

3.0 Land Use Management

This rezoning application is in direct response to a bylaw investigation. Although staff support the legalization of the suite and the subsequent addition to the rental stock, we do not endorse constructing a suite prior to seeking proper authorization.

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. The subject property is in close proximity to parks, schools, transit and recreational opportunities. Minimal impact is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site.

4.0 Proposal

4.1 Background/ Project Description

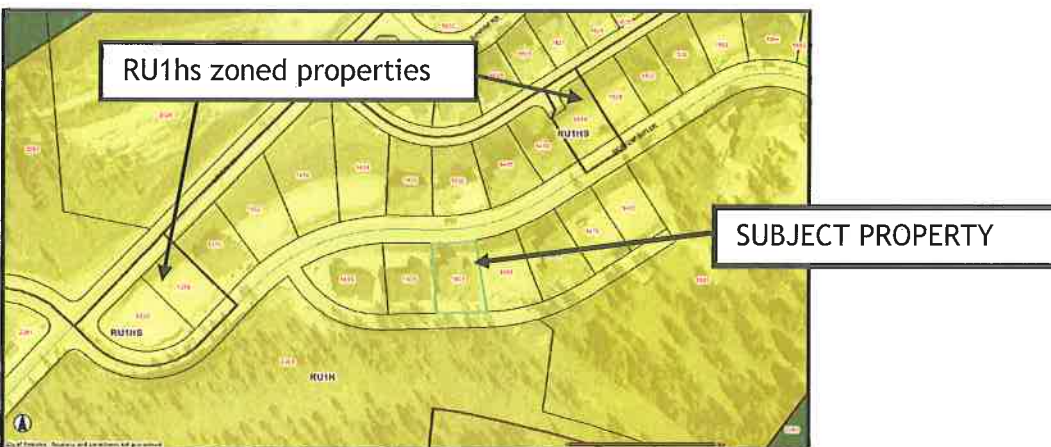
The dwelling located on the subject property was constructed in 2008. In December 2010, there was a bylaw investigation that determined the existence of an unauthorized secondary suite in the basement of the dwelling.

The existing one bedroom suite has an entrance located on the west east side of the basement of the dwelling. The entrance is connected to the lane by a walkway. The access to the upper level dwelling unit is through the main entrance facing the street. The existing dwelling incorporates a three vehicle garage, which provides adequate off-street parking. There is additional parking available on the driveway. Outdoor private space is available on the property.

4.2 Site Context

The subject property is located on the south side of Montenegro Drive, located in the Belgo/Black Mountain sector of Kelowna. The surrounding properties in all directions are zoned RU1h - Large Lot housing (Hillside Area). The property is accessed by a private easement driveway. There are other RU1hs zoned properties located within the block.

Subject Property Map



The proposed application meets the requirements of RU1hs- Large Lot Housing (Hillside Area) with a secondary suite zone as follows:

Zoning Analysis Table		
CRITERIA	PROPOSAL	RU1hs ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	894 m ²	550 m ²
Lot Width	26.3m	15 m with lane access
Lot Depth	37.3m	30.0 m
Development Regulations		
Site Coverage (buildings)	34%	40%
Site Coverage (buildings and parking)	38%	50%
Height	2 storeys	2 ½ storeys (9.5m)
Floor area principal dwelling	373.3 m ²	
Floor Area of Secondary Suite / Size ratios	75.2 m ² / 20%	In building can't exceed lessor or 90 m ² or 40%
Front Yard Montenegro Drive	13.2	3.0m or 6.0m to back of curb
Side Yard (east)	2.35	2.3 m (2 - 2 ½ storey)
Side Yard (west)	2.35	2.3 m (2 - 2 ½ storey)
Front Yard (lane)	5.01 to P/L 6.4m to back of curb	3.0m or 6.0m to back of curb
Other Regulations		
Minimum Parking Requirements	3 stalls in garage Potential 3 stalls on driveway	3 spaces required
Private Open Space	Meets requirements	30m ² per dwelling

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

6.0 Technical Comments

¹ Official Community Plan, Policy #8-1.30

² Official Community Plan, Policy #8-1.44

³ Official Community Plan, Policy #8-1.47

6.0 Technical Comments

6.1 Building & Permitting Department

1. Building permit required.
2. Full building code review to be completed at time of building permit application.
3. Development Cost Charge applicable.

6.2 Development Engineering Department

Development Engineering comments and requirements regarding this application to rezone from RU1h to RU1hs are as follows:

1. Subdivision

Provide easements as required

2. Sanitary Sewer.

The subject property is serviced by the Municipal wastewater collection system. There are no additional charges for a suite within an existing dwelling.

3. Domestic Water.

The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID.

This application does not trigger any servicing requirements.

6.3 Bylaw Services

Bylaw Services currently has an open Service Request dealing with the illegal suite at this location. File #183975 - BEO Len Ingvarsson.

