

REPORT TO COUNCIL



Date: April 12, 2012
To: City Manager
From: Land Use Management, Community Sustainability (BD)
Application: Z12-0010 **Owner:** Giuseppina Guarini-Pugliese
Address: 652 Royal Pine Drive **Applicant:** Giuseppina Guarini-Pugliese
Subject: Rezoning Application
Existing OCP Designation: 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. Z12-0010 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10, Section 30, Township 26, ODYD plan 43005, located on Royal Pine Drive, 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 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 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 secondary suite within a portion of the lower floor of an existing dwelling.

3.0 Land Use Management

The development proposal is situated in a low density neighbourhood characterized by urban lots with uniform housing types. The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. Secondary suites are important in providing increased housing density and availability at all price points.

The subject property is located within the Permanent Growth Boundary and recreational opportunities are available within the immediate area. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site.

4.0 Proposal

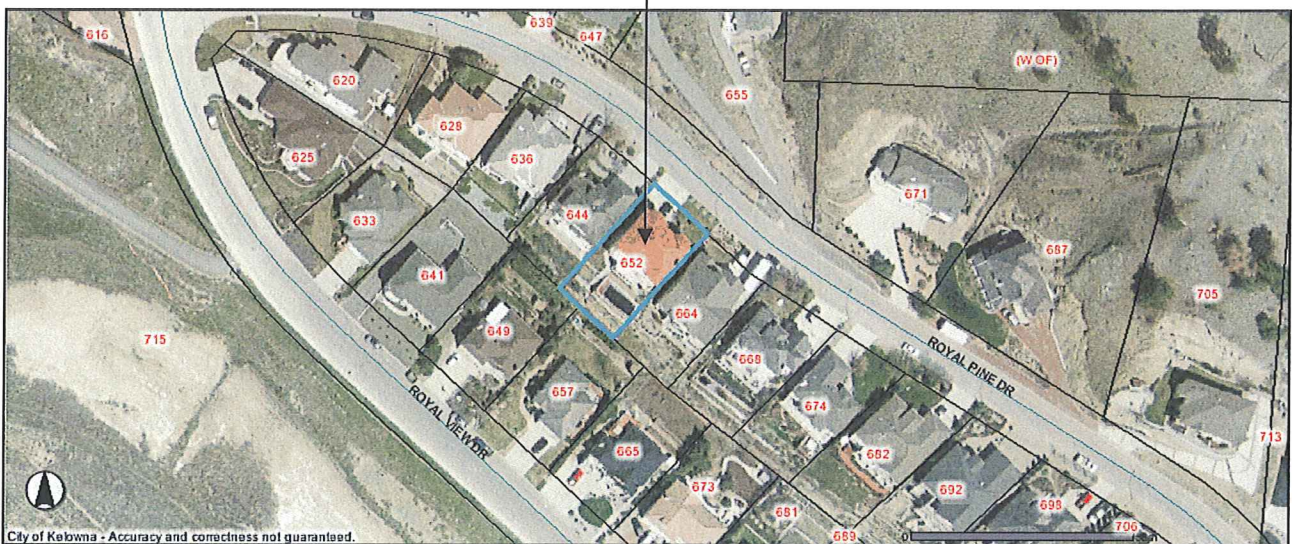
4.1 Project Description

The applicant is seeking to convert a portion of the lower floor of the existing house to a secondary suite. The suite is proposed for the rear of the house, including the large patio which takes advantage of the view to the City and will satisfy the outdoor open space requirement. The proposed one bedroom suite is accessed by stairs on the southeast side of the dwelling which originate from cement parking area dedicated to the suite.

4.2 Site Context

The subject property is located on the south west side of Royal Pine Drive in the Mount Royal area of Kelowna. Specifically, adjacent land uses in all directions are RU1 - Large Lot Housing. There are two RU1s zoned properties in the block on the north side of the street.

