Memo

City of Kelowna

Date: June 14, 2011

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z11-0031 **Owner:** Layton & Myrna Park

Address: 719 Hazell Road **Applicant:** Layton Park

Subject: Rezoning Application

Existing OCP Designation: Single/Two Family Residential

Existing Zone: RU1- Large Lot Housing

Proposed Zone: RU1s- Large Lot Housing with a Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z11-0031 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 2, District Lot 358, ODYD Plan 19796, located on Hazell Road, 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 convert an existing attached office into a secondary suite.

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

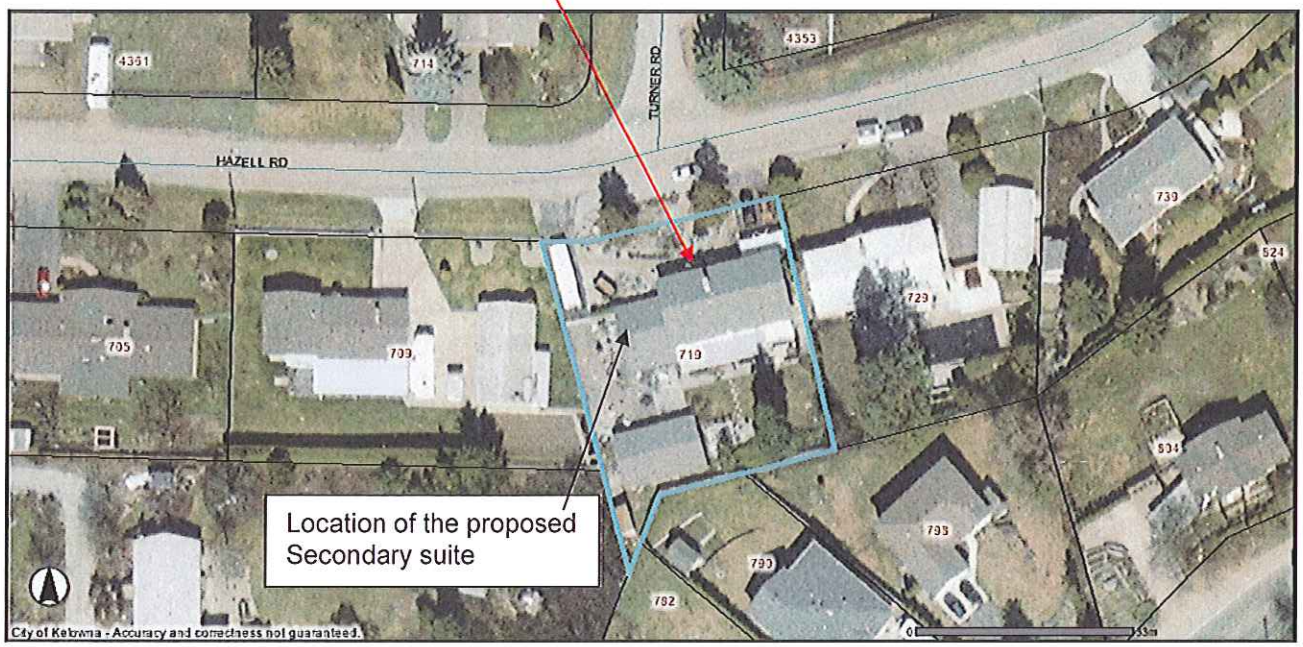
4.1 Project Description

The applicant is proposing to convert an existing office space, which received final occupancy in 2009 into a modest bachelor suite. The main entrance to the suite faces the front of the property with the allocated suite parking adjacent to the door. A second rear door leads to the private outdoor space. No changes are proposed for the landscape and the exterior of the single family dwelling.

4.2 Site Context

The subject property is located on the south side of Hazell Road in the Mission area of Kelowna. The surrounding properties in all directions are zoned RU1 - Large Lot housing.

