
**CITY OF KELOWNA
MEMORANDUM**

Date: March 30, 2006
File No.: Z06-0006
To: City Manager
From: Planning & Corporate Services Department
Subject:

APPLICATION NO. Z06-0006 **OWNER:** Robert McArthur
AT: 324 Park Ave. **APPLICANT:** Cassandra Tompkins
Robert McArthur

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING ZONE TO RU1s – LARGE LOT HOUSING ZONE WITH SECONDARY SUITE.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, District Lot 14, O.D.Y.D. Plan 3998, located on Park 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 Applicant is proposing to demolish the existing house on the subject property, and construct one single family dwelling and one accessory building containing a secondary suite. A rezoning application is required to allow the “secondary suite” use.

3.0 COMMUNITY HERITAGE COMMISSION

At a meeting held on February 7, 2006, the CHC passed the following motion:

THAT the Community Heritage Commission supports Applications #Z06-0006 and #HAP06-0001, subject to the addition of at least two medium sized dormers to the south front elevation of the main house and that the window location and size be re-examined to ensure the privacy of the neighbours.

4.0 BACKGROUND

4.1 The Proposal

The existing single storey house is to be demolished and a new 1 ½ storey, single family home is to be constructed. In addition, an accessory building is to be constructed on the north end of

the lot, which is to contain a $\pm 600 \text{ ft}^2$ secondary suite above a two-car garage. The third required parking space is to be accommodated on the driveway leading to the garage.

The proposed dwelling incorporates some elements of the Colonial Revival style, such as: steep roof, central chimney, shutters, broad dormer, wood-look siding, 9 over 9 double hung windows. Although the elevation drawings show what looks like a cedar shingle or shake roof, the Applicant has submitted samples showing a brown asphalt shingle (this is also noted on the elevation drawings).

The proposed accessory building containing a suite (carriage house) is similar to other carriage houses in Kelowna, with some attempt to match the proposed principal dwelling. In particular, there is a similar 12/12 pitch roof, with dormers, and shutters on the windows. It is assumed that the trim and roof materials are the same. The colour/material scheme for the two structures is as follows:

	Principal Dwelling	Carriage House
Body	Hardiplank – Khaki Brown	Cedar Shakes (unstained?)
Trim	Navajo White	Navajo White
Shingles	Asphalt – Weatherwood	Asphalt – Weatherwood
Door/Shutters	Cabot Brown (Beauti-Tone)	Cabot Brown (Beauti-Tone)

The application conforms/does not conform with the requirements of the RU1s – Large Lot Housing with Secondary Suite zone as follows:

Project details	Site area: 486 m ² (0.12 ac)	
	Floor Area (principal dwelling): 177 m ²	
	Floor Area (secondary suite) 65 m ²	
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	486 m ² (0.12 ac)	550 m ²
Lot Width	17 m	16.5 m
Lot Depth	32 m	30.0 m
Development Regulations		
Site Coverage (buildings)	34%	40%
Site Coverage (buildings/parking)	38%	50%
Height (principal dwelling)	8.4 m / 1 ½ storeys	9.5 m / 2 ½ storeys
Height (accessory bldg.)	4.5 m	4.5 m
Front	7.5 m	4.5 m
Side (east) – principal dwelling	4.3 m	2.0 m for a 1 or 1 ½ storey 2.3 m for a 2 or 2 ½ storey

Side (east) – accessory bldg.)	2.0 m	2.0 m for a 1 or 1 ½ storey 2.3 m for a 2 or 2 ½ storey
Side (west) – principal dwelling	2.0 m	2.0 m for a 1 or 1 ½ storey 2.3 m for a 2 or 2 ½ storey
Side (west) – accessory bldg.)	5.9 m	2.0 m for a 1 or 1 ½ storey 2.3 m for a 2 or 2 ½ storey
Rear	2.0 m	1.5 m
Other requirements		
Separation b/w buildings	5.73 m	5.0 m
Floor Area of Suite	65 m ²	lesser of 40% of principal dwelling or 90 m ²
Parking Stalls (#)	3 spaces ^A	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

^A The Applicant will need to ensure that all required parking spaces meet the minimum size.

