urban Land Use Planner

Reviewed by: Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion: Shelley Gambacort, Director, Land Use Management

Attachments:
Site Plan
Conceptual Elevations
Context/Site Photos

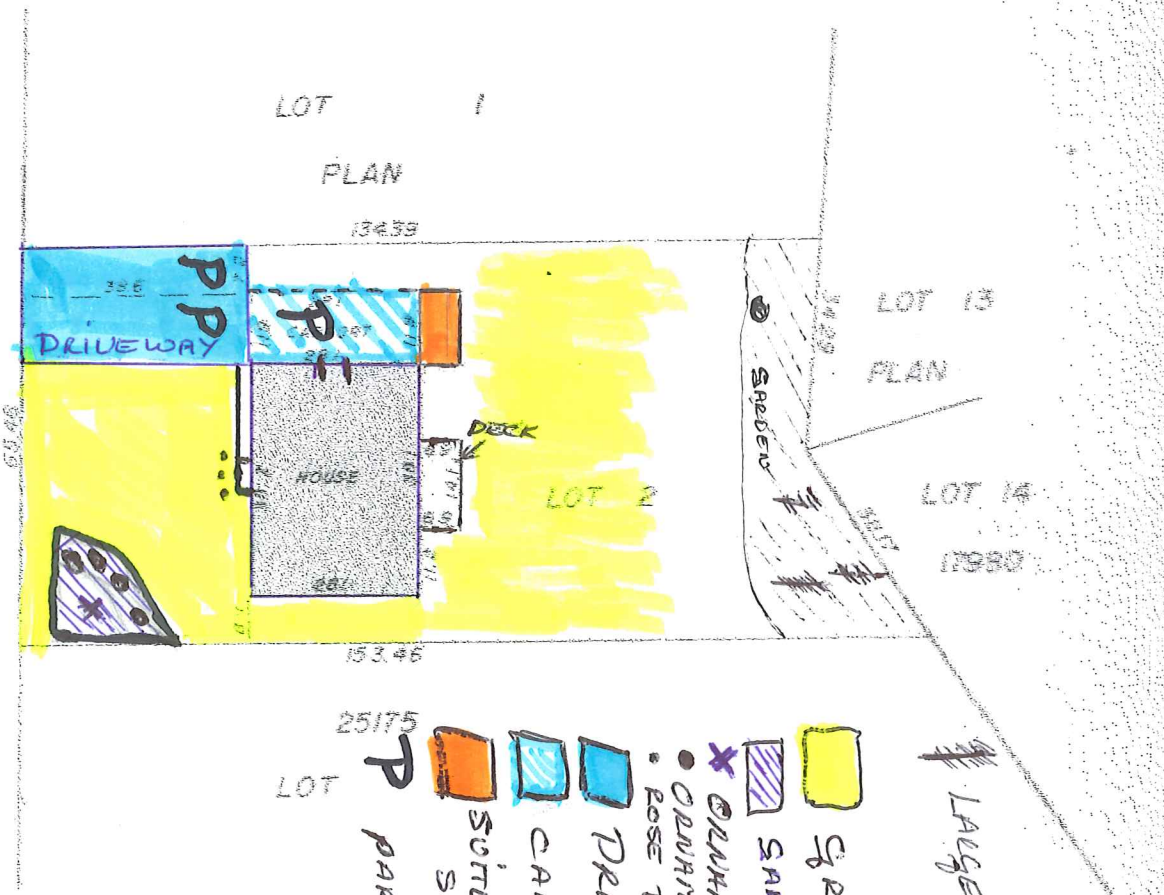


Map: 541 x 282 m -- Scale 1:3,196 2010-10-18

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.

B. C. LAND SURVEYORS CERTIFICATE

ON LOT 2, PLAN 25175, SEC 23, TP 26, O.D.Y.D.

