
CITY OF KELOWNA
MEMORANDUM

Date: April 7, 2005
File No.: DP05-0035

To: Director of Planning and Corporate Services

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. DP05-0035

OWNER: Boyd Bare

AT: 814 Stockwell Avenue

APPLICANT: Boyd Bare

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT FOR THE
CONSTRUCTION OF A SECONDARY SUITE IN AN
ACCESSORY BUILDING ON THE SUBJECT PROPERTY

EXISTING ZONE: RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT the Director of Planning and Corporate Services not authorize the issuance of Development Permit No. DP05-0035 for Lot 15, District Lot 138 ODYD Plan 1319, located on Stockwell Avenue, Kelowna, B.C.;

2.0 SUMMARY

The applicant is seeking to obtain a development permit for the construction of a secondary suite in an accessory building.

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking a development permit for the construction of an accessory building to house a secondary suite above a three bay garage. The subject property is located on the north side of Stockwell Avenue between Richter Street and Ethel Street.

The 1.5 storey accessory building will house a single bedroom suite with a living room, kitchen, bathroom above a three car garage. One garage will be separated internally for use of the residents of the suite. The two car garage will be for the use of the principal dwelling and the applicants are proposing a bathroom to contain a sink, toilet and shower. The access to the proposed secondary suite is via an exterior stairwell on the eastern elevation.

The parking for the proposed accessory building will be accessed via the rear lane. The applicant is proposing to provide a lit walkway from the accessory building to the principal dwelling unit and Stockwell Avenue and both side property lines will be fenced to a height of 2m.

The exterior of the proposed accessory building will be finished with grey vinyl siding and trim to match the existing house. The soffits and downspouts will be finished in white to match the existing dwelling.

The applicant is proposing a simple landscape scheme that consists of the lit walkway as required by Official Community Plan Guidelines and grassed/mulched private open space areas between the dwellings.

The application meets the requirements of the RU6 – Two Dwelling Housing zone as follows:

| CRITERIA | PROPOSAL | RU6 ZONE REQUIREMENTS |
|--|--------------------|-----------------------|
| Lot Area (m ²) | 587m ² | 400m ² |
| Lot Width (m) | 15.24m | 13.0m |
| Lot Depth (m) | 38.50m | 30.0m |
| Storeys (accessory)(#) | 1.5 | 1.5 |
| Site Coverage (Single Family Dwelling) | 71.3m ² | 40% |
| Site Coverage (Accessory) | 12% | 14% |
| Site Coverage (Proposed Total) | 31% | 40% |
| Size of Single Family Dwelling | 111m ² | N/A |
| Size of Proposed Suite | 71m ² | 90m ² |
| Setbacks (SFD) | | |
| Front Yard | 6.35m | 4.5m |
| Side Yard (w) | 2.2m | 2.0m |
| Side Yard (e) | 5.0m | 2.0m |
| Rear Yard (to accessory) | 6m | 5.0m |
| Setbacks (Proposed Accessory) | | |
| Front Yard | 6m | 5.0m |
| Side Yard (w) | 2.3m | 2.0m |
| Side Yard (e) | 3.19m | 4.5m |
| Rear Yard | 1.5m | 1.5m |
| Parking Spaces | 3 | 3 |
| Private Open Space | 30m ² | 30m ² |

3.2 Site Context

The subject property is located on the south side of Okanagan Boulevard on the western corner of its intersection with Richter Street.

Adjacent zones and uses are:

- North - RU6 – Two Dwelling Housing – Single Family Dwelling
- East - RU6 – Two Dwelling Housing – Single Family Dwelling
- South - RU6 – Two Dwelling Housing – Single Family Dwelling
- West - RU6 – Two Dwelling Housing – Single Family Dwelling

3.3 Site Location Map

Subject Property: 814 Stockwell Avenue



3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The Official Community Plan designates the future land use of the subject property as Single / Two Unit Residential.

Development of the proposed suite is subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in the Official Community Plan. The intent of the Development Guidelines is to give consideration to the form, character and landscaping of all secondary new secondary suites and two dwelling forms of housing. The applicant has incorporated building design features that are consistent with the Development Guidelines and has revised the site plan to incorporate landscape and pedestrian access features.

3.4.2 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.

5.0 TECHNICAL COMMENTS

This application was circulated to various departments and agencies and the following pertinent comments were received:

4.1 Inspection Services Department

There is no internal connection within proposed lower floor & upper. Upper floor is accessed from outside directly which then provides opportunity of lower floor to be converted to a self contained unit which these arguments concurs to definition of suite in zoning bylaw. Design revision to be submitted for addressing concerns.

4.2 Works and Utilities Department

4.2.1 Domestic Water and Fire Protection

This property is currently serviced with a 13mm-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. A larger service is likely required and can be provided by the City at the owner's cost.

The water meter must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws.

4.2.2 Sanitary Sewer

Our records indicate that this property is serviced from the rear lane with a 100mm-diameter sanitary sewer service that should be adequate for the proposed application. An inspection chamber (IC) must be installed on the service at the owner's cost as required by the sewer-use bylaw.

4.2.3 Development Permit and Site Related Issues

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

4.2.4 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.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

From the outset of the application process, Planning and Corporate Services Department staff had indicated to the applicant that there were concerns relating to the exterior stairs used to access the secondary suite and the internal bathroom area located in the two car garage area.

The proposed secondary suite design is consistent with setback and size restrictions contained in the zoning bylaw and is generally consistent with many of the design guidelines contained in the Official Community Plan with the exception of the following guideline which staff feel is an important design element:

- Covered entries, porches, patios and entry courts for building entrances are encouraged, particularly where they are part of the established neighborhood character.

Staff also feel that the following objective for new secondary suites contained in the Official Community Plan also applies:

- All new development should promote safety and security of persons and property within the urban environment.

Staff concerns relating to the exterior stair are the following:

- As a primary means of access staff feels that an open, exterior stair does not meet the intent of the term “self-contained” which appears in the definition of secondary suite in the zoning bylaw.
- Staff are also concerned about the safety of an open exterior stairway in the winter months when ice and snow may accumulate making access difficult and dangerous.
- If the occupants of the suite are to park in the garage, they must exit the building before entering the suite. Staff feels that this is a poor design and would be extremely inconvenient for a tenant that was carrying a heavy load to the secondary suite.

Staff concerns relating to the internal bathroom in the two car garage include:

- While staff has no concerns with the provision of sink or toilet, staff feels the provision of a shower in this location is unnecessary from a design perspective.

Staff have attempted to work with the applicant and make suggestions for alternate designs throughout the process; however, the applicant has been determined to pursue the original design. Staff suggested that the applicant either enclose the exterior stairway or internalize the stairway; however, the applicant did not wish to revise the proposal to incorporate either suggestion. The applicant did agree to eliminate the shower from the washroom located in the two car garage.

Due to the outstanding safety and design concerns noted above, Planning staff are not prepared to support this development permit and recommend that the Director of Planning and Corporate Services deny the permit.

Andrew Bruce
Manager of Development Services

Approved for inclusion ☐

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)

- Location of subject property
- Site plan
- Floor plans
- Elevations
- Landscape Plan