

REPORT TO COUNCIL



Date: May 31, 2012

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z12-0038

Owner: Paulyn Ong Chua

Address: 811 Tamarack Drive

Applicant: Paulyn Chua

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. Z12-0038 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 29, Section 15, Township 26, ODYD Plan 24818, located on Tamarack 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 FURTHER 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 single family dwelling.

3.0 Land Use Management

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.

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, especially in areas that are generally less dense, or have low vacancy rates.

4.0 Proposal

4.1 Project Description

A two bedroom suite is being proposed for the lower floor of this bi-level dwelling. The suite entrance is at the front of the home with parking directly adjacent to the door. The plans show many windows for the suite and an additional back door to which leads to a patio that will serve as the private outdoor space. The site backs on Mission Creek.

4.2 Site Context

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

4.3 Subject Property Map: 811 Tamarack 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	1195 m ²
Lot Width	16.5 m	21.3 m
Lot Depth	30 m	49.2 - 55.32 m
Development Regulations		
Floor Area Ratio	May not exceed the lesser of 90 m ² or 40%	Principal dwelling: 250.8 m ² Secondary suite: 87.7 m ² 35 %
Height	2 ½ storeys / 9.5 m	4.5 m
Front Yard	4.5 m / 6.0 m to a garage	9.5 m
Side Yard (east)	2.0 m (1 - 1 ½ storey)	3.5 m
Side Yard (west)	2.0 m (1 - 1 ½ storey)	2.1 m

Rear Yard	6.0 m	31 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 provided
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.

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.
- 5) The Building Code only allows for a secondary suite to be 40% of the main residence to a maximum of 90 sq. meters. *The proposal meets these requirements.*
- 6) Full Plan check for Building Code related issues will be done 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.

6.2 Development Engineering Department

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

Sanitary Sewer: The subject property is connected to the Municipal wastewater collection system.

Domestic Water: The subject property is located within the Rutland Waterworks District (RWD). All charges and fees must be paid directly to RWD. *Water Service Certificate was provided by customer indicating that all fees have been paid.*

Parking: Parking is provided on-site

6.3 Bylaw Services

No concerns.

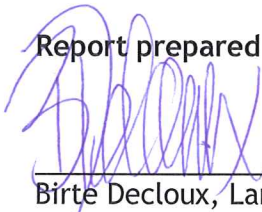
6.4 Fire Department

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: May 9, 2012

Report prepared by:



Birte Decloux, Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use

Approved for Inclusion:

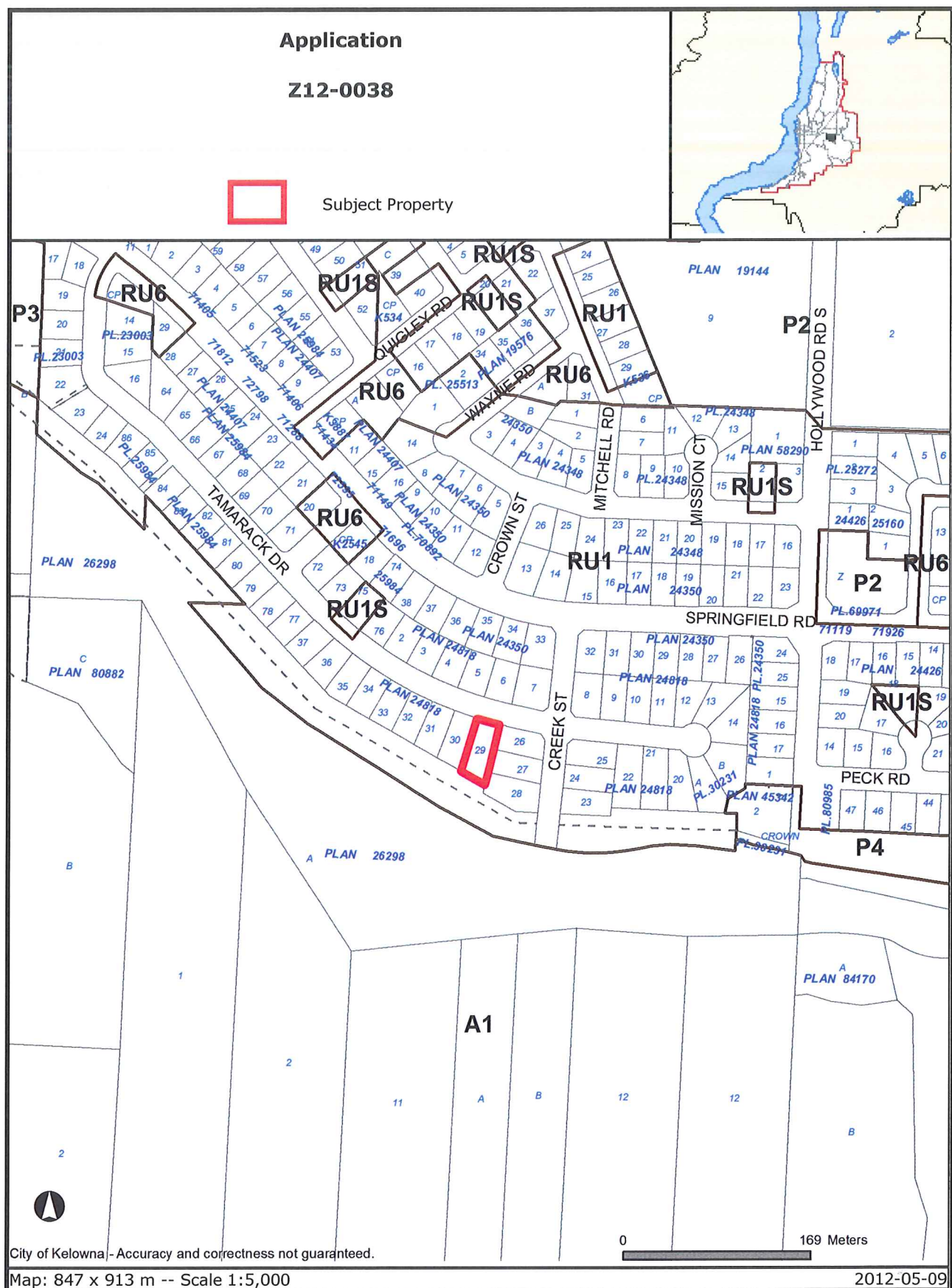


J. Paterson, General Manager, Community Sustainability

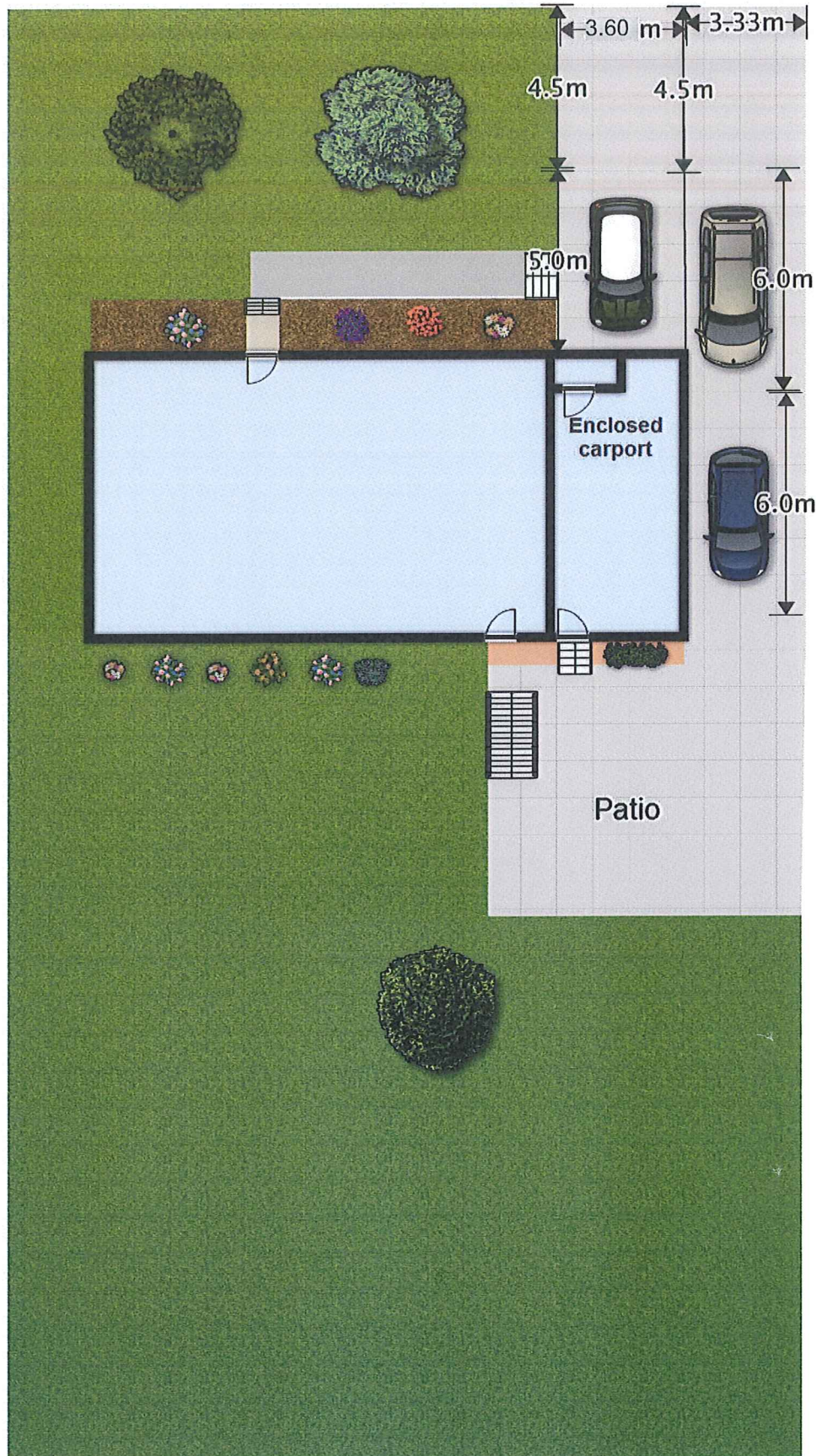
Attachments:

Site Plan
Suite Floor plan
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.



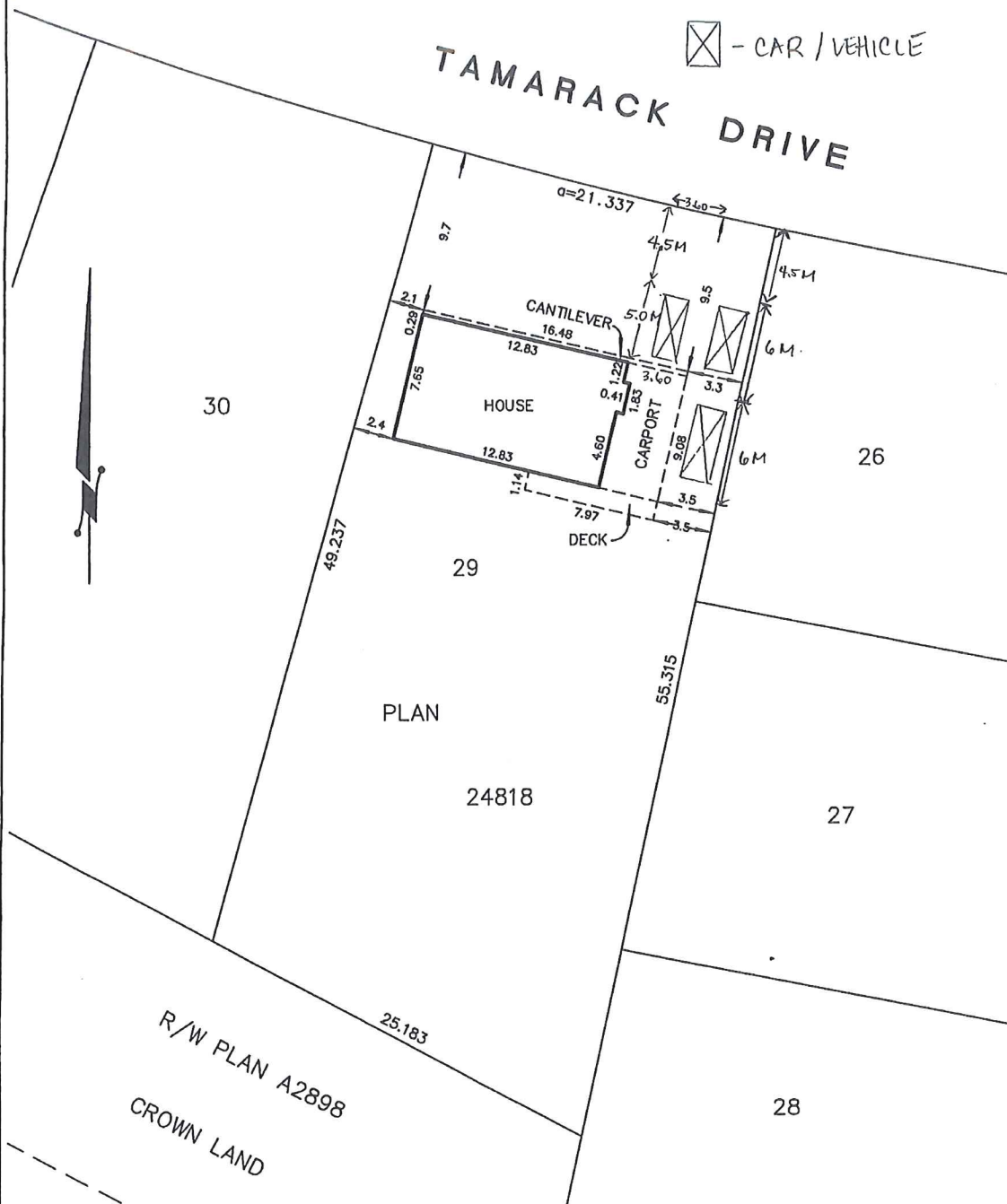
B.C. LAND SURVEYOR'S CERTIFICATE

ON LOT 29, SEC. 15, TP. 26,
O.D.Y.D., PLAN 24818

SCALE 1:300 All distances are in metres.