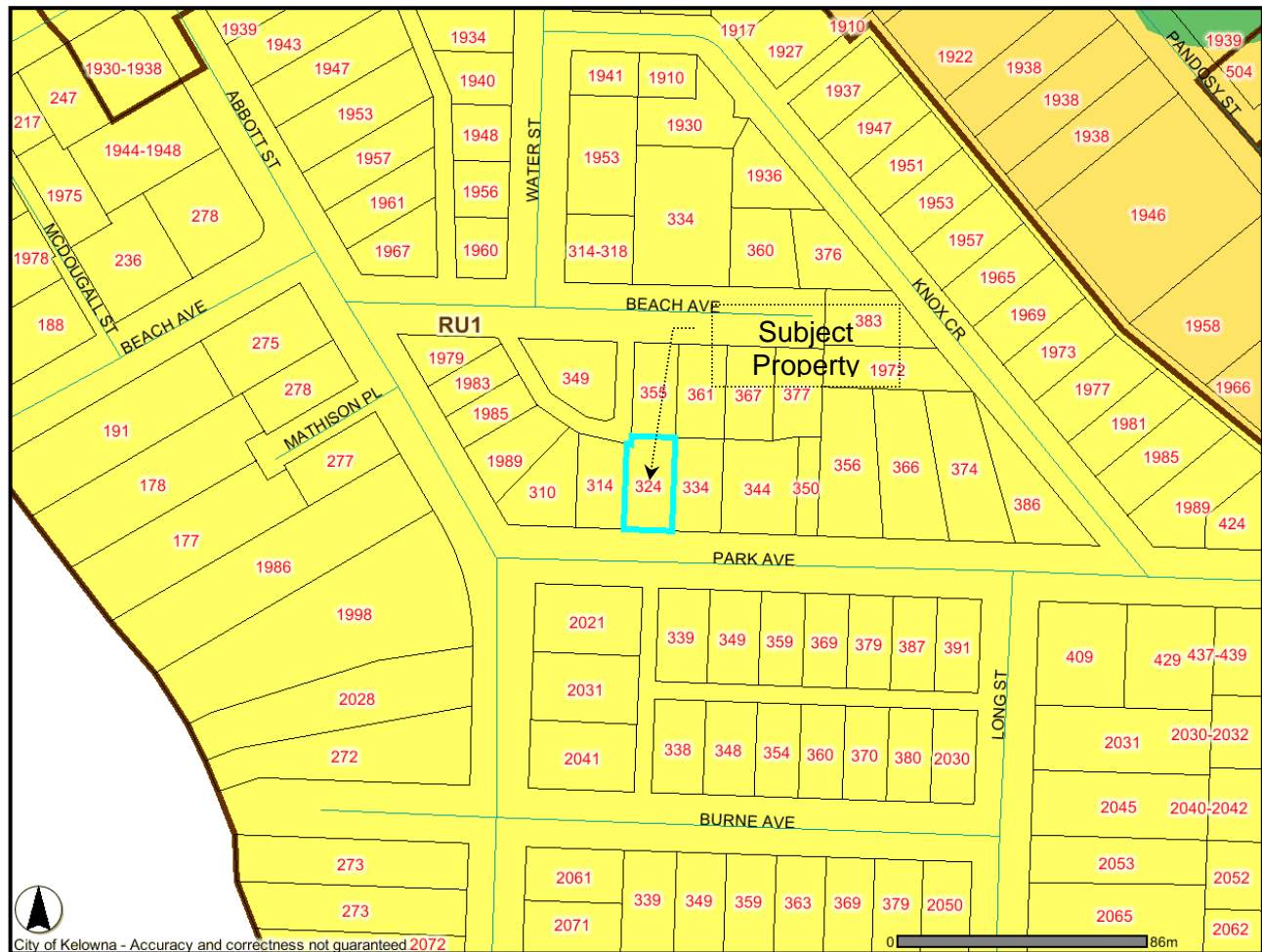
4.2 Site Context

The subject property is located within the Abbott Street Heritage Conservation Area, just east of the intersection of Park Avenue and Abbot Street. The surrounding neighbourhood is largely developed as a single- and two-family residential area. More specifically, the adjacent land uses are as follows:

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

4.3 Site Map

Subject Property: 324 Park Avenue



4.4 Development Potential

The property is zoned RU1 – Large Lot Housing. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses, such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses.

The applicants have applied to rezone the subject property from RU1 to RU1s.

The proposed RU1s – Large Lot Housing with Secondary Suite zone allows for one principal dwelling unit and one secondary suite.

4.5 Policy and Regulation

4.5.1 Kelowna 2020 – Official Community Plan

The proposal is consistent with the future land use designation of Single/Two Unit Residential in the Official Community Plan. The Single/Two Unit 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).

4.5.2 Abbott Street and Marshall Street Heritage Conservation Areas Development Guidelines

The proposed building placements are subject to the Abbott Street and Marshall Street Heritage Conservation Areas 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 new development within the Heritage Conservation Areas. The following policies are included here because of their relevance to this particular application:

Section 3.3 – Style Inventory

- Existing Building Style– Early Suburban (see Map 1 – Building Style Map)

Section 3.4 – Style Diversity

- Applicants are encouraged to propose new development which is in keeping with the dominant style identified for each block street front.
- Dominant Style – Early Suburban (see Map 2 – Dominant Style Map)

Section 4.7.1 – Site Layout and Parking

- Maintain the established front yard setback by placing additions and new constructions within 10% of the adjacent or average building setback.
- Secondary suites over garages, when permitted, are encouraged to draw architectural design inspiration from the principle residence.

Section 4.7.2 – Building Massing

- The massing of auxiliary buildings should be subordinate to the massing of the principal structure.
- New construction or additions to existing structures are encouraged to maintain the established massing of the streetscape.

5.0 TECHNICAL COMMENTS

Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

Visible address for both buildings on the avenue side will be required.

Inspections Department

Side yard set back and the height of the proposed carriage house to be verified according to the zoning bylaw prior to approval.

Works and Utilities Department

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.

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

This development is within the City service area. This property is currently serviced by the municipal water main. The existing 19mm-diameter PVC water service may be retained for use by the existing dwelling. Provide a new

metered water service for the proposed dwelling. The applicant will be responsible for the cost of the new service.

Sanitary Sewer:

The 100mm-diameter sanitary sewer service should be adequate for the proposed application. An inspection chamber (IC) is in place and no further upgrades are required..

Site Related Issues:

The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells, rock pits and perforated pipe bedded in drain rock.

Provide access to the proposed garage and all off-street parking from the lane.

Power and Telecommunications 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

6.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

Staff has no concerns with the rezoning application, since the proposed zoning is consistent with the Future Land Use designation, and represents a sensitive infill project for the area.

The changes to the main house and carriage house that were requested by the CHC have been addressed by the Applicant. Staff consider that these changes improve the form and character of the proposed development, and are consistent with the design guidelines for this Heritage Conservation Area. Although the third parking space, which is to be provided on the driveway leading to the garage, does not conform to the size requirements, there is adequate area in that space. The Applicants will be required to alter the site plan to show that third parking space, and this will be addressed prior to issuance of the HAP.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

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ATTACHMENTS
Location of subject property
Drawings (6 pages)
Colours and Materials (1 page)