

REPORT TO COUNCIL



Date: November 2, 2011

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z11-0074 **Owners:** Baljit Singh Khakh &
Jasvinder Kaur Khakh

Address: 855 Mayfair Road **Applicant:** Balwinder Takhar

Subject: Rezoning Application

Existing OCP Designation: Single/Two Family Residential

Existing Zone: RU1 - Large Lot Housing Zone

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

1.0 Recommendation

THAT Rezoning Application No. Z11-0074 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 5, District Lot 143, ODYD Plan 22026, located on Mayfair 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 construct a new single family dwelling containing 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. Staff support the sensitive integration into existing neighbourhoods, where services are already in place and densification can easily be accommodated. Many properties in the immediate area are zoned RU6- Two Dwelling Housing. The subject property is in close proximity to parks, schools, transit and recreational opportunities.

4.0 Proposal

4.1 Project Description

The applicant is proposing to demolish the existing small house located on the subject property and build a new 6,000 square foot home which is anticipated to contain a secondary suite. A sidewalk leads from the required parking at the front of the site to the entrance of the suite at the rear of the property. A partially submerged covered patio adjacent to the suite will function as the private outdoor space. The one bedroom suite provides ample living space.

4.2 Site Context

The subject property is located on the east side of Mayfair Road in the Rutland sector of Kelowna. The site is in proximity of schools and within one block of the Rutland Urban Center which offers transit and shopping opportunities.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1- Large Lot Housing	Residential
East	RU1- Large Lot Housing	Residential
South	RU6 - Two Dwelling Housing	Residential
West	RU6 - Two Dwelling Housing	Residential

Subject Property Map: 855 Mayfair Road



4.4 Zoning Analysis

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

Zoning Analysis Table		
CRITERIA	RU1s ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	857 m ²
Lot Width	16.5 m	22.87 m
Lot Depth	30 m	37.48 m
Development Regulations		
Floor Area Ratio Secondary Suite / Principal	May not exceed the lessor of 90 m ² or 40%	Suite = 82m ² Principal Dwelling = 555m ² Ratio: 15%
Height	2 ½ storeys / 9.5 m	9.48m to top highest peak
Front Yard	4.5 m / 6.0 m to a garage	6 m
Side Yard (south)	2.0 m (1 - 1 ½ storey) 2.3 m (2 - 2 ½ storey)	3 m
Side Yard (north)	2.0 m (1 - 1 ½ storey) 2.3 m (2 - 2 ½ storey)	2.4 m
Rear Yard	7.5 m	10.74 m
Site Coverage (buildings)	40%	39%
Site Coverage (buildings/parking)	50%	50%
Other Regulations		
Minimum Parking Requirements	3 stalls	3 car garage
Private Open Space	30 m ²	m ²

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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;

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 Official Community Plan, Policy #8 - 1.30

² Official Community Plan, Policy #8 - 1.44

³ Official Community Plan, Policy #8 - 1.47

- 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

See attached.

6.3 Bylaw Services

No Comments.

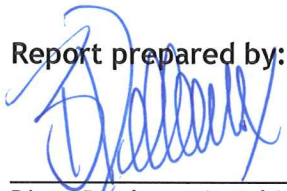
6.4 Fire Department

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: October 17, 2011

Report prepared by:



Birte Decloux, Land Use Planner

Reviewed by:




Danielle Noble Manager, Manager, Urban Land Use

Approved for Inclusion:

Shelley Gambacort, Director, Land Use Management

Attachments:

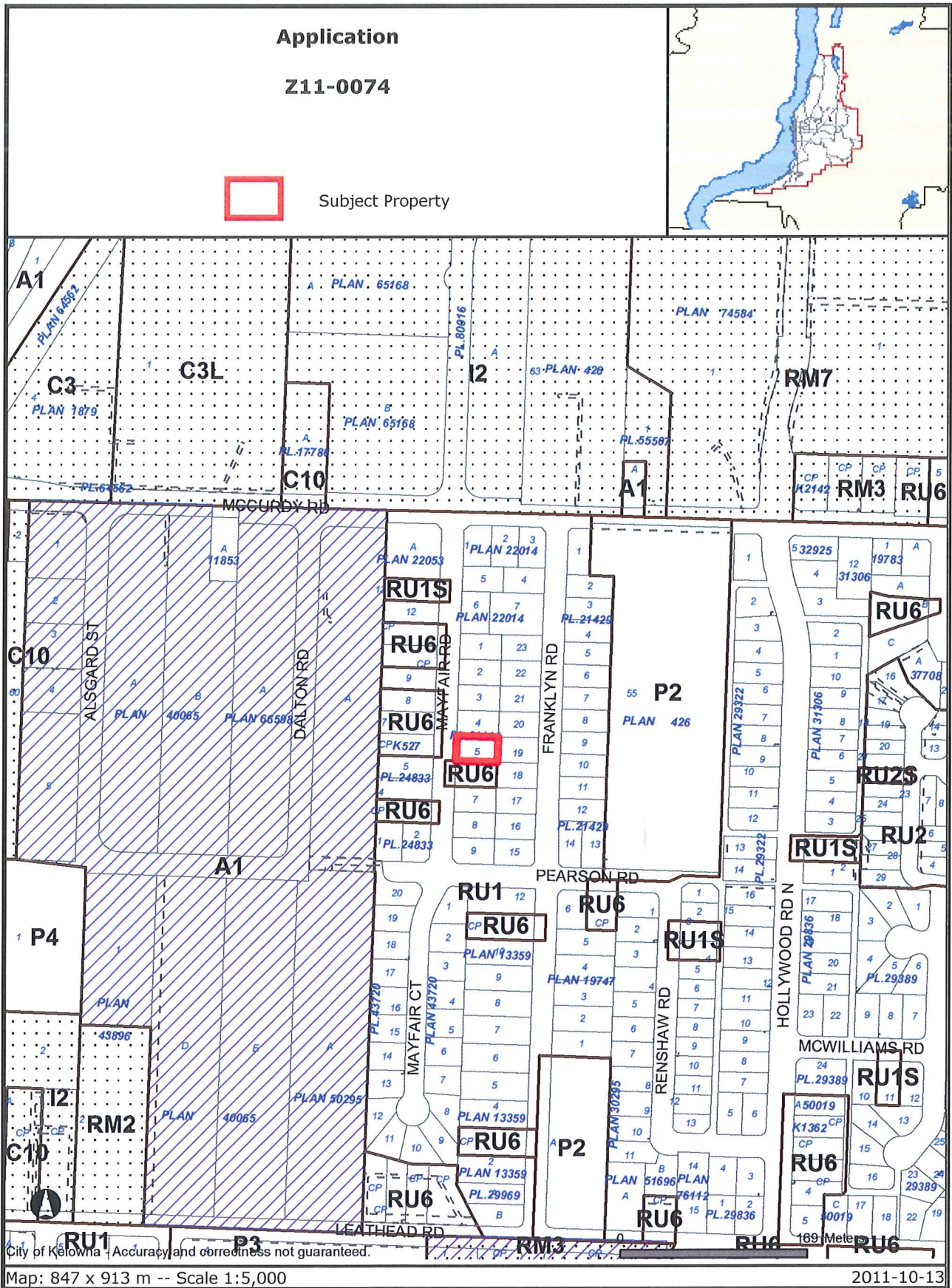
Site Plan

Conceptual Elevations

Landscape Plan

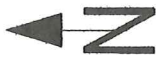
Context/Site Photos

Summary of Technical Comments



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.

SITE PLAN



SITE PLAN

CMIC ADDRESS:
855 MAYFAIR ROAD

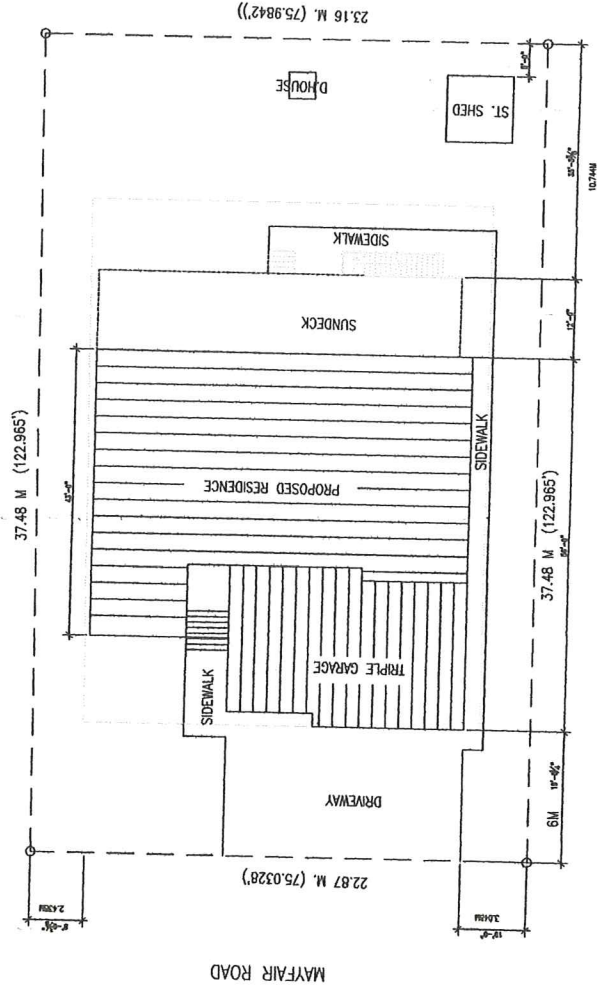
LEGAL:
LOT 5 PLAN 22026

AREA:
9284.9 SQ. FT.