4.3 Subject Property Map: 652 Royal Pine Drive



4.3 Zoning Analysis Table

The proposed application meets the requirements of RU1 - Large Lot Housing with Secondary Suite zone as follows:

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	693 m ²
Lot Width	16.5 m	19 m
Lot Depth	30 m	36.5m
Development Regulations		
Floor Area Ratio Secondary Suite / Principal	May not exceed the lessor of 90 m ² or 40%	Suite = 90m ² Principal Dwelling =440.3m ² Ratio: 20.4%
Height	2 ½ storeys / 9.5 m	2 ½ storeys / 6.9m
Front Yard	4.5 m / 6.0 m to a garage	6.25 m

Development Regulations		
Side Yard (south-east)	2.0 m (1 - 1 ½ storey)	1.75 m [ⓐ]
Side Yard (north-west)	2.0 m (1 - 1 ½ storey)	1.70 m [ⓐ]
Rear Yard	7.5 m	13.3 m
Site Coverage (buildings)	40%	35%
Site Coverage (buildings/parking)	50%	46%
Other Regulations		
Minimum Parking Requirements	3 stalls	2 car garage, & 1 stall for the suite
Private Open Space	30 m ²	Meets requirements

ⓐ Existing non-conforming side yards that met the Zoning bylaw at the time the dwelling was built.

5.0 Current Development Policies

Relevant policies are included below

5.1 Kelowna Official Community Plan (OCP)

Policy 5.2.3 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.

