

REPORT TO COUNCIL



Date: May 9, 2012

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z12-0015 **Owner:** Antonio Pagnotta & Jennifer A. Pagnotta

Address: 1356 Mountainview Street **Applicant:** Antonio Pagnotta & Jennifer A. Pagnotta

Subject: Rezoning Application

Existing OCP Designation: Single/two residential

Existing Zone: RU1- Large Lot Housing

Proposed Zone: RU1s- Large Lot Housing with Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z12-0015 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 22, Section 29, Township 26, ODYD Plan 5070, located on Mountainview Street, 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 final adoption of the zone amending bylaw be considered subsequent to the requirements of Development Engineering Branch being completed to their satisfaction.

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 an accessory building.

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. Secondary suites are important for providing increased housing density and availability at all price points, especially in areas that are generally less dense, or have low vacancy rates.

The subject property is located within the Permanent Growth Boundary and amenities such as parks, schools, transit and recreational opportunities are within the immediate area. Minimal

impact is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site.

Should the land use be supported by Council, a Development Permit executed at a staff level will be required for the new construction.

4.0 Proposal

4.1 Project Description

The applicant is seeking the RU1s -Large Lot housing with secondary suite zone to construct a new secondary suite within an accessory building on the subject property. Given the size of the property and location on a corner with lane access, the lot can easily accommodate the infill unit. The owner is expecting to provide rental accommodations in both units.

The proposed accessory building is only one storey in height and the lot slopes to the rear which contributes to its subordinate appearance. Care has been taken to repeat the simple horizontal siding and peaked roof details in the accessory building. Although there are no other secondary suites in accessory buildings on the block it is expected that due to the simple design the proposed dwelling will blend well in to the established neighbourhood. The required parking is easily achieved and private outdoor open space is defined with the use of fencing. It is expected that the existing vegetation will be preserved.

4.2 Site Context

The subject property is located on the west side of Mountainview Street in the Glenmore area of Kelowna. The area is characterized by uniformly sized single family properties. The surrounding properties are all zoned RU1- Large lot housing with a RU1s -Large Lot housing with secondary suite site diagonally across Dilworth Crescent.

4.3 Subject Property Map: 1356 Mountainview Street



4.4 Zoning Analysis Table

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

Zoning Analysis Table		
CRITERIA	RU1s ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	697 m ²
Lot Width	16.5 m	22.86 m
Lot Depth	30 m	30.48 m
Development Regulations		
Existing Dwelling		
Floor Area Ratio	May not exceed the lesser of 90 m ² or 75%	Principal dwelling: 161.75 m ² Secondary suite: 76.6 m ² 47 %
Height	2 ½ storeys / 9.5 m	5.09 m
Front Yard	4.5 m / 6.0 m to a garage	7.9 m
Side Yard (south)	2.3 m (2 - 2 ½ storey)	4.5 m
Side Yard (north)	4.5 m to flanking street	4.5 m
Rear Yard	7.5 m	14.7 m
Proposed Accessory Building		
Height	1 ½ storeys / 4.5 m	3.83 m
Side Yard (south)	2.0 m (1 - 1 ½ storey)	7.6 m
Side Yard (north)	4.5 m to flanking street	4.5 m
Rear Yard	1.5 m	1.5 m
Space between buildings	4.5 m	4.8 m
Other Regulations		
Minimum Parking Requirements	3 spaces	2 spaces accessed from the front driveway and 1 space provided adjacent to the proposed accessory building
Private Open Space	30 m ²	Meets requirements

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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.

¹ Official community plan Objective 5.2 Community Sustainability

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) 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) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Development Engineering Department

6.2 Fire Department

A lane is not considered as fire department access.

An unobstructed and easily distinguishable firefighter access path, of 1100 mm, from the street to the back of the property line as well to the secondary detached suite main entrance is required. (*Site plan revised to reflect this requirement*)

If a fence is ever constructed between the dwellings an 1100 mm, clear width, gate is required. Any gate is to open with out special knowledge. The addresses for both residences are to be visible from Mountainview St.

