

REPORT TO COUNCIL



Date: November 29, 2011

To: City Manager

From: Land Use Management, Community Sustainability (PMc)

Application: Z11-0077 **Owner(s):** Neil Martin Beardmore,
Beverley June Beardmore,
Scott Vincent Beardmore, &
Noemi Floresca Catbagan

Address: 625 Cassiar Crescent **Applicant:** Neil & Beverley Beardmore

Subject: Rezoning Application

Existing OCP Designation: Single/Two Unit Residential

Existing Zone: RU1h - Large Lot Housing (Hillside Area)

Proposed Zone: RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z11-0077 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 24, Sec. 33, Twp. 26, O.D.Y.D., Plan 40570, located on Cassiar Cres., Kelowna, BC from the RU1h - Large Lot Housing (Hillside Area) zone to the RU1hs - Large Lot Housing (Hillside Area) with secondary suite zone, be considered by Council;

AND THAT the 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 seeks to rezone the subject property from the RU1- Large Lot Housing zone to the RU1s- Large Lot Housing with a Secondary Suite zone to allow the construction of a secondary suite in the basement of an 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. OCP policy direction supports the sensitive integration of suites into existing neighbourhoods, where services are already in place and densification can easily be accommodated. The subject property is in close proximity to parks, transit and recreational opportunities.

Parking requirements and private open space provisions are achieved on-site and given that the suite is contained within the principal dwelling, the inclusion of a secondary suite land use will contribute to this form of housing stock and ensure compatibility with the existing neighbourhood context.

4.0 Proposal

4.1 Background and Project Description

The current house was constructed in 1989 as a one storey dwelling with a walk-out basement facing the rear yard. The current owners purchased the dwelling in 2007. They are proposing to construct a modest one bedroom suite in the basement of the dwelling. There is direct access to the suite from a pedestrian door to the kitchen area of the suite. There is also a path connecting the suite to the parking area located adjacent to the garage.