Policy 5.3.2 Compact Urban Form.² 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.

¹ Official community plan Objective 5.2 Community Sustainability

² Official community plan Objective 5.3 Focus development to designated growth areas.

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 or exit direct to the exterior. A fire rating is required 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 Development Engineering Department

6.2 Development Engineering

All existing servicing noted as adequate. No concerns.

6.3 Bylaw Services

No concerns.

6.4 Fire Department

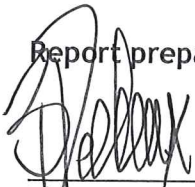
Requirements of section 9.10.9.14, Secondary Residential Suites, of the BCBC 2006 are to be met. Smoke Alarms as per section 9.10.19 of the BCBC are required. Additional address for the suite is required.

7.0 Application Chronology

Date of Application Received: February 24, 2012

Application refinement: April 12, 2012

Report prepared by:



Birte Decloux

Reviewed by:



Danielle Noble Manager, Manager, Urban Land Use

Approved for Inclusion:



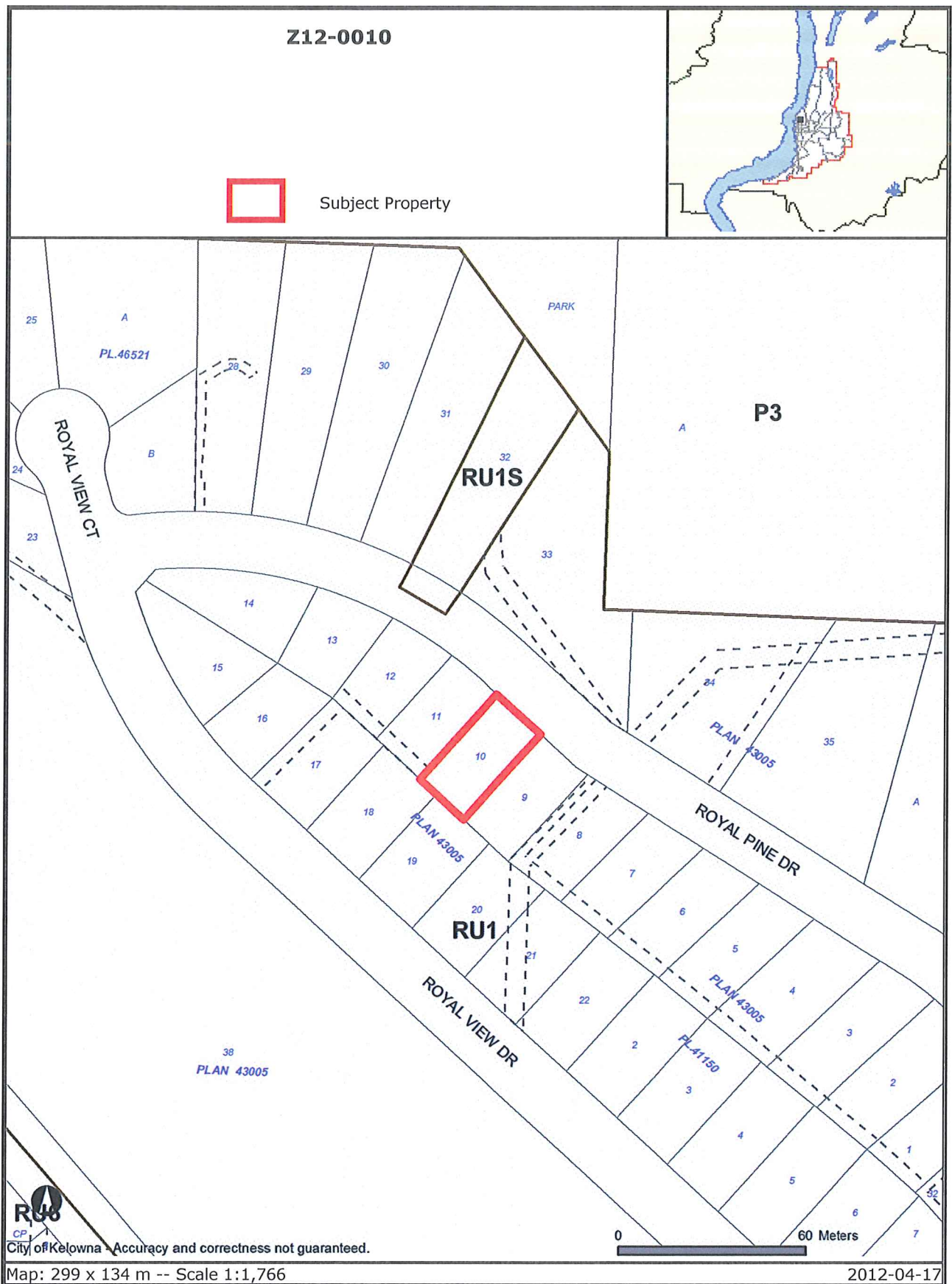
Shelley Gambacort, Director, Land Use Management

