

Memo



Date: May 25, 2011

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z11-0032

Owner: Douglas Staines

Address: 1401 Lambert Avenue

Applicant: Douglas Staines

Subject: Rezoning Application

Existing OCP Designation: Single / Two Family Residential

Existing Zone: RU1- Large Lot Housing

Proposed Zone: RU1s - Large Lot Housing with Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z11-0032 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 9, Section 30, Township 26, ODYD Plan 9950 except Plan 11491, located on Lambert 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 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 Secondary Suite zone, to permit the construction of a secondary suite within the existing 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.

Minimal impact (if any) is anticipated on abutting properties as the suite is contained within the single family dwelling and parking requirements and private open space provisions are achieved on-site.

4.0 Proposal

4.1 Project Description

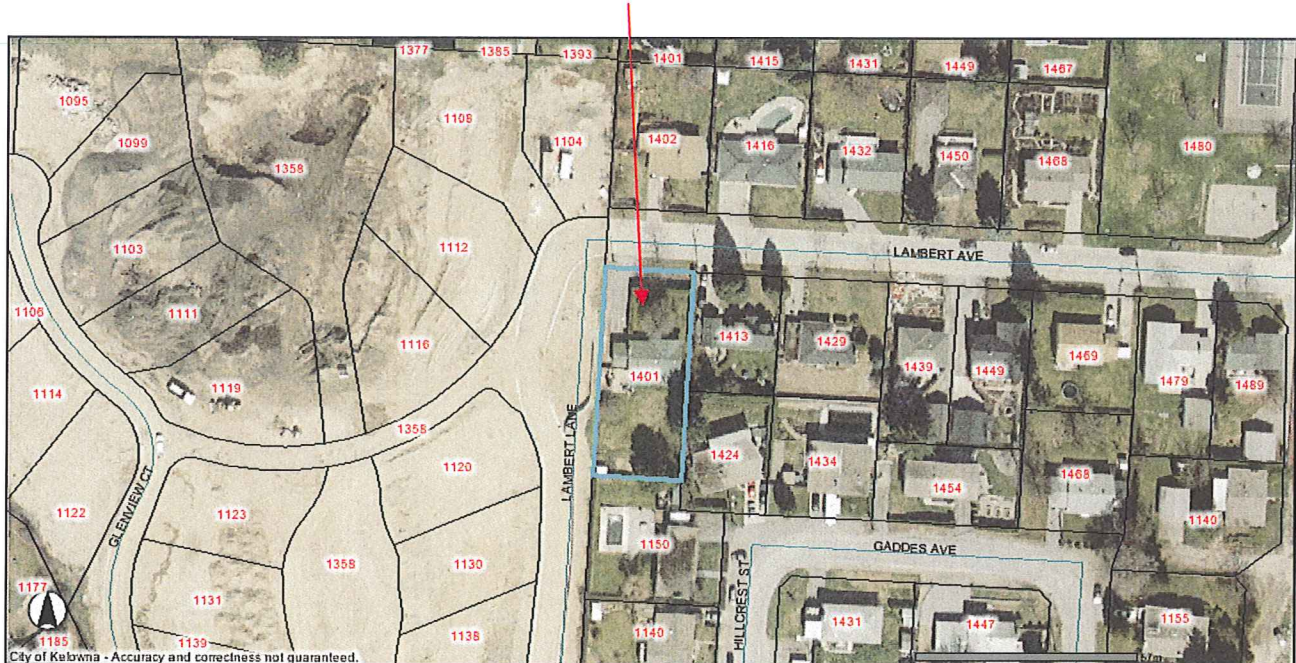
The owner recently purchased the subject property and is seeking to rezone the site to construct a secondary suite within the existing basement of the home. The plans show a two bedroom suite which is accessed through a common entrance on the east side of the site. The required private outdoor space is proposed immediate outside of the entrance to the suite. Required parking can be achieved in the existing driveway and carport. Given the size of the site in relation to the neighbours and the proposed location of the suite, little of any impact to the neighbourhood is anticipated.

