

Memo



Date: February 7, 2011
To: City Manager
From: Land Use Management, Community Sustainability (AB)
Application: Z11-0001 **Owner:** Peter & Marie Baigent
Address: 433 West Avenue **Applicant:** Manzanita Homes Inc.
Subject: Rezoning application
Existing OCP Designation: Multiple Unit Residential - Medium Density
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RU1s - Large Lot Housing with Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z11-0001 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 8 Block 1 District Lot 14 ODYD Plan 4743, located at 433 West Avenue, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU1s - Large Lot 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 final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

AND FURTHER THAT a building permit application for the secondary suite be received prior to final adoption of the zone.

2.0 Purpose

The applicant is proposing to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone in order to facilitate the construction of a new dwelling complete with secondary suite.

3.0 Land Use Management

While it is unfortunate that the surrounding properties have not been able to coordinate and redevelop together, the application complies with the OCP and is a reasonable request.

4.0 Proposal

4.1 Project Description

The landowner is seeking to demolish the existing older home on site in order to construct a new home with a legal secondary suite. It is intended that the home will be used for retirement and aging-in-place, with the secondary suite utilized by a live-in caregiver.

Criteria	Requirement / Maximum	Proposed
Site Coverage (buildings)	40 %	37.0 %
Site Coverage (buildings, driveways, and parking)	50 %	43.7 %
Height	Lesser of 9.5 m or 2 ½ storeys	6.98 m and 2 storeys
Front Yard (West Ave)	4.5 m, except it is 6.0 m from a garage or carport	6.08 m to the garage
Side Yard (west)	2.0 m for a 1 or 1 ½ storey portion of a building; 2.3 m for a 2 or 2 ½ storey portion of a building	2.0 m for 1 storey portion of the building; 3.5 m for 2 storey portion of the building
Side Yard (east)	2.0 m for a 1 or 1 ½ storey portion of a building; 2.3 m for a 2 or 2 ½ storey portion of a building	2.4 m
Rear Yard (lane)	7.5 m with up to 2.5 m projection permitted for unenclosed patios, etc.	7.5 m with permitted projection for covered, unenclosed patio reducing setback to 7.17 m
Secondary Suite Area	Lesser of 90 m ² or 40% of the total floor area	60.4 m ² and 23.1%
Private Open Space	30 m ² per dwelling	Exceeds requirements
Parking	2 for principal dwelling and 1 for secondary suite = 3 total	2 in garage and 2 on driveway = 4 total

4.2 Site Context

The subject property is located in the South Pandosy Urban Centre and has frontage on West Avenue, with the West Avenue Park present to the rear of the property. Land uses in the surrounding neighbourhood are diverse, in accordance with urban centre status, but are generally residential apartments and townhomes, with commercial uses present along Pandosy Street. Specifically, the adjacent zones and land uses are:

Direction	Zone	Land Use
North	RM3 - Low Density Multiple Housing RU6 - Two Dwelling Housing	Beachwalk on Abbott (19 townhomes) Duplex
South	P3 - Parks and Open Space	West Avenue Park

East	RU6 - Two Dwelling Housing RM5 - Medium Density Multiple Housing	Detached residence West Avenue Lofts (36 apartments)
West	RU1 - Large Lot Housing RU6 - Two Dwelling Housing RM5 - Medium Density Multiple Housing	Detached residence Detached residence Abbott House (48 apartments)



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

6.0 Technical Comments

Building & Permitting Branch. 1) \$2500 Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits. 2) 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. 3) 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. 4) Full Plan check for Building Code related issues will be done at time of Building Permit applications. 5) A minimum Geodetic Elevation of 343.66 is required for all habitable spaces including the parking garage(s)

Policy & Planning Department. The subject property is located within the Pandosy Urban Centre and is designated as Multiple Unit Residential - Medium Density in the OCP. The property is also subject to Urban Centre DP Guidelines. Given the location and density indicated in the OCP the

proposed demolition and reconstruction (including a suite) represents a disincentive to future acquisition and consolidation for higher density development that would be appropriate in this Urban Centre. The proposed use significantly under shoots the potential density and should be discouraged. However, it is recognized that the site is currently zoned RU1 and the change to allow a suite could be considered technically within the same zoning category and not a significant change other than the new building. Policy and Planning would not object to a LUM recommendation of support.

Bylaw Services Branch. No concerns.

Development Engineering Branch. See attached memorandum.

Fire Department. No concerns.

FortisBC. No comments.

Shaw Cable. Owner/developer to supply and install underground conduit.

Telus. No comments.

Terasen. No comments.

