

Memo



Date: November 8, 2010
To: City Manager
From: Land Use Management, Community Sustainability
Application: Z10-0081(bd) **Owner:** Bruce Saunders
Address: 964 Campus Ct **Applicant:** Bruce Saunders
Subject: Rezoning Application

Existing OCP Designation: Single/ Two Unit Residential

Existing Zone: RU2 - Medium Lot Housing

Proposed Zone: RU2s - Medium Lot Housing with a Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z10-0081 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 37, District Lot 135, ODYD Plan 26296, located on Campus Court, 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 be applied for prior to final adoption of the zone.


2.0 Purpose

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 to construct a secondary suite within a single family 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.

At time of writing this report, Council has yet to consider a height variance for this property, which has not been supported by all neighbours. While the land use is supported, the height variance is considered insensitive to the established neighbourhood context.



4.0 Proposal

4.1 Project Description

The single family dwelling on the subject property is currently being upgraded with a new foundation and revised landscaping. Through the construction process, the owner has decided to pursue a secondary suite use to be located on the ground floor of the three storey building. (Council is considering a variance application to permit a three storey building at their regular meeting of November 16, 2010.) The proposed access to the one bedroom suite is from the rear of the building through French doors. Required private open space is proposed on a patio directly outside the door.

4.2 Site Context

The subject property is located on the north side of Campus Court in the South Pandosy/KLO area of Kelowna.

<u>Direction</u>	<u>Zone</u>
North	RU1- Large Lot Housing
West	RU2 - Medium Lot Housing
East	RU2 - Medium Lot Housing
South	RU2 - Medium Lot Housing

4.3 Subject Map: 809 Campus Court



4.4 Zoning Analysis

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	620 m ²	400 m ²
Lot Width	18.3 m	13 m
Lot Depth	33.88 m	30 m
Development Regulations		
Site Coverage (buildings)	18 %	40 %
Site Coverage (buildings/parking)	30 %	50 %
Height	9.5m /3 storey ①	9.5m or 2 ½ storeys
Front Yard	7.6 m	6.0 m to a garage
Side Yard (w)	2.37 m	1.8 for 2 - 2 ½ storey
Side Yard (east)	1.85 m	1.8 for 2 - 2 ½ storey
Rear Yard	m	7.5 m (2 - 2 ½ storey)
Other Requirements		
Floor Area of principal dwelling	300 m ²	
Floor Area of Secondary Suite / Size ratios	62 m ² / 21%	In building can't exceed lessor or 90 m ² or 40%
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

① Variance to the proposed height of the building before Council on November 16, 2010.

5.0 Current Development Policies

Kelowna 2020 - 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

5.1 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) 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) The Stair shaft from suite to exterior is required to be fire rated, this includes all doors to be fire rated that open into the stair shaft as well as the underside of the stairs and landing. Details to be provided on the building permit application drawings.

6) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.2 Development Engineering Department

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.

Sanitary Sewer: Our records indicate that this property is adequately serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC).

Site Related Issues: On-site parking modules must meet bylaw requirements. Indicate on a Site Plan the designated parking space intended for the proposed suite. *Proposed parking is located in garage with two parking stalls on the driveway.*

¹ Official Community Plan, Policy #8 - 1.30

² Official Community Plan, Policy #8 - 1.44

³ Official Community Plan, Policy #8 - 1.47

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.

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 Interior Health Authority- N/A

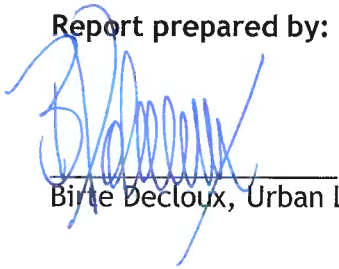
6.6 Irrigation District - N/A

6.7 School District No. 23 - N/A

7.0 Application Chronology

Date of Application Received: October 12, 2010

Report prepared by:



Birte Decloux, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

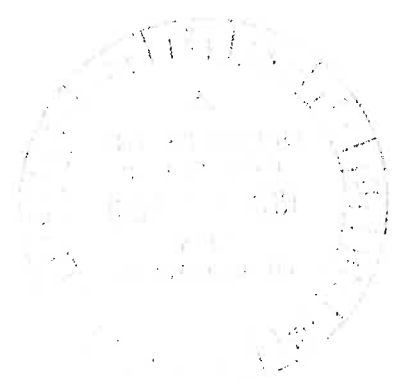
Approved for Inclusion:

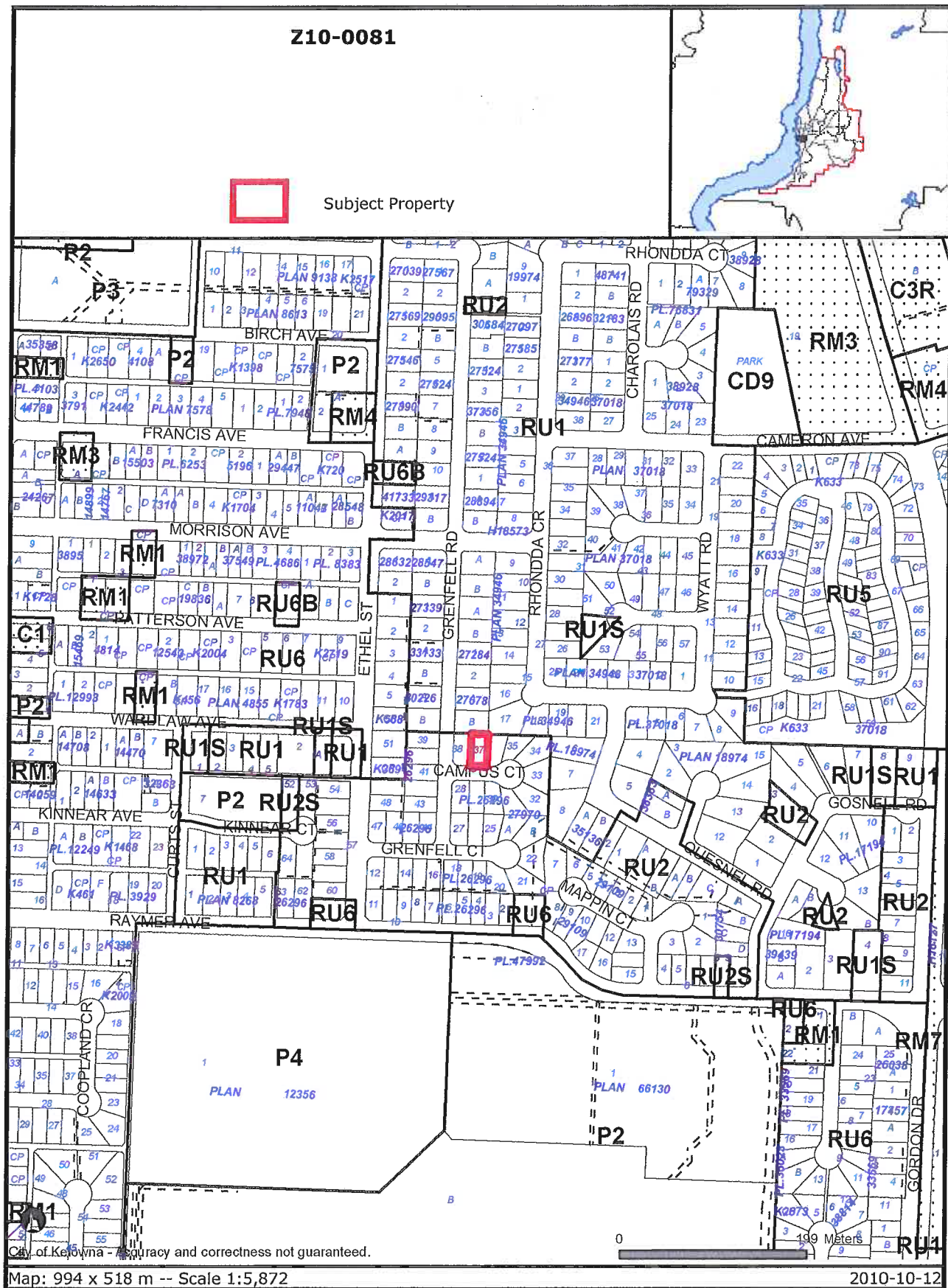


Shelley Gambacort, Director, Land Use Management

Attachments:

Site Plan
Floor Plans
Context/Site Photos



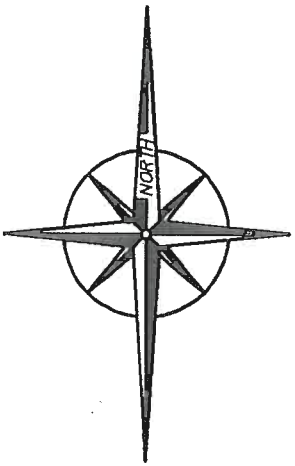


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

9164 Campus Ct

BP 39287

**B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION
ON LOT 37, PLAN 26296, DL 135, ODYD**



Lot dimensions are from registered records.
This plan prepared for Municipal and/or mortgage purposes only and it is not to be used for the establishment of property boundaries.

Bruce Saunders

Scale: 1:300 All distances are in metres.

VAN GURP & COMPANY
land surveyors
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2010 201-1470 St. Paul Street
Kelowna, B.C. Tel. (250) 763-5711

Certified correct this 23rd day of July, 2010.