4.2 Site Context

The subject property is located on the east side of Lambert Avenue in the Glenmore-Clifton-Dilworth area of Kelowna. The surrounding properties are zoned as follows:

<u>Direction</u>	<u>Zone</u>
North	RU1 Large Lot Housing
West	RU5 Bareland Strata Housing
East	RU1 Large Lot Housing
South	RU1 Large Lot Housing

4.3 Subject Property Map: 1401 Lambert Avenue



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	1,221 m ²	550 m ²
Lot Width	22.86 m	17 m for corner lot
Lot Depth	53.34 m	30.0 m
Development Regulations		
Site Coverage (buildings)	10.7 %	40%
Site Coverage (buildings/parking)	23.8 %	50%
Height (existing house)	1.5 storey / 3.66m	2 ½ storeys / 9.5 m
Floor Area of dwelling	217.58m ²	
Floor Area of Secondary Suite / Size ratios	Suite: 76.32m ² Ratio: 35%	In building can't exceed lessor of 90 m ² or 40%
Front Yard	12.95 m	4.5 m / 6.0 m to a garage
Side Yard (east)	2.87 m ①	4.5 m for flanking street
Side Yard (west)	2.0 m	2.0 m (1 - 1 ½ storey)
Rear Yard	29.19 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² required per dwelling

① Existing non-conforming side yard set back to carport

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;

¹ Official Community Plan, Policy #8 - 1.30

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

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) Structural Engineer & Geotechnical Engineer required for the new entrance thru the foundations wall.
- 7) Hard Surfacing required to the main entrance of the suite.

6.2 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. One metered water service will supply both the main residence and the suite.

The existing meter is installed in a pit. The meter shall be removed and a new meter installed within the main residence on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws.

Sanitary Sewer: Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. This service will be 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 hard surface, off street parking space for the proposed suite.

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 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.

7.0 Application Chronology

Date of Application Received: May 3, 2011

Report prepared by:



Birte Desfoux, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

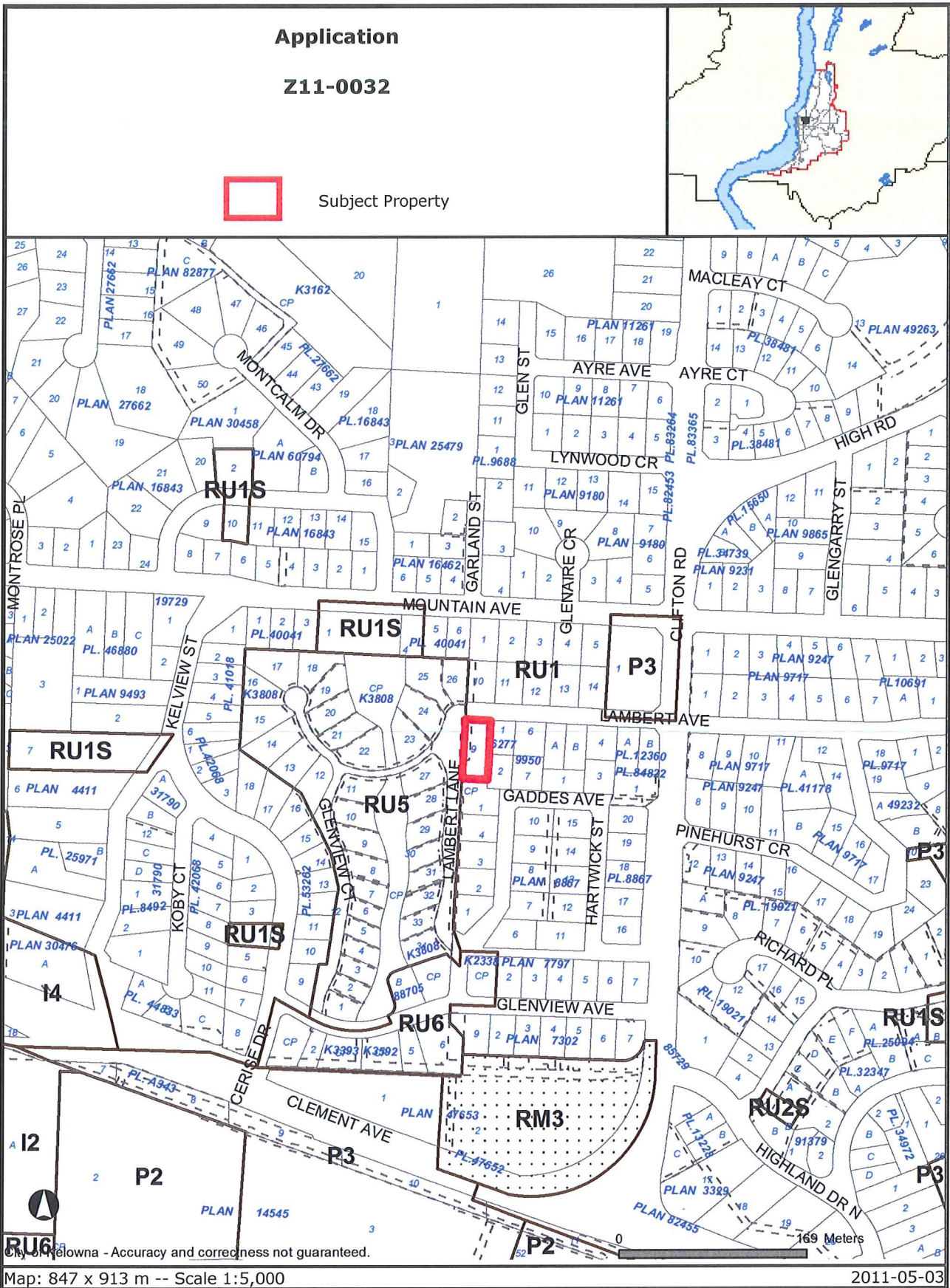
Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