6.3 Development Engineering

See attached. (*Site plan revised to reflect additional requirements*)

6.4 Fortis Energy

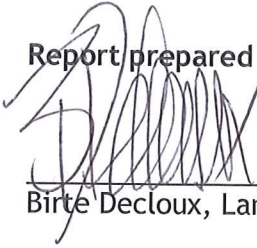
Current service to the existing home enters the property 43' (13.1m) from the North property line which puts it directly under the proposed carriage home. This gas service will need to be altered prior to construction commencing. The applicant should phone our Customer Construction Services Call Centre at 1-888-224-2710, pressing option '3' then '1' to be transferred to an available live agent.

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

7.0 Application Chronology

Date of Application Received: March 07, 2012
Application refinements: May 09, 2012

Report prepared by:



Birte Decloux, Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

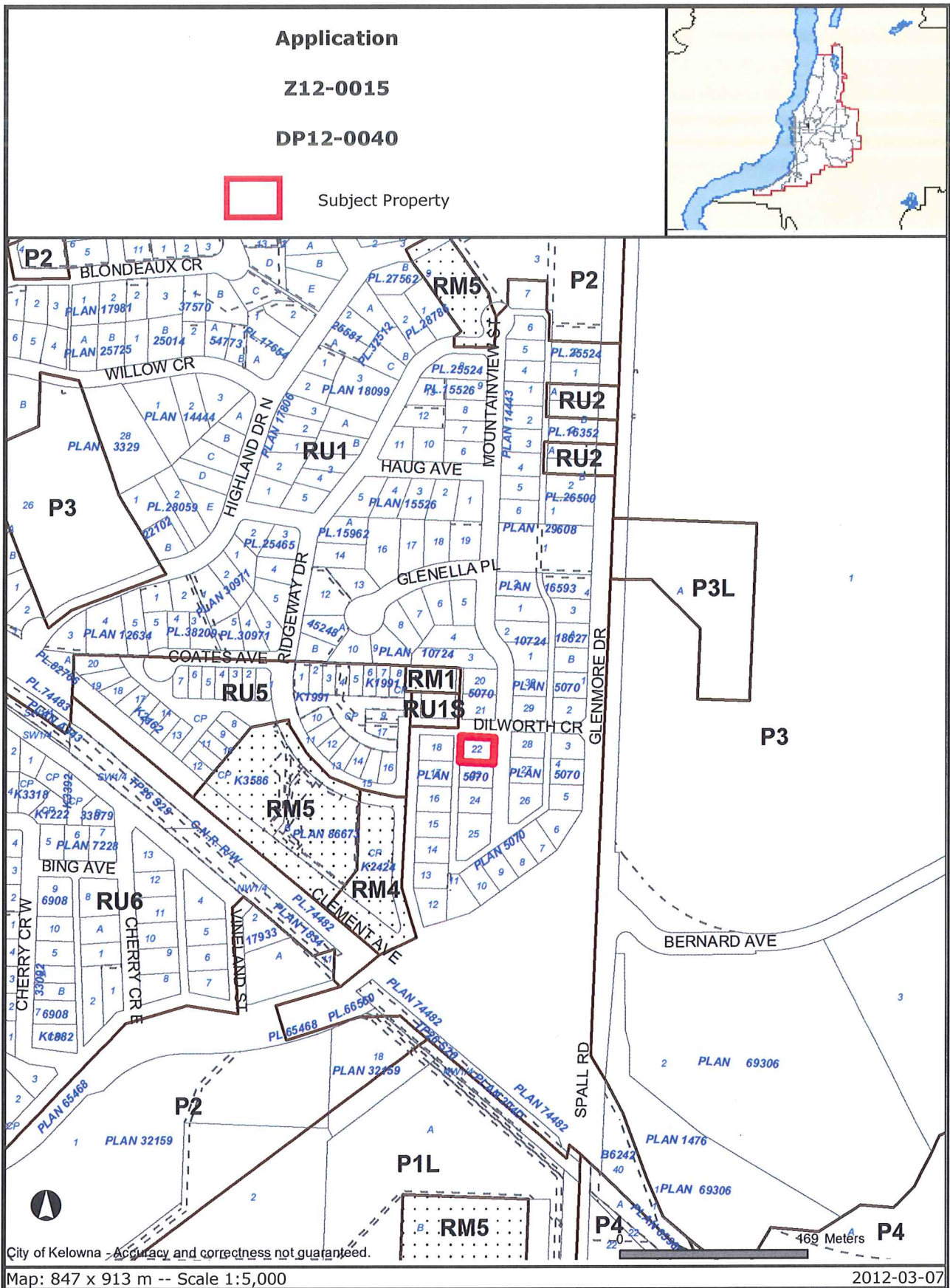
Attachments:

- Site Plan
- Landscape Plan
- Context/Site Photos
- Conceptual Elevations
- Technical Comments

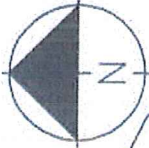
Faint handwritten notes and dates, possibly "2/28/12" and "3/7/12".

Faint handwritten notes, possibly "3/7/12".





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.



MOUNTAINVIEW ST

DILWORTH CR

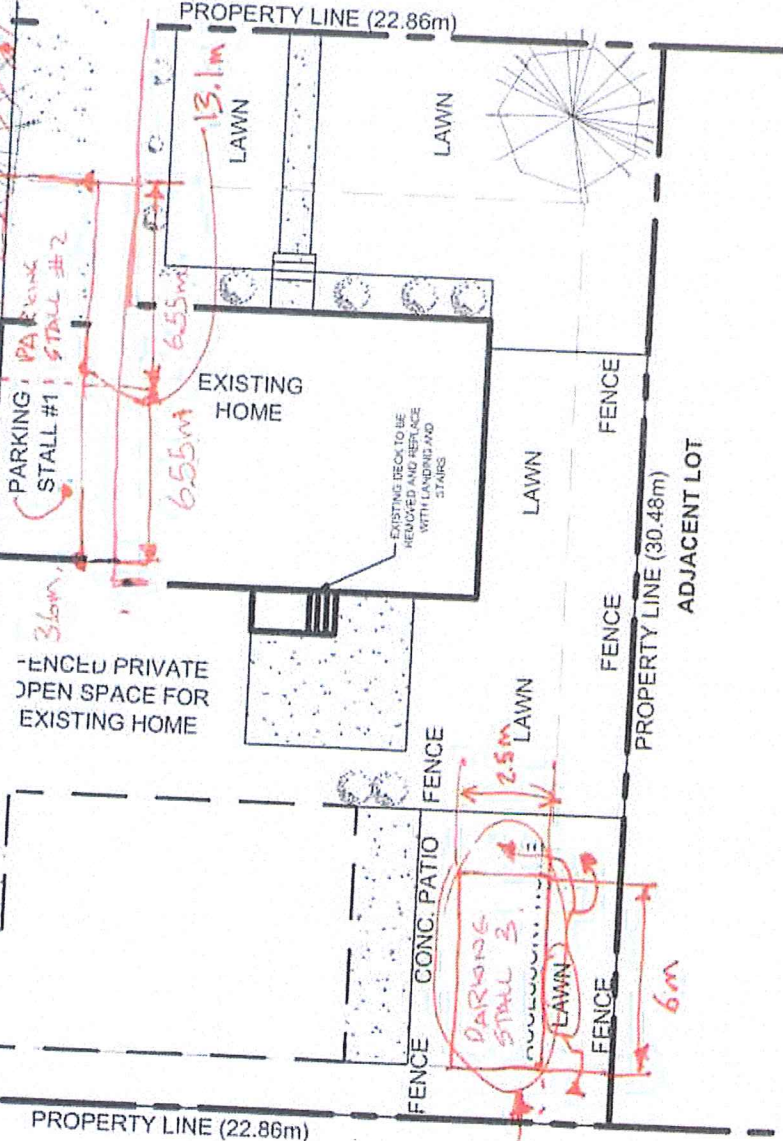
APPROX. EDGE OF PAVEMENT

ADDITIONAL PARKING
IN THIS AREA IF REQ'D

1.1m ACCESS

LANDSCAPED
AREA FOR ACCESS
HOME

1.1m ACCESS

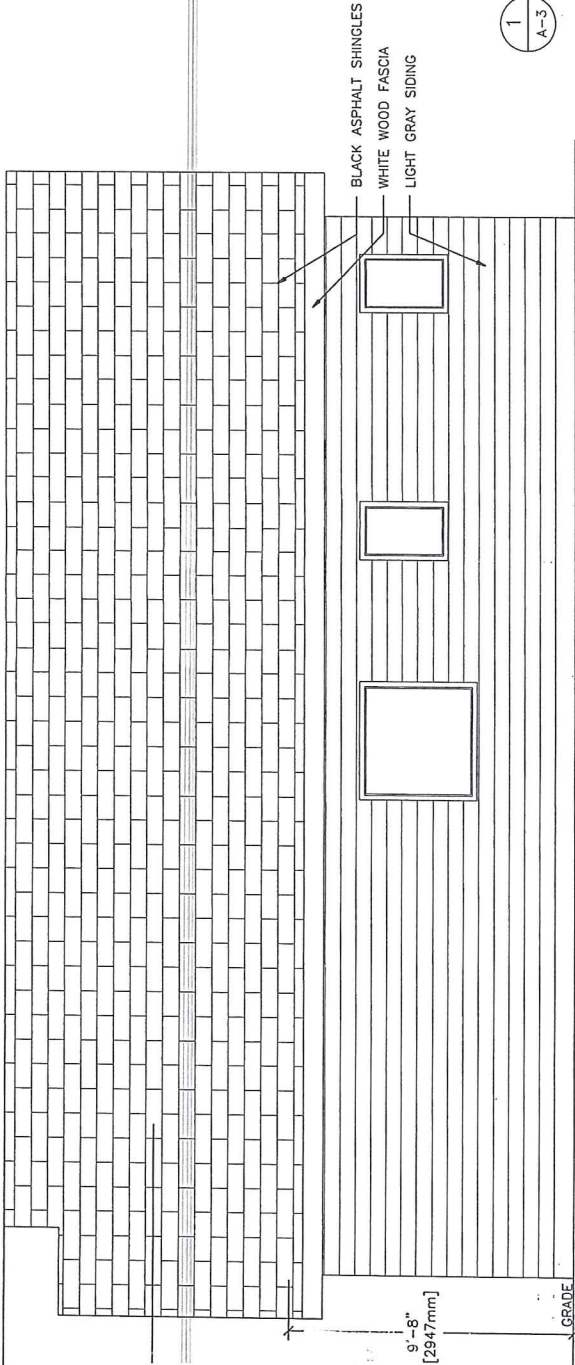


1 LANDSCAPE PLAN - 1356 MOUNTAINVIEW STREET
LP-1 SCALE 1" = 200'

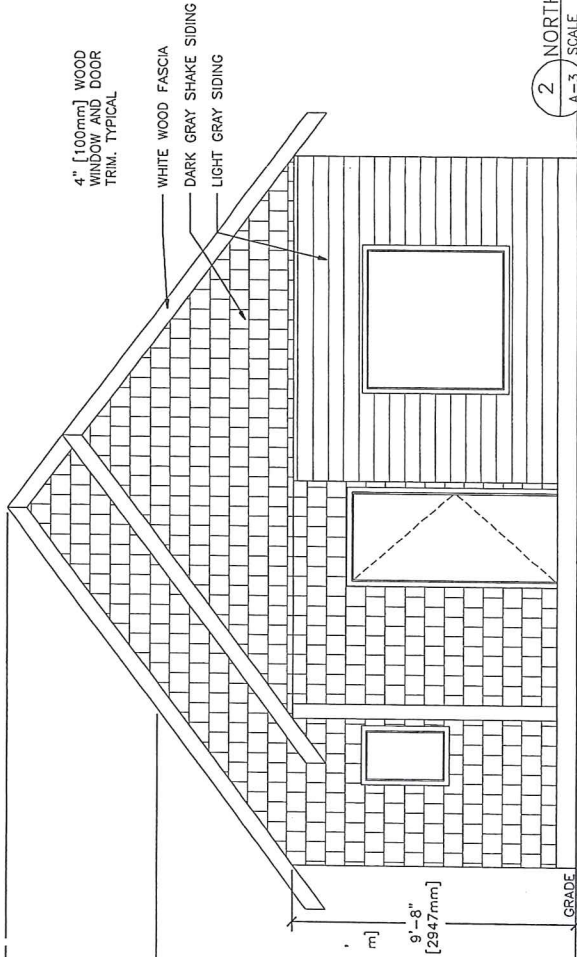
Scale:	1 : 200
Date:	FEB 27/2012
Drawn By:	AP