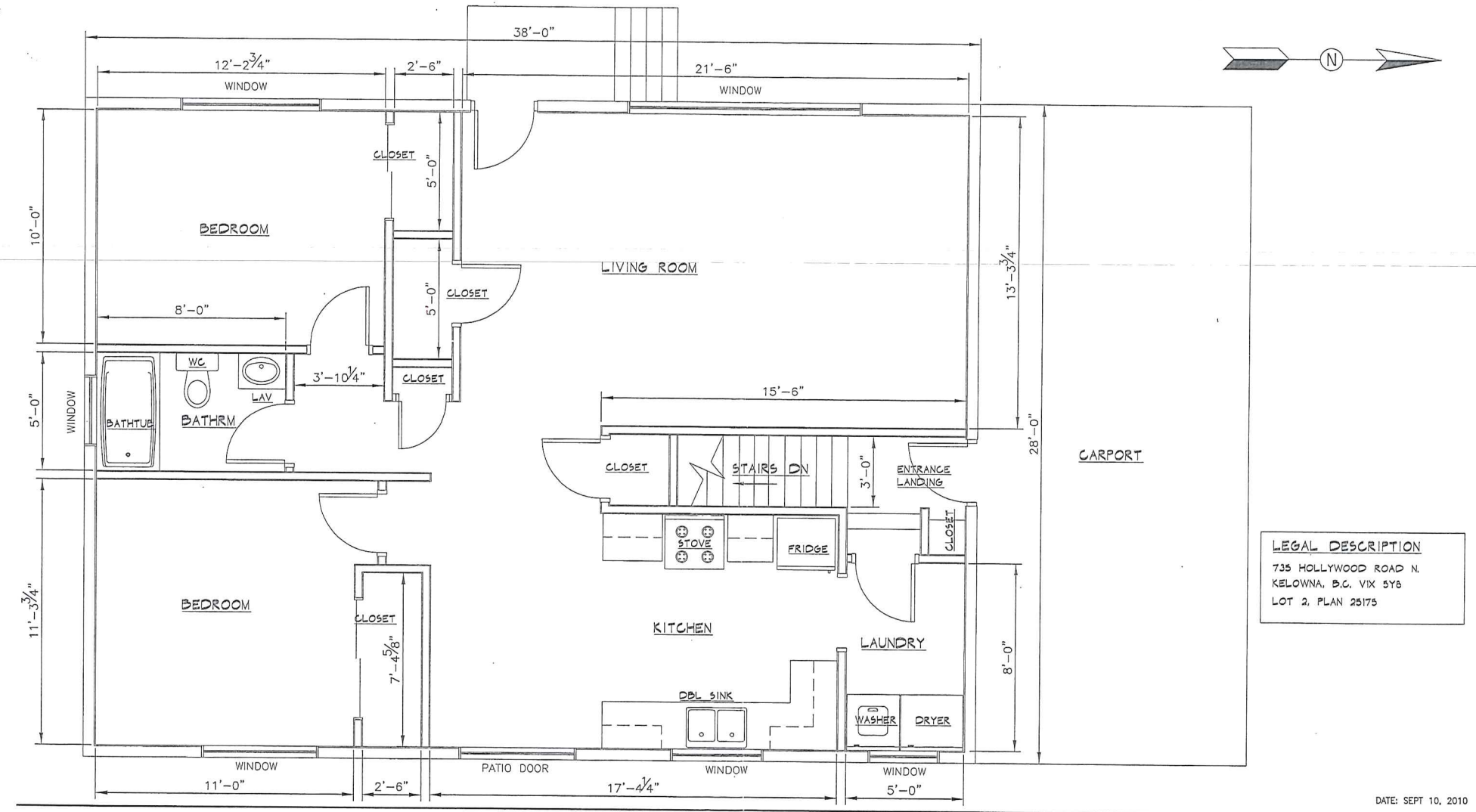


THIS PLAN IS FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY BOUNDARIES.

CERTIFIED CORRECT SEPTEMBER 18, 1996

SCALE 1:250

BEHUE & ARTHUR
BC LAND SURVEYORS
[illegible] STREET WEST
[illegible]