This document not valid unless originally signed and sealed. B.C.L.S. File: 16235sc

REV	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE

EVAN GILBERT
DRAFTING & DESIGN



41 GUSCHWAND
KELOWNA BC V1Y 8Y8
PHONE: (250) 866-5534
EMAIL: evan@evandesign.ca

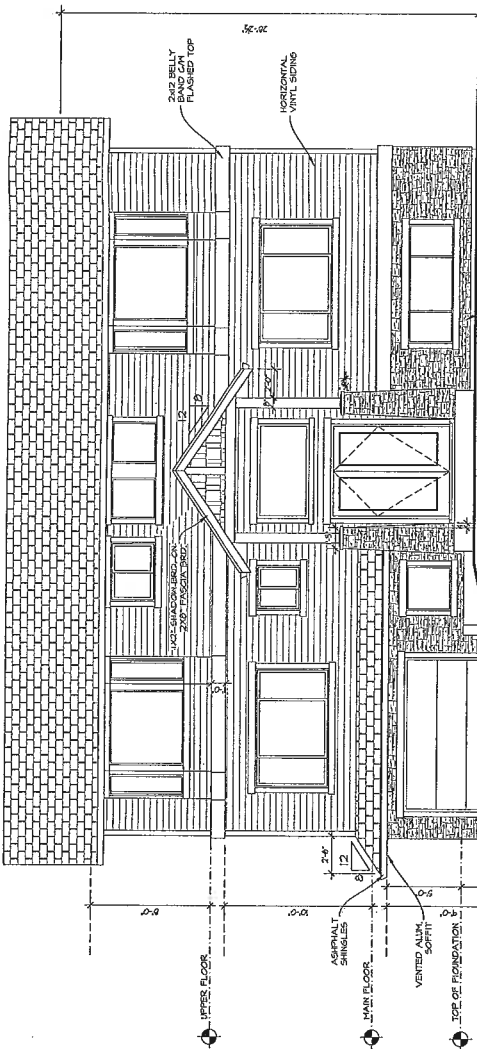
PROJECT TITLE

BRUCE SAUNDERS
964 CAMPUS CRT.

DATE:	07/04/10
DRAWING SCALE:	1/8" = 1'-0"
DRAWN BY:	EKG
CHECKED BY:	EKG
APPROVED BY:	
SHEET NAME:	

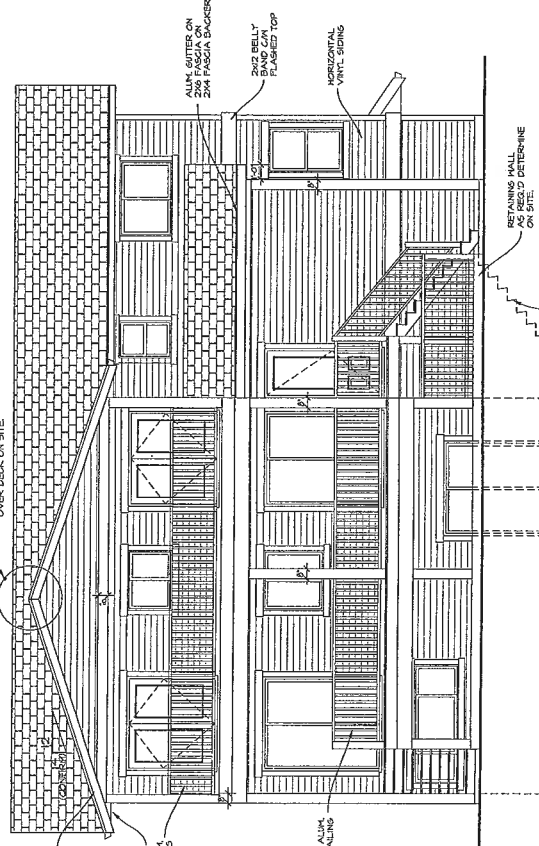
ELEVATIONS

PROGRESS FOR TENDER	
REVISION	121
SHEET NUMBER	A1
SHEET	1 OF 2



CONVERT EXISTING ROOF FROM 12:12 TO 18:12
EXISTING ROOF RAISE, RELOCATED
EXISTING ROOF RAISE, RELOCATED
EXISTING ROOF RAISE, RELOCATED
EXISTING ROOF RAISE, RELOCATED
EXISTING ROOF RAISE, RELOCATED