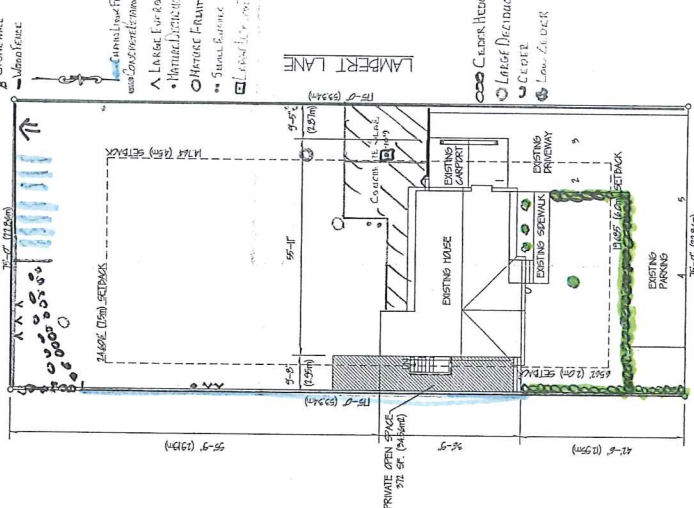
Attachments:

- Site Plan
- Floor Plans
- Context/Site Photos

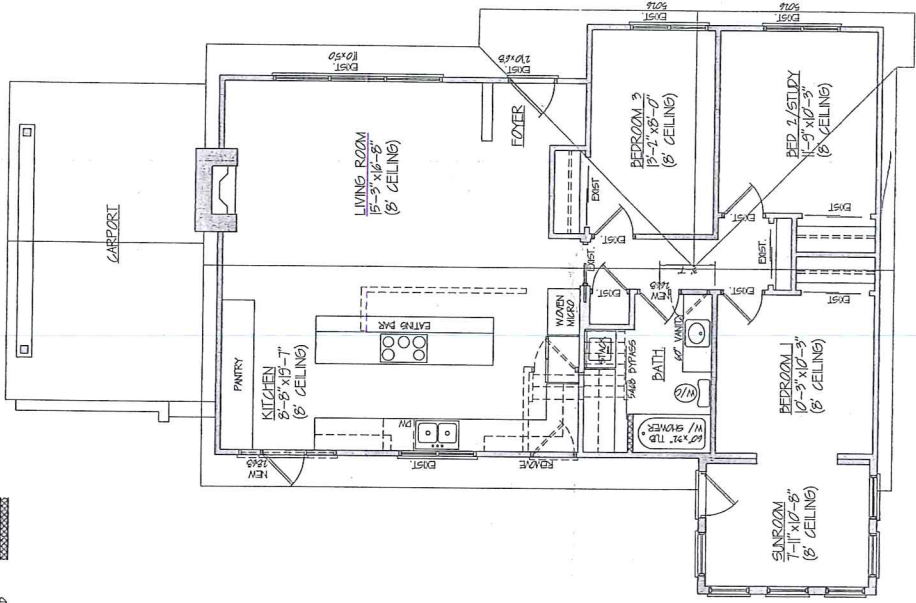


DEVELOPMENT REGULATIONS:

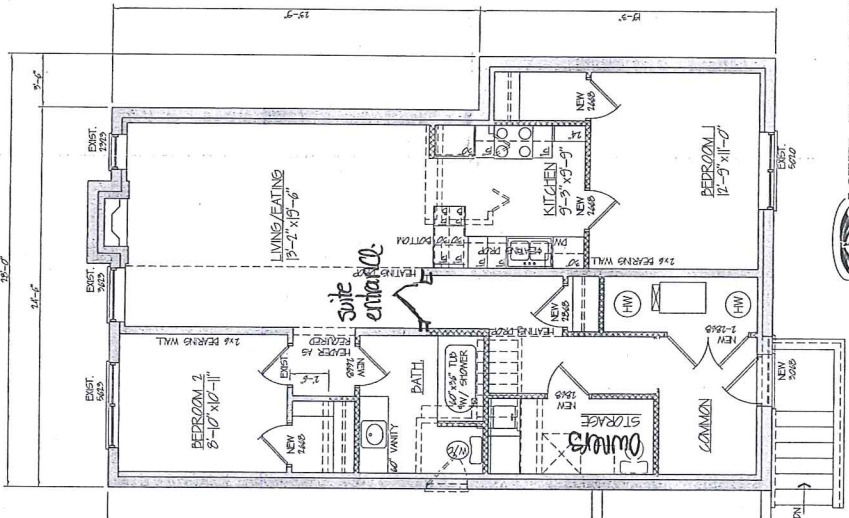
REGULATION	REQUIREMENT
GARDEN ZONE R14 (BY-LAW 1489 SECTION 1)	PROPOSED ZONE R14 IS TO ALLOW FOR SECONDARY SUITE
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SITE AREA	MIN. BUILDING AREA (AT GRADE)
	MIN. BUILDING AREA (AT GRADE)
	MIN. BUILDING AREA (AT GRADE)
SITE COVERAGE (TOTAL)	40%
	40%
	40%
PRIMARY BUILDING AREA	30% OR 40% OF PRIMARY BUILDING AREA
	30% OR 40% OF PRIMARY BUILDING AREA
	30% OR 40% OF PRIMARY BUILDING AREA
PARKING	2 PARKING SPACES FOR PRIMARY OCCUPANCY AND 1 FOR SUITE
	2 PARKING SPACES FOR PRIMARY OCCUPANCY AND 1 FOR SUITE
	2 PARKING SPACES FOR PRIMARY OCCUPANCY AND 1 FOR SUITE
SETBACKS (PRIVATE BUILDING)	15m
	15m
	15m
PRIVATE OPEN SPACE	15m
	15m
	15m



MAIN FLOOR PLAN
 1/4" = 1'-0" (0223 SF)



LOWER FLOOR PLAN
 1/4" = 1'-0" (0223 SF)



WALL LEGEND

- WALLS TO REMAIN
- WALLS TO BE REMOVED
- WALLS TO BE ADDED

NOTE:

- ALL DIMENSIONS, DETAILS, ROOM LINES, ETC. ARE TO BE CONFIRMED BEFORE CONSTRUCTION.
- ANY CHANGES BETWEEN THIS PLAN AND THE SITE CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.



SITE PLAN
 1/8" = 1'-0"



