

3.0 Land Use Management

The applicant is proposing to construct a substantial addition to the existing dwelling. As part of this building addition, the applicant also wishes to legalize an existing secondary suite in the basement of the existing dwelling. There is no record of complaints with the Bylaw Services.

The proposed rezoning from the RR1 - Rural Residential 1 zone to the RU1s - Large Lot Housing zone with secondary suite is appropriate as the subject property has urban services and will allow for more efficient use of the subject property by diversify the housing supply in the area. Land use policies support the sensitive integration into existing neighbourhoods, where services are already in place and densification can easily be accommodated. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions can be achieved on-site. Given that the suite is contained within the single family dwelling, no independent structure will be constructed that would disrupt the pattern of the existing streetscape in this neighborhood.

4.0 Proposal

4.1 Background and Project Description

The original dwelling was constructed on the subject property in 1974, and the applicant is now proposing a major renovation and addition to the existing single family dwelling. This addition will impact the floor plan, and the owner wishes to legalize the existing modest one bedroom suite in the basement. The entrance to the suite is located on the north side and is accessed by a pathway that connects the parking area directly to the suite entrance. Parking is provided in front of the garage. There is private outdoor space available on the property.

The RR1 - Rural Residential 1 zone requires a minimum lot size of 8,000 m², where the existing lot size is non-conforming at 1,241 m². Additionally, the current regulations of the RR1 zone require a rear yard setback of 10 m, where the where the existing rear yard is only 5.0 m. The rezoning of the subject property will bring these non-conformities into compliance.

A Development Permit will be executed at a Staff level to evaluate the form and character of the addition accommodating the secondary suite.

4.3 Site Context

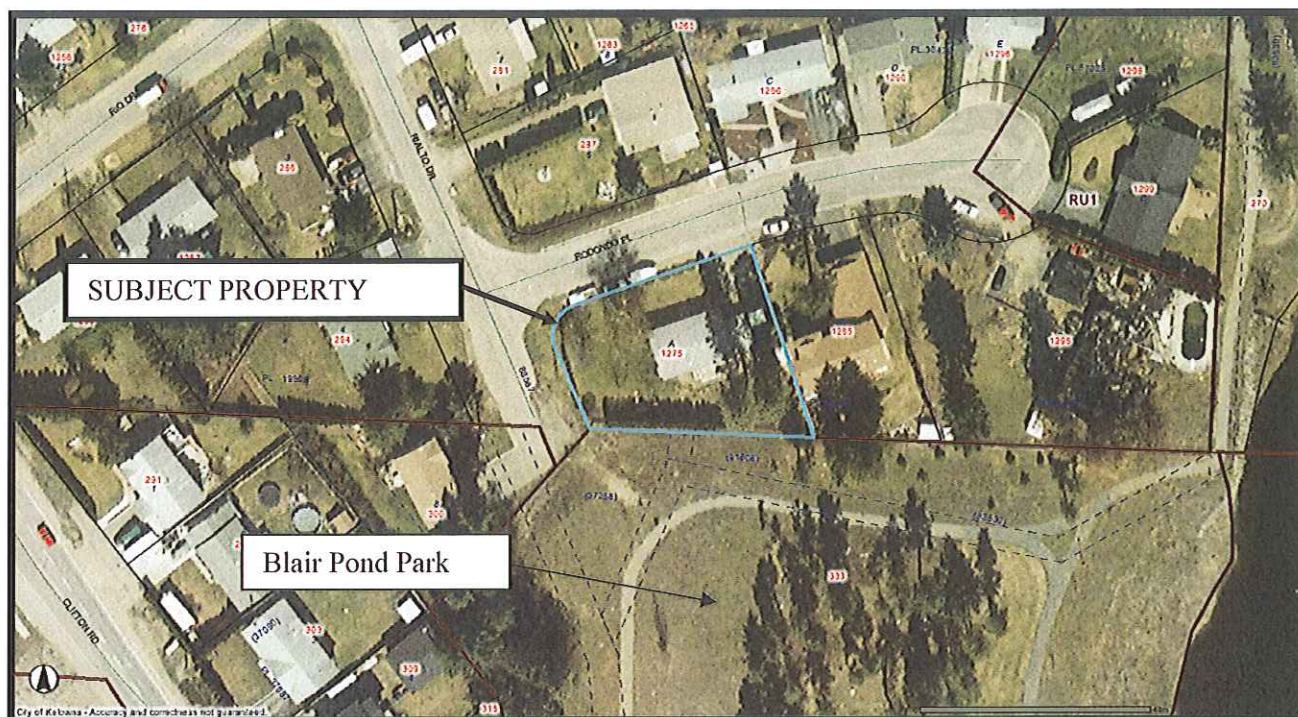
The subject property is located on the south side of Rodondo Place Road east of Rialto Drive in the Glenmore Sector of Kelowna.