Attachments:

Site Plan

Conceptual Elevations

Context/Site Photos

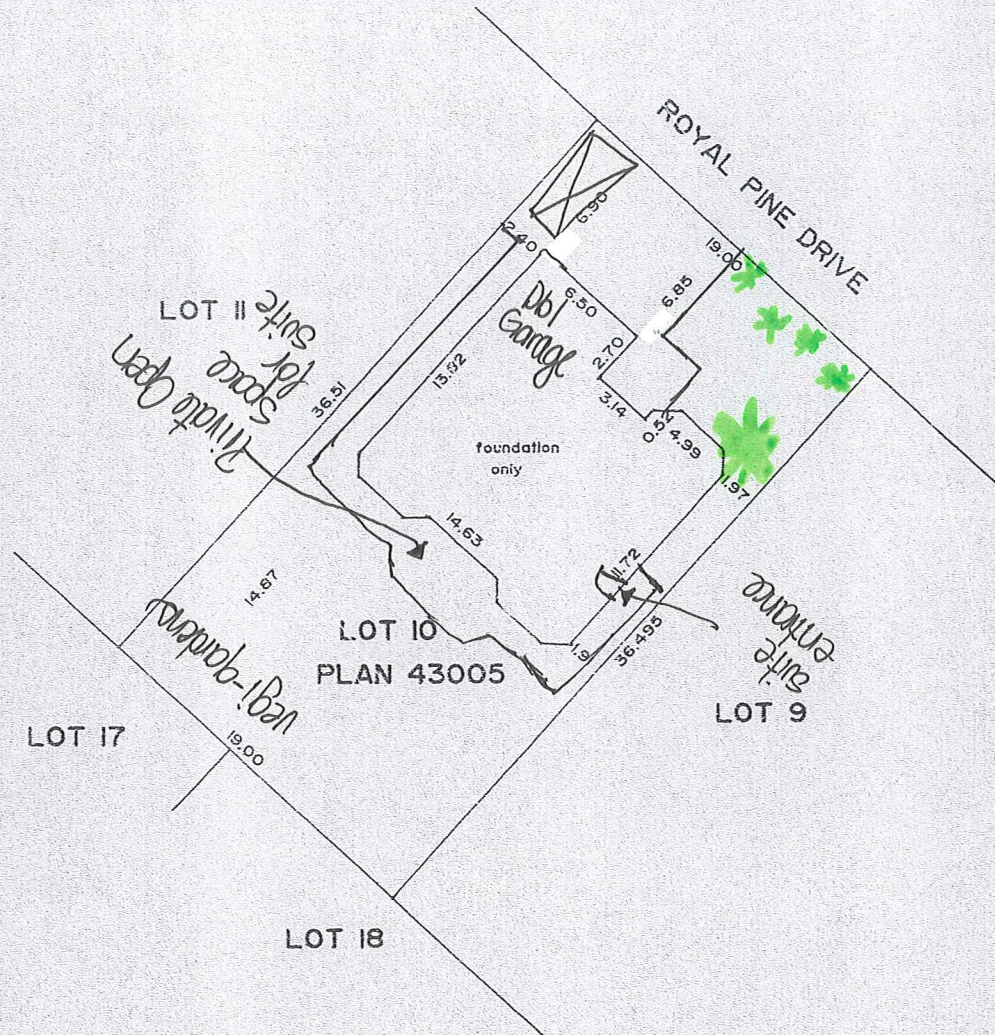


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

b.c. royal pine drive

SURVEY CERTIFICATE SHOWING BUILDING ON
LOT 10, PLAN 43005, SEC.30, TP.26, O.D.Y.D.

652 ROYAL PINE DRIVE



THIS PLAN IS FOR THE PROTECTION OF THE MORTGAGEE ONLY AND IS NOT TO BE USED FOR RE-ESTABLISHMENT OF PROPERTY BOUNDARIES

I HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND THE RELATIVE LOCATION OF THE BUILDINGS THEREON.

SEPTEMBER 12 19 91

T.E. Ferguson
B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

T.E. Ferguson & Associates
BRITISH COLUMBIA LAND SURVEYORS
216-1626 RICHTER ST., KELOWNA, B.C.
TELEPHONE: 763-3115

SCALE : 1 : 300

FILE : 10945

CLIENT : SCUKA ENTERPRISES

© T.E. FERGUSON, B.C.L.S.

62.32

43.78

lot 10
Plan 40293

1.5m 25ft

119.75

119.70

SITE PLAN

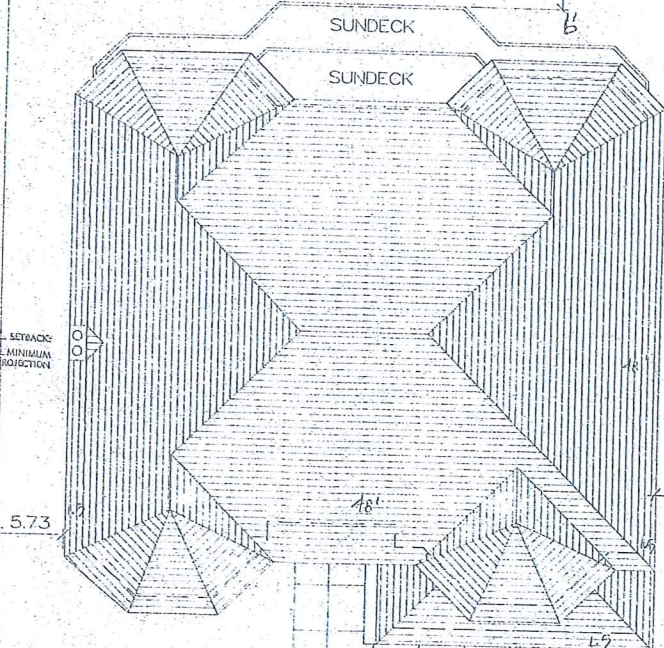
SCALE : 3/16" = 10'

