
CITY OF KELOWNA
MEMORANDUM

DATE: MAY 2, 2007
TO: CITY MANAGER
FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION NO. Z07-0036 **OWNER:** Leopold Rietveld
AT: 864 Skyline St. **APPLICANT:** Cardan Enterprises Ltd.
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 THE CONSTRUCTION OF A CARRIAGE HOUSE.
EXISTING ZONE: RU1 – LARGE LOT HOUSING ZONE
PROPOSED ZONE: RU1S – LARGE LOT HOUSING ZONE WITH SECONDARY SUITE
REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0036 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 24, Section 30, Township 26, ODYD, Plan 11261, located on Skyline Street, 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;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction.

2.0 SUMMARY

The applicant is proposing to rezone the subject property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone in order to accommodate new construction of a carriage house. The two storey building will accommodate the garage on the main floor and the living residence on the upper floor. Total habitable area will measure 74m² in size and will contain two bedrooms, a living room, kitchen, one bathroom, den and laundry room. Two parking spaces will be

provided in the garage space. The subject property has a large rear yard which will allow for ample private open space for the residents of the suite and single family dwelling.

The proposed finishings for both the carriage house include hardi plank exterior with hardi wood accents.

The application compares to the requirements of the proposed RU1S – Large Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU1S ZONE REQUIREMENTS
Lot Area (m ²)	1487m ²	550m ²
Lot Width (m)	24.4m	16.5m
Lot Depth (m)	60.9m	30.0m
Site Coverage (%)	14.7%	40%
Total Floor Area (m ²) -House -Secondary suite	129m ² 74m ²	90m ²
Height (m)	4.5m	4.5m
Setbacks-Carriage House (m)		
-Front	28.5m	4.5m
-Rear	20.2m	1.5m (for accessory bldg)
-Side(n)	2.3m	2.3m
-Side(s)	14.8m	2.3m
Parking Spaces (Total)	3	3

3.0 SITE CONTEXT

The subject property is located on the west side of Skyline Road, just north of High Road.

Adjacent zones and uses are:

North - RU1 – Large Lot Housing - Single Family Dwelling
 East - RU1 – Large Lot Housing - Single Family Dwelling
 South - RU1 – Large Lot Housing - Single Family Dwelling
 West - RU1 – Large Lot Housing - Single Family Dwelling

4.0 LOCATION MAP



5.0 EXISTING/PROPOSED DEVELOPMENT POTENTIAL

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

Secondary suites are a permitted secondary use in the RU1s – Large Lot Housing with Secondary Suite zone provided that a rezoning to the “s” designation is approved by Council.

5.1 Current Development Policy

5.2.1 Kelowna Official Community Plan

The subject property is designated as Single/Two Family Residential on Generalized Future Land Use Map 19.1 which forms part of the Official

Community Plan. The proposed land use (single dwelling housing with a secondary suite) is consistent with the direction of this policy document.

Development of the proposed suite is subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in chapter 8 of 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.

3.4.2 Kelowna Strategic Plan

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 the following comments were received:

4.1 Environment Department

There are no other Environmental concerns with regard to the zoning application.

4.2 Inspection Services Department

Steep grade at rear of subject property, hillside development guidelines should be applied. Demolition permit required for carport.

4.3 Works and Utilities Department

The Works & Utilities Department have the following requirements associated with these applications

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.

4.3.2 Sanitary Sewer

Our records indicate that this property is serviced by sanitary sewer service. An inspection chamber (IC) must be installed on the sanitary service. The inspection chamber(IC) can be provided by City forces at the applicant's cost.

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

4.3.3 Development Permit and Site Related Issues

Access to this property will continue to be from Skyline St after the Clifton Road/Skyline Street re-alignment project. As part of the project a designated turn around area will be constructed on City boulevard so that vehicles can exit the site in a forward direction.

4.4.4 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 has no concerns with the proposed rezoning to allow a secondary suite in the form of a carriage house. The proposed addition will be a considerable upgrade to the property, and will improve the overall form and character of the entire site.

There has been concern noted about the steep gradient of the site, and that the sensitivity to the design of the proposed building must include topography limitations. Additionally, during the re-alignment of Clifton Road and Skyline Street, a permanent turn around area will be constructed on City boulevard so that vehicles can exit the site in a forward direction.

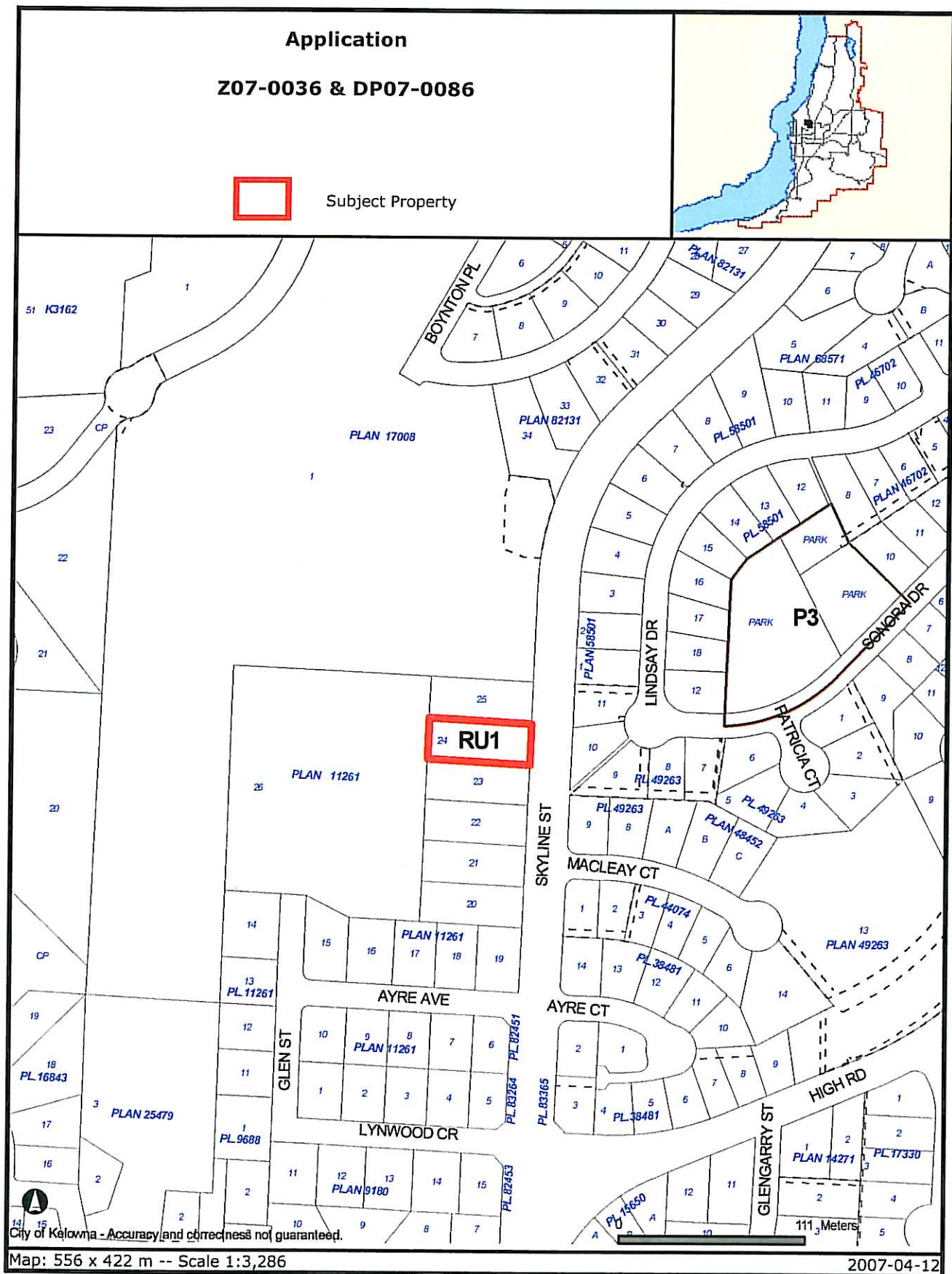

Shelley Gambacort
Acting Manager of Development Services


Approved for inclusion 
Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

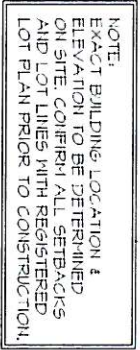
MP/SG/dn

Attachments

- Site Map
- Site Plan
- Elevations
- Main Floor Plan