The surrounding properties are zoned as follows:

- North RR1 - Rural Residential 1 - Rodondo Place / Single Unit housing
- South P3 - Parks and Open Space - Blair Pond Park
- West RR1 - Rural Residential 1 - Rialto Drive / Single Unit housing
- East RR1 - Rural Residential 1 - Single Unit housing

4.4 Site Location Map

1275 Rodondo Place



4.5 Zoning Analysis

The proposed application meets the requirements of the RU1s - Large Lot Housing with Secondary Suite zone as follows:

Zoning Analysis Table		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,241 m ²	550 m ²
Lot Width	41 m	17 m (corner lot)
Lot Depth	28 m (average)	30.0 m
Development Regulations		
Site Coverage	26% 30.8% inc. parking and drwys	40% 50% inc. parking and drwys
Height	2½ storey (8.26m)	2½ Storey or 9.5 m
Front Yard (Rodondo Place)	6.27 m	4.5m 6.0 m to garage
Rear Yard	10.9 m	Where lot width exceed lot depth, rear yard 4.5m if one side yard is 4.5 m
Side Yard (Flanking) (Rialto Road)	16.39 m	4.5m 6.0 m to garage
Side Yard (East)	3.22 m	2.3 m (2 - 2½ Storey)

Height	2½ storey	2½ Storey or 9.5 m
Floor Area of principal dwelling (after addition)	438.9 m ²	
Floor Area of Secondary Suite / Size ratios	90 m ² / 20.5%	In building can't exceed lessor of 90 m ² or 40% of total floor area
Other Regulations		
Minimum Parking Requirements	3 stalls Provided	3 stalls required
Private Open Space	Meets requirements	30 m ² required per dwelling

5.0 Current Development Policies

There are presently no specific policies within the *Kelowna 2030 - Official Community Plan* that directly address the development of secondary suites. The Housing Strategy presently nearing completion is anticipated to provide the necessary policy guidance.

While not addressed directly, the OCP does provide the following General Direction:

Complete Suburbs.¹ Support a mix of uses within Kelowna's suburbs (see Map 5.1 - Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

Complete Communities.² Support the development of complete communities with a minimum intensity of approximately 35 - 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

Compact Urban Form.³ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

¹ 2030 OCP Chapter 5 Development Process, Policy .3, page 5.2

² 2030 OCP Chapter 5 Development Process, Policy .4, page 5.2

³ 2030 OCP Chapter 5 Development Process, Policy .2, page 5.3

6.0 Technical Comments

6.1 Building & Permitting Branch

- 1) \$2,500.00 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 Bylaw Services

No records to date.

6.3 Development Engineering Branch

Development Engineering Services have the following requirements associated with this rezoning application;

1. General

Provide easements and right of ways as required.

2. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. Metered water from the main residence must be extended to supply the suite.

3. Sanitary Sewer

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

4. Onsite

Ensure adequate onsite parking is provided.

5. 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.

6.4 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 FortisBC

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 12, 2011

Date of DP Application: July 11, 2011

Advisory Planning Commission June 7, 2011

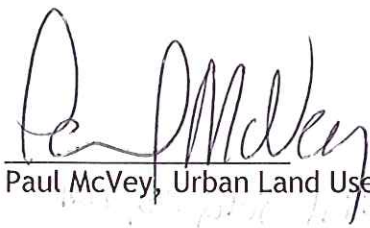
The above noted application was reviewed by the Advisory Planning Commission at the meeting on June 7th, 2011 and the following recommendations were passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z11-0040, for 1275 Rodondo Place, to rezone the subject property from the RR1-Rural Residential 1 zone to the RU1s-Large Lot Housing with Secondary Suite zone to allow development of a secondary suite within the existing dwelling.