CIVIC ADDRESS: 811 TAMARACK DRIVE

☒ - CAR / VEHICLE



Certified correct this 31st day of August, 2011

NEIL R. DENBY

B.C.L.S.

CLIENT: PAULYN CHUA

FILE No: 13468 SC

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

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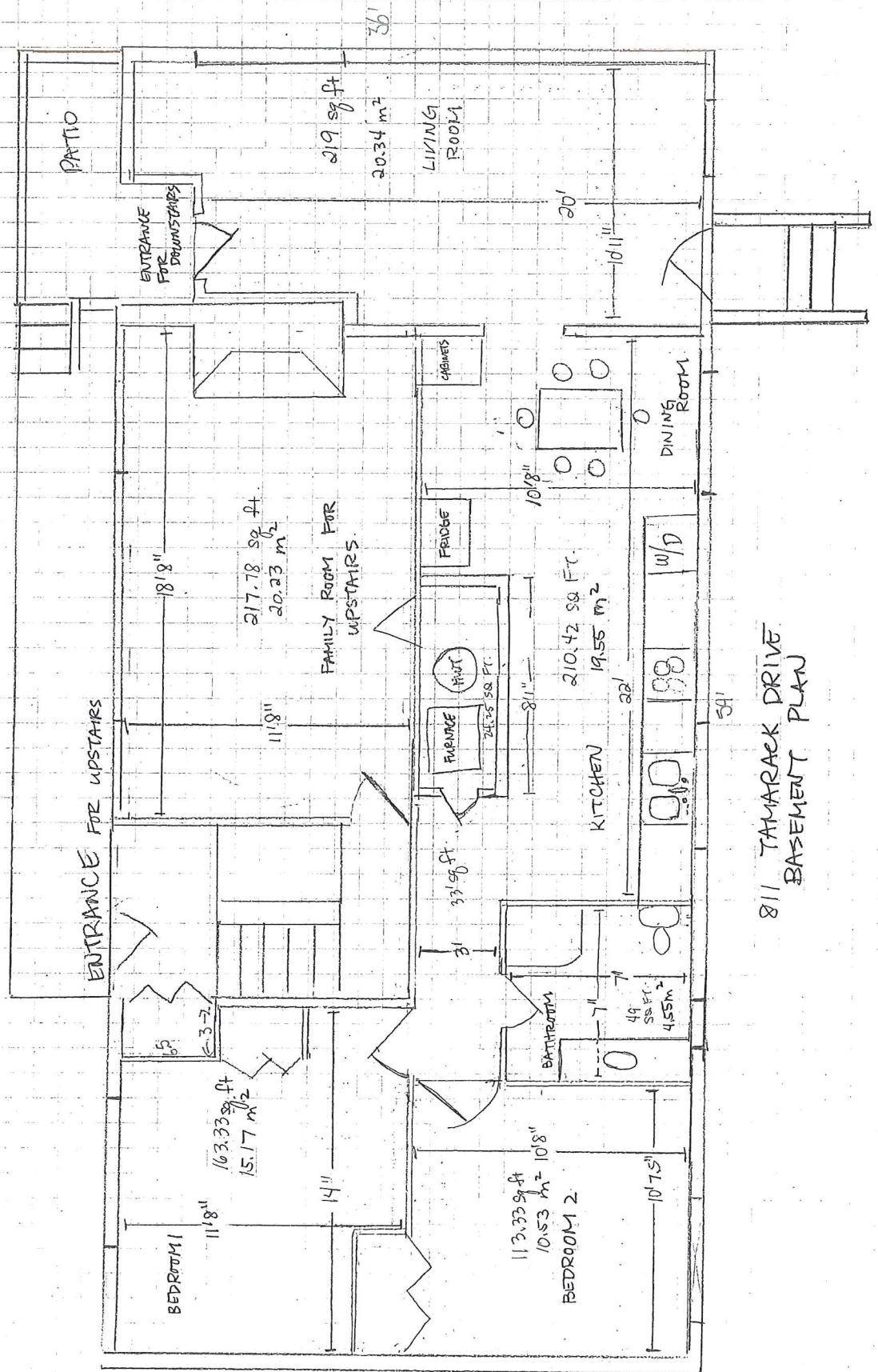
THE DIMENSIONS SHOWN ON THIS CERTIFICATE ARE NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.

RUNNALLS DENBY

british columbia land surveyors

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Kelowna, B.C.
V1Y 6L2

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Fax: (250)763-4413
Email: neil@runnallsdenby.com



811 TAMARACK DRIVE
BASEMENT PLAN



Address **812 Tamarack Drive**

Address is approximate

811 Tamarack Drive