4.3 Subject Property Map: 719 Hazell Road



4.4 Zoning Analysis

The proposed application meets the requirements of RU1s- Large Lot Housing with a secondary suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	**PROPOSAL**	**RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)**
Subdivision Regulations		
Lot Area	1,429 m^2	550 m^2
Lot Width	36.36 m	16.5 m
Lot Depth	38.97 m	30.0 m

Development Regulations		
Site Coverage (buildings)	20 %	40%
Site Coverage (buildings/parking)	40 %	50%
Height (existing house)	1.5 storey / 5.5 m	2 ½ storeys / 9.5 m
Floor Area ratio	Principal dwelling: 280 m^2 Secondary Suite: 53.5m^2 19%	Within dwelling lessor of 90 m^2 or 40%
Front Yard	10 m	4.5 m / 6.0 m to a garage
Side Yard (east)	2.12 m	2.0 m (1 - 1 ½ storey)
Side Yard (west)	9.7 m	2.0 m (1 - 1 ½ storey)
Rear Yard	21.05 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m^2 required per dwelling

5.0 Current Development Policies

No supporting policy information in 2030 Official Community Plan. Housing policy document is to be developed.

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

6.2 Development Engineering Department

Domestic Water and Fire Protection: This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the suite.

Sanitary Sewer: Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

Development Permit and Site Related Issues: On-site parking modules must meet bylaw requirements. Indicate on the Site Plan the designated parking space for the proposed suite.

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. Additional address for the suite is required.

6.5 Fortis
Fortis will need to know the electrical metering arrangement with this proposal. The owners should contact FortisBC at 1-866-436-7847 to make arrangements with FortisBC design to develop an electrical service plan for this proposal which may include the granting of SRWs as part of the plan.

7.0 Application Chronology

Date of Application Received: May 3, 2011

Report prepared by:

Birte Decloux, Urban Land Use Planner

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

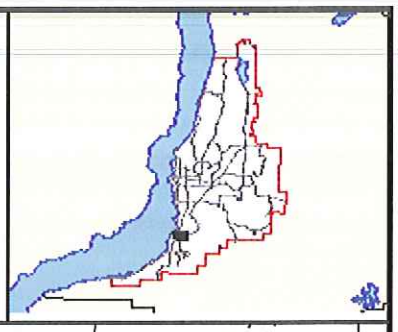
Attachments:
Site Plan
Conceptual Elevations
Landscape Plan
Context/Site Photos