Anecdotal Comment:

The Advisory Planning Commission supported the Rezoning Application and felt it was a reasonable use for the property in question and provided a sensitive integration into the existing neighbourhood.

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:

Site Location Map

Applicant rationale letter

Site Plan / Landscape plan

Floor plan

Context/Site Photos

DEVELOPMENT PROPOSAL

Please describe your development proposal: (A supplemental letter of rationale is strongly encouraged to be submitted)

Proposed Rezone from RRI to ROLs. The home has a current suite in the lower level. Proposing the 's' designation to bring the property to compliance with the city bylaws. The lot does not conform to the RRI zone as the property is too small. Rezoning to ROL would suit the property size and is within keeping with the area (Wilden, Magic Estates). It would also allow construction/renovation of the home and addition of a pool house without having to go through a development variance permit.

COORDINATING PROFESSIONALS

List any professionals known to date (e.g. Architect, Landscape Architect, Engineer, Biologist, etc):

Name: James Haasdyk	
Oasis Design	
Title: President	
Address: 108 2303 Leckie Rd.	
Phone:	Cell:
(250) 868-2275	
Email:	
james@oasis-design.net	

Name:	
Title:	
Address:	
Phone:	Cell:
Email:	

APPLICANT CONFIRMATION

As applicant or approved agent, I confirm that I have read all relevant City of Kelowna Bylaws and policies and that this application is in conformance (unless a Bylaw amendment forms part of this application).

I have attached to this application the required plans and specifications of the proposed development in accordance with the application checklist. I accept responsibility for processing delays caused by incorrect or insufficient submission materials.

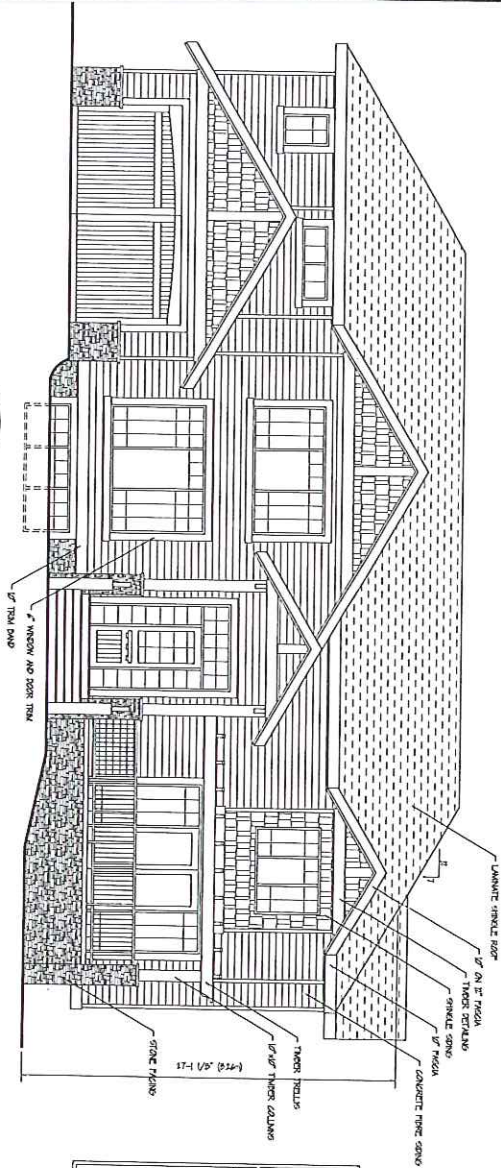
I understand that this application form is a public document and that any and all information contained in it, including personal information as that term is defined in the Freedom of Information and Protection of Privacy Act of B.C., is open for inspection by the public and may be reproduced and distributed to the public as part of a report(s) to Council or for purposes of a public hearing. I am aware that I am responsible to display and remove the development sign.