SITE COVERAGE:
RESIDENCE: 2056 SQ. FT.
GARAGE: 780 SQ.FT.
SUNDECK: 660 SQ.FT.
ENTRY: 95 SQ.FT.
STORAGE: 100 SQ.FT.
DOG HOUSE: 16 SQ.FT

SITE COVERAGE: 3591 SQ.FT.
SITE COVERAGE: 40 %

SITE COVERAGE: 3591 SQ.FT.
DRIVEWAY AND SIDEWALKS 1037 SQ.FT.
TOTAL SITE COVERAGE: 4628 SQ.FT.
TOTAL SITE COVERAGE: 50%



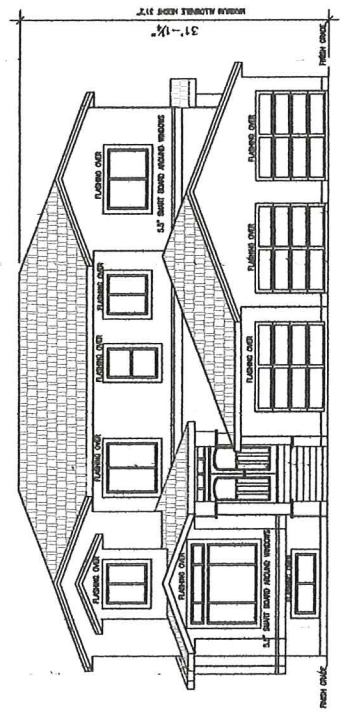
PROPOSED RESIDENCE FOR BILL KHAKH

BILL KHAKH 7
DRAWN/DESIGNED BY GARRY NEUFELD
PAGE 7 OF 7
SCALE: 1/8" = 1'-0"
TELEPHONE: (250) 862-5359
garryneufeld@shaw.ca

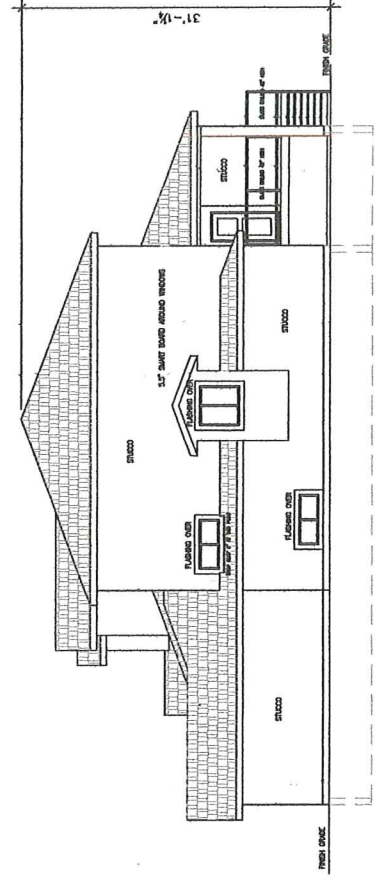
PROPOSED RESIDENCE FOR BILL KHAKH
 855 MAYFAIR ROAD KELOWNA, BC

THE DRAWINGS ON THIS PAGE ARE SCALED AT $3/16" = 1'0"$

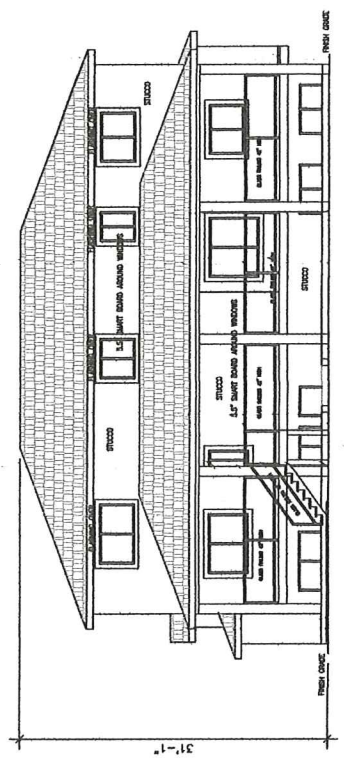
FRONT ELEVATION (WEST)



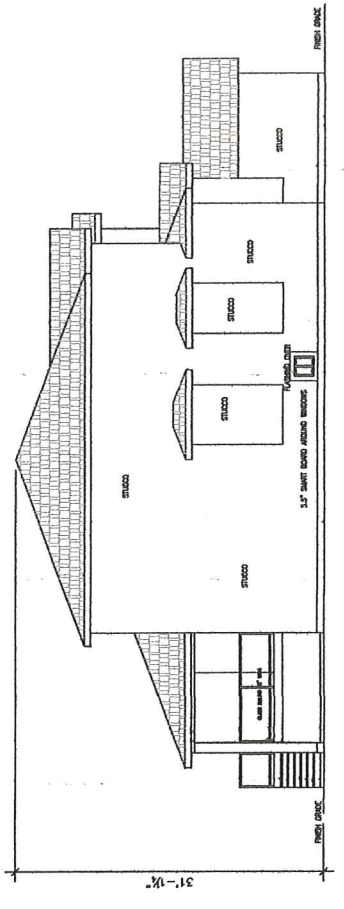
RIGHT ELEVATION (SOUTH)



REAR ELEVATION (EAST)



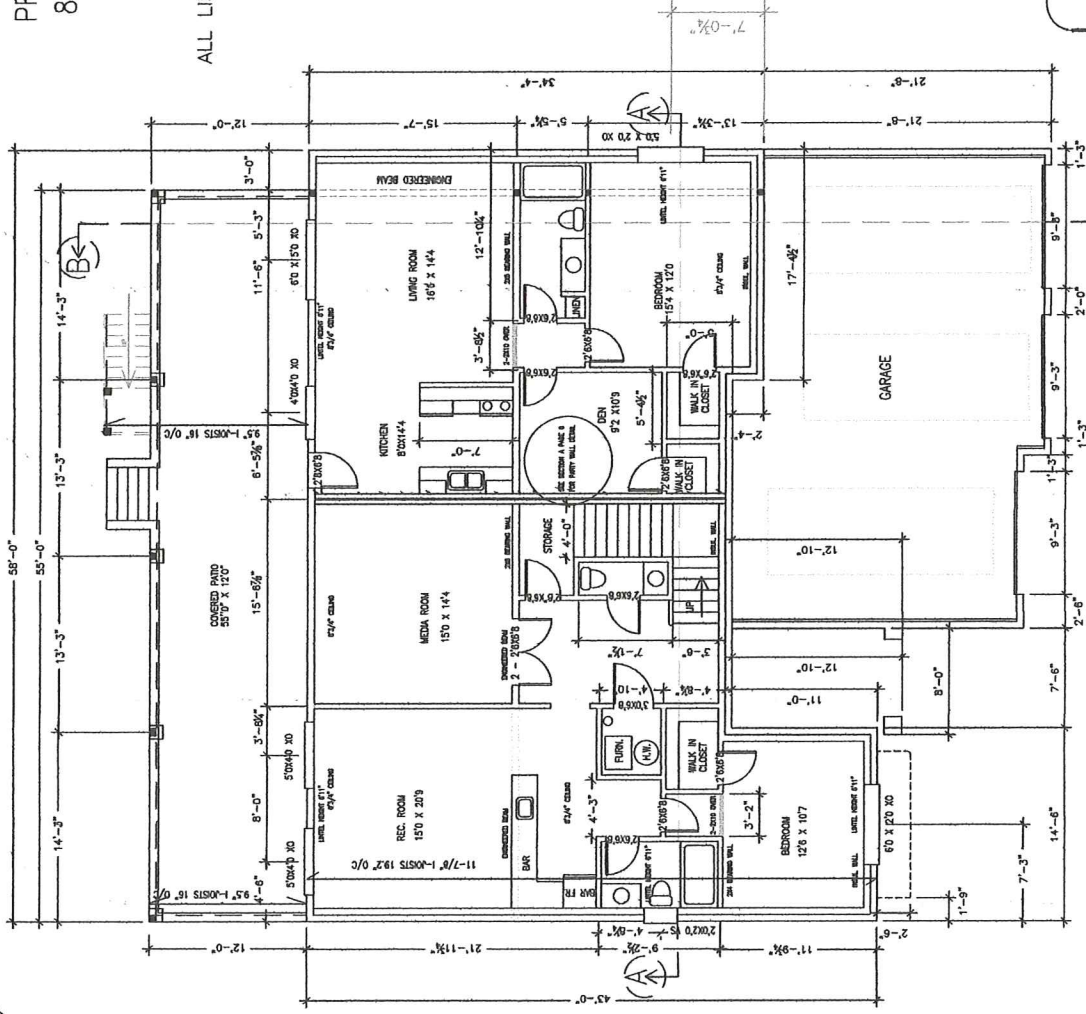
LEFT ELEVATION (NORTH)



BILL KHAKH 1 . DESIGNED/DRAWN BY GARRY NEUFELD
 PAGE 1 OF 7 SCALE: $3/16" = 1'0"$ DATE: 09/22/11
 TELEPHONE: (250) 862-9399 garryneufeld@show.ca

PROPOSED RESIDENCE FOR BILL KHAKH
855 MAYFAIR ROAD KELOWNA, BC

ALL LINTELS - 2 - 2X 10 UNLESS ENG. BEAM SPECIFIED



GENERAL NOTES:

THESE NOTES ARE TO BE INCLUDED WITH, AND BECOME PART OF THE ATTACHED WORKING DRAWINGS.

ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE B.C. BUILDING CODE OR LOCAL BUILDING CODES AND BYLAWS THAT MAY TAKE PRECEDENCE. WHILE EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE WORKING DRAWINGS, WE CANNOT ELIMINATE ENTIRELY THE POSSIBILITY OF HUMAN ERROR. IT IS THEREFORE THE RESPONSIBILITY OF THE CONTRACTOR AND EACH SUB-CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE WORKING DRAWINGS AND ASSUME FULL RESPONSIBILITY FOR SAME. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL REQUEST CLARIFICATION OF ANY ERRORS, DISCREPANCIES OR DOUBTFUL INFORMATION IN CONTRACT DRAWINGS AND DOCUMENTS. FAILURE TO OBTAIN SUCH CLARIFICATION RENDERS THE CONTRACTOR AND SUB-CONTRACTOR RESPONSIBLE FOR ANY RESULTING IMPROPER WORK.

IF THE AUTHORITIES ISSUING THE BUILDING PERMIT REQUIRE AN ENGINEER'S REPORT, THEN THE COST OF OBTAINING SUCH A REPORT SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDER.

THE SUB-CONTRACTOR SHALL INSTALL ALL MATERIALS, EQUIPMENT AND COMPONENTS ETC IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND ACCEPTED METHODS OF GOOD BUILDING PRACTICE.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR SITE CONDITION SUCH AS SOIL BEARING CAPACITY, DEPTHS OF FROST LINES OR WATER TABLES OR BURIED OBJECTS, ETC. CORRECT SITING OF THE BUILDING ON THE PROPERTY IS THE RESPONSIBILITY OF OTHERS AND IS NOT PART OF THESE WORKING DRAWINGS.

THIS DESIGN IS THE SOLE PROPERTY OF THE DESIGNER, GARRY NEUFELD. THESE DRAWINGS ARE FOR A ONE TIME ONLY CONSTRUCTION OF THIS DESIGN. THIS DESIGN MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

BILL KHAKH 4 DESIGNED/DRAWN BY GARRY NEUFELD
PAGE 4 OF 7 SCALE: 1/4" = 1'0" DATE: 09/23/11
TELEPHONE: (250) 862-9399 garryneufeld@shaw.ca

BASEMENT (LOWER) FLOOR 2056 SQ. FT. INCLUDES SUITE OF 880 SQ. FT. (B)

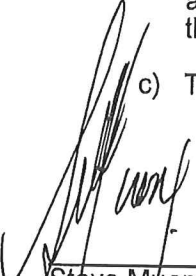
CITY OF KELOWNA

MEMORANDUM

Date: November 3, 2011 (revision 1)
File No.: Z11-0074
To: Land Use Management (BD)
From: Development Engineer Manager (SM)
Subject: 855 Mayfair Road – Lot 5, Plan 22026, Sec. 27, Twp. 26, ODYD

Development Engineering Services comments and requirements regarding this application to rezone from RU1 to RU1s are as follows:

1. Subdivision
Provide easements as required
2. Sanitary Sewer.
The subject property is connected to the Municipal wastewater collection system.
3. Domestic Water.
The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID.
4. Miscellaneous.
 - a) Parking is provided on site.
 - b) The triple garage indicates a driveway 9m. wide, the maximum curb drop currently allowed is 6.0m. In the future when curb is installed along the frontage of the property the curb drop may not extend through the entire driveway.
 - c) This application does not trigger any offsite upgrades.



Steve Muenz, P.Eng.
Development Engineering Manager

BB

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