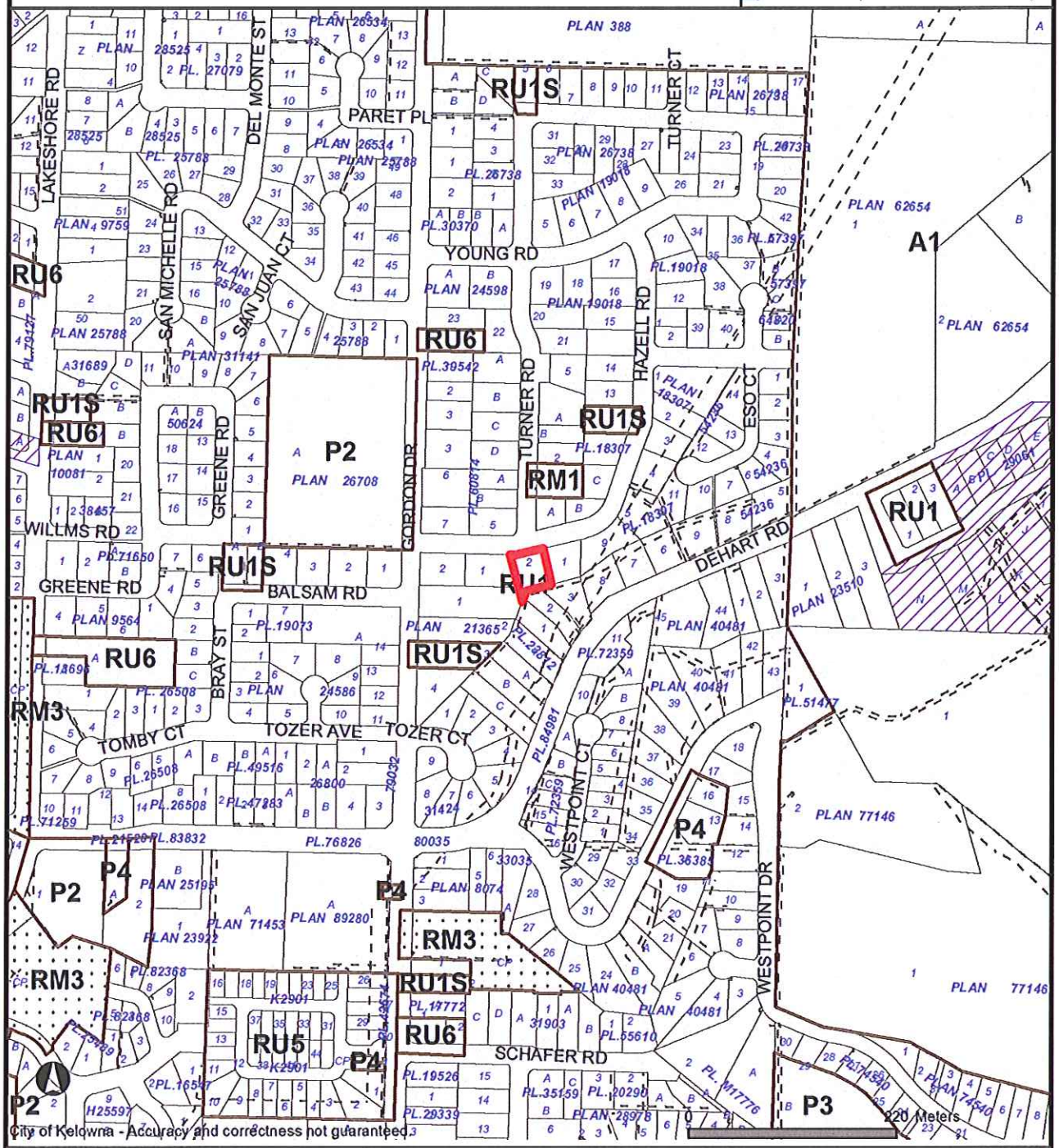
Application

719 HAZELL ROAD

Z11-0031

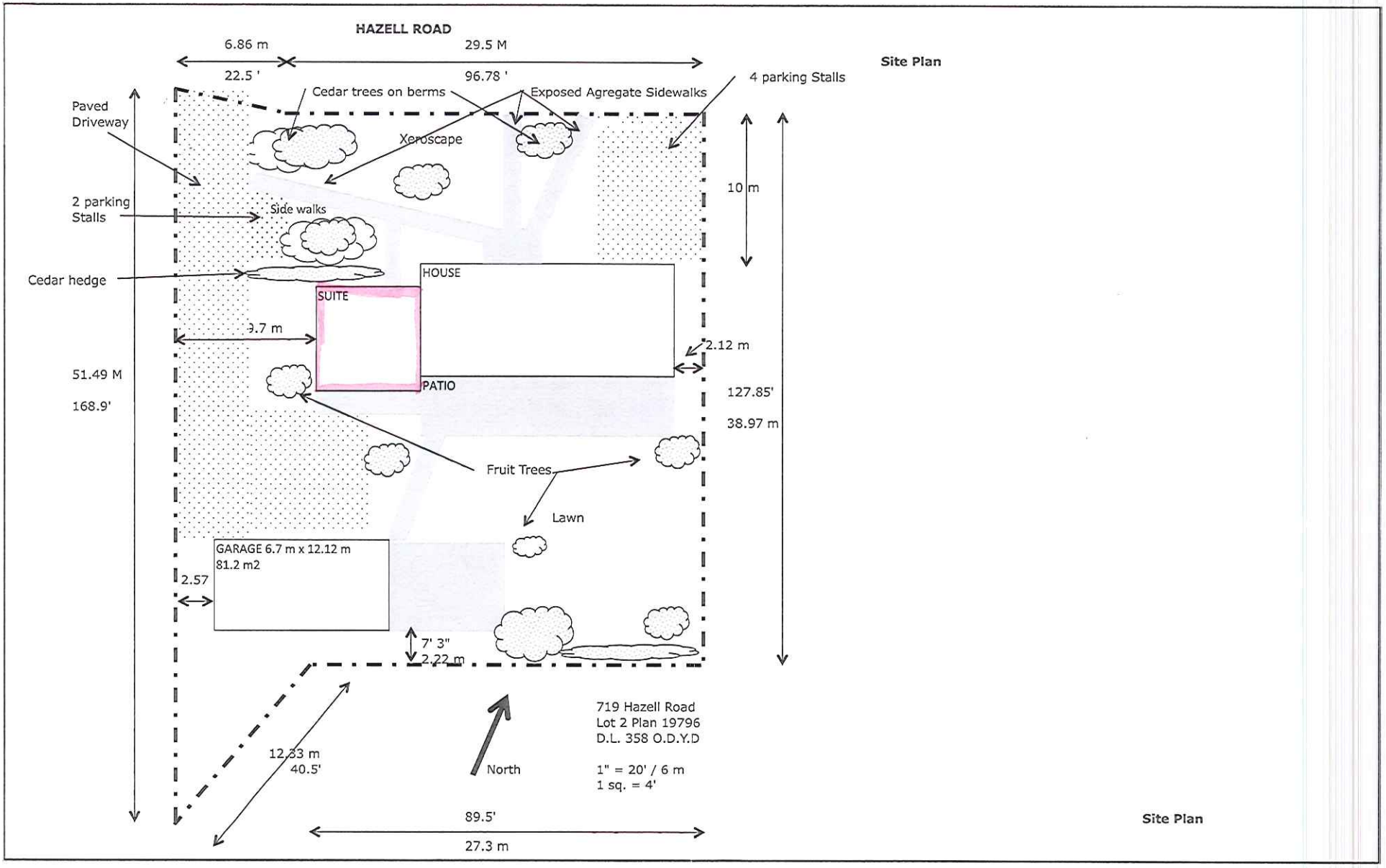
Subject Property

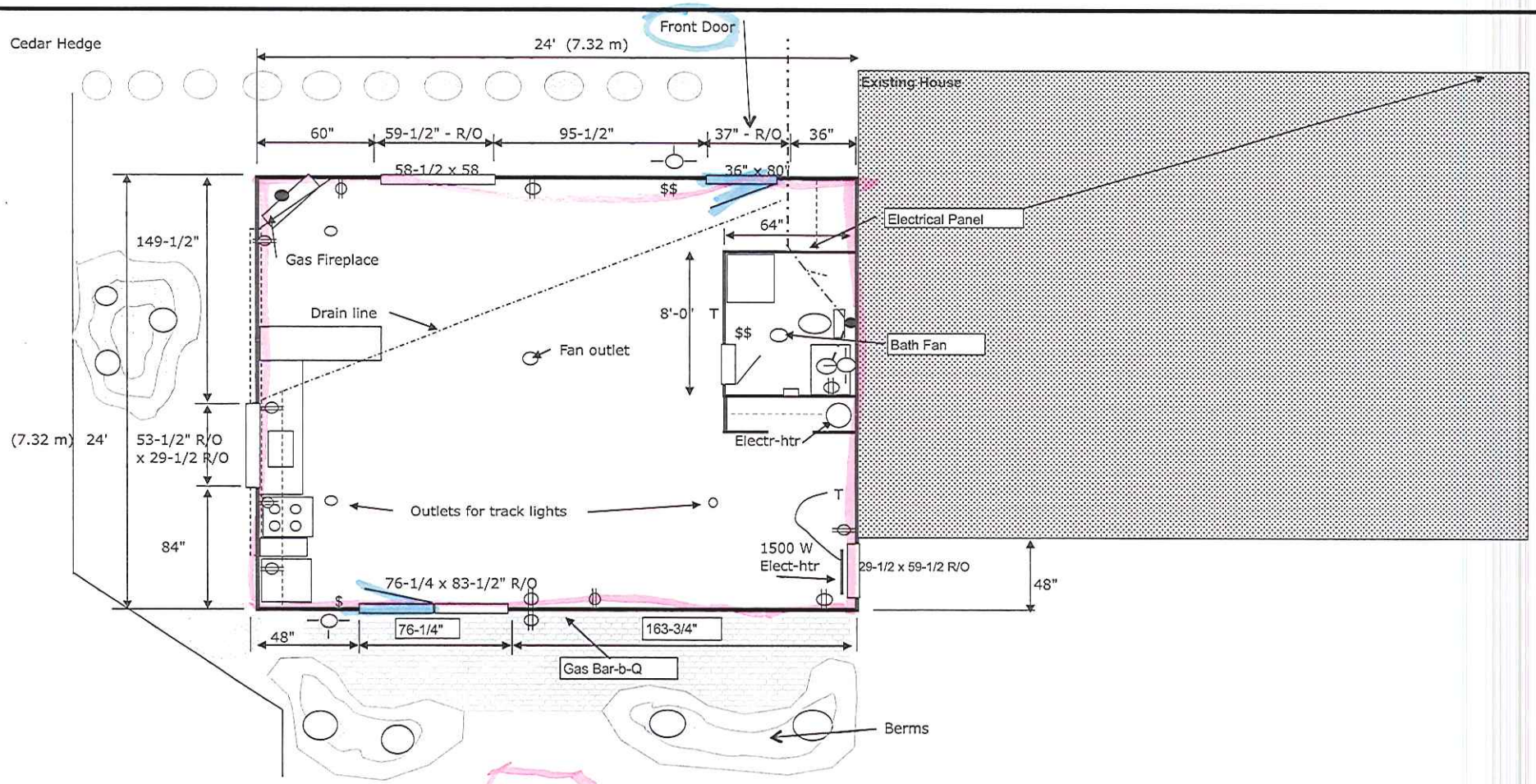




Map: 1,102 x 533 m -- Scale 1:6,509 2011-06-21

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.


HAZELL ROAD
6.86 m
29.5 M
22.5 '
96.78 '
Site Plan
4 parking Stalls
Cedar trees on berms
Exposed Agregate Sidewalks
Paved Driveway
Xeroscape
10 m
2 parking Stalls
Side walks
Cedar hedge
HOUSE
SUITE
9.7 m
2.12 m
51.49 M
168.9'
PATIO
127.85'
38.97 m
Fruit Trees
Lawn
GARAGE 6.7 m x 12.12 m
81.2 m2
2.57
7' 3"
2.22 m
719 Hazell Road
Lot 2 Plan 19796
D.L. 358 O.D.Y.D
12.33 m
40.5'
North
1" = 20' / 6 m
1 sq. = 4'
89.5'
27.3 m
Site Plan