7.0 Application Chronology

Date of Application Received	January 7, 2011
All Comments Received	January 21, 2011

Report prepared by:



Andrew Browne, Planner II

Approved for Inclusion:

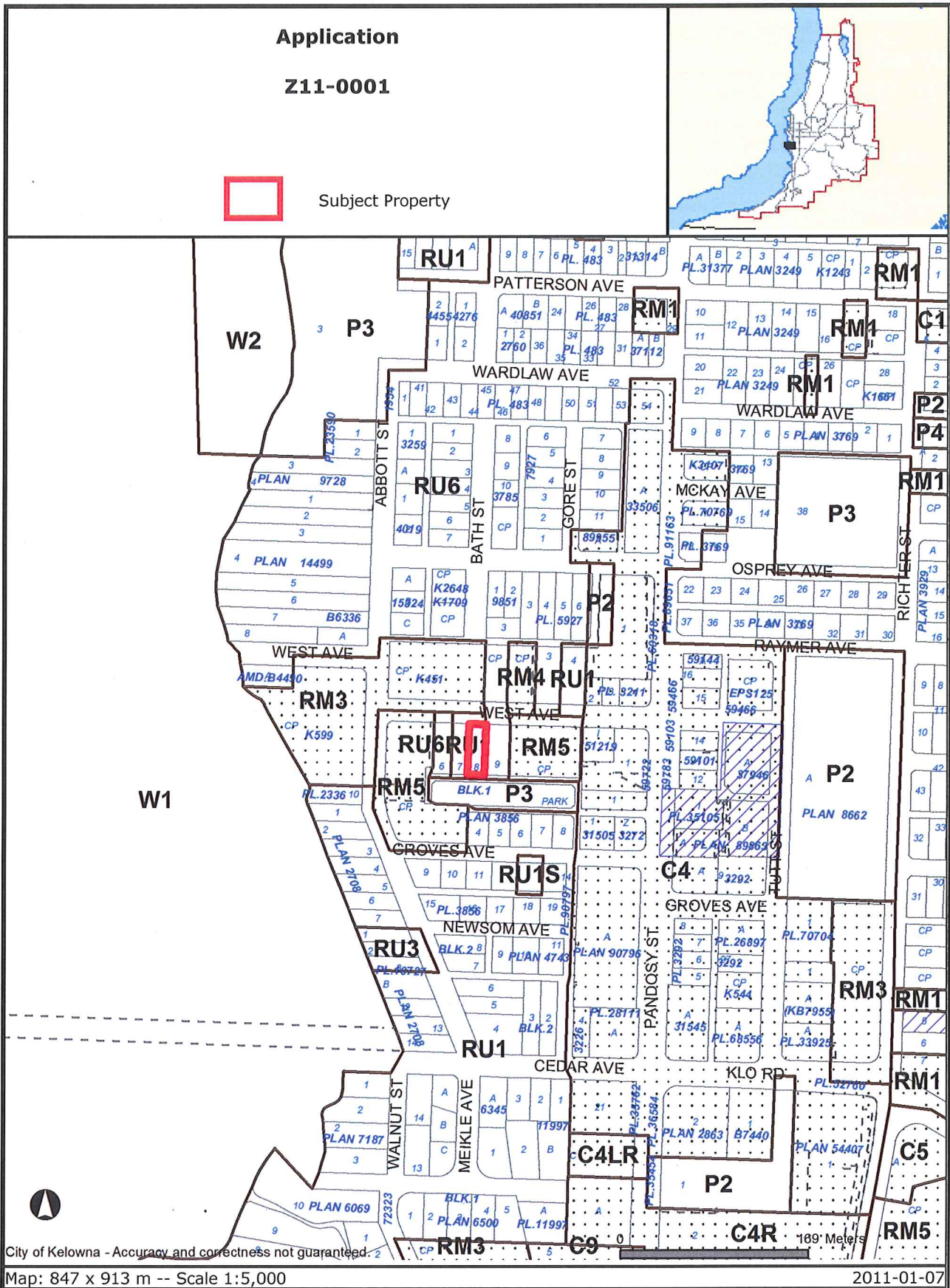


Shelley Gambacort, Director, Land Use Management

Attachments:

- Subject property map
- Development Engineering Branch technical comments
- Site plan and front and rear elevations
- West and east elevations
- Main floor plan
- Upper floor plan
- Area photographs (2 pages)
- Colour board (photograph)





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.

CITY OF KELOWNA
MEMORANDUM



Date: January 12, 2011
File No.: Z11-0001
To: Land Use Management Department (AB)
From: Development Engineering Manager
Subject: 433 West Avenue Lot 8 Plan 4743 Suite in SF Dwelling

Development Engineering has the following requirements associated with this rezoning 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. One metered water service will supply both the main residence and the suite.

The owner must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structure. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meter.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact John Filipenko, by email jfilipenko@kelowna.ca or phone, 250-469-8581.

3. Development Permit and Site Related Issues

On-site parking modules must meet bylaw requirements.