lot area : 6936 m²
: 716654
lot coverage 35%

SETBACK MINIMUM TO FURTHEST PROJECTION

SETBACK MINIMUM TO FURTHEST PROJECTION

SETBACK MINIMUM TO FURTHEST PROJECTION



Driveway

ROYAL PINE DRIVE

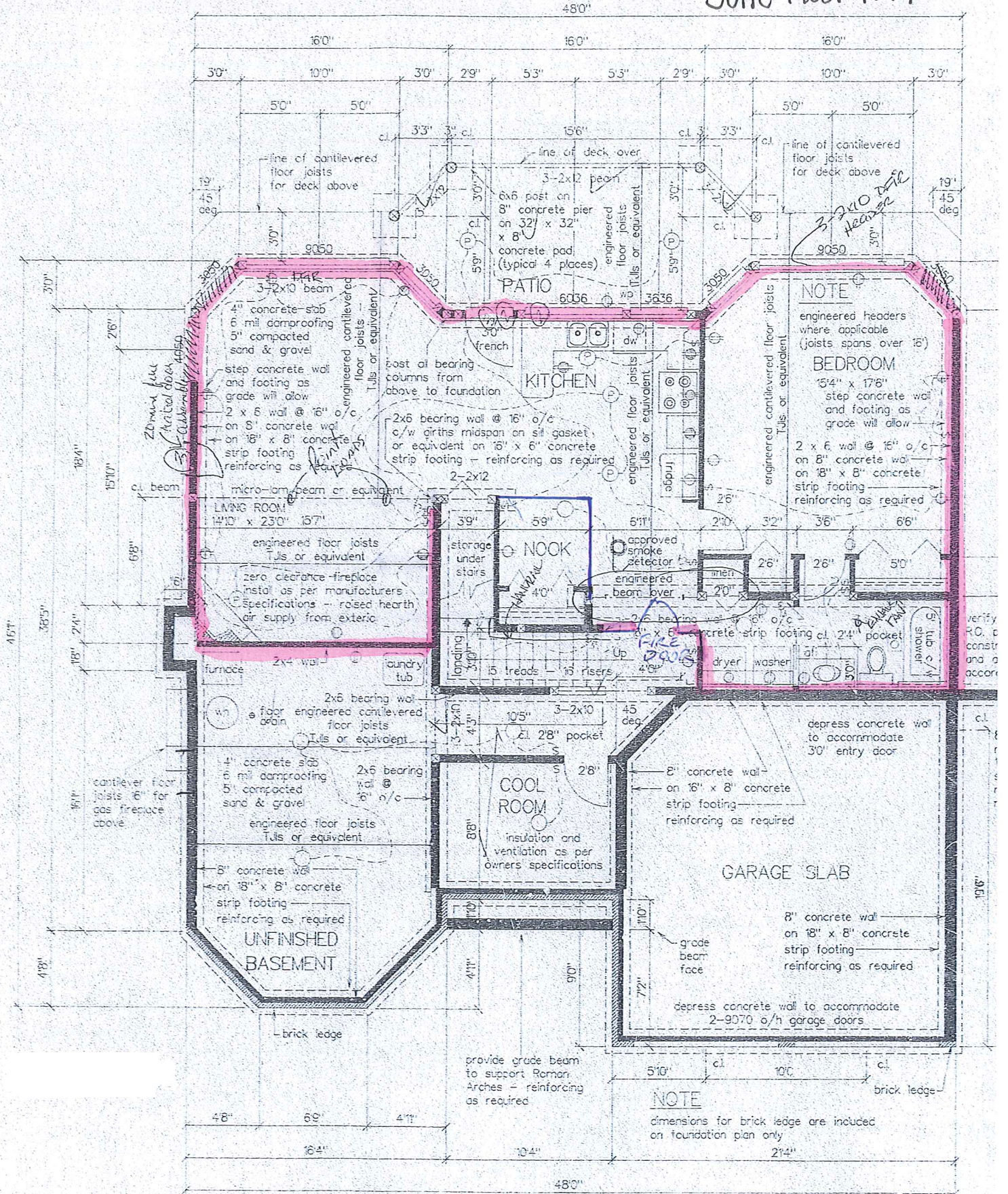
62.32

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ALL CONSTRUCTION SHALL COMPLY WITH PART NINE OF THE BRITISH COLUMBIA BUILDING CODE (CURRENT EDITION)