FRONT ELEVATION



REAR ELEVATION

RETAINING WALL
AS REQ'D DETERMINE
ON SITE

CONC. STAIRS
AS REQ'D

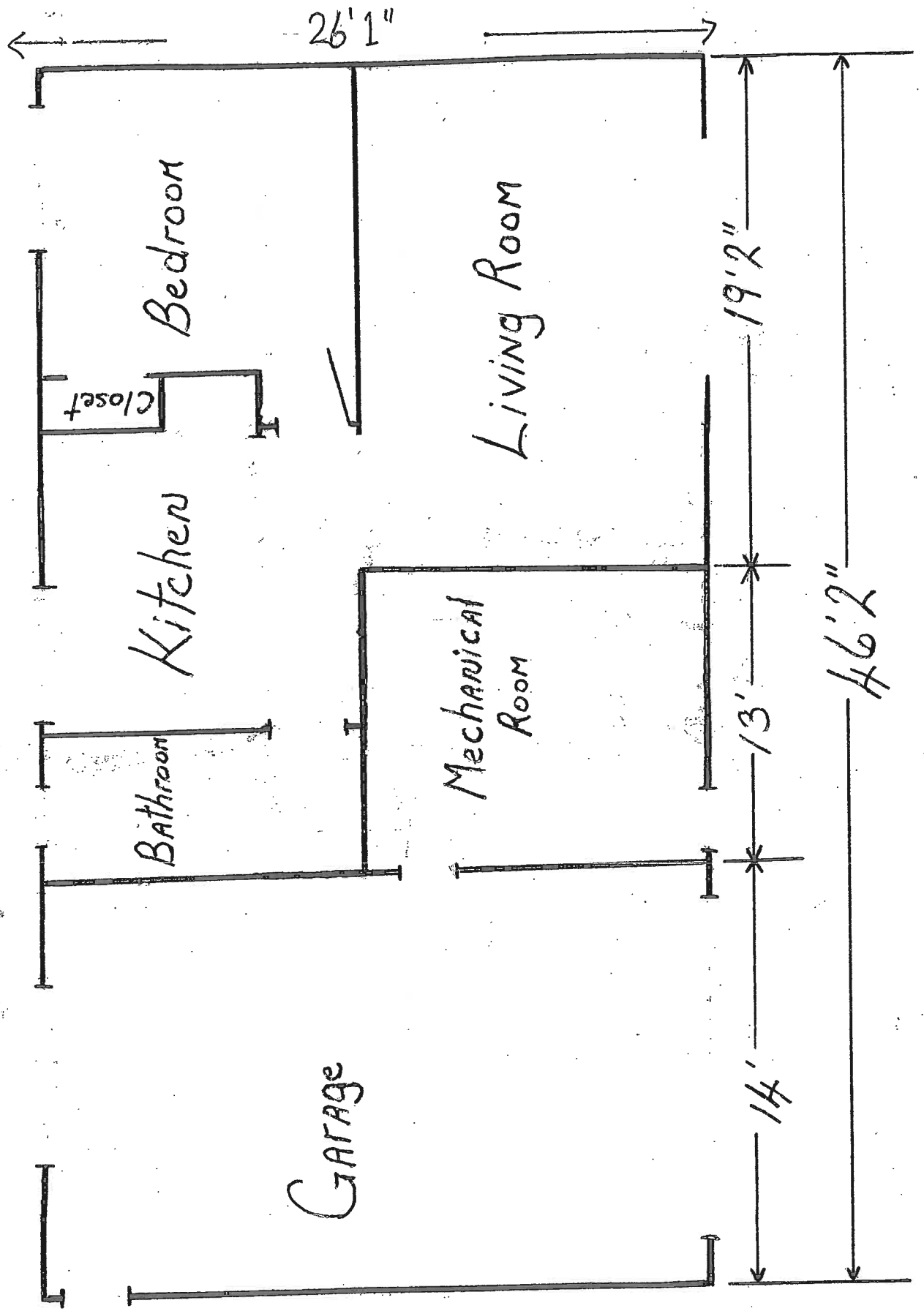
ERRORS AND OMISSIONS

I, the undersigned, being a duly Licensed Architect or Engineer, do hereby certify that this is a true and correct copy of the original drawing as shown to me by the client.

DRAWN BY: EKG
CHECKED BY: EKG
DATE: 07/04/10

lower floor suite plan

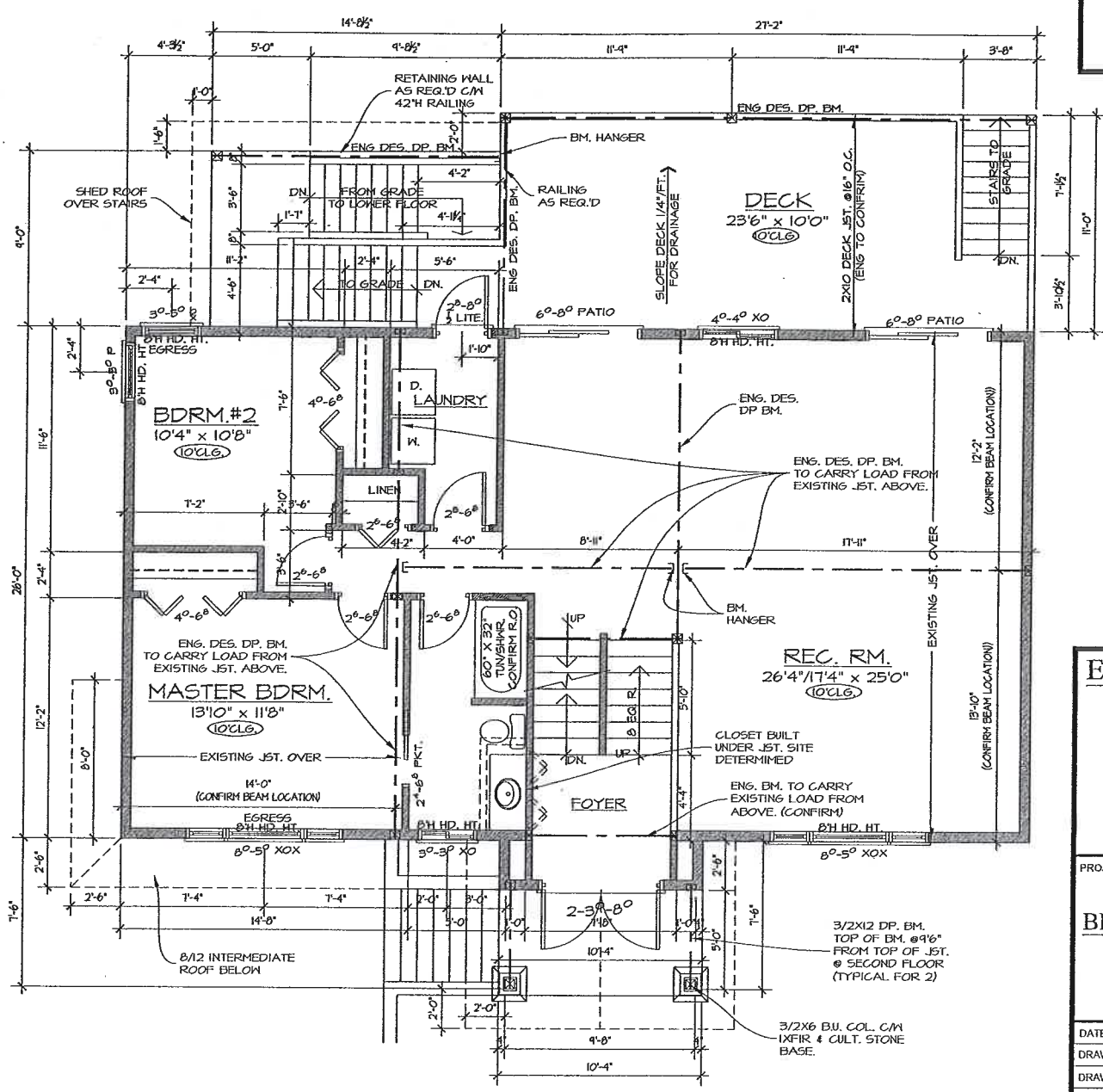
North



REVISIONS

REV	DATE	DESCRIPTION
A		

NOTE:



MAIN FLOOR 1220 SQ. FT.

- NOTES:**
- FRAMER TO CONFIRM ALL PLUMBING FIXTURES & FIREPLACE R.O.'S PRIOR TO STARTING CONSTRUCTION
 - FRAMER TO PROVIDE PROPER BACKING FOR TOWEL BARS, GRAB BARS, CURTAIN RODS, CLOSET RODS, PAPER HOLDERS, AND SIMILAR FIXTURES AS REQ.'D
 - ELECTRICAL CONTRACTOR TO CONFIRM ELECTRICAL LAYOUT WITH CUSTOMER ON SITE PRIOR TO WIRING.
 - TRUSS LAYOUT AS PER ENG. DES. TRUSS DRAWINGS.
 - STRUCTURAL ENGINEER TO CONFIRM ALL FOOTINGS, FOUNDATION WALLS BEAMS, HEADERS, COLUMNS, BEARING WALLS, JOISTS, AND ANY OTHER STRUCTURAL COMPONENTS OF THE BUILDING.
 - CONFIRM ALL EXISTING BEARING LOADS, EXISTING BEAMS & BEARING WALLS ON SITE PRIOR TO CONSTRUCTION DUE TO REMOVAL AND/OR REPLACEMENT WITH NEW BEAMS AND/OR BEARING WALLS. (ENG. TO CONFIRM)
 - DOUBLE BTM. PLATE REQUIRED FOR ALL MAIN FLOOR WALLS TO ALLOW FOR 1 1/2" CONC. SKIM COAT TO MAIN FLOOR FOR IN FLOOR HEATING. (CONFIRM)

EVAN GILBERT
DRAFTING & DESIGN

43 - GUISSACHAN RD.
KELOWNA BC V1Y 9R5
PH: (250) 859-4452
EMAIL: egdrafting@shaw.ca

PROJECT TITLE
BRUCE SAUNDERS
964 CAMPUS CRT.