I understand that I am responsible for obtaining development authorizations and permissions from Telus, FortisBC, Terasen, and Shaw Cable and for providing the File Manager with copies of responses from these utilities.

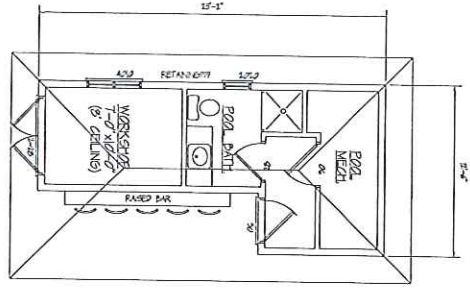
Applicant Signature: Scott Leef

Dated: May 10/11

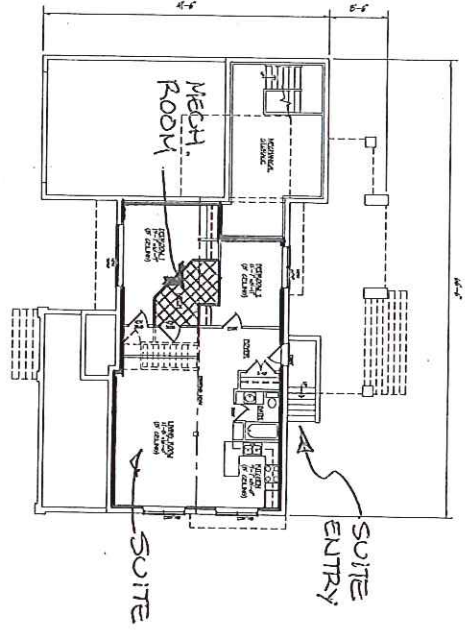
FRONT ELEVATION
1/8" = 1'-0"



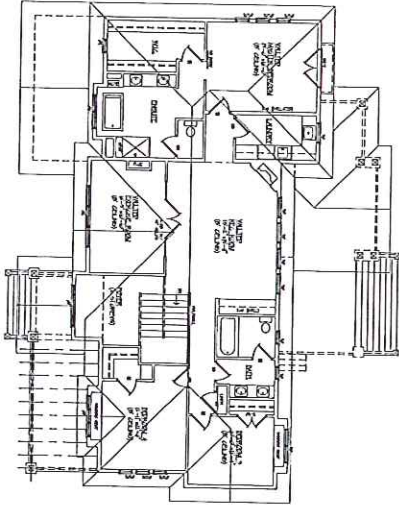
ACCESSORY BUILDING
1/8" = 1'-0"



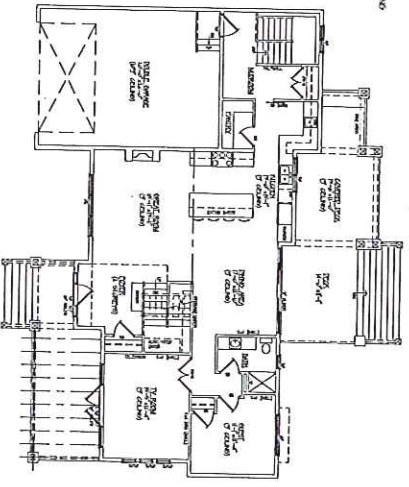
LOWER FLOOR PLAN
1/8" = 1'-0" (SEE S.D.)



UPPER FLOOR PLAN
1/8" = 1'-0" (SEE S.D.)



MAIN FLOOR PLAN
1/8" = 1'-0" (SEE S.D.)



