
CITY OF KELOWNA
MEMORANDUM

Date: DECEMBER 19, 2006
To: CITY MANAGER
From: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION NO. Z06-0060 **OWNER:** Paul and Ruby Leinemann
AT: 1190 Raymer Avenue **APPLICANT:** Paul and Ruby Leinemann
PURPOSE: THE APPLICANT IS SEEKING TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE
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. Z06-0060 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4, District Lot 135, ODYD Plan 10079, located on Raymer 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;

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.

3.0 BACKGROUND

There is currently a single family dwelling located on the subject property.

3.1 The Proposal

The subject property is located on the north side of Raymer Avenue, just west of its intersection with Gordon Drive. The applicants are proposing 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 the development of a secondary suite in an existing single family dwelling. The applicant is proposing to renovate the interior of the existing house and add a small garage at the rear of the property in order to accommodate the parking for the proposed suite.

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)	1990m ²	550m ²
Lot Width (m)	31.09m	16.5m
Lot Depth (m)	64.0m	30.0m
Site Coverage (%)	33%	40%
Total Floor Area (m ²)		
-House	254m ²	N/A
-Secondary suite	90m ²	90m ²
Height	6 m	9.5 m
Setbacks-House (m)		
-Front	7.62m	6.0m
-Rear	25.6m	7.5m
-West Side	6.4m	2.0m
-East Side	3.47m	2.0m
Parking Spaces (Total)	4	3

3.2 Site Context

The subject property is located on the north side of Raymer Avenue, just west of its intersection with Gordon Drive.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing – Single Family Dwelling
- East - RU2 – Medium Lot Housing – Single Family Dwellings
- South - RU6 – Two Dwelling Housing – Single Family Dwellings
- West - RU1 – Large Lot Housing – Single Family Dwelling

Site Location Map

Subject Property: 1190 Raymer Avenue



3.3 Existing Development Potential

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

Secondary suites are a permitted secondary use in the RU1 – Large Lot Housing zone provided that a rezoning to the "s" designation is approved by Council.

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 Family Residential. The proposed land use (single unit housing with a secondary suite) is consistent with the direction of this policy document. The proposed land use change does not

trigger a Development Permit application because it qualifies for a waiver under Section 8.3 of the Official Community Plan.

3.4.2 City of Kelowna Strategic Plan (2004)

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.

4.0 TECHNICAL COMMENTS

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

4.1 Fire Department

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

4.2 Inspection Services Department

Fire separation required between existing residence and proposed suite to be 3/4 hr. and 1 hr. between garages and dwellings as per British Columbia Building Code 1998.

4.3 Works and Utilities Department

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-1s are as follows:

4.3.1 Domestic Water and Fire Protection

The existing house is provided with a 19mm-water service that may continue to be used to supply the main residence and the proposed suite. Metered water from the main residence must be extended to supply the suite.

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.

4.3.2 Sanitary Sewer

The existing house is provided with a single 100mm-diameter sanitary sewer service that should be used to service the main residence and the proposed suite. An inspection chamber (IC) must be installed on the sanitary service.

The applicant will be required to sign a Third Party Work Order for the cost of installing the (IC) prior to issuance of a Building Permit.

4.3.3 Development Permit and Site Related Issues

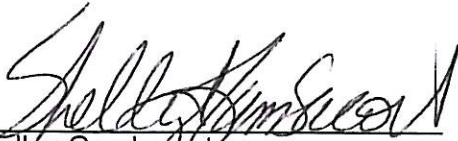
Provide an additional hard surface on-site parking and designated turn-around area for the proposed dwelling unit so that vehicles can exit the site in a forward direction.

4.3.4 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 DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department recommends that this application be supported. The proposed rezoning is consistent with applicable land use policy in the Official Community Plan. A Development Permit is not required because no physical addition to the existing structure is required and therefore the proposal qualifies for a waiver.



Shelley Gambadori
Acting Manager of Development Services

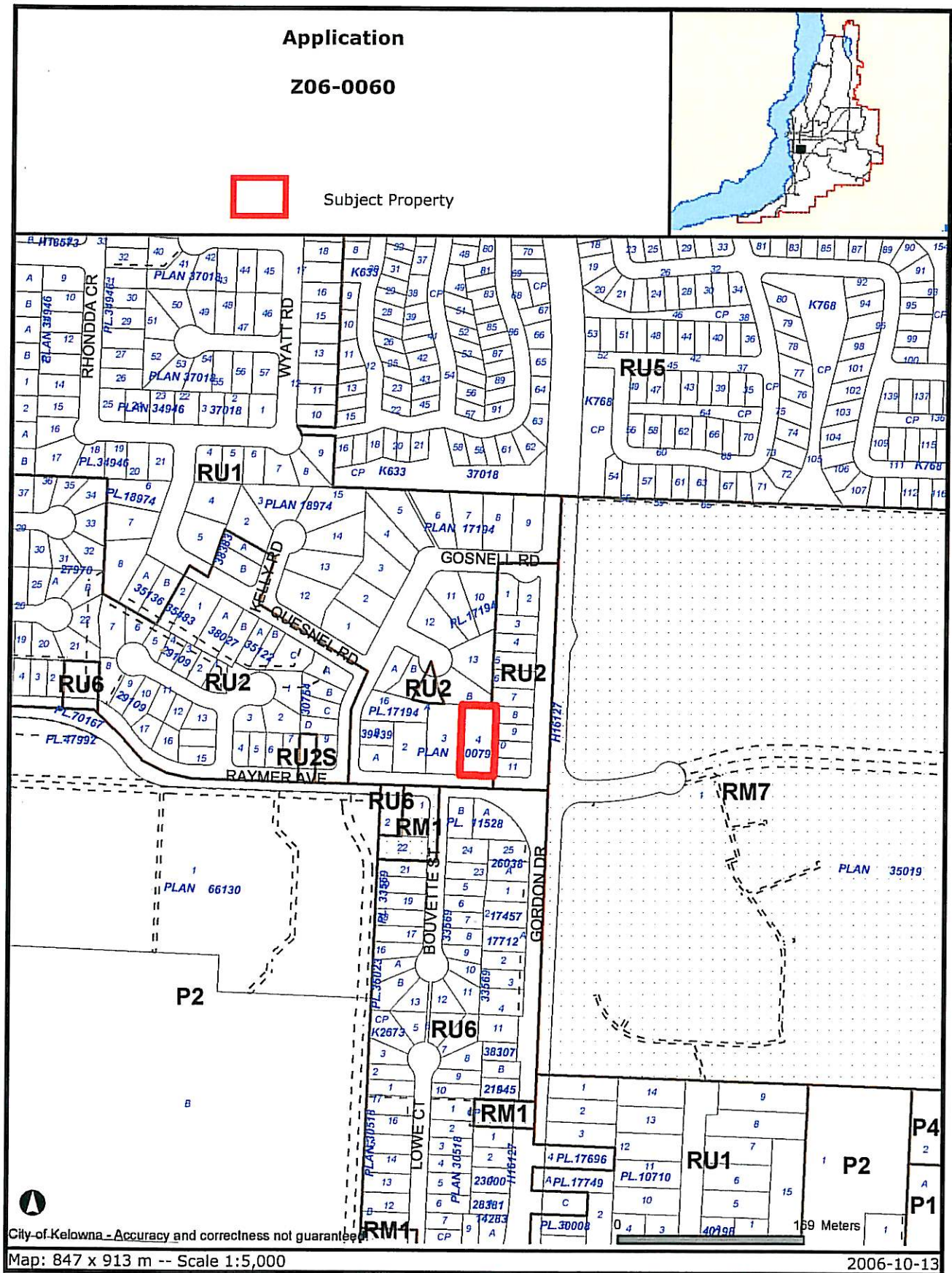
Approved for inclusion



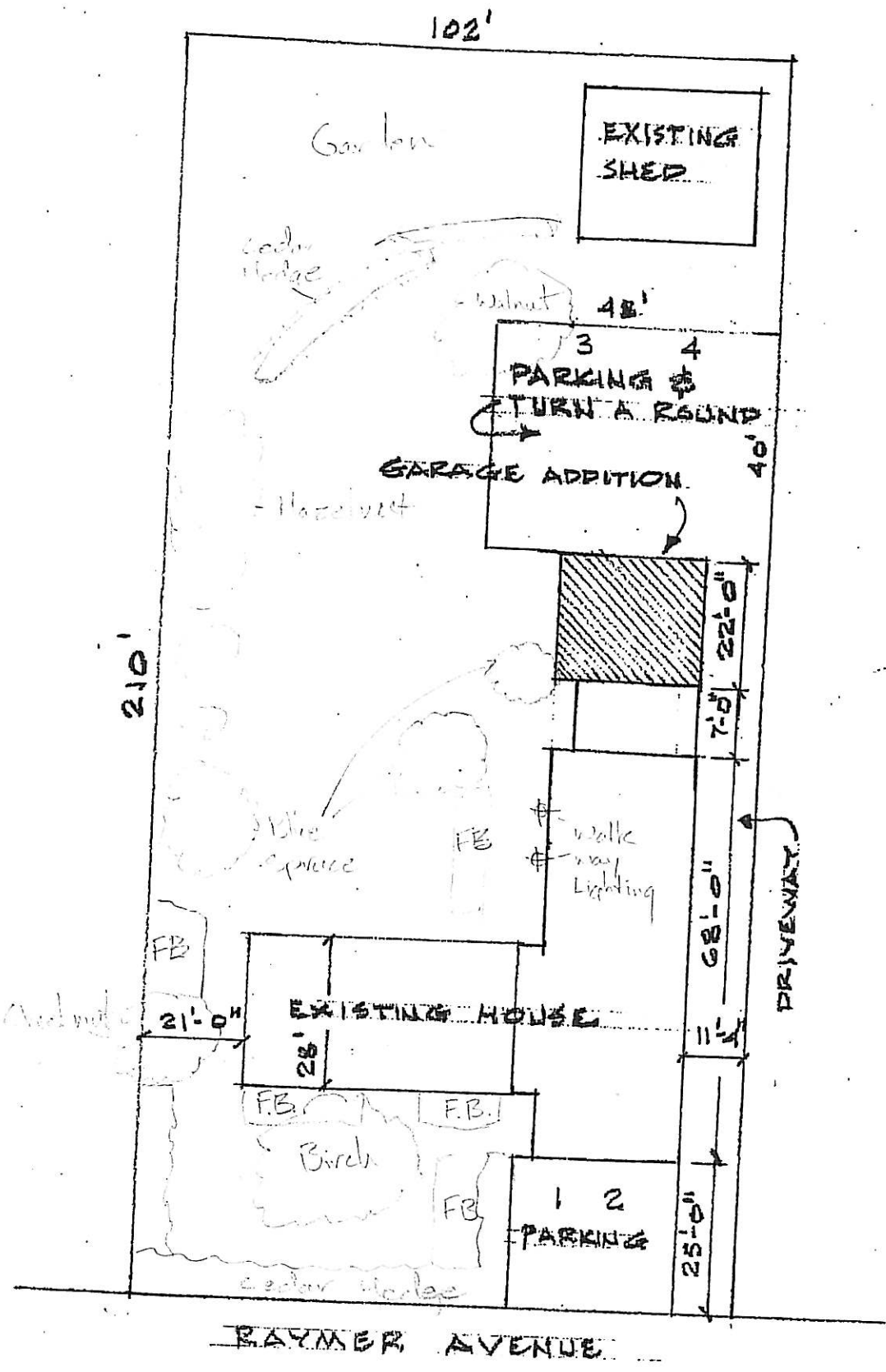
Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/rs
Attach





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.



F.B. = Flower Bed

FENCE SURROUNDS
PROPERTY - EXCEPT
FOR FRONT OF
PROPERTY
- 5' FENCING.

BAYMER AVENUE



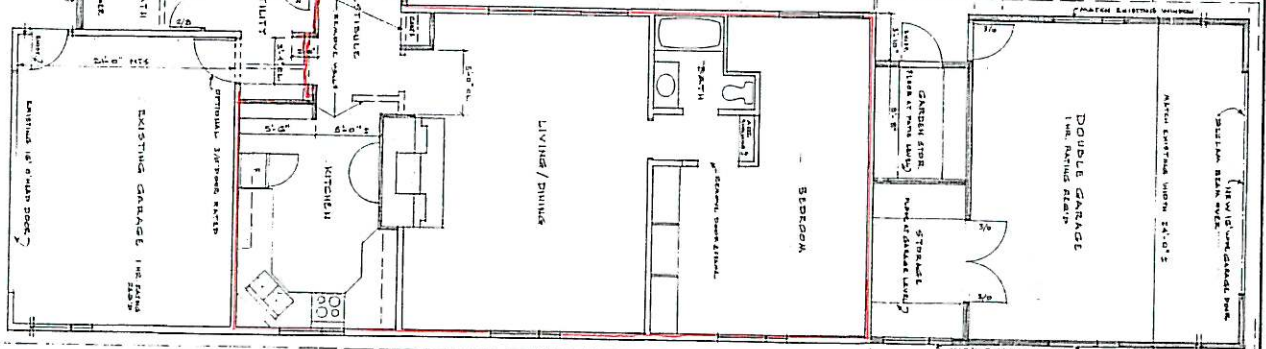
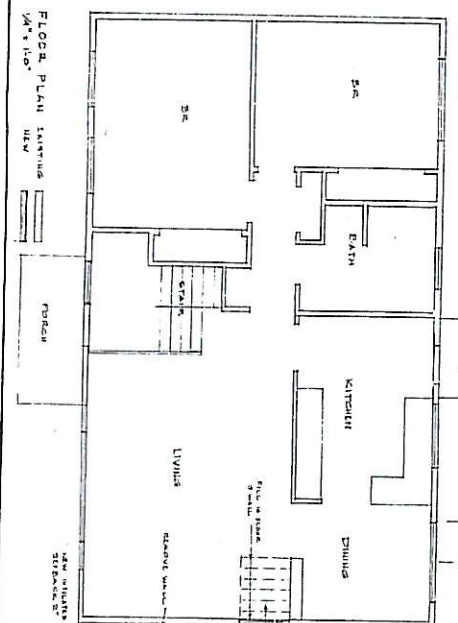
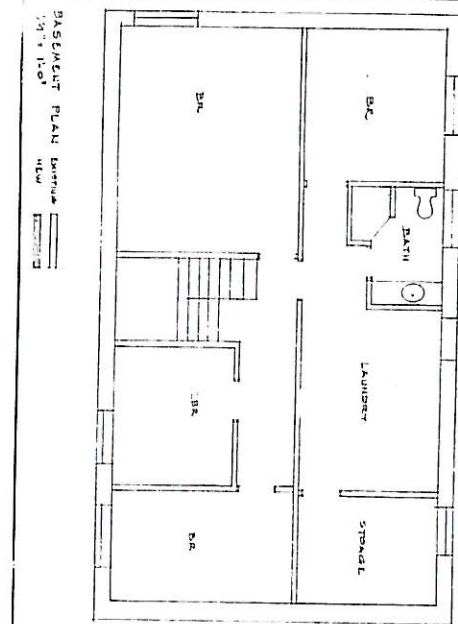
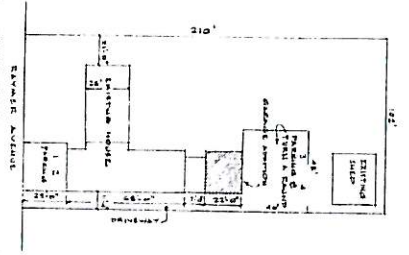
SITE PLAN/LANDSCAPE PLAN

1/32" = 1'-0"

LEGAL: LOT 4 D.L. 135

PLAN 10070 00.YD.

SITE PLAN
1/32" = 1'-0"
LEGAL: 127' x 311' 11"
FROM SURVEY: 180/19/00

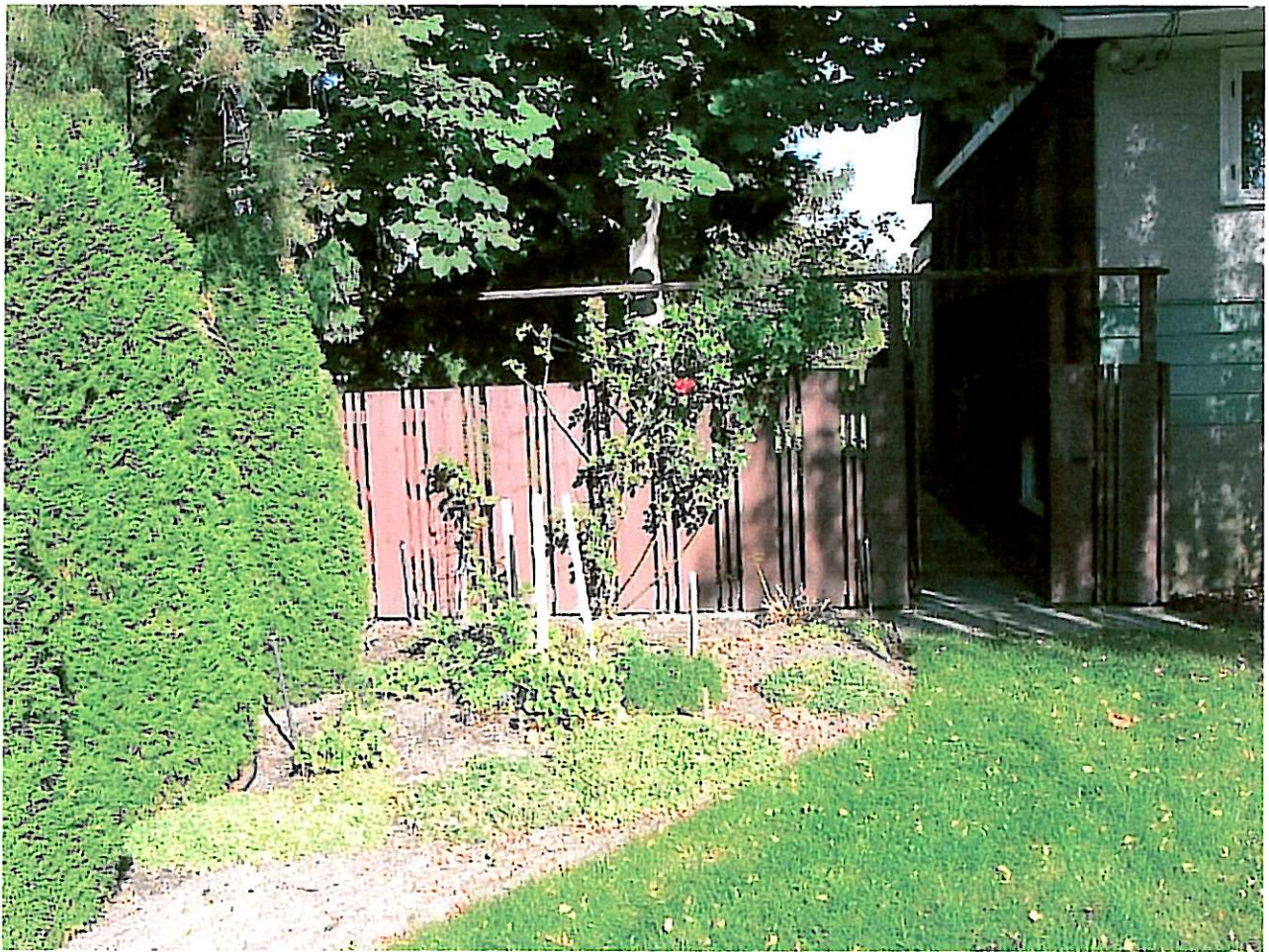




Front yard
Facing west



Front yard
Facing East



West Front Yard
Facing North



Back yard
Facing East



