

REPORT TO COUNCIL



Date: May 30, 2012
To: City Manager
From: Land Use Management, Community Sustainability (BD)
Application: Z12-0028 **Owner:** Jens Peder Christensen
Address: 909 Mount Royal Drive **Applicant:** Jens Christensen
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. Z12-0028 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 32, Section 30, Township 26, ODYD Plan 17272, located on Mount Royal 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;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the 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 new single family dwelling which will contain a secondary suite.

3.0 Land Use Management

The development proposal is situated in a low density neighbourhood characterized by large 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. It is located within the Permanent Growth Boundary and some amenities 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

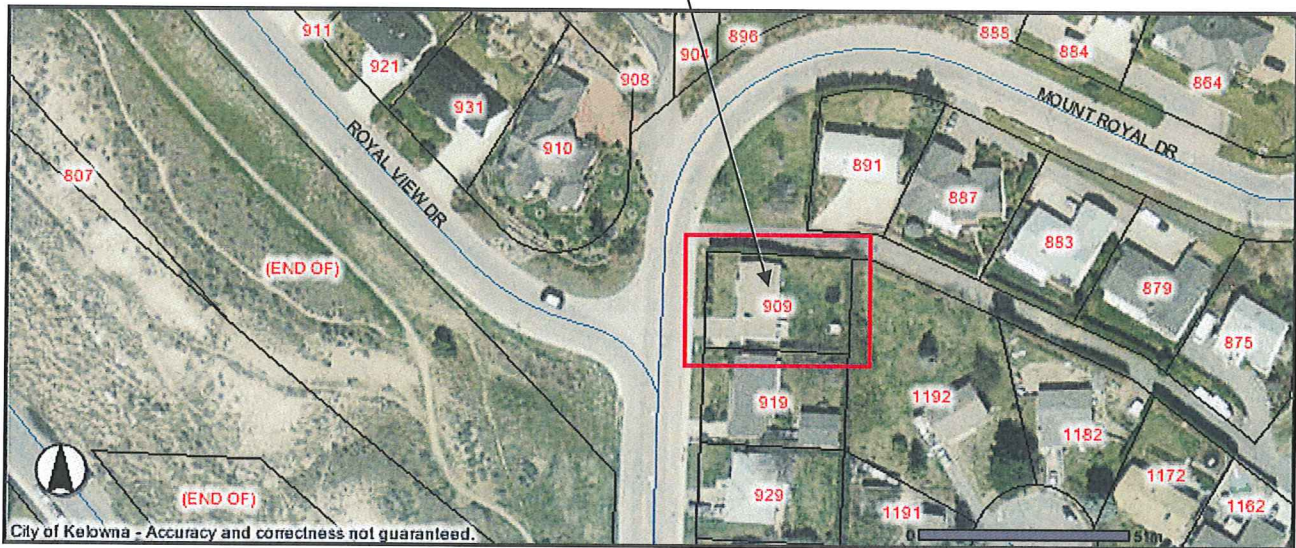
4.1 Project Description

Construction of a single family dwelling has begun on the site. A two bedroom suite is being proposed for the ground level of the new dwelling with a separate entrance at a common covered porch at the front of the home. The suite will provide the opportunity for family members to age in place. Private outdoor space is provided in the front yard for the suite. Parking for the suite is located on the south side of the driveway with at grade access to the suite door.

4.2 Site Context

The subject property is located on the east side of Mount Royal Drive in the Mount Royal area of Kelowna. The surrounding properties are zoned RU1-Large Lot Housing in all directions.

4.3 Subject Property Map: 909 Mount Royal Drive



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	801 m ²
Lot Width	16.5 m	22.86 m
Lot Depth	30 m	33.05 m
Development Regulations		
Floor Area Ratio	May not exceed the lesser of 90 m ² or 40%	Principal dwelling: 493.48 m ² Secondary suite: 84 m ² 17 %
Height	2 ½ storeys / 9.5 m	8.3 m
Front Yard	4.5 m / 6.0 m to a garage	4.55 m
Side Yard (north)	2.3 m (2 - 2 ½ storey)	2.35 m

Development Regulations con't		
Side Yard (south)	2.3 m (2 - 2 ½ storey)	3.44 m
Rear Yard	6.0 m	9.17 m
Other Regulations		
Minimum Parking Requirements	3 stalls	2 stalls in the garage & 1 on the south side of the driveway
Private Open Space	30 m ²	Provide in rear yard and under the deck.

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.

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.
- 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.

¹ Official community plan Objective 5.2 Community Sustainability

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

5) The Building Code only allows for a secondary suite to be 40% of the main residence to a maximum of 90 sq. meters.

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

6.2 Development Engineering Branch

See attached.

6.3 Bylaw Services

No Concerns.

6.4 Fire Department

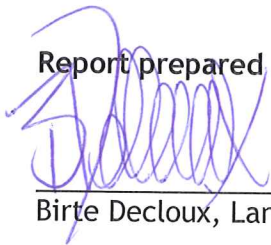
Requirements of section 9.10.9.14, Secondary Residential Suites, of the BCBC 2006 are to be met. Smoke Alarms as per section 9.10.19 of the BCBC are required. Additional address for the suite is required.

7.0 Application Chronology

Date of Application Received: April 13, 2012

Site plan refinement: May 31, 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

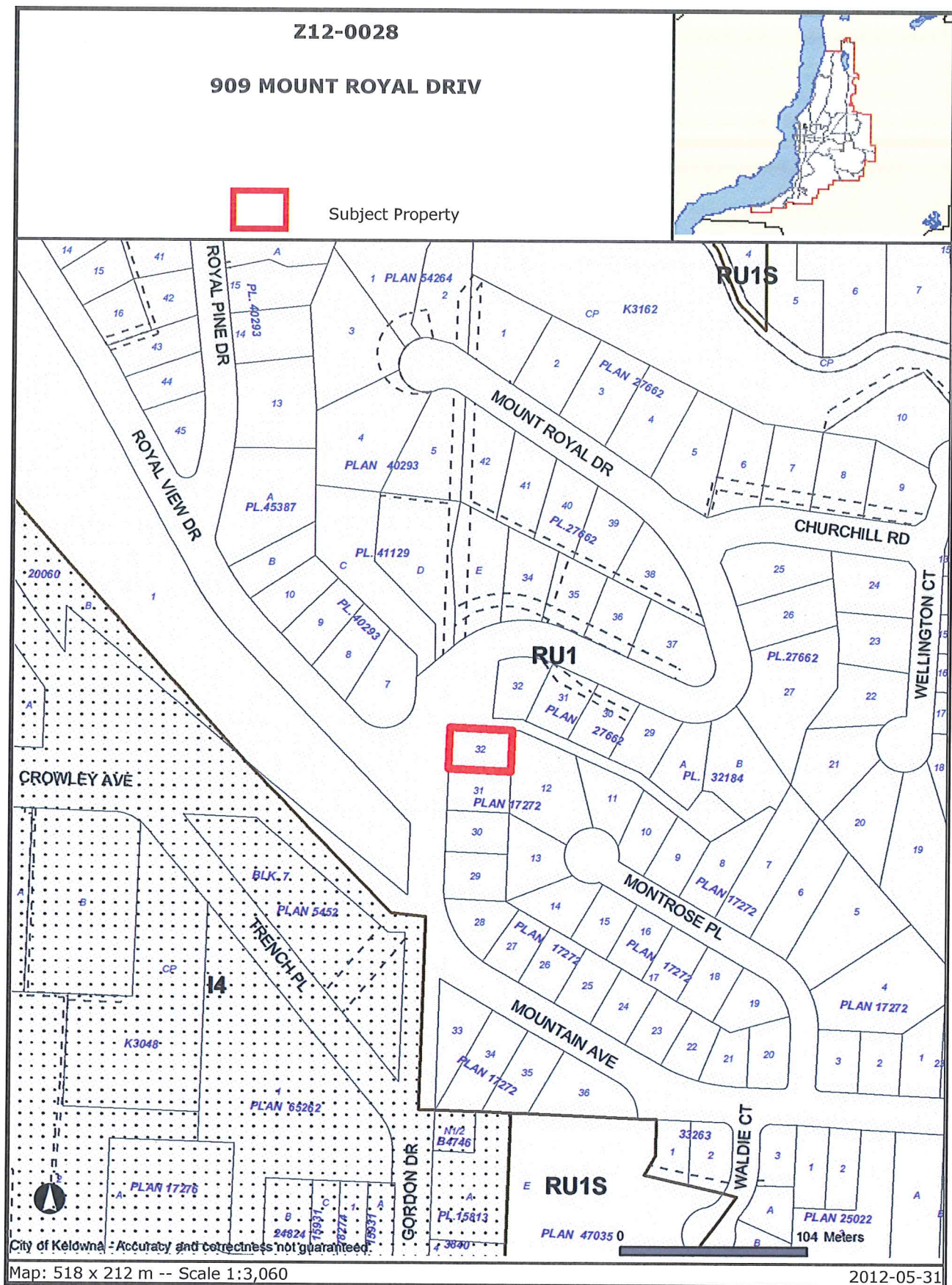
Elevations

Suite Floor Plan

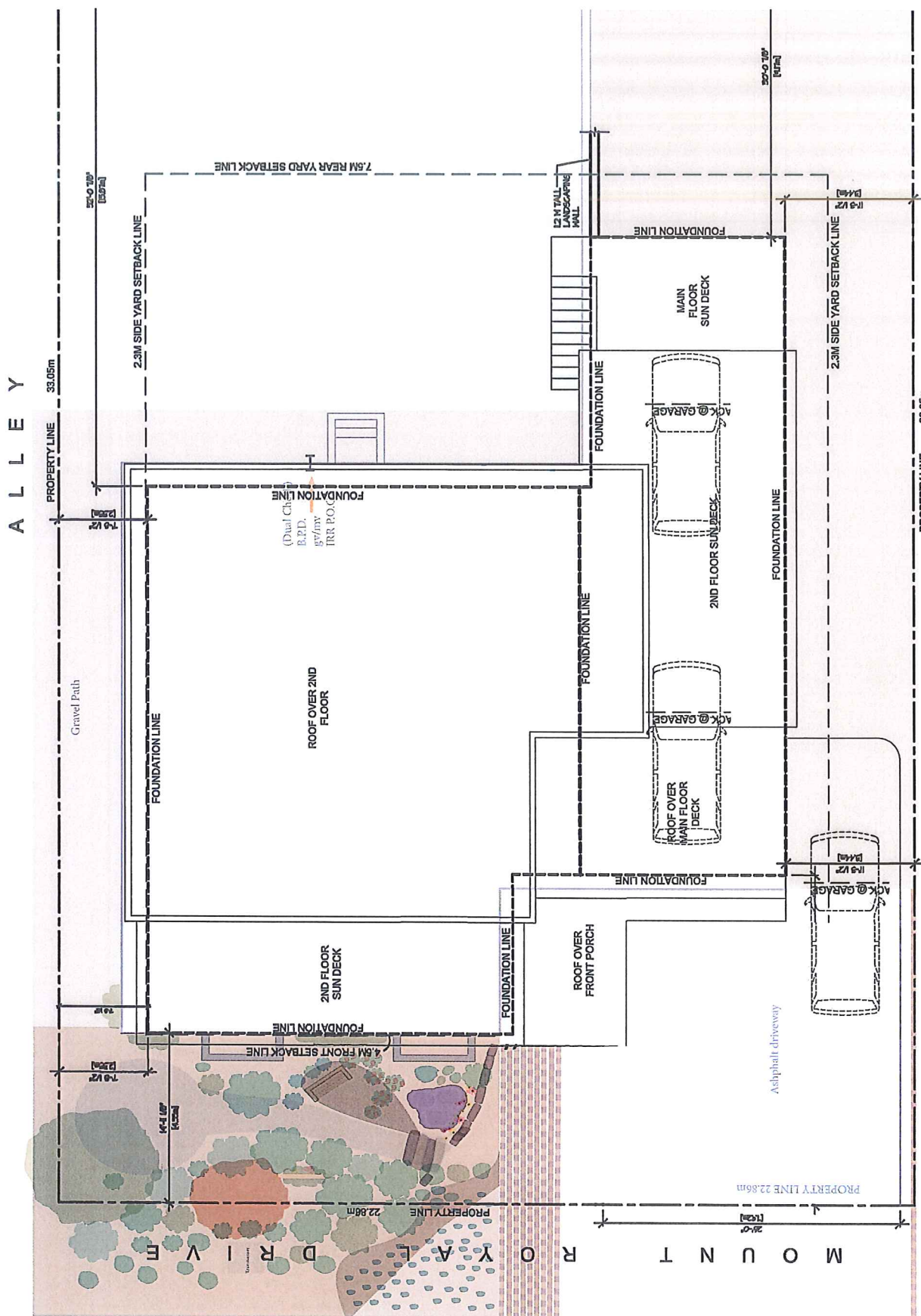
Rendering

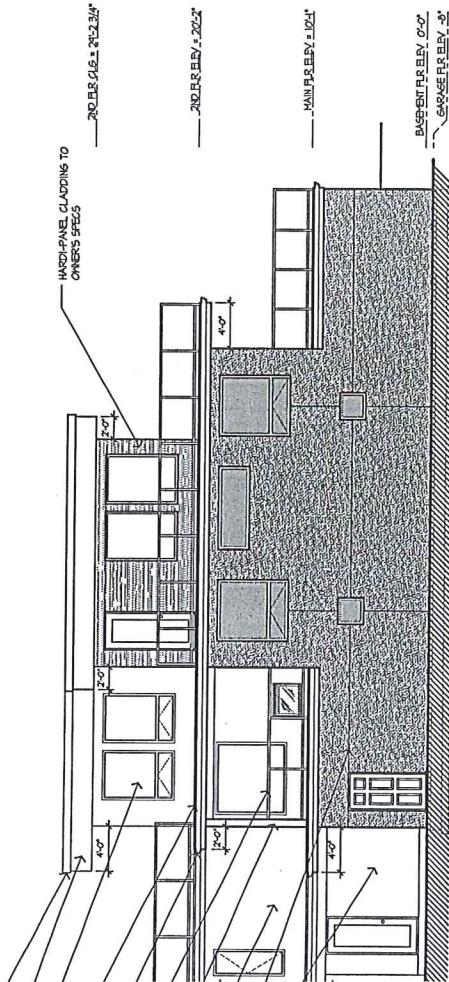
Technical Comments



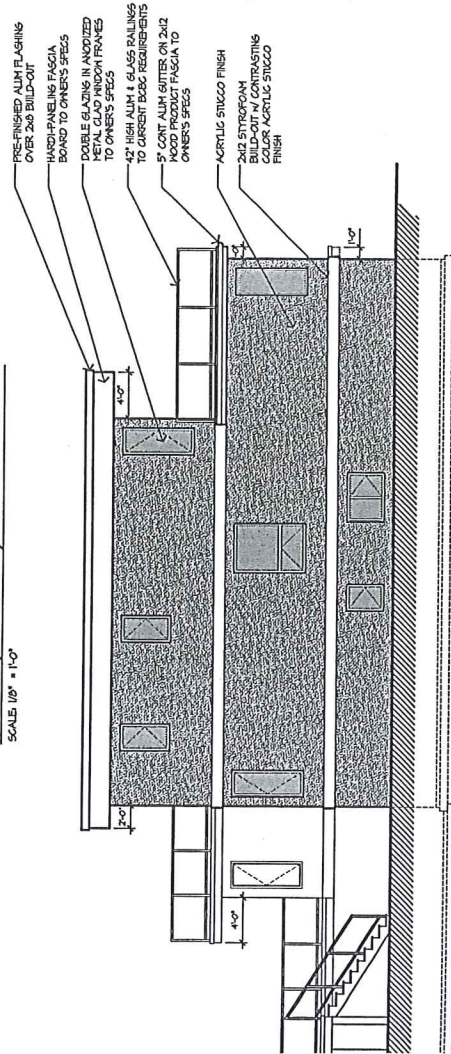


PROPERTY LINE 33.05m

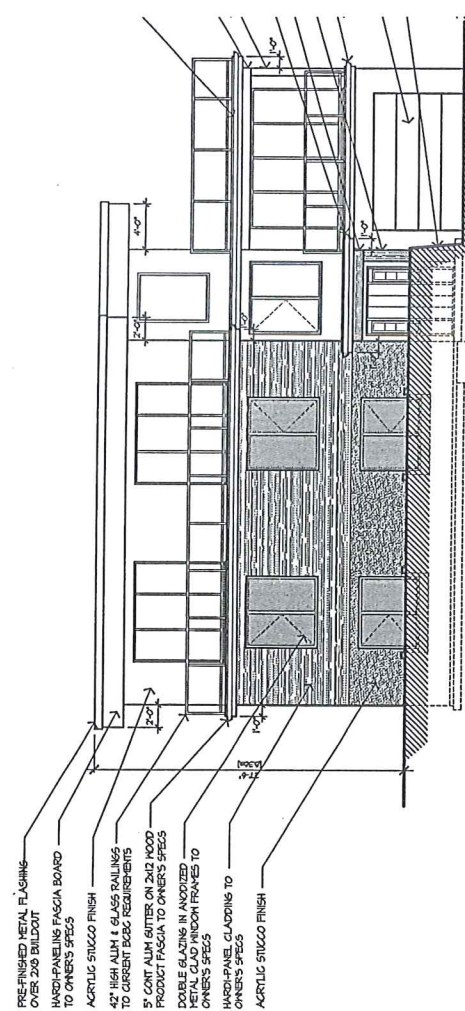




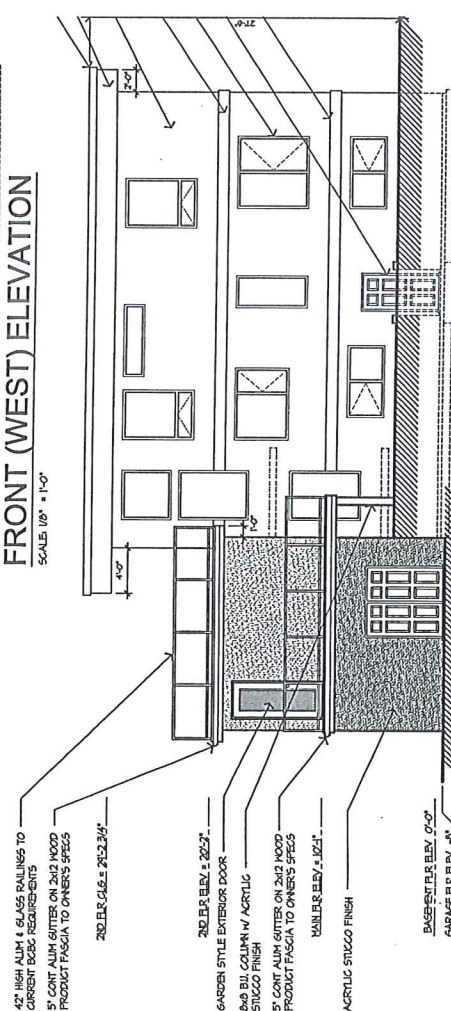
SIDE (SOUTH) ELEVATION
SCALE 1/8" = 1'-0"



SIDE (NORTH) ELEVATION
SCALE 1/8" = 1'-0"



FRONT (WEST) ELEVATION
SCALE 1/8" = 1'-0"



REAR (EAST) ELEVATION
SCALE 1/8" = 1'-0"