ADDITION FOR:
* GRAF *

OASIS DESIGN
 868-2275
 DESIGNED BY: JAMES W. HANSDYK
 DATE: MAY 9, 2011

FLOOR PLANS
AND FRONT ELEVATION
1275 RODONDO PLACE

SCALE AS NOTED | DRAWING NUMBER: II-829-002 | REVISION:

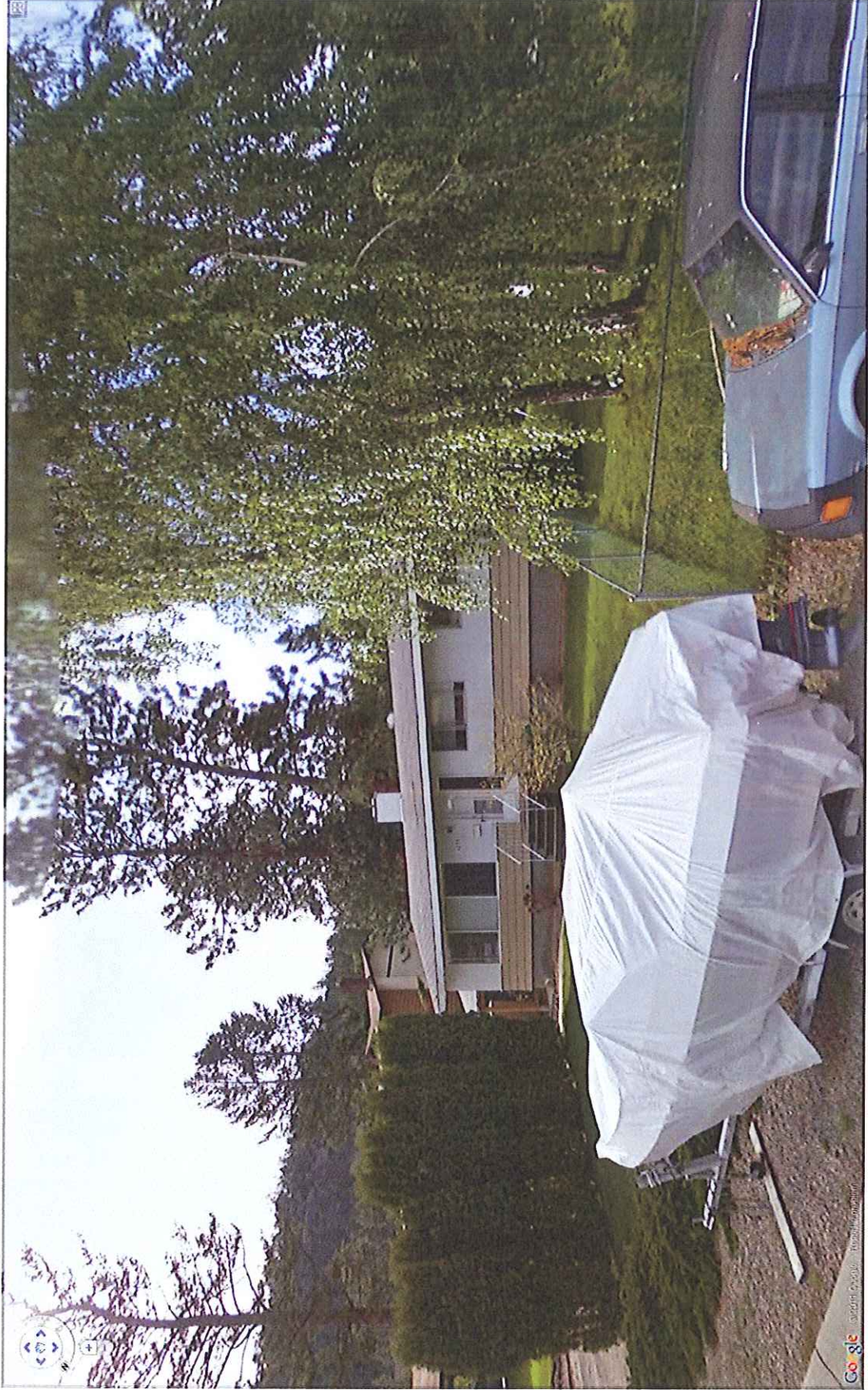
IN RETENTION OF THESE PLANS & SPECIFICATIONS, THE OWNER AGREES TO HOLD THE ARCHITECT HARMLESS FOR ANY AND ALL DAMAGES AND LOSSES.



1285 Rodondo Place



1275 Rodondo Place (subject property)



1275 Rodondo Place



287 Rialto Drive (across from subject property)