
CITY OF KELOWNA
MEMORANDUM

Date: February 23, 2006
File No.: **Z06-0008**

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z06-0008

OWNER: Jennifer Shanko

AT: 226 Poonian Street

APPLICANT: Jennifer Shanko

PURPOSE: SEEKING TO REZONE THE SUBJECT PROPERTY FROM THE RU2 – MEDIUM LOT HOUSING ZONE TO THE RU2S – MEDIUM LOT HOUSING WITH SECONDARY SUITE ZONE

EXISTING ZONE: RU2 – MEDIUM LOT HOUSING

PROPOSED ZONE: RU2s – MEDIUM LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0008 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, Section 25, Township 26, ODYD Plan KAP75858, located on Poonian Street, Kelowna, B.C. from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing zone with Secondary Suite 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 the Black Mountain Irrigation District being completed to their satisfaction.

2.0 SUMMARY

The applicants are seeking to rezone the subject property from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone.

3.0 PROPOSAL

The subject property is located on the west side of Poonian Street between Mugford Road and Myron Road. The applicant is seeking to rezone the subject property in order to allow a secondary suite in the basement of a newly constructed single family dwelling. The proposed secondary suite would include two small bedrooms, a bathroom, living room and kitchen. The proposed suite will be accessed from the southern side yard and the required parking stall will be located in the front driveway.

The application meets the requirements of the proposed RR2s – Rural Residential 2 with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU2s ZONE REQUIREMENTS
Lot Area (m ²)	549m ²	400m ²
Lot Width (m)	15.24m	13.0m
Lot Depth (m)	36.0m	30.0m
Site Coverage (%)	38%	40%
Total Floor Area (m ²)		
-House	226.6m ²	90m ² Max. 40%
-Secondary suite	71.16m ²	
-Percent of total	31%	
Height	2 storeys	2 storeys
Setbacks-House (m)		
-Front	6.0m	6.0m
-Rear	15.1m	7.5m
-Side(e)	1.67m	1.6m
-Side(w)	1.67m	1.6m