Soite Floor Plan

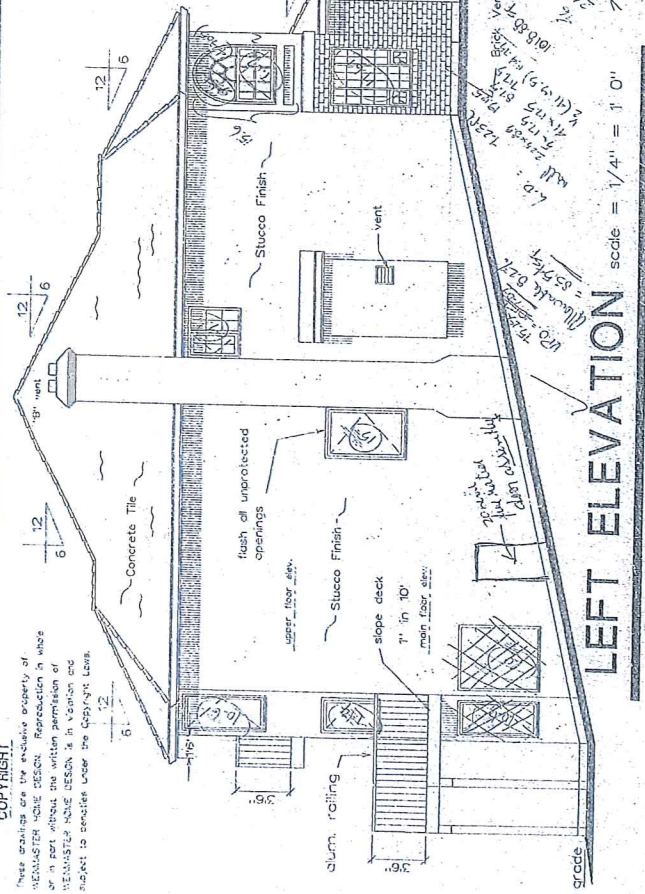


FOUNDATION PLAN scale = 1/4" = 1' 0"

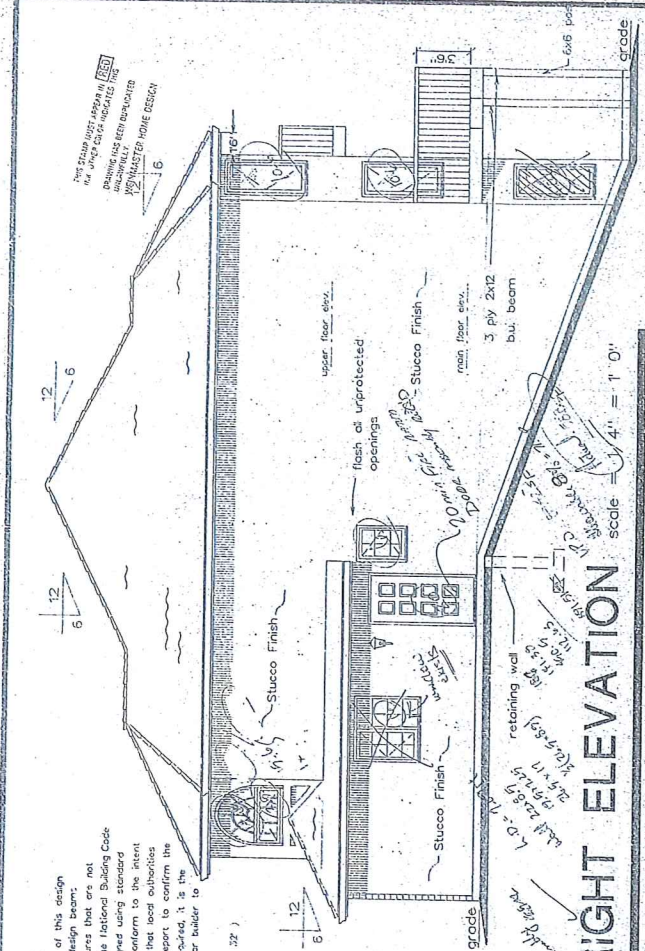
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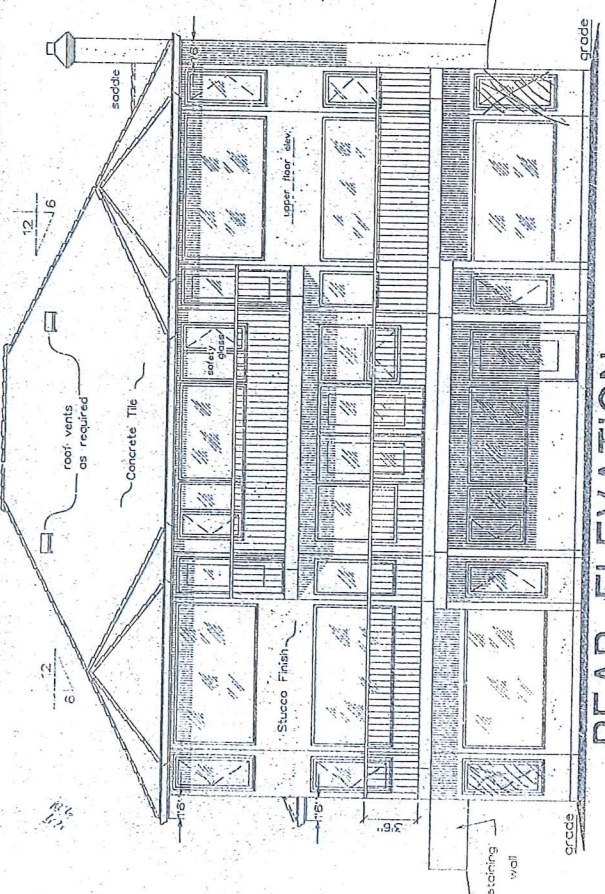
NOTE
 Because of the uniqueness of this design
 it has been necessary to design beams,
 and other supporting structures that are not
 specifically dealt with in the National Building Code
 while these plans are designed using standard
 engineering practices, and conform to the intent
 of the Code, it is possible that local authorities
 may require an engineer's report to confirm the
 design. If this report is required, it is the
 responsibility of the owner or builder to
 provide the same.
 (loads upon in events at 32')