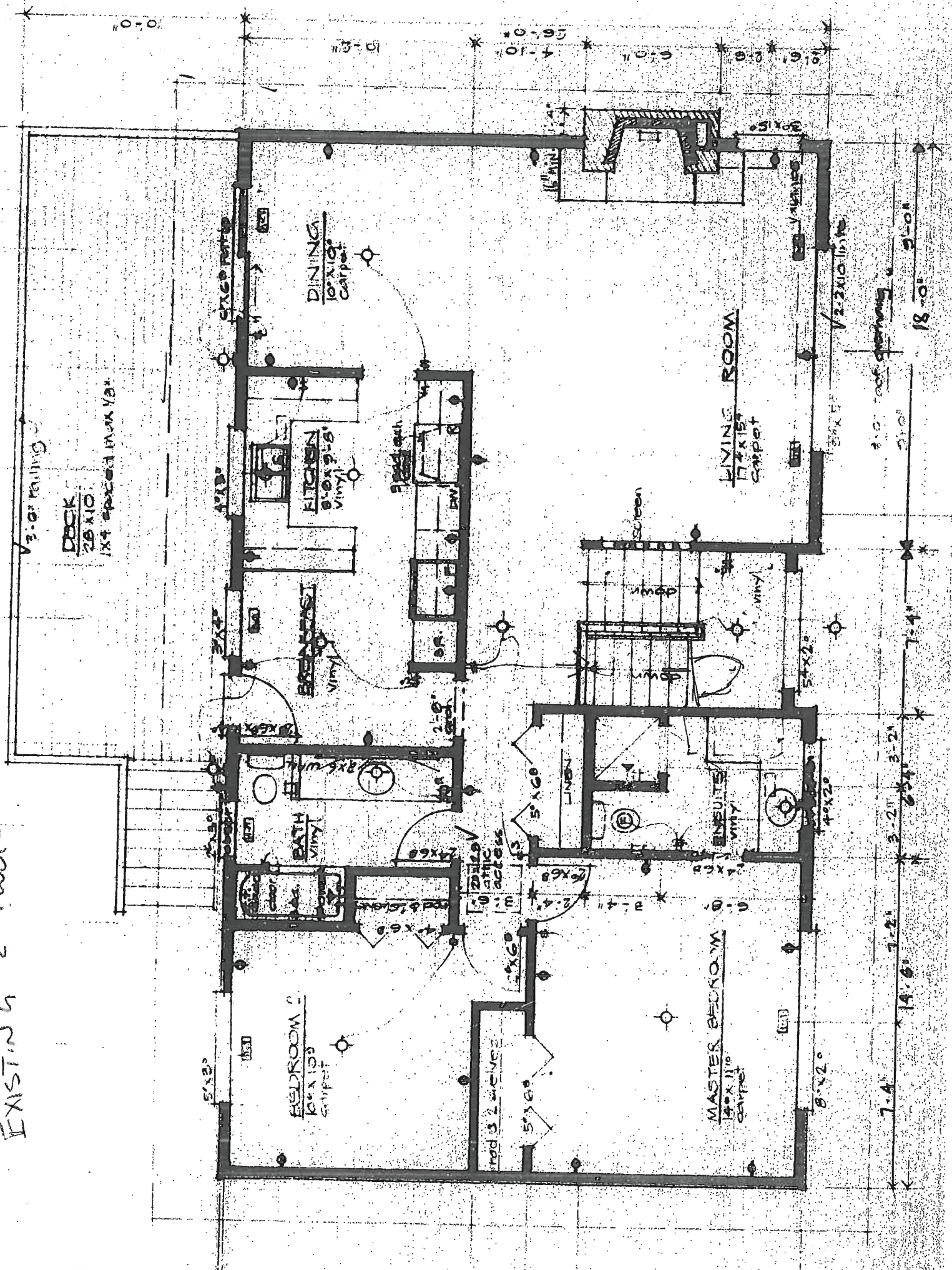
DATE: 07/04/10
DRAWING SCALE: 1/8" = 1'0"
DRAWN BY: EKG
CHECKED BY: EKG
APPROVED BY:

SHEET NAME
FOUNDATION & MAIN FLOOR

PROGRESS
FOR TENDER

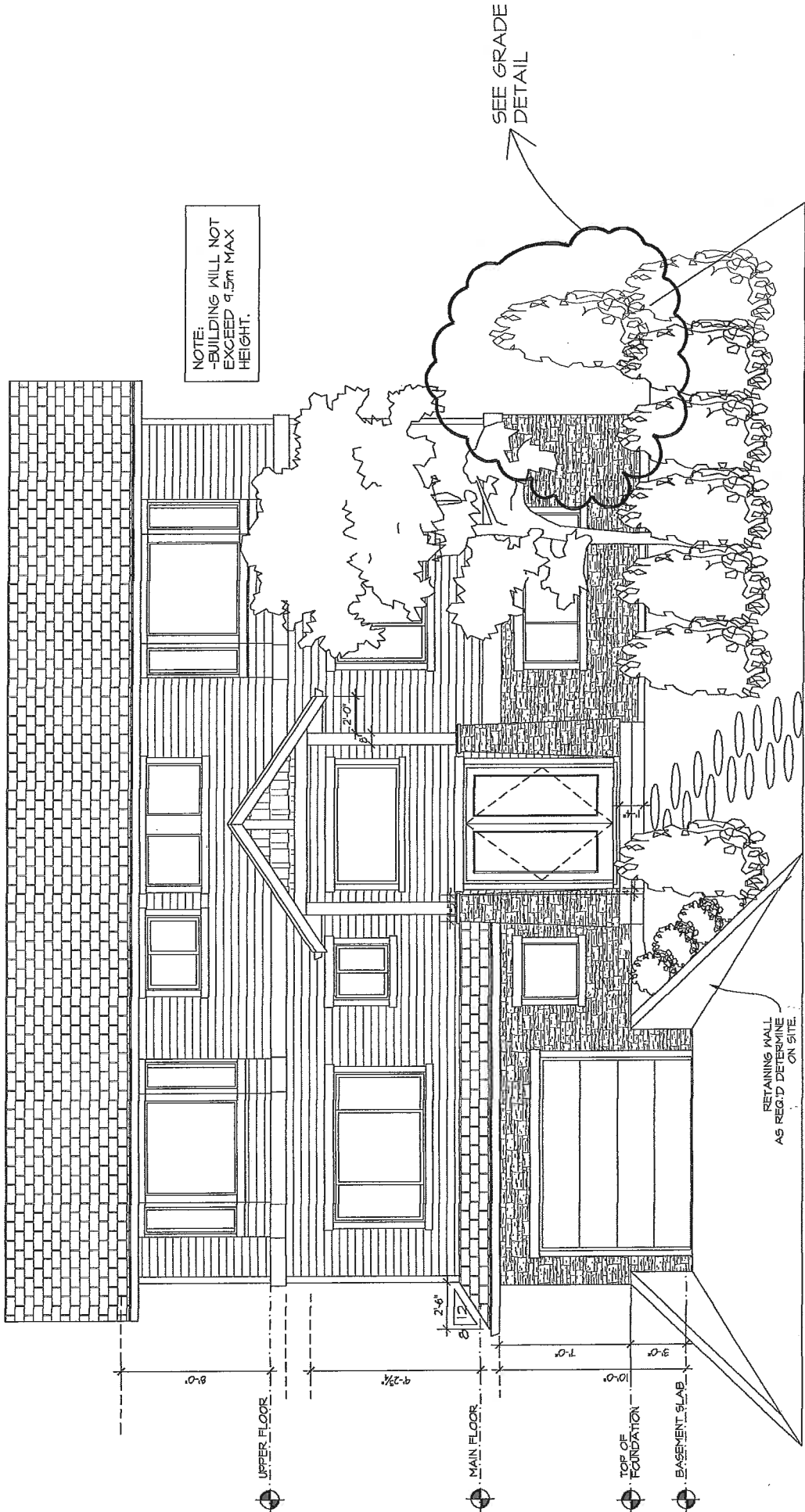
REVISION	PLAN NUMBER:
	121
SHEET NUMBER	SHEET
A2	2 OF 2

EXISTING 2ND FLOOR









NOTE:
-BUILDING WILL NOT
EXCEED 9.5m MAX
HEIGHT.

SEE GRADE
DETAIL

RETAINING WALL
AS REQ'D DETERMINE
ON SITE

8'-0"
UPPER FLOOR

4'-2 3/4"
MAIN FLOOR

2'-6"
TOP OF FOUNDATION

10'-0"
BASEMENT SLAB

3'-0"