LEGAL DESCRIPTION

735 HOLLYWOOD ROAD N.
KELOWNA, B.C. V1X 5Y8
LOT 2, PLAN 25175

DATE: SEPT 10, 2010

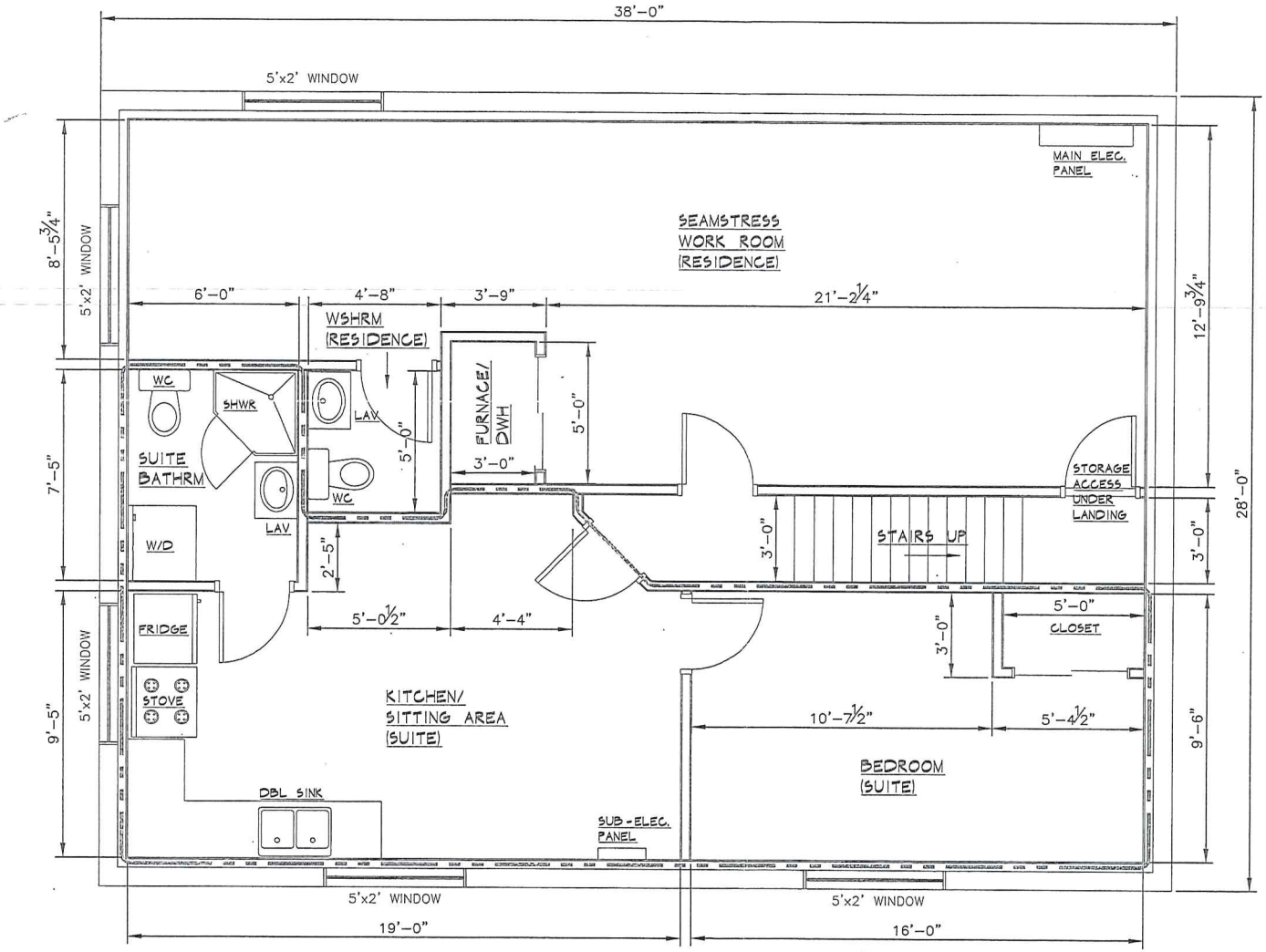
1/4"=1' 0 4' 6' 8'

ORIGINAL SHEET - ANSI B

Client/Project
735 HOLLYWOOD ROAD N. RESIDENCE
REZONING APPLICATION FOR SECONDARY SUITE

Figure No.
A-2

Title
EXISTING MAIN FLOOR LAYOUT



LEGAL DESCRIPTION

735 HOLLYWOOD ROAD N.
KELOWNA, B.C. V1X 5Y8
LOT 2, PLAN 25175

LEGEND

PERIMETER OF SUITE

1/4"=1' 0 4' 6' 8'

DATE: SEPT 10, 2010

Client/Project
735 HOLLYWOOD ROAD N. RESIDENCE
REZONING APPLICATION FOR SECONDARY SUITE

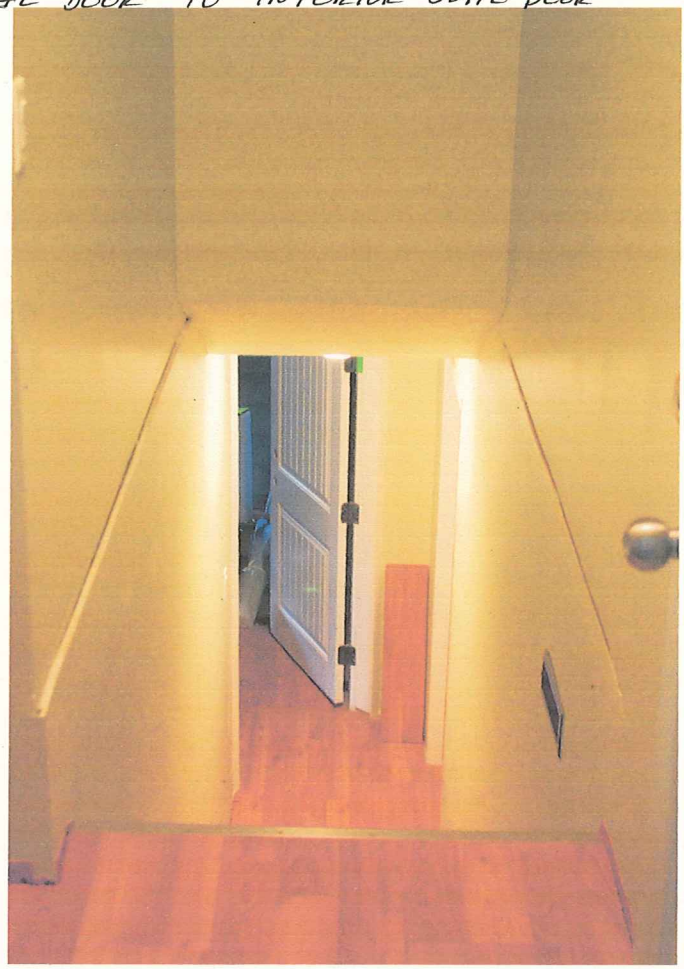
Figure No.
A-1

Title
BASEMENT FLOOR AND PROPOSED SUITE LAYOUT

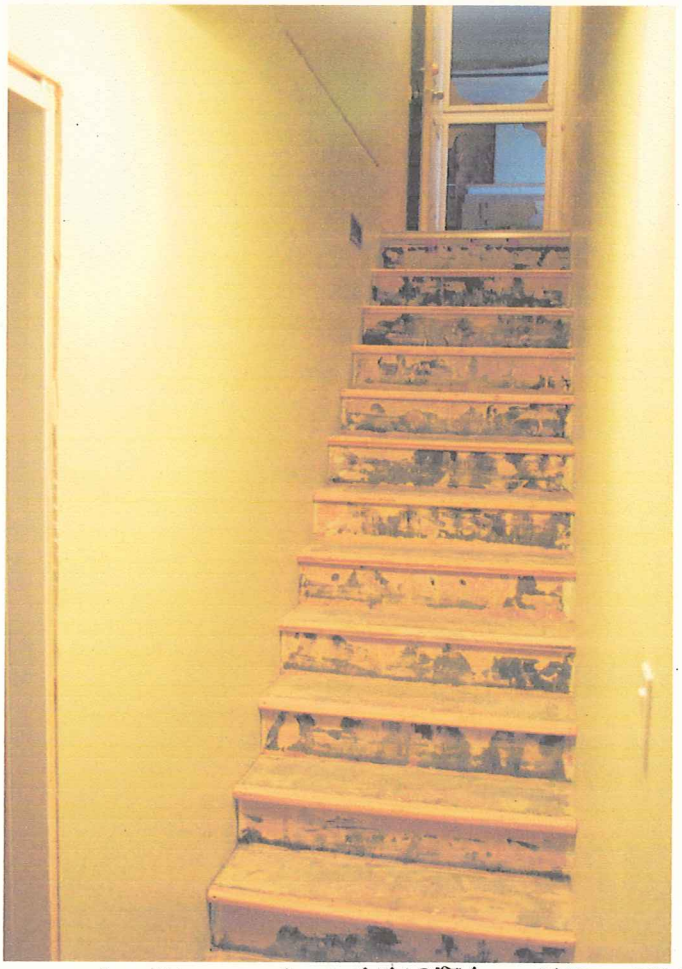
ORIGINAL SHEET - ANSI B

735 Hollywood Rd. S

LOOKING DOWN STAIRWAY FROM EXTERIOR CARPORT ~~SUITE~~ DOOR TO INTERIOR SUITE DOOR



ENTRANCE TO SUITE THROUGH CARPORT TO OUTSIDE DOOR.



LOOKING UP ~~STAIRWAY~~ STAIRS FROM INTERIOR SUITE DOOR UPTO EXT DOOR TO CARPORT.

Property to the South

North Sideyard

Property to the North

South Sideyard