4. Electric Power and Telecommunication Services

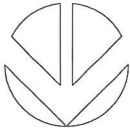
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf



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644 ARROWLEAF LANE
KELOWNA, BC
V1Y 4T6

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PROJECT NORTH

REVISION	DATE	DESCRIPTION
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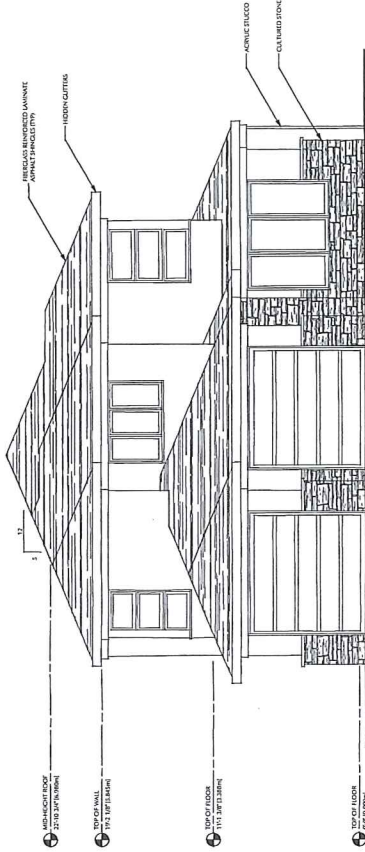
PROJECT
PRIVATE RESIDENCE
433 WEST AVENUE
KELOWNA, BC
LOT 8 PLAN 4743

DRAWING TITLE
ELEVATIONS/SITE PLAN

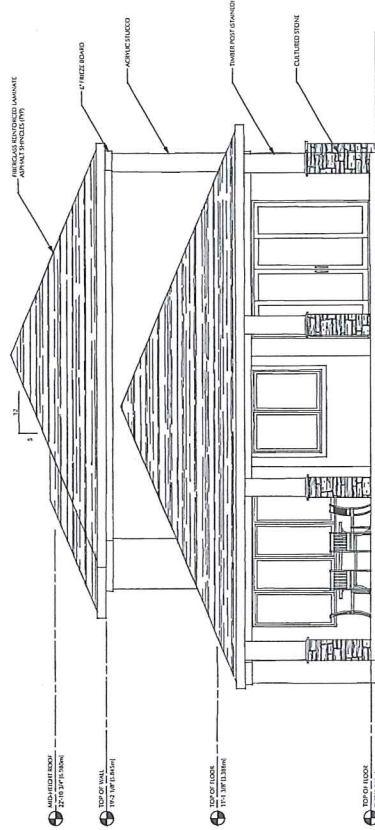
DATE
DECEMBER 15, 2010

DRAWING NUMBER

1 of 5



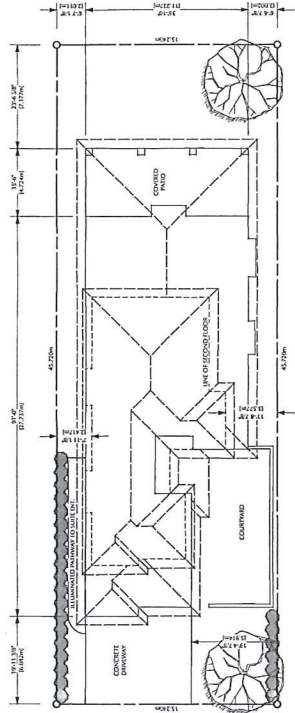
1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

PROJECT DATA, CINC. ADDRESS
LEGAL ADDRESS
PROPOSED ZONING

EXISTING	PROPOSED
LOT AREA	45,220sqm
LOT COPTH	45,220sqm
SITE AREA	676,00sqm2
REAR LOT FRONTAGE	278.77m2
REAR LOT FRONTAGE	37.9m
SITE COVERAGE	41.7%
BUILDING HEIGHT	6.00m
TOTAL FLOOR AREA	261,00sqm2
TOTAL FLOOR AREA	60,00sqm2
PERCENTAGE OF FLOOR AREA COVERED	23.27%
FRONT YARD SETBACK	6.00m
FRONT YARD SETBACK SECOND FLOOR	2.00m
SIDE (WEST) YARD SETBACK MAIN FLOOR	2.00m
SIDE (WEST) YARD SETBACK SECOND FLOOR	2.00m
REAR YARD SETBACK	3.00m
REAR YARD SETBACK SECOND FLOOR	2.00m
REAR YARD SETBACK	3.00m
REAR YARD SETBACK SECOND FLOOR	2.00m
FRONT OPEN SPACE NORTH	46,00sqm2
FRONT OPEN SPACE SOUTH	46,00sqm2
PARKING SPACES	4

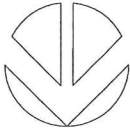


3 SITE PLAN
Scale: 1/150



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PROJECT NORTH

REVISION	DATE	DESCRIPTION
A	12/15/10	SELECT FOR PRINTING

PROJECT

PRIVATE RESIDENCE
 433 WEST AVENUE
 KELOWNA, BC
 LOT 8 PLAN 4743

DRAWING TITLE

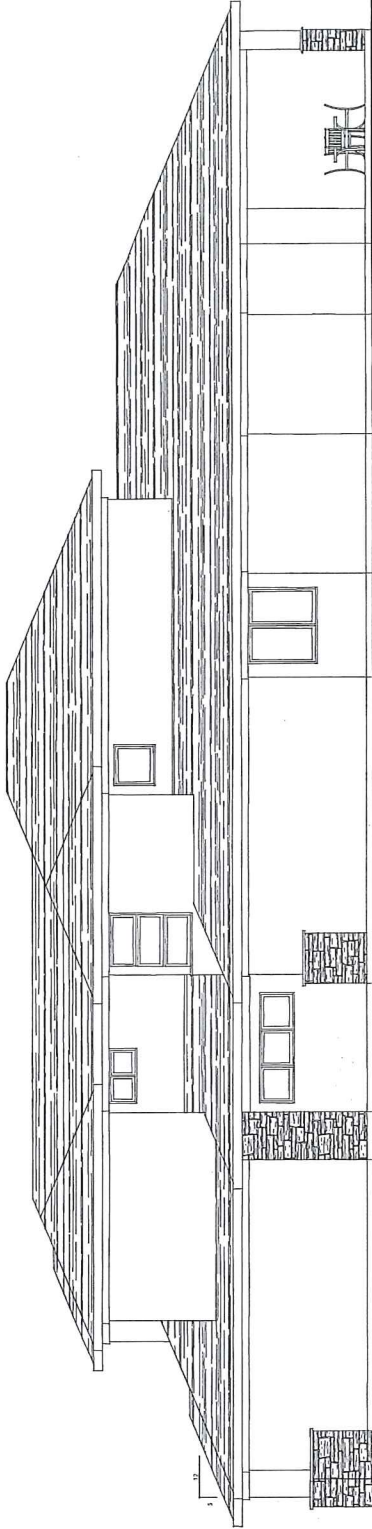
ELEVATIONS

DATE

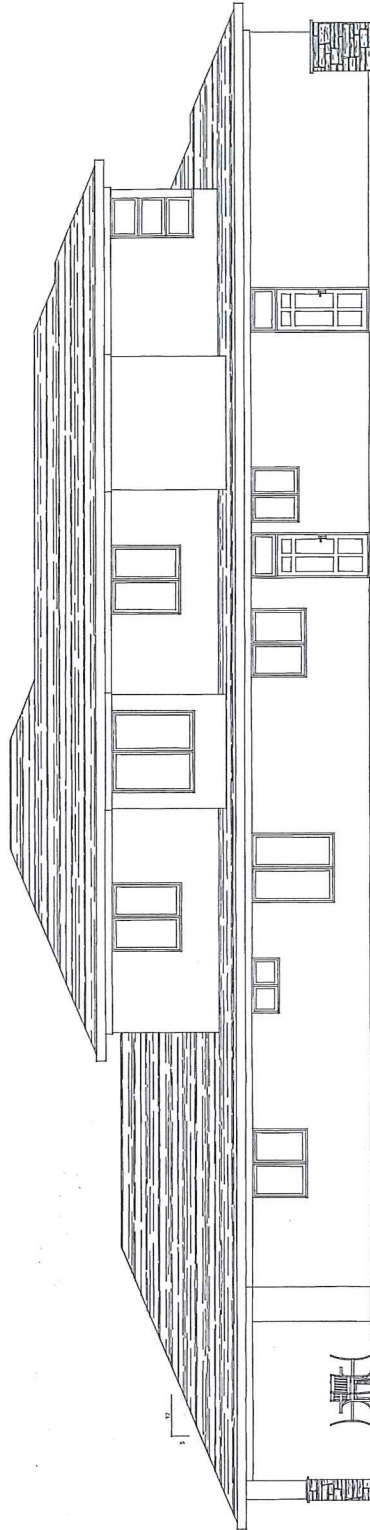
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DRAWING NUMBER

2 of 5



1 WEST ELEVATION
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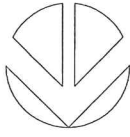


2 EAST ELEVATION
 Scale: 1/4" = 1'-0"



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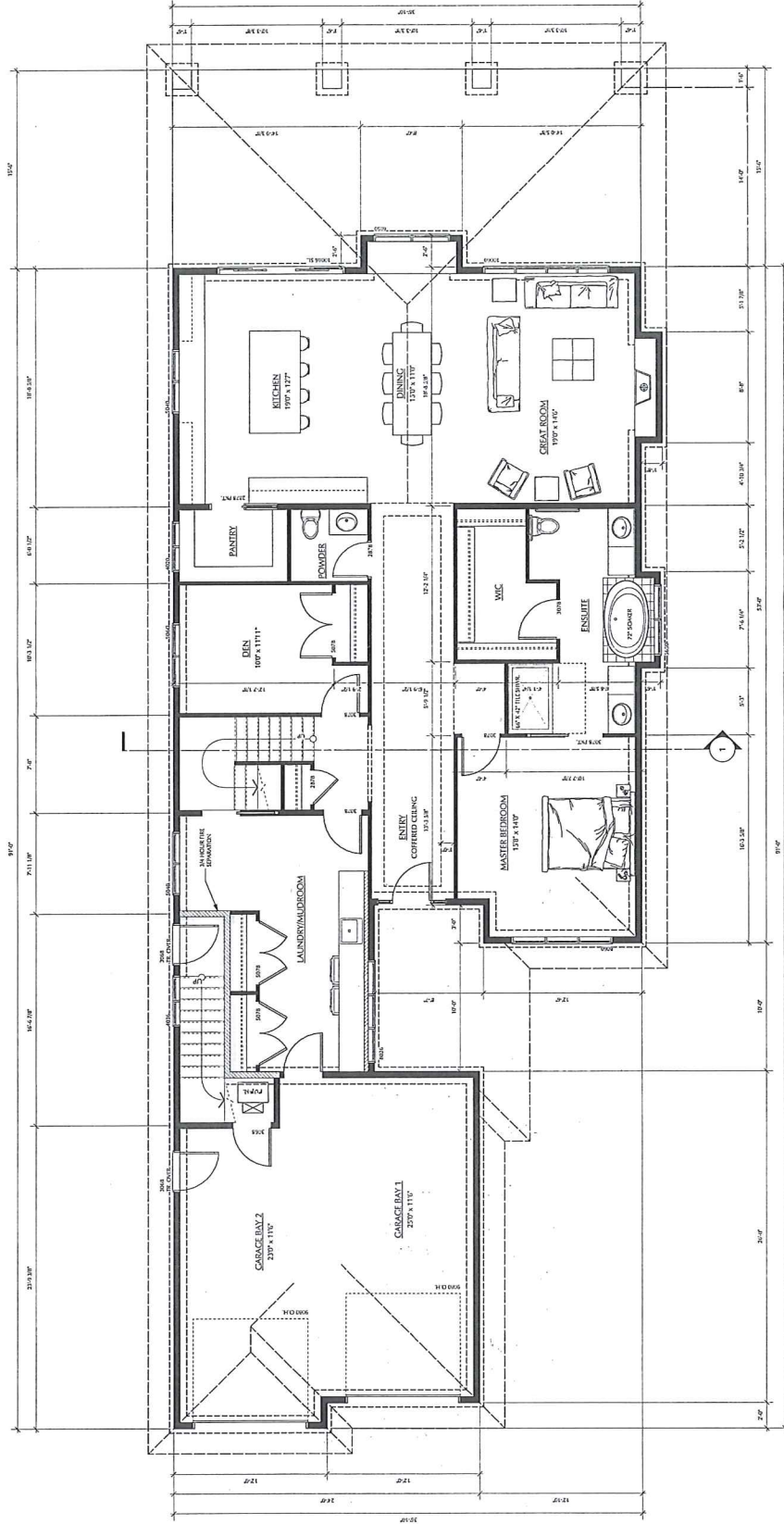
REVISION	DATE	DESCRIPTION
A.	03/29/10	ISSUED FOR PERMIT

PROJECT
PRIVATE RESIDENCE
433 WEST AVENUE
KELOWNA, BC
LOT 8 PLAN 4743

DRAWING TITLE
MAIN FLOOR PLAN

DATE
DECEMBER 15, 2010

DRAWING NUMBER
3 of 5

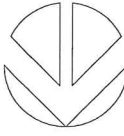


1 MAIN FLOOR PLAN
Scale: 1/4" = 1'-0" (1/4" = 200mm)



1155 W. BURN
 644 ARROWDALE LANE
 KELOWNA, BC
 V1W 4T5

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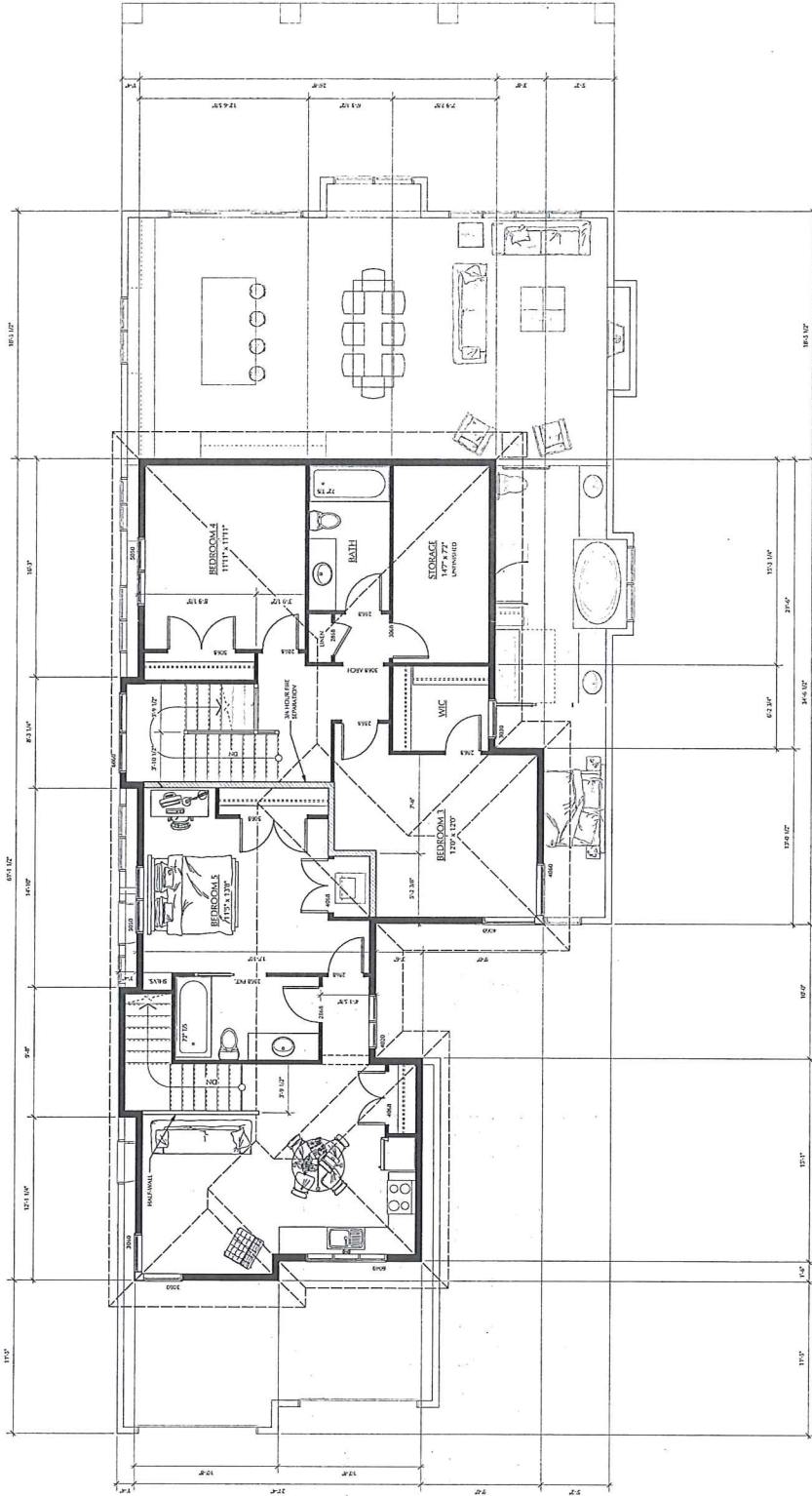
REVISION DATE DESCRIPTION
 A 12/20/10 ISSUED FOR PERMITS

PROJECT
 PRIVATE RESIDENCE
 433 WEST AVENUE
 KELOWNA, BC
 LOT 8 PLAN 4743

DRAWING TITLE
 SECOND FLOOR PLAN

DATE
 DECEMBER 15, 2010

DRAWING NUMBER
 4 of 5

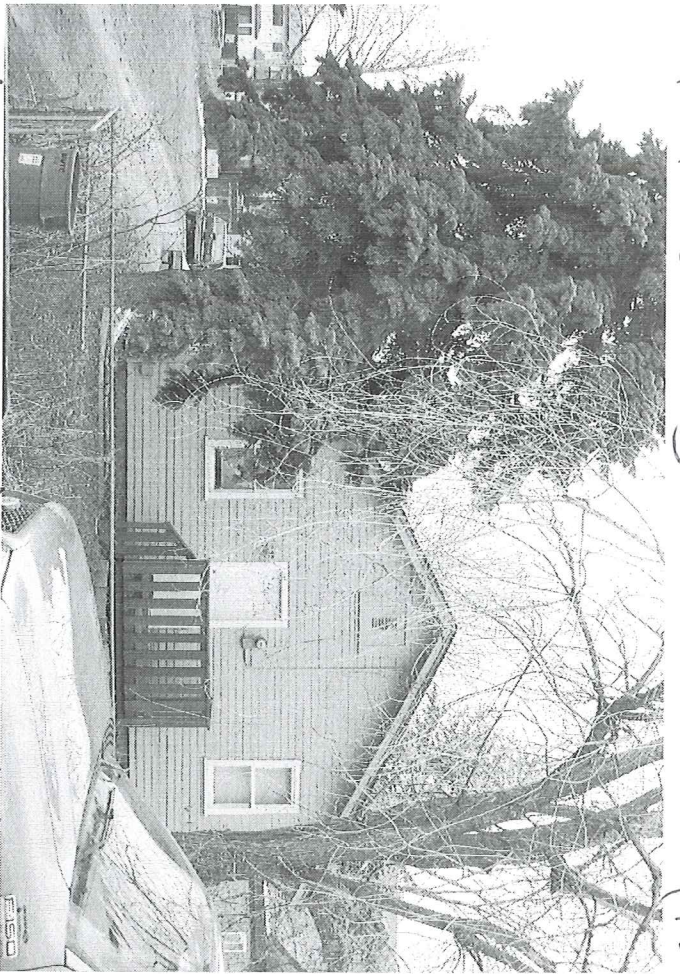


1 SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0" TOTAL = 730 SF
 FFA = 614 SF
 SUITE FFA = 630 SF

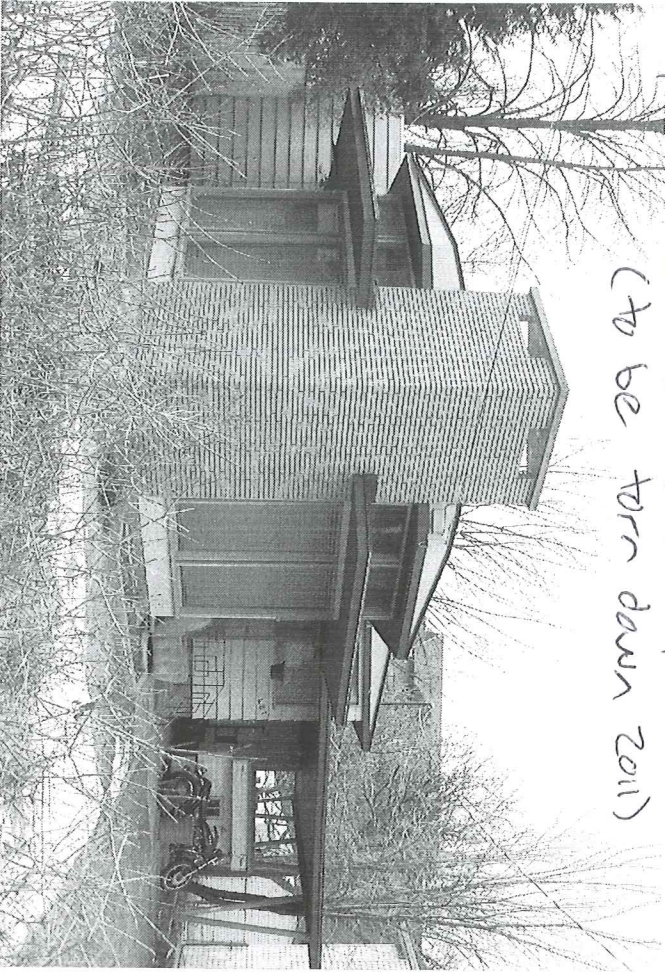
SUBJECT : 433 WEST AVENUE



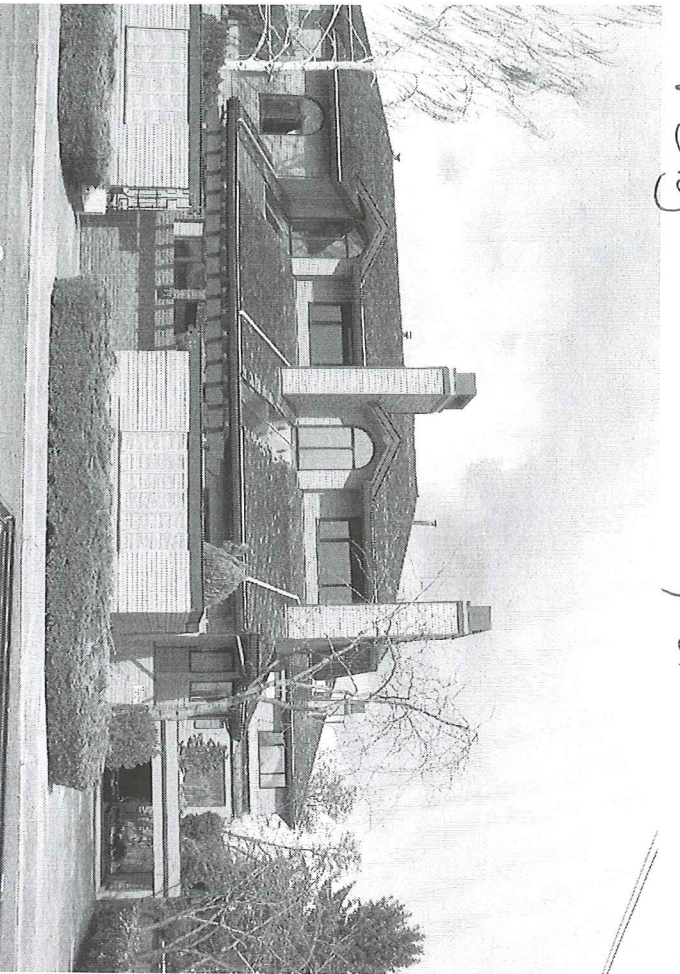
439 West neighbor to east (R06)



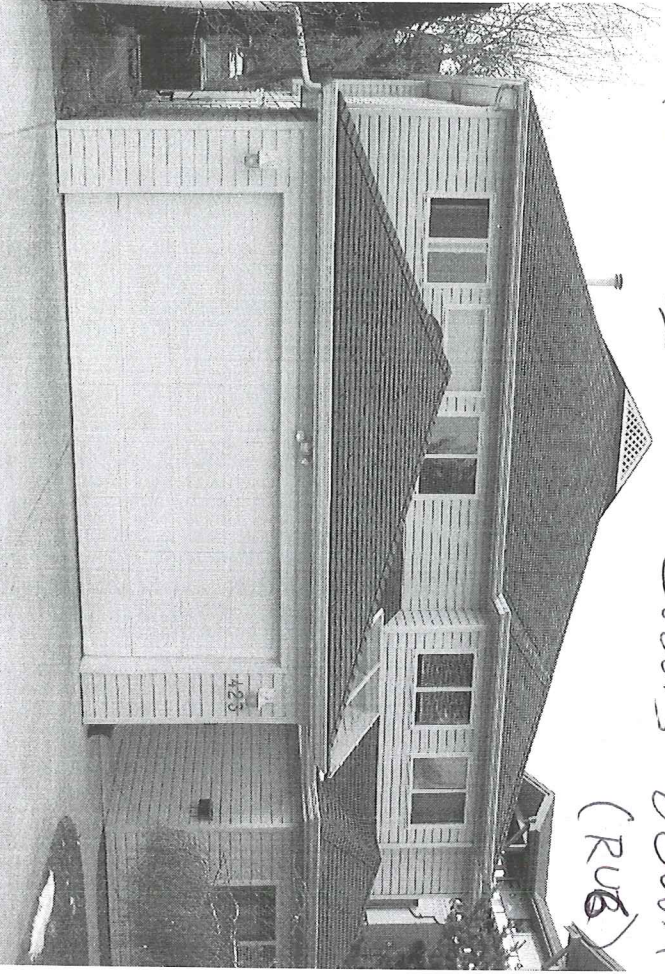
427 West next door to West
(to be torn down 2011)



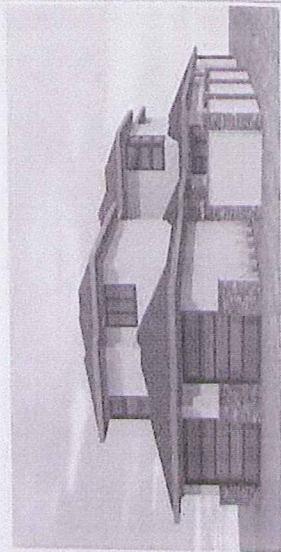
Neighbor directly across West



423 West - 2 doors down
(R06)



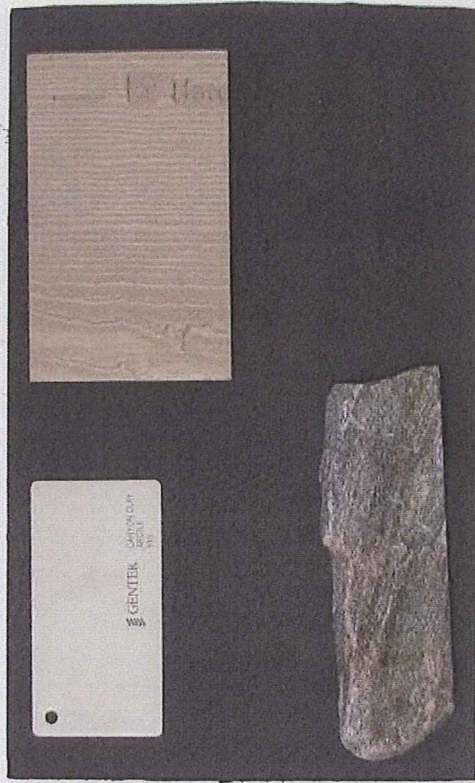
433 WEST AVE



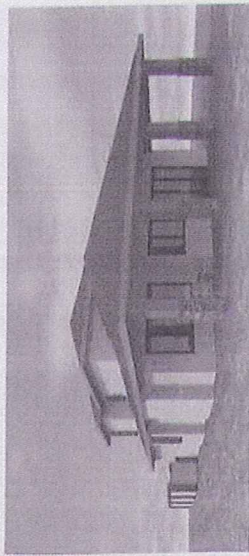
FRONT

Monogram Homes
"Monogram Pro" model shown
Model Home 283 The Art
11111 11111 11111 11111 11111 11111
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KHAKI BROWN
(Either Hardy or Acrylic Stucco)



Kettle Valley Natural Stone



REAR