RECEIVED

NOV 24 2010

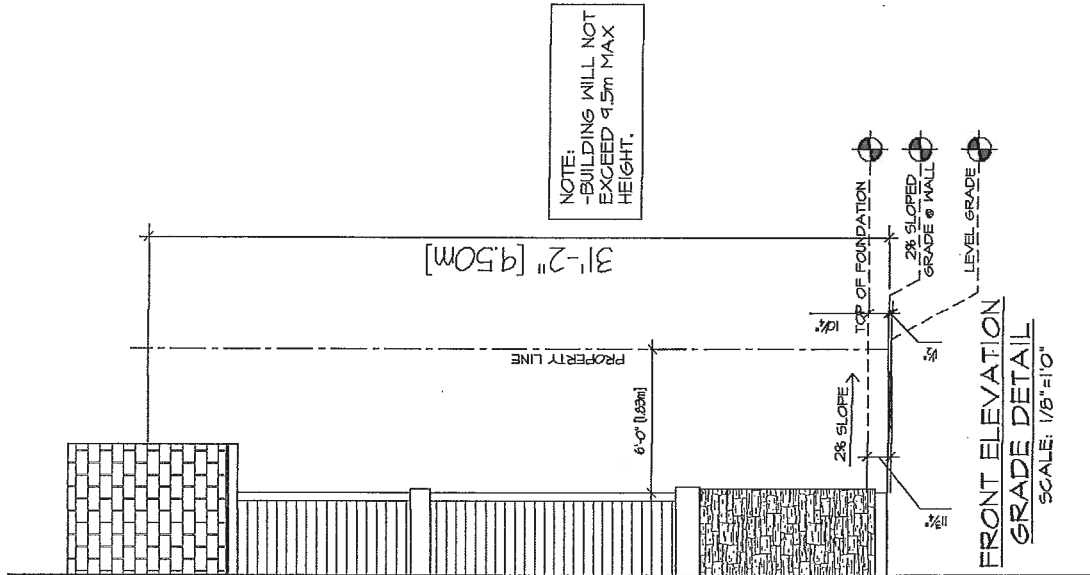
City of Kelowna

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

REVISED PLANS

NOV 24 2010

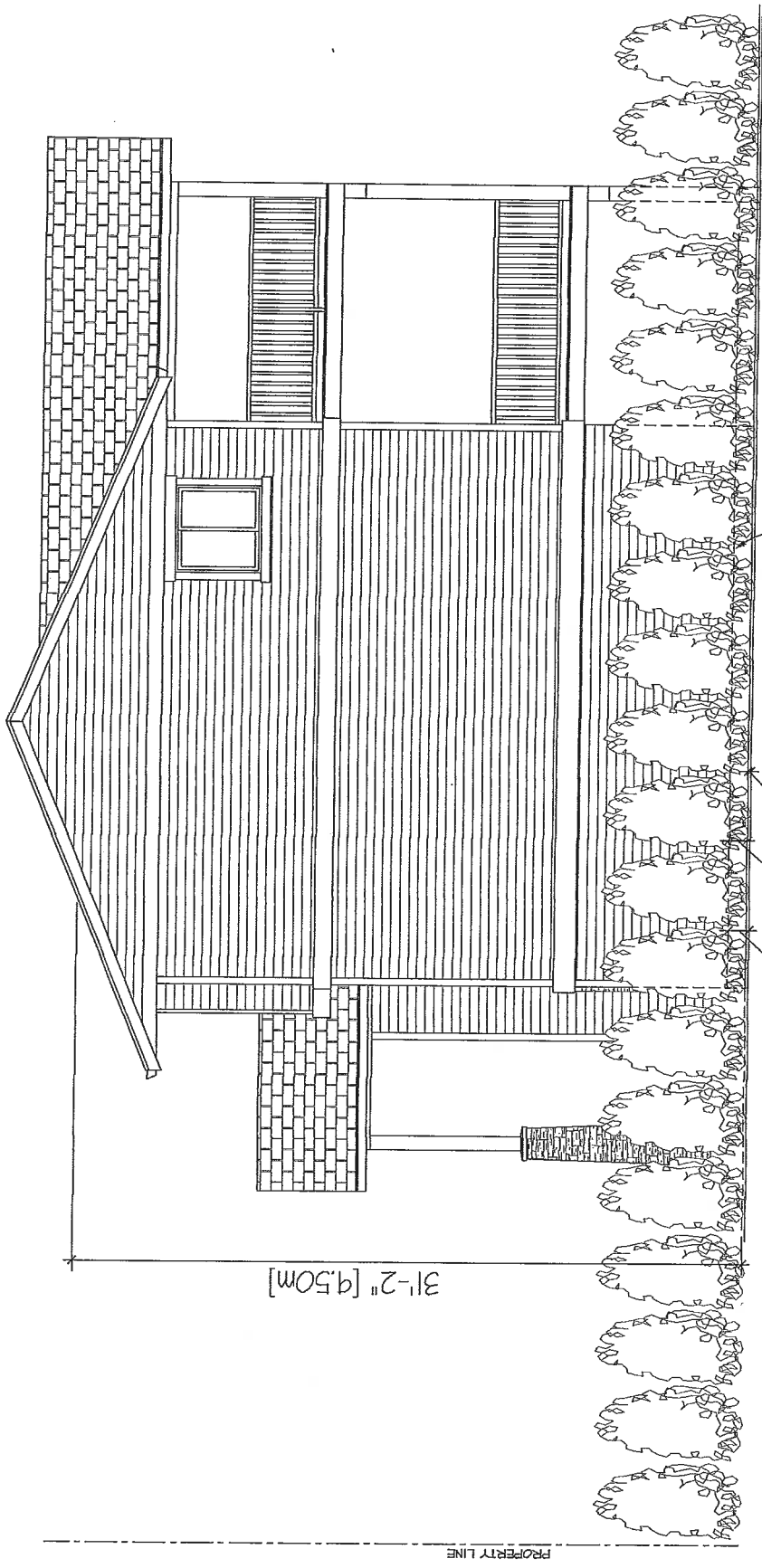
CITY OF KELOWNA
Land Use Management



REVISED PLANS

NOV 24 2010

CITY OF KELOWNA
Land Use Management



31'-2" [9.50m]

TOP OF FOUNDATION WALL
 RIGHT ELEVATION
 SCALE: 1/8" = 10"
 11 3/4" TO LEVEL GRADE
 12 1/2" TO 28" SLOPED GRADE
 8 1/2" - 28" SLOPED GRADE

NOTE:
 -BUILDING WILL NOT EXCEED 9.5m MAX HEIGHT.

REVISED 2010

NOV 24 2010

CITY OF KELOWNA
 Land Use Management