6.4 Fire Department

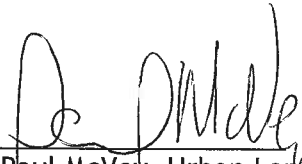
Requirements of section 9.10.9.14, Secondary Residential Suites, of the BCBC 2006 are to be met. Smoke Alarms as per section 9.10.19 of the BCBC are required.

7.0 Application Chronology

Date of Application Received: December 20, 2010

Date photos Received: January 4, 2011

Report prepared by:



Paul McVey, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:

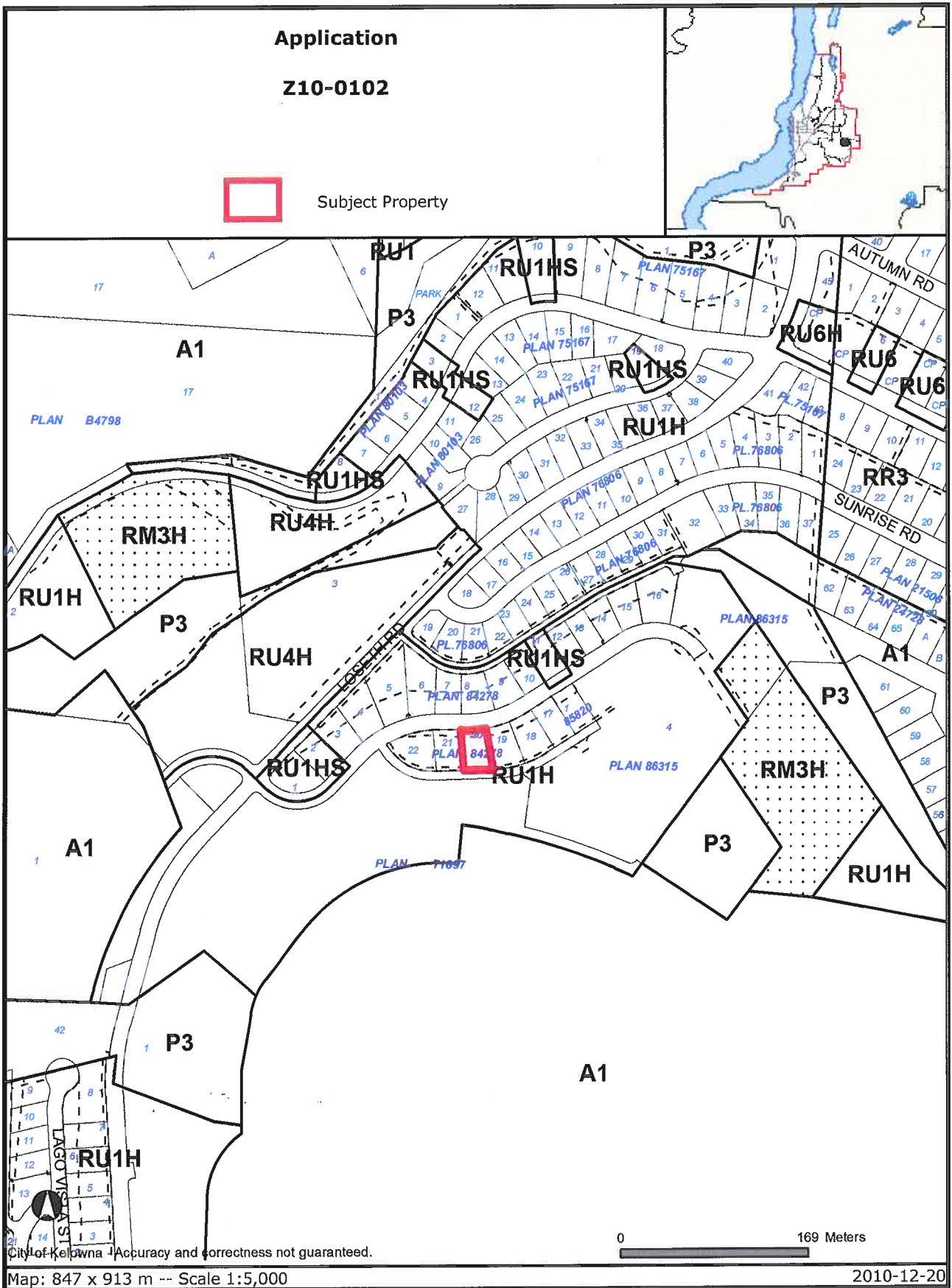


Shelley Gambacort, Director, Land Use Management

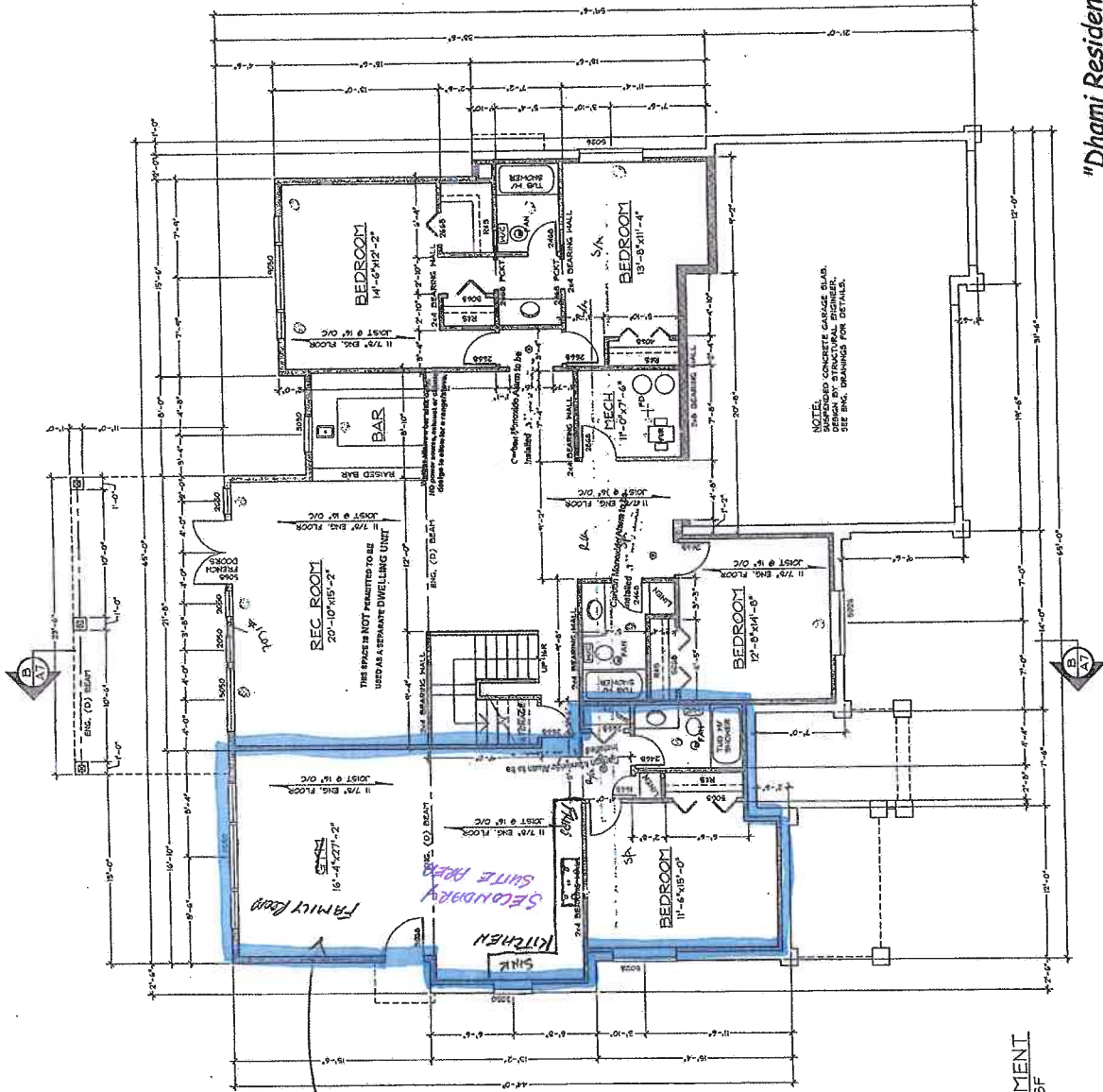
Attachments:

- Location Map
- Site Plan
- Main floor plan
- Basement plan
- 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.



SUITE AREA
750m²

BASEMENT
2,300 SF

"Dhami Residence"
LOT 26, PARKVIEW, WILLOWBROOK DRIVE

TGM
Drafting & Design
750, 1000 Northpark Drive
Schaumburg, IL 60195-7700
PHONE: 630-231-1107
FAX: 630-231-1103
EMAIL: **A3**
BASEMENT
PLAN

- 1. ALL STANDARD DOORS & WINDOWS TO BE PREHUNG.
- 2. ALL INTERIOR WALLS TO BE 5/8" GYP BOARD ON STUDS.
- 3. ALL INTERIOR FLOORS TO BE 1 1/2" GYP BOARD ON JOISTS.
- 4. ALL INTERIOR CEILING TO BE 5/8" GYP BOARD ON JOISTS.
- 5. ALL INTERIOR PARTITIONS TO BE 5/8" GYP BOARD ON STUDS.
- 6. ALL INTERIOR TRIM TO BE 1 1/2" GYP BOARD ON STUDS.
- 7. ALL INTERIOR LIGHT FIXTURES TO BE 1 1/2" GYP BOARD ON STUDS.
- 8. ALL INTERIOR ELECTRICAL TO BE 1 1/2" GYP BOARD ON STUDS.
- 9. ALL INTERIOR PLUMBING TO BE 1 1/2" GYP BOARD ON STUDS.
- 10. ALL INTERIOR MECHANICAL TO BE 1 1/2" GYP BOARD ON STUDS.

NOTE:
COORDINATE WITH OWNER
FOR ALL OPENING DETAILS
& FINISHES.