CORNERSTONE
CONTRACT SERVICES

BASE CONTRACT NO. 100-0000
100-0000-0000-0000
100-0000-0000-0000



PROJECT NAME
MCGREGOR RESIDENCE
909 MT. ROYAL DRIVE
KELOWNA, BC

DRAWING TITLE
BASEMENT FLOOR PLAN

DRAWING NUMBER
A-3

PROJECT NO. - 2011-020

DATE
10/1/11

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J. L. LAM

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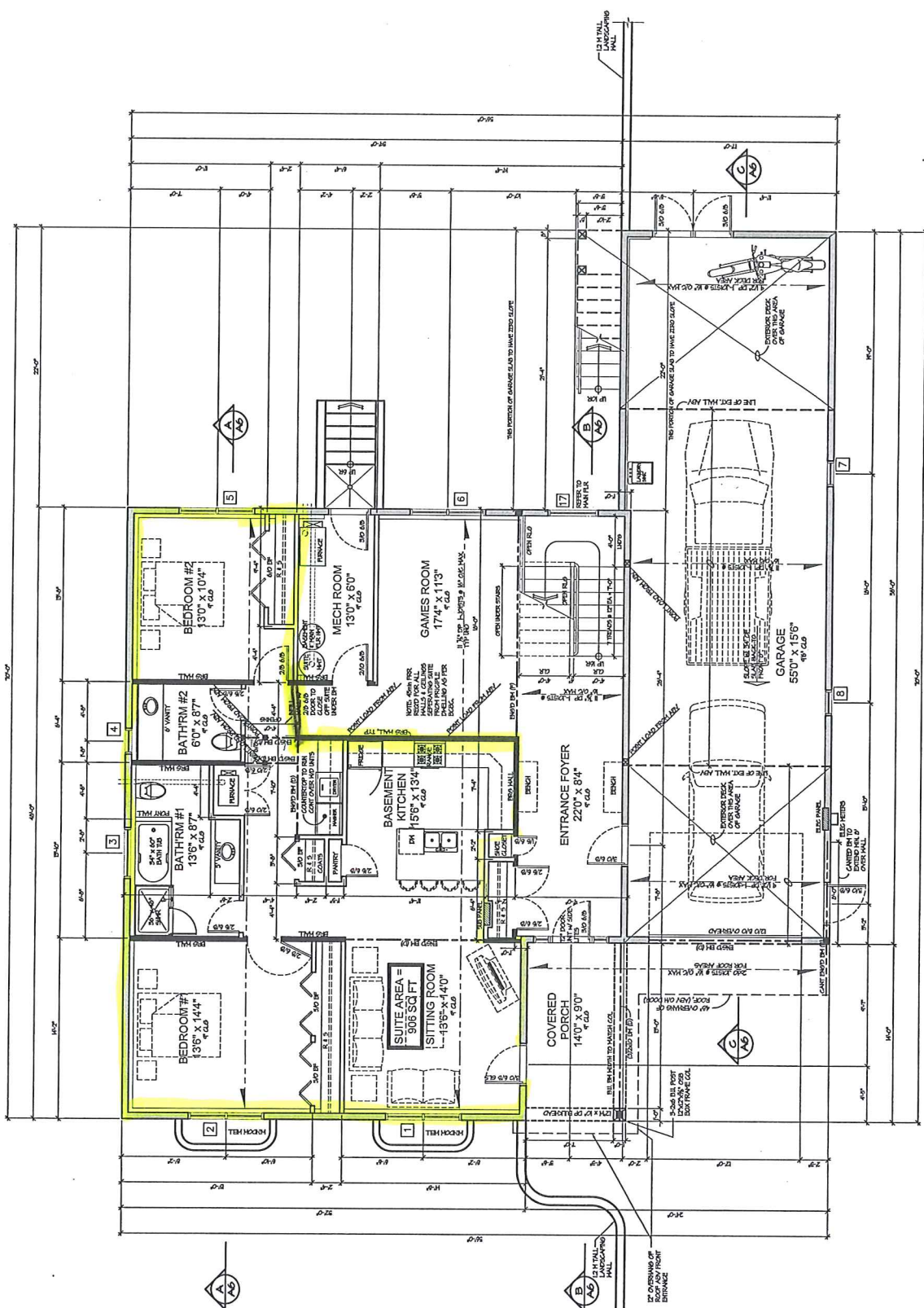
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BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
1/8" = 1'-0"

NOTES:

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open

CITY OF KELOWNA
MEMORANDUM

Date: April 26, 2012
File No.: Z12-0028

FILE COPY

To: Land Use Management Department (PMcV)
From: Development Engineering Manager
Subject: 909 Mount Royal Drive Lot 32 Plan 17272 Suite in New Residence 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

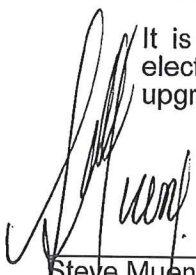
Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be installed on the service. **The applicant will be required to sign a Third Party Work Order for the cost of the water and sanitary service upgrades.** 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

On-site parking and turning movements are to be designed so as to provide vehicles with a designated turn-around area so that vehicles can exit the property in a forward direction. This turn-around area is important since the access driveway has limited sightline distances and is also within a road intersection. Limit the driveway width to 6.0m. The applicant may also explore the possibility of providing parking module access from the adjacent lane.

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