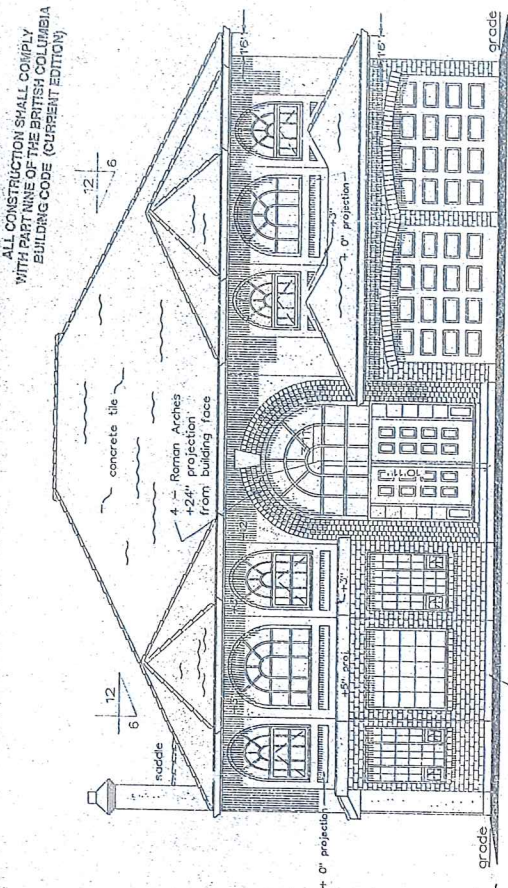
LEFT ELEVATION scale = 1/4" = 1'-0"



RIGHT ELEVATION scale = 1/4" = 1'-0"



REAR ELEVATION scale = 1/4" = 1'-0"



FRONT ELEVATION scale = 1/4" = 1'-0"

stucco projections
 and stucco corbeling
 to be constructed from
 2x4 on 16" with
 3/4" plywood over
 corner bead
 mesh stucco over
 stucco finish over
 all exposed horizontal
 projections to be
 minimum
 of 15 degrees
 for drainage

ALL CONSTRUCTION SHALL COMPLY
 WITH PART NINE OF THE BRITISH COLUMBIA
 BUILDING CODE (CURRENT EDITION)

SHEET TITLE: ELEVATIONS.
SCALE: AS NOTED
DRAWN BY: J. W.
SHEET 5 OF 5