Title:
**1356 MOUNTAINVIEW STREET
LANDSCAPE PLAN**

Drawing:
LP-1

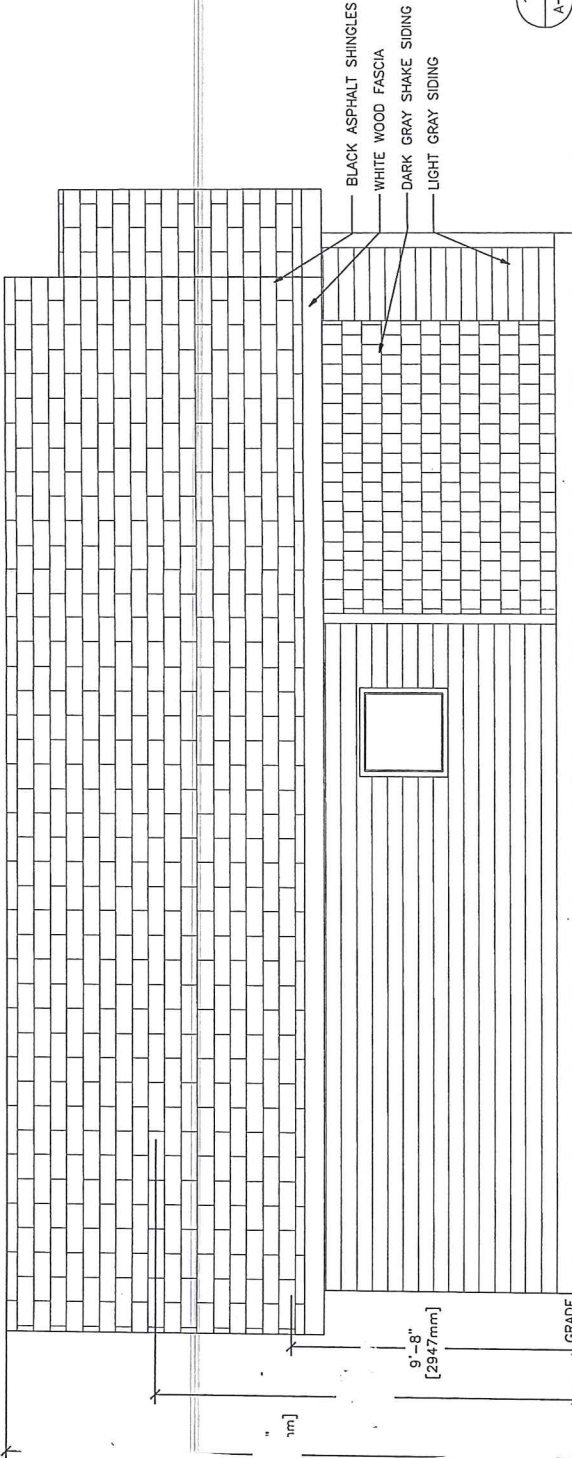


1 WEST ELEVATION
 A-3 SCALE 1/4" = 1'-0" (APPROX 1:50)



2 NORTH ELEVATION
 A-3 SCALE 1/4" = 1'-0" (APPROX 1:50)

Title:		Project No.:	
1356 MOUNTAINVIEW STREET ELEVATIONS		---	
Scale:	AS NOTED	Date:	
Drawn By:		Checked By:	
		Drawing:	A-3

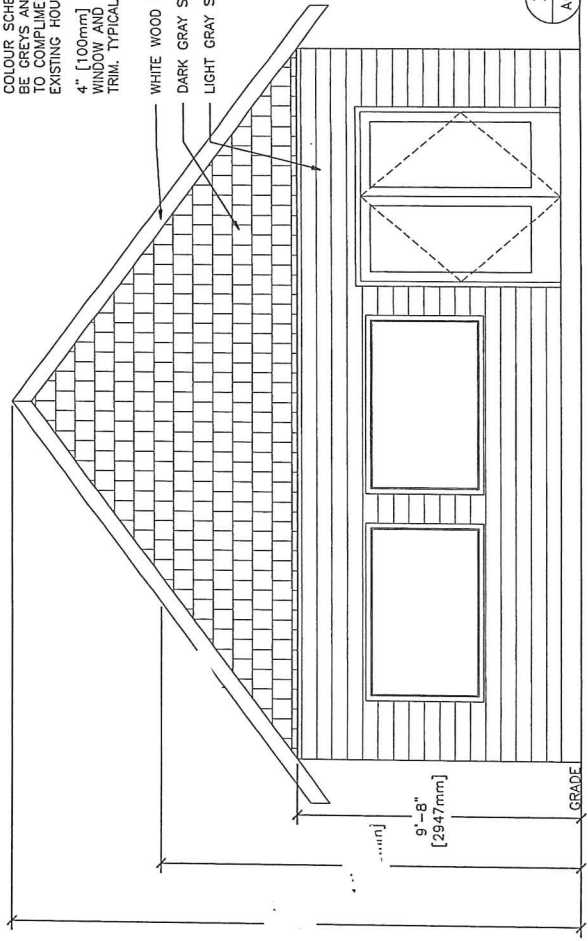


1 North ELEVATION
 SCALE 1/4" = 1'-0" (APPROX 1:50)

COLOUR SCHEME TO BE GREYS AND WHITE TO COMPLEMENT EXISTING HOUSE

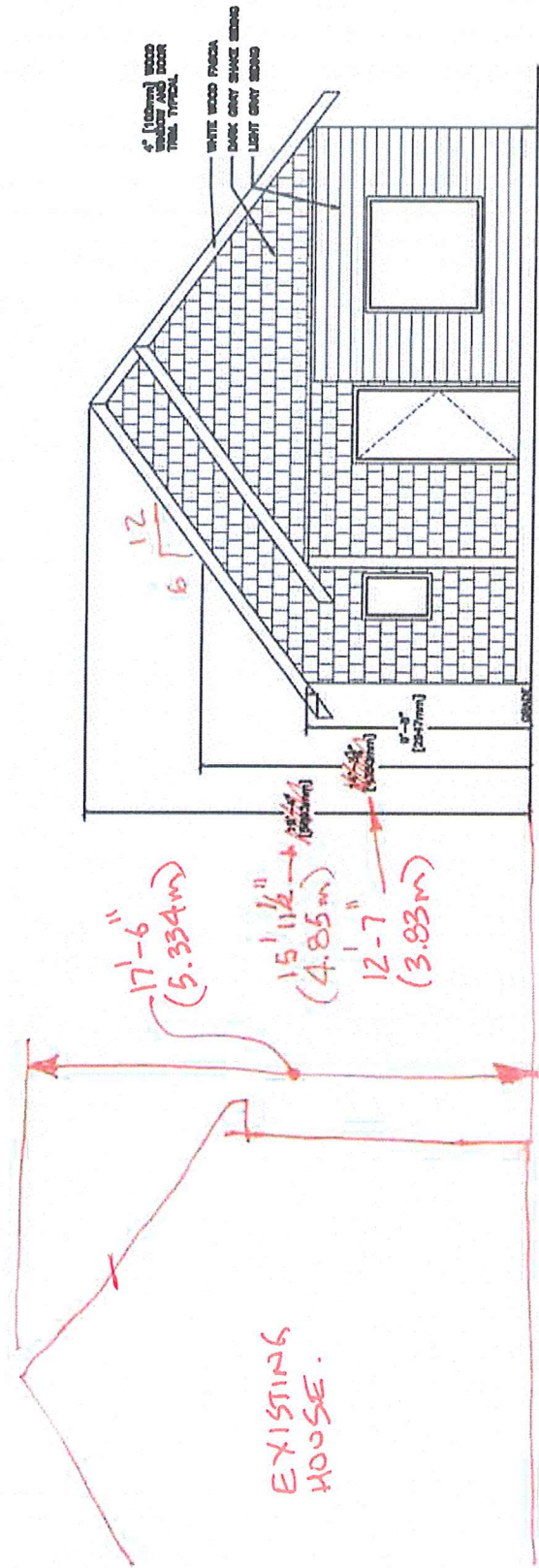
4" [100mm] WOOD WINDOW AND DOOR TRIM, TYPICAL

WHITE WOOD FASCIA
 DARK GRAY SHAKE SIDING
 LIGHT GRAY SIDING



2 South ELEVATION
 SCALE 1/4" = 1'-0" (APPROX 1:50)

Title: 1356 MOUNTAINVIEW STREET ELEVATIONS		Scale: AS NOTED	Project No.: --
Date:		Drawn By:	Date:
Checked By:		Drawn By:	Drawing: A-2



1/2" (12mm) WOOD
 1/2" (12mm) DOOR
 1/2" (12mm) TRAIL
 1/2" (12mm) TRAIL

WHITE WOOD FINISH
 DARK GRAY SHAKE SIDING
 LIGHT GRAY SIDING

12
6

17'-6"
(5.334m)

15'-1 1/2"
(4.85m)

12'-7"
(3.83m)

EXISTING
HOUSE.

Photos of 1356 Mountainview Street



Front of House



Back of House



Side yard (Dilworth CR)

CITY OF KELOWNA
MEMORANDUM

FILE COPY

Date: April 11, 2012
File No.: Z12-0015 DP12-0040
To: Land Use Management Department (BD)
From: Development Engineering Manager
Subject: 1356 Mountainview Street Lot 22 Plan 5070 Suite in Accessory Building RU1s

Development Engineering has the following requirements associated with this rezoning application.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the suite.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be installed on the service. **The applicant will be required to sign a Third Party Work Order for the cost of the water and sanitary service upgrades.** For estimate inquiry's please contact John Filipenko, by email jfilipenko@kelowna.ca or phone, 250-469-8581.

3. Development Permit and Site Related Issues


Although this application will not trigger Mountainview Street St or Dilworth Crescent frontage improvements including the construction of curb gutter and sidewalk, the City requests that the applicant provide a 6.0m corner rounding dedication so that this construction can happen at a latter date.

Direct the roof drains into on-site rock pits.

Move designated parking off the lane away from the abutting crescent to the south side of the accessory building.

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.



Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf