
CITY OF KELOWNA

MEMORANDUM

Date: January 27, 2005
File No.: Z05-0001/HAP05-0002

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z05-0001/HAP05-0002
OWNER: Chris Young and Nadia Spodarek
AT: 358 Cadder Avenue
APPLICANT: Peter J. Chataway

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO ALLOW FOR A SECONDARY SUITE IN AN ACCESSORY BUILDING

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0001 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, D.L. 14, ODYD Plan 3514, located on Cadder Avenue, Kelowna, B.C. 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;

2.0 SUMMARY

The applicants are seeking to rezone the subject property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone. The applicant is proposing to construct an accessory building with a secondary suite. The subject property is located in the Abbott Street Heritage Conservation Area and therefore a heritage alteration permit is also required to accompany the rezoning application.

3.0 COMMUNITY HERITAGE COMMISSION

At the regular meeting of January 11, 2005 it was resolved that:

THAT the Community Heritage Commission supports Rezoning and Heritage Alteration Permit Application No. Z05-0001 and HAP05-0002 as the proposal meets all heritage and zoning requirements

AND THAT the CHC recommends that Council give further consideration to the impact suites in accessory buildings have on the character of Heritage Conservation Areas.

Staff have reviewed the second recommendation from the CHC and present comments in the Planning comments section of this report.

4.0 BACKGROUND

A single family dwelling currently exists on the subject property. The dwelling measures 129m².

5.1 The Proposal

The applicant is seeking to construct an accessory building with secondary suite on the subject property. The accessory building will measure 1.5 storeys in height and the suite will measure 87.80m² in size. The accessory building will also contain a two car garage and a third stall will be located on the north-eastern corner of the property (adjacent to the accessory building). The applicant is proposing to remove the driveway accessed via Cadder Avenue (in order to conform to the Zoning Bylaw) and provide a lit pathway from Cadder Avenue to the proposed accessory building. The sample board submitted by the applicant indicates that the accessory building will be finished with avocado green walls, ivory trim, a black asphalt shingled roof and high gloss black shutters. The accessory building will be constructed in a cape style which will complement other buildings in the heritage conservation area.

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

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Lot Area (m ²)	638m ²	550m ²
Lot Width (m)	17.27m	16.5m
Lot Depth (m)	37.1m	30.0m
Site Coverage (%) (existing)	17.7%	40%
Site Coverage (%) (proposed)	13.7%	40%
Total Floor Area (m ²)		
-House (existing)	129.0m ²	
-Accessory Footprint (proposed)	72.1m ²	
-Secondary suite	87.80.1m ²	90m ²
Height	1.5 storeys (4.5m)	2.5 Storeys
Setbacks-Accessory (m)		
-Front (to house)	5.0m	4.5m
-Rear	1.5m	7.5m
-Side Yard (e)	3.05m	2.3m
-Side Yard (w)	3.25m	2.3m
Private Open Space (m ²)	60m ²	60m ²
Parking Spaces (Total)	3	3

6.2 Site Context

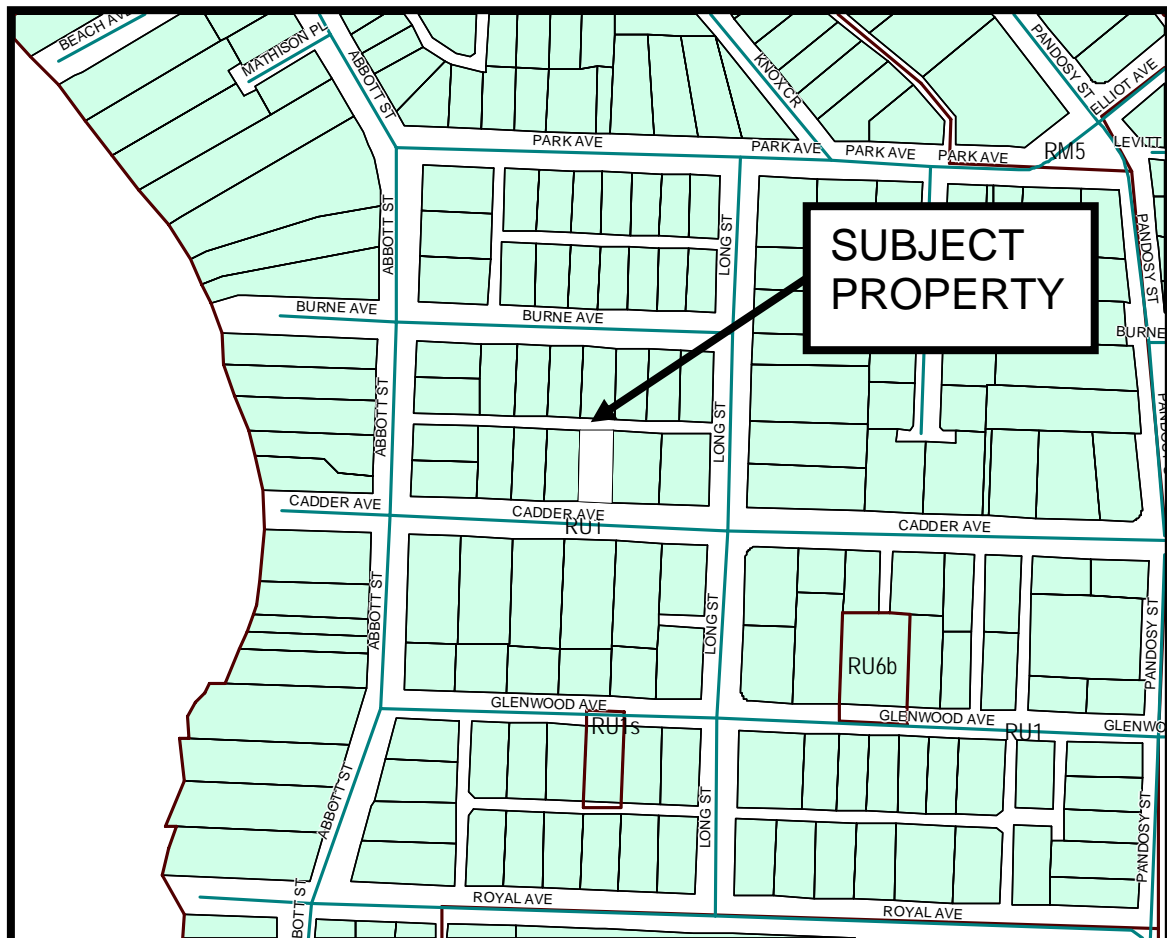
The subject property is located on the north side of Cadder Avenue between Abbott Street and Long Street.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing
- East - RU1 – Large Lot Housing
- South - RU1 – Large Lot Housing
- West - RU1 – Large Lot Housing

Site Location Map

Subject Property: 358 Cadder Avenue



6.3 Existing Development Potential

The purpose of the RU1-Large Lot Housing zone is to provide for single detached housing, and compatible secondary uses, on large serviced urban lots.

6.4 Current Development Policy

6.4.1 Kelowna Official Community Plan

The proposal is consistent with the designation of Single/Two Family Residential in the Official Community Plan future land use designation. The Single/Two Family Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 15).

The OCP designates the area in which the subject property is located as the Abbott Street Heritage Conservation Area. The purpose of the Heritage Conservation Area designation is to provide objectives and guidelines for the conservation of the areas' heritage resources and distinct character. One of the objectives of Conservation Areas is to encourage additions that are compatible with the form and character of the existing neighbourhood context.

6.4.2 City of Kelowna Strategic Plan (1992)

One of the objectives of the Strategic Plan is “to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas” (Objective 1.1). The proposal is consistent with these objectives and with their accompanying strategies.

6.4.3 Kelowna Heritage Register

The subject property is not listed on the heritage register.

7.0 TECHNICAL COMMENTS

7.1 Works and Utilities Department

The Works & utilities Department has the following comments and requirements associated with this application to rezone from RU-1 to RU-1s:

7.1.1 Domestic Water and Fire Protection

This property is currently serviced from a 19mm-diameter copper water service. The Inspection Services Department must determine if the existing service is of sufficient size to provide adequate water for the existing dwelling and the suite in the proposed accessory building. If a larger service is required, it can be provided by the City at the owner's cost.

The existing meter is installed in a pit. The meter shall be removed and relocated within the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws.

7.1.2 Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The pipe material of the service is unknown. An inspection chamber (IC) must be installed on the service as required by the sewer-use bylaw. This work can be provided by the City at the owners cost.

7.1.3 Development Permit and Site Related Issues

Direct the roof drains and parking pad drainage flows into on-site rock pits and perforated pipe bedded in drain rock. This will help dissipate the water and prevent additional concentrated flows onto the rear lane.
Access to the dust-free, hard surface on-site parking areas will be restricted to the rear lane.

7.1.4 Power and Telecommunication Services

Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

7.2 Inspection Services Department

Must conform to BC Building Code. Full analysis will be completed at building permit stage.

7.3 Fire Department

No concerns.

7.4 Public Health Inspector

No comment.

7.5 Shaw Cable

Conduit to be installed as per Shaw specifications.

7.6 Fortis BC

No response.

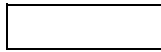
7.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services has no concerns with the proposed rezoning to add an "s" designation to the parent zone of the subject property. The proposal is consistent with the Official Community Plan and Strategic Plan. The applicant will provide a translucent finish/glaze on the east and west facing windows on the upper half-storey of the accessory building to provide a higher degree of privacy to the neighbouring properties. Staff also recommend that that applicant provide a new fence

on either side of the subject property to further mitigate the impacts of the accessory building on the abutting properties.

In light of recent amendments to the OCP by Council, and the existing development controls in the Heritage Conservation area, staff recommend that no further action be taken with regard to the second recommendation provided by the Community Heritage Commission. Staff note that Council has adopted both design guidelines for new development in the heritage conservation area and design guidelines for second dwellings on single family lots in the last several years.

Andrew Bruce
Development Services Manager



R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

RM/AB/rs
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Subject property map
- Site plan and floor plans
- Elevations