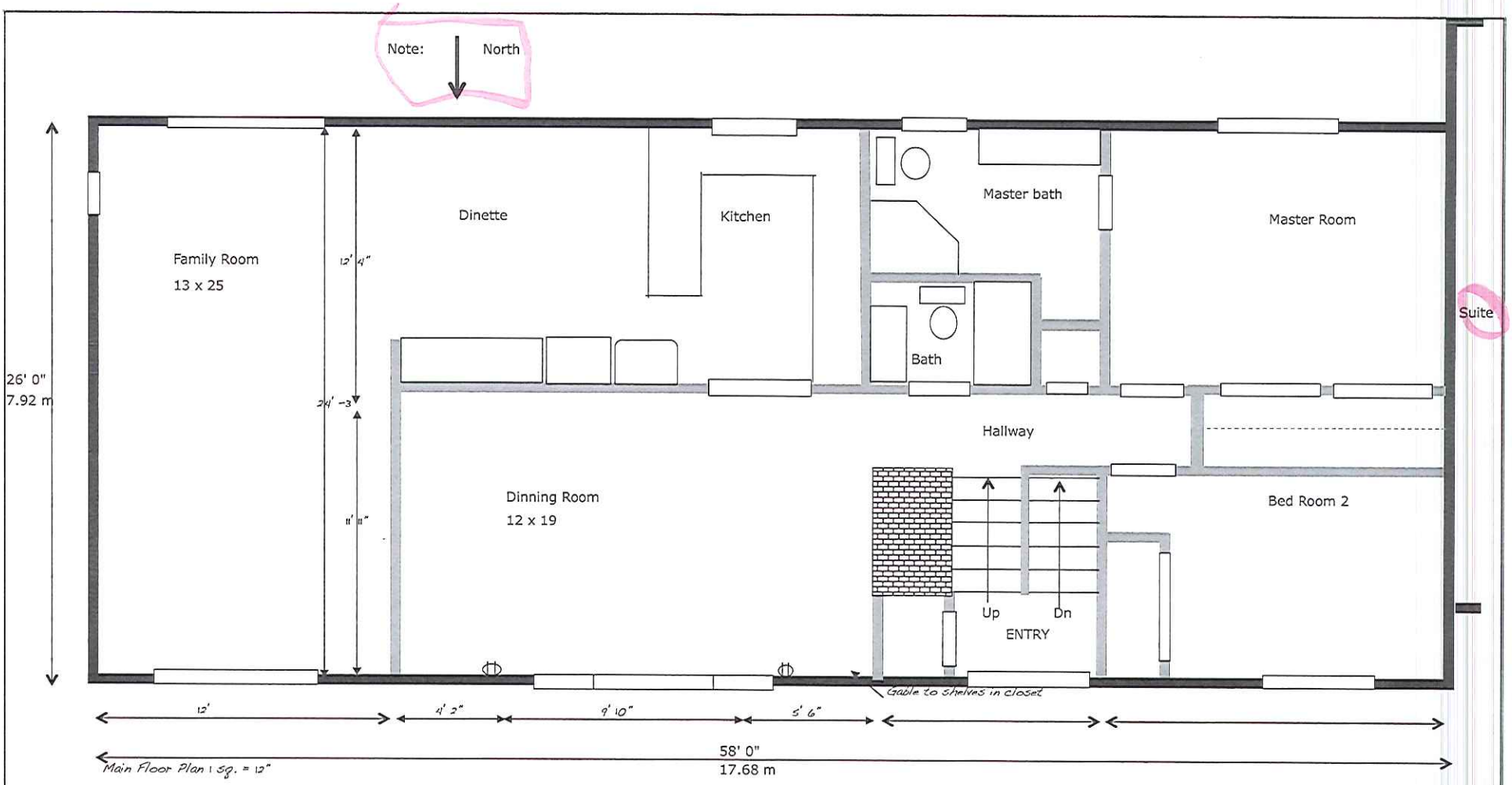
Note:

North

Please note that the basement and main floor plans
Were drawn with north to the bottom rather than top
of the page!

