

Memo



Date: September 21, 2011

To: City Manager

From: Land Use Management, Community Sustainability (JM)

Application: Z11-0067

Owner: Miyuki & Randy Lindeboom

Address: 4634 Darin Place

Applicant: Randy Lindeboom

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1s - Large Lot Housing With Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z11-0067 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 19, District Lot 357, ODYD, Plan KAP57058 located on 4634 Darin Place, 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 final adoption of 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 for the suite be applied for prior to final adoption of the zone.

2.0 Purpose

The applicant is seeking to rezone the subject property in order to allow a secondary suite within the existing principal dwelling on the parcel.

3.0 Land Use Management

Land Use Management is supportive of the proposed rezoning, as it represents a sensitive integration of additional density into an existing neighbourhood. The suite will increase housing diversity and levels of affordability in an area that is generally less dense.

The suite can easily be accommodated in the existing dwelling, which is situated on a lot with ample private open space. It is not anticipated that the proposal will negatively impact the amenity of the area. This is further reinforced, as there are several examples of legal secondary suites in the immediate area.

This is an example of sensitive integration into a neighbourhood, given that the proposed secondary suite is within an existing single family dwelling on a large lot that can easily achieve the requirements of the Zoning Bylaw 8000. A number of properties in the immediate area are zoned RU6 and RU1s with existing secondary suites.

4.0 Proposal

4.1 Background

In conjunction with a Building Permit application for the replacement of a window on the subject property, the applicant was advised that a rezoning was required in order to permit a secondary suite within a principal dwelling.

4.2 Project Description

The applicant proposes to construct a modest one-bedroom secondary suite within the basement level of the existing two storey home. The suite may be accessed via staircase from the main floor or via an exterior door at the rear of the house. Private open space is also provided at the rear of the parcel, and the required parking is provided in the driveway of the house.

At Building Permit stage, the applicant will be required to construct a pathway from the front of the parcel to the exterior door to the secondary suite at the rear of the lot.

4.3 Site Context

The subject property is situated on the west side of Darin Place, near the intersection of McClure Road and Gordon Drive. The parcel contains one two-storey single detached dwelling. The parcel is situated within a predominantly low density residential area, with corresponding zoning and OCP designations. There are several other examples of legal suites in the immediate area.

Direction	Land Uses
North	RU1 - Large Lot Housing
East	RU1 - Large Lot Housing / RU1s - Large Lot Housing with Secondary Suite
South	RU1 - Large Lot Housing
West	RU1 - Large Lot Housing

4.4 Subject Property Map - 4634 Darin Place



4.5 Zoning Analysis Table

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS <i>Suite within Principal Dwelling</i>
Subdivision Regulations		
Lot Area	669 m ²	550 m ²
Lot Width	19.520 m	17 m for corner lot
Lot Depth	33.518 m	30.0 m
Development Regulations		
Site Coverage (buildings)	No change	40%
Site Coverage (buildings/parking)	No change	50%
Height (existing house)	No change	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	281.7 m ²	

Floor Area of Secondary Suite / Size ratios	63.7 m ² / 22.6%	In building can't exceed lessor of 90 m ² or 40%
Front Yard	6.21m	4.5 m / 6.0 m to a garage
Side Yard (east)	2.48m	2.0 m (1 - 1 ½ storey)
Side Yard (west)	3.62m	2.0 m (1 - 1 ½ storey)
Rear Yard	10.25m	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 is available in 2030 Kelowna Official Community Plan. Housing policy documentation is expected to be reviewed by Council shortly.

Policy 5.2.3 Complete Suburbs. 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.

Policy 5.3.2 Compact Urban Form. 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.

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) A fire rated exit stairwell is required from the suite to the exterior c/w fire rated doors that open into the stairwell and a fire rating on the bottom of the stairs or a door operating on a vertical hinge (exterior man door not a sliding patio door) is required for exit to the exterior from the suite along with a hard surfaced path to the front street. Please provide these details on the building permit drawing sets along with location of addressing for the suite.
- 6) Full Plan check for Building Code related issues will be done at time of Building Permit applications

6.2 Development Engineering Department

No objections.

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 FortisBC

Upon review of your property referral referencing the above noted matter, please be advised that FortisBC facilities will not be adversely affected. FortisBC, therefore, has no objection to the proposed rezoning for purposes of constructing an in-law suite.

6.6 FortisBC Energy

In response to the subject referral, the developer / owners will need to contact FortisBC at 1-866-436-7847 to make arrangements with FortisBC design to discuss an electrical service plan for this proposal which may include the granting of SRWs as part of the plan.

Upon review of your property referral referencing the above noted matter, please be advised that FortisBC facilities will not be adversely affected. FortisBC, therefore, has no objection to the proposed rezoning for purposes of constructing an in-law suite.

7.0 Application Chronology

Date of Application Received: August 8, 2011

Additional Information Received: September 14, 2011

Report prepared by:



James Moore, Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:

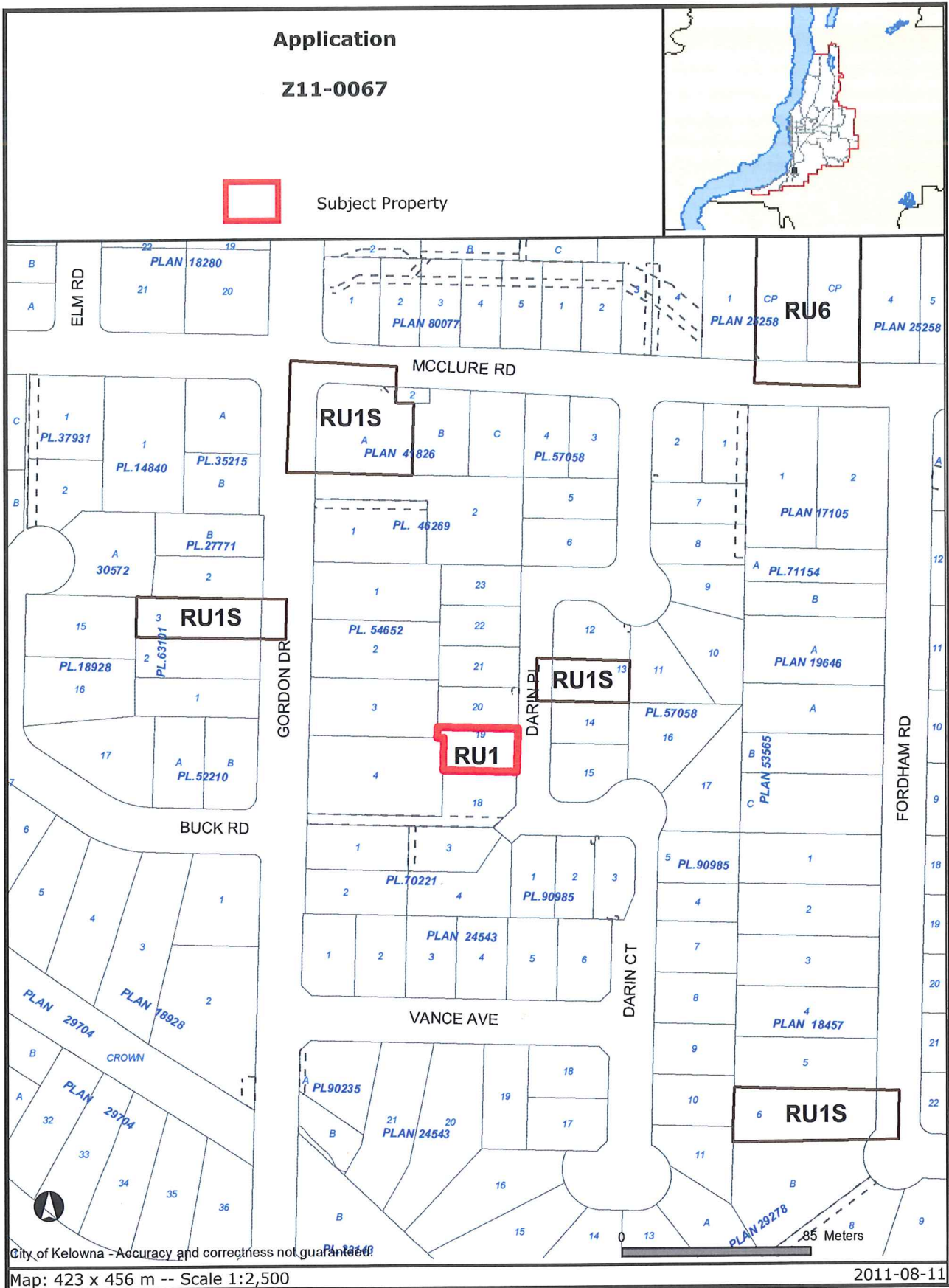


Shelley Gambacort, Director, Land Use Management

Attachments:

Subject Property Map
Site Plan
Floor Plan
Context/Site Photo





City of Kelowna - Accuracy and correctness not guaranteed.

Map: 423 x 456 m -- Scale 1:2,500

2011-08-11

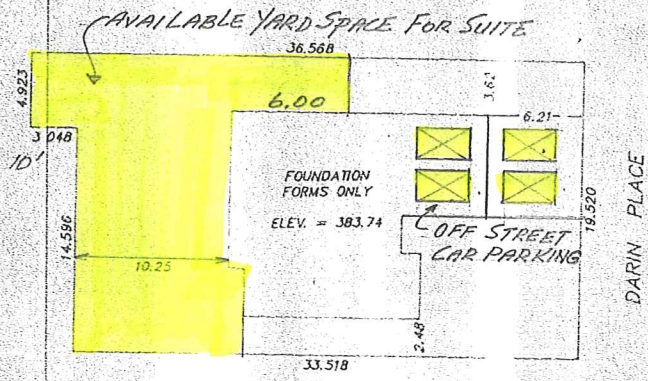
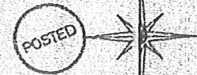
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

IT

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING ON LOT 19 PLAN KAP57058 D.L. 357 O.D.Y.D.

SCALE 1:300 DISTANCES ARE IN METRES.

4634 *Dianna Pl*
B.P.# 10025



RECEIVED

SEP 10 1998
CITY OF KICHOONA
Building Dept

E 96-9349 Fl 198

VARITEC

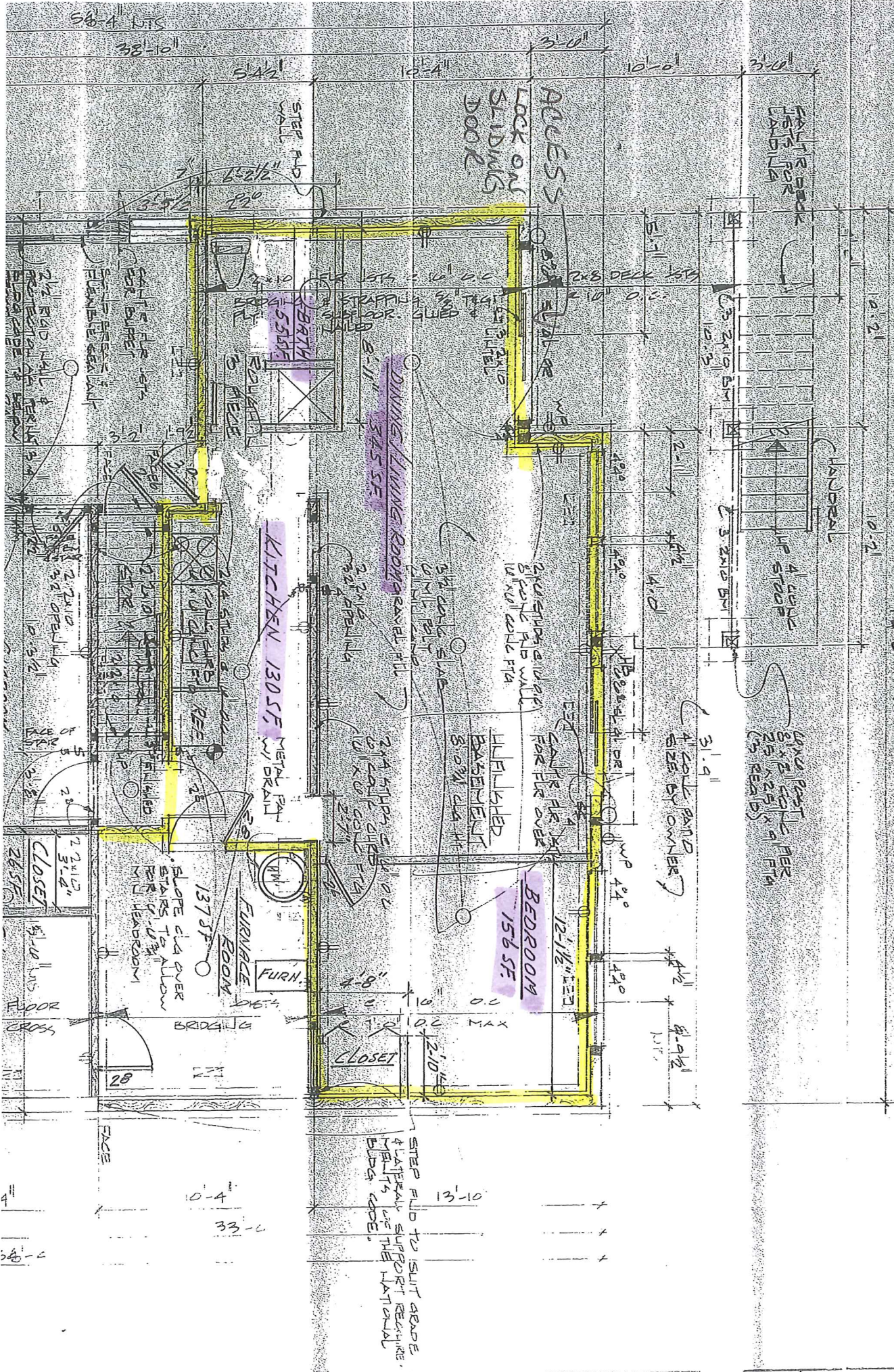
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

CERTIFIED CORRECT
this 10th day of September, 1998.

D.A. Goddard
D.A. Goddard - BCLS

THIS PLAN IS FOR MORTGAGE OR
MUNICIPAL PURPOSES ONLY AND IS
NOT TO BE USED TO DEFINE THE
BOUNDARIES OF THIS LOT.

D.A. Goddard Land Surveying Inc.
2049 ST. PAUL STREET KELOWNA



S&A LITS

33'-10"

5'-4 1/2"

12'-4"

3'-0"

10'-0"

3'-0"

ACCESS
LOCK ON
SLIDING
DOOR

HANDRAIL
UP STAIRS

HANDRAIL

4" COLE PANO
2 1/2" x 2 1/2" x 9' FTA
(35 REAR)

KITCHEN 130 SF METAL PAN

DINING LIVING ROOM RAVEL HILL

BEDROOM 156 SF

BATH 55 SF

FURNACE ROOM

CLOSET

2 1/2" RADIANT & RESISTANT AN REINFORCED CONCRETE FLOOR

CLOSET 26 SF

FLOOR CROSS

FACE

10'-4"

33'-0"

13'-10"

STEP RUD TO SUIT GRADE & LATERAL SUPPORT REQUIREMENTS USE THE NATIONAL BUDS CODE.