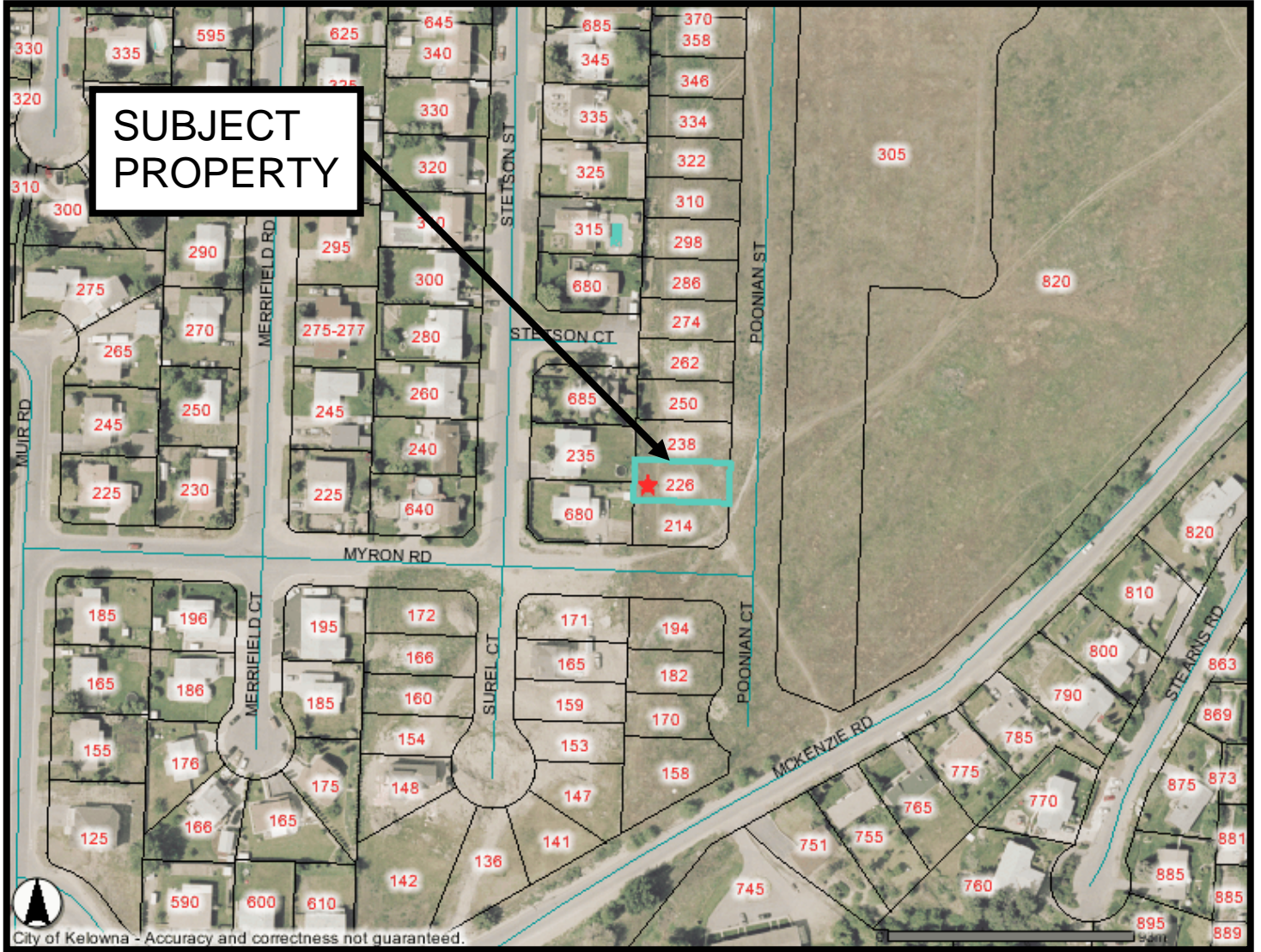
3.1 Site Context

The subject property is located on the west side of Poonian Street between Mugford Road and Myron Road.

Adjacent zones and uses are:

- North - RU2 – Medium Lot Housing
- East - RU2 – Medium Lot Housing
- South - RU2 – Medium Lot Housing
- West - RU2 – Medium Lot Housing

3.2 Location Map
Subject Property: 226 Poonian Street



3.3 Existing Development Potential

The purpose of this zone is to provide for single detached housing, and compatible secondary uses, on medium sized serviced urban lots.

Secondary suites are a permitted secondary use in the RU2s – Medium Lot Housing zone with Secondary Suite designation.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The subject property is currently zoned RU2 – Medium Lot Housing and surrounded by predominantly RU2 and RU1 zoned properties. The OCP designates the property as Single/ Two Unit Residential.

OCP housing policy 8.1.34 encourages second dwellings as achieving more efficient use of land within developed single-detached neighbourhoods and policy 8.1.31 reiterates this support. Policy 8.1.56 also applies to this application and the applicant will be required to secure a development permit unless they can prove that they should be issued a development permit waiver. As such any renovations or new construction must adhere to the appropriate development permit guidelines in chapter 8 of the OCP.

4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments and no concerns have been expressed.

4.1 Public Health Inspector

Sanitary sewer and community water required.

4.2 Inspection Services Department

No concerns.

4.3 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RU2 to RU2s are as follows:

The plan for the proposed rezoning application for a suite does not compromise Works and Utilities as far as servicing is concerned.

4.4 Black Mountain Irrigation District

A capital charge of \$200.00 is due prior to water hook-up.

4.5 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. The address for both residences is to be visible from the street.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department recommends that this application be supported subject to compliance with the development permit guidelines in chapter eight of the OCP.

At this time staff has the following concerns which the applicant must address prior to approval of the related development permit.

Recommendations:

- 1) Applicant should install concrete stairs (not crushed gravel as proposed) to enable safe snow clearing in the winter months and provide sure footing year round.
- 2) As an alternative to the motion sensor light high on the wall above outside stairwell the applicant could install solar or other low level lighting along the edge of the stairwell illuminating the path while limiting the invasive affect motion sensor lighting can have on the neighbours.
- 3) Applicant should define a private open space within the back yard. It is suggested that this space could exist adjacent to the southwest corner of the building. Extending the pathway to the back of the dwelling would allow tenants direct access to the outdoor space from both the sliding patio doors as well as the outside access pathway.
- 4) Applicant could install a small roof covering the basement suite access door. This would serve to protect the tenants during inclement weather and the addition of a light under the roof would create a lit entrance facilitating easier access to the suite.

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)

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