719 Hazell Road
Kelowna,
Layton Park
250 764 1995

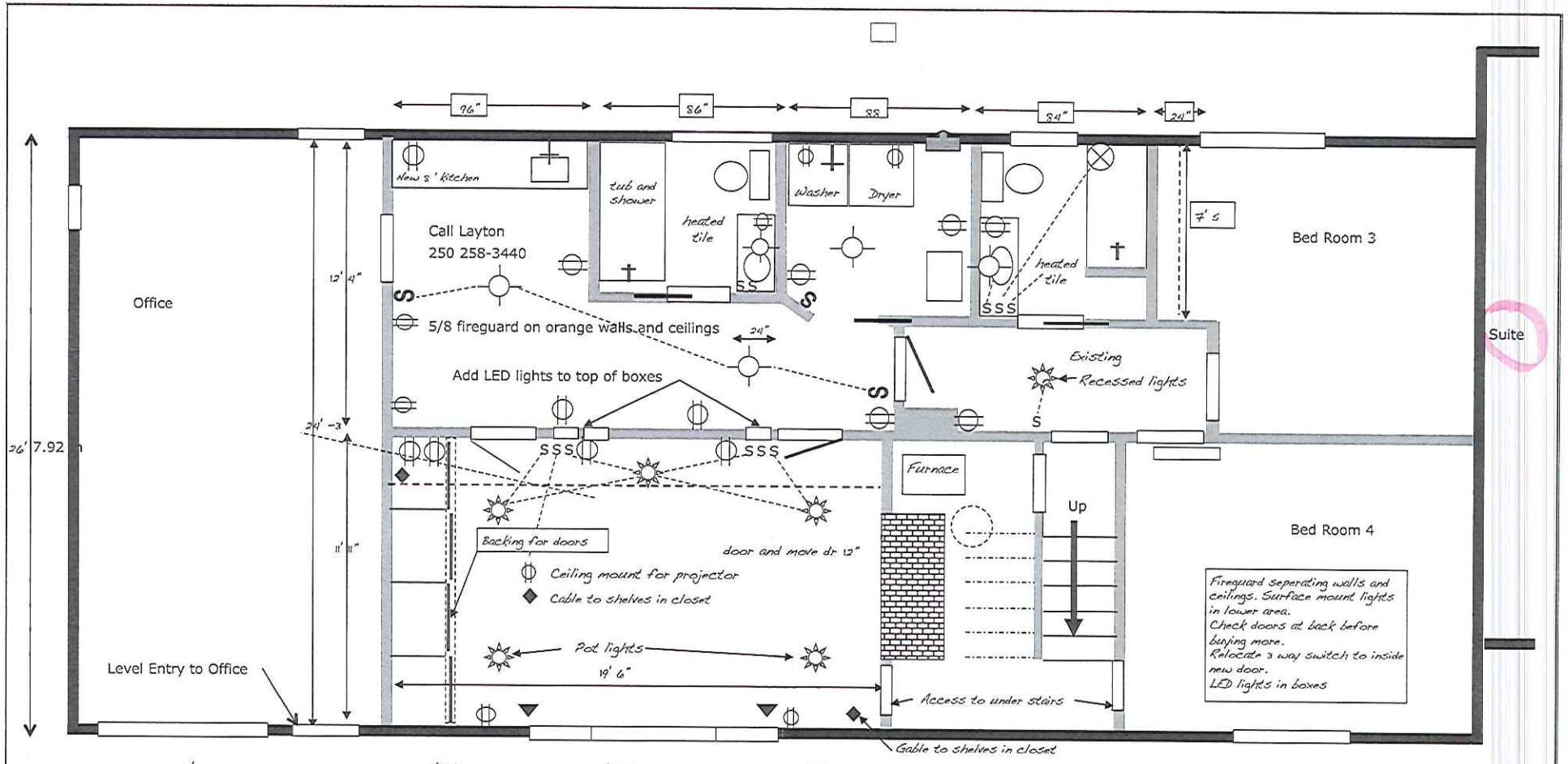
Foor Plan of Suite



719 Hazell Road
Kelowna, BC
Ph: 250 764 1995

Main house 3,016 sq ft. or 280 sq. meters
Suite 576 sq. ft. or 53.5 meters
Suite is 16% of total floor area
Garage = 81.2 m2

MAIN FLOOR PLAN


96"
86"
88
84"
24"
New 8' kitchen
tub and shower
heated tile
Washer
Dryer
heated tile
7' 5
Bed Room 3
Call Layton
250 258-3440
Office
12' 4"
5/8 fireguard on orange walls and ceilings
24"
Add LED lights to top of boxes
Existing
Recessed lights
Suite
26' 7.92 m
24' -3"
Furnace
Up
Bed Room 4
11' 11"
Backing for doors
door and move dr 12"
Ceiling mount for projector
Cable to shelves in closet
Fireguard seperating walls and ceilings. Surface mount lights in lower area.
Check doors at back before buying more.
Relocate 3 way switch to inside new door.
LED lights in boxes
Pot lights
19' 6"
Level Entry to Office
Access to under stairs
Cable to shelves in closet
12'
4' 2"
9' 10"
5' 6"
58' 0"
17.68 m
Basement Plan 1 sq. = 12"
Total Sq. Ft: 1,508 per floor or 3,016 sq. ft. in main house = 280 sq. meters
719 Hazell Road
By: Layton Park
Ph: 250 764 1995
Note:
North
Basement Plan

Site Photos:

Plot Plan:

- Home Parking:
- Main House Entry:
- Suite Parking:
- Suite:
- Neighbour garage:
- Landscape:
- Garage:

Front Elevation:

- Front entrance to home
- Front entrance to suite
- Berm Landscape

Parking:

- Suite Parking
- Berm to hide parking from street

Suite Front Entry:

- Xeroscape Landscaping
- Berm to hide front entry from street