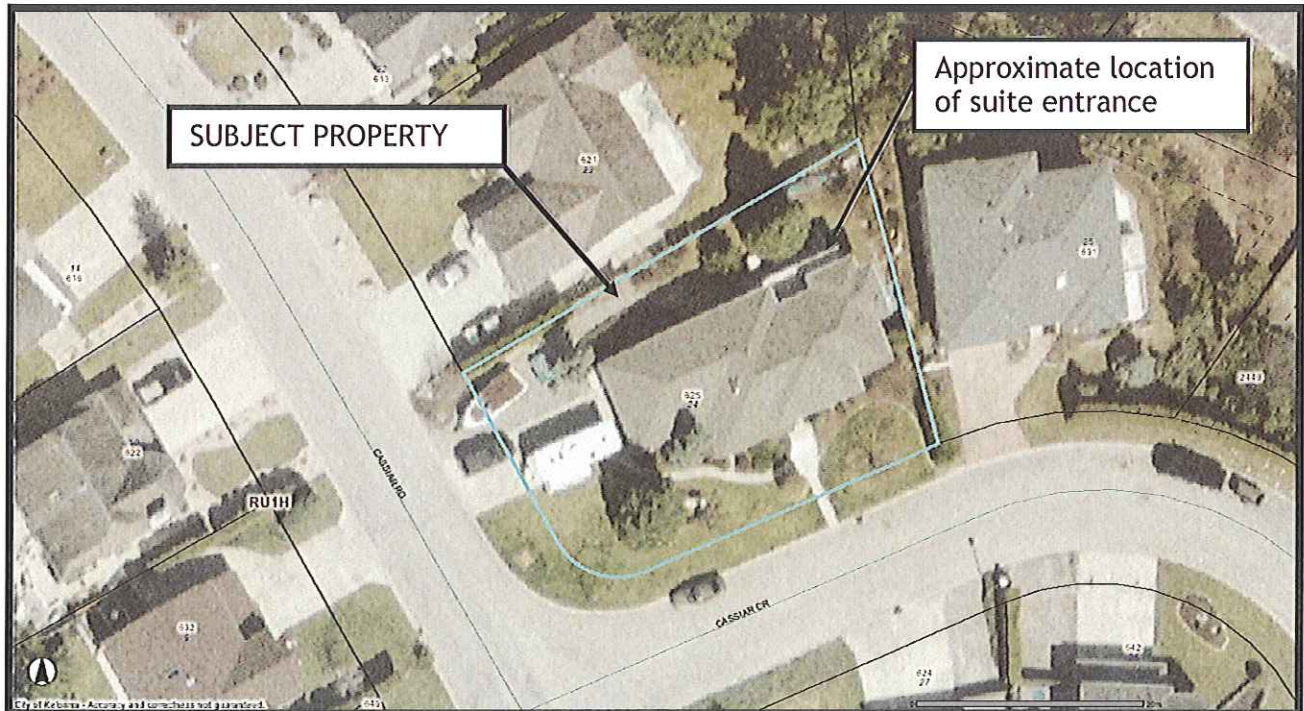
4.2 Site Context

The subject property is located on the north side of the intersection of Cassiar Cr. and Cassiar Road in the Dilworth Sector of the City. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1h - Large Lot Housing (Hillside Area)	Single family dwelling
East	RU1h - Large Lot Housing (Hillside Area)	Single family dwelling
South	RU1h - Large Lot Housing (Hillside Area)	Single family dwelling
West	RU1h - Large Lot Housing (Hillside Area)	Single family dwelling

Subject Property Map:

625 Cassiar Cr.



4.3 Zone Analysis

Zoning Analysis Table		
CRITERIA	RU1hs ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	894 m ²
Lot Width	17.0 m	27.3 m
Lot Depth	30.0 m	40 m
Development Regulations		
Site Coverage	40% 50% inc. parking and driveways	40% 50% inc. parking and driveways
Height	2½ storey / 9.5 m	1 storey / 5.2 m
Front Yard (Cassiar Cr)	4.5 m 6.0 m to garage or carport	6.51 m
Side Yard (south west)	4.5 m flanking street	10 m
Side Yard (north east)	1 or 1½ storey - 2.0 m	3.04 m
Rear Yard	Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m.	5.7 m
Floor Area of principal dwelling	266.7 m ²	
Floor Area of Secondary Suite / Size ratios	61 m ² 23%	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

5.1 Kelowna Official Community Plan (OCP)

While there are no specific policies within the *Kelowna 2030 - Official Community Plan* that directly address the development of secondary suites, the following policies generally apply:

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.

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

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

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.

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. Please provide these details on the building permit drawing sets.
- 6) Full Plan check for Building Code related issues will be done at time of Building Permit applications

6.2 Bylaw Services

No Concerns

6.3 Development Engineering Department

1. 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. Metered water from the main residence must supply the proposed suite.
2. Sanitary Sewer
Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.
3. Site Related Issues
Provide on-site parking for the proposed dwelling.

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

4. **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.

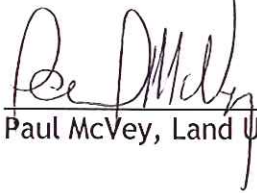
6.5 **FortisBC**

FortisBC facilities will not be adversely affected.

7.0 **Application Chronology**

Date of Application Received: October 18, 2011

Report prepared by:



Paul McVey, Land Use Planner

Reviewed by:



Danielle Noble Manager, Manager, Urban Land Use

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

Subject Property Map
Site Plan
Floor Plans
Site Photos

2011-10-18
10:10 AM
CITY CLERK

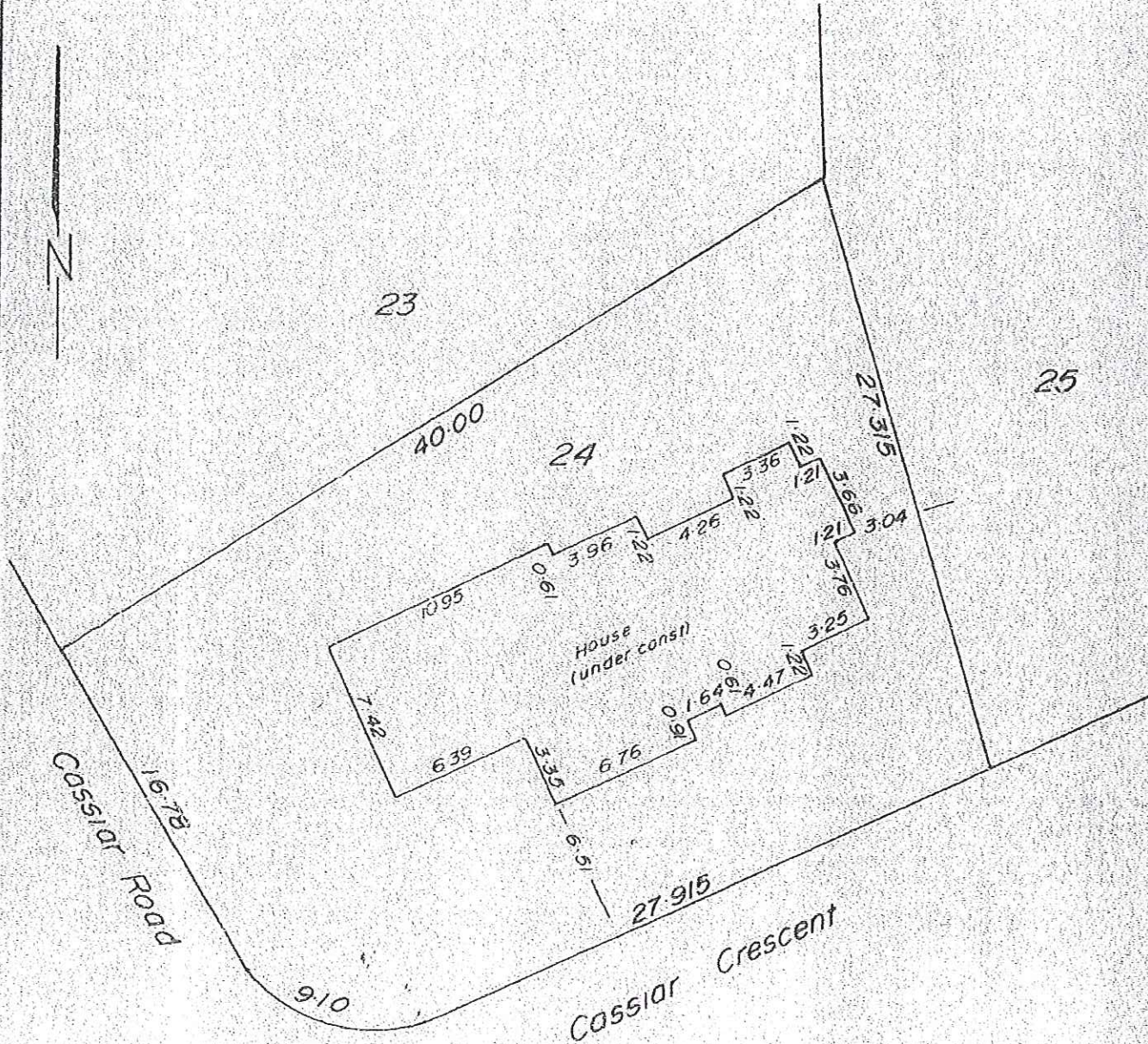


BUILDING LOCATION CERTIFICATE

This is to state that on the 3rd day of November, 1989, a survey was performed under my superintendence, on the property described as follows:

625- Cassiar Crescent Lot 24, Sec 33, Tp 26, ODYD, Plan 40570

The building(s) erected on the said property is (are) wholly within the boundaries thereof, and does (do) not encroach on adjoining properties. The accompanying sketch shows within acceptable tolerances the size of the building and property, and their relative positions. This sketch is not to be used for the establishment of property boundaries.



SITE PLAN

FRITSCH & ASSOCIATES

Legal & Engineering Survey Consultants

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 This document is not valid unless originally signed and sealed.

BRITISH COLUMBIA LAND SURVEYOR

The 3rd of November, 1989

H. Fritsch

Scale
1:50 = 1m.

10.66
marginalia 1.8m Cedars
Shrubs
underneath

Slope
gravel
driveway

40.00 m
Property line
Fence

gravel
parking

8x4
pavement
shed

Grass

Gravel

3.98

10.95

10m
DRIVEWAY

double
garage

12.76
pavers
parking
FOR TRAILER

6.39
Shrubs
Flowers

16m
Paved
patio

3.04
Slope

3.04
Slope

6.76
Sculptural
tree

3 retaining wall
Hawthorn
tree

8.68

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Fill
to level
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CASSIAR RD.

10/12/2011 12:18

Parking for 6 or more cars
2-3 car garage
4-on cement driveway

250-717-8875
625 Cassiar Cres
Bellevue



10/12/2011 12:20

Lighting outside
Secondary Suite
250-717-8875

was Cassina Cries
Dev Beard more



SPRINKLER
"SLOPE"
"SLOPE"

Slope = gravel
walkway
10' lower
level

625 CASSIAR CREEK
Ber Beardmore
250-717-8875

10/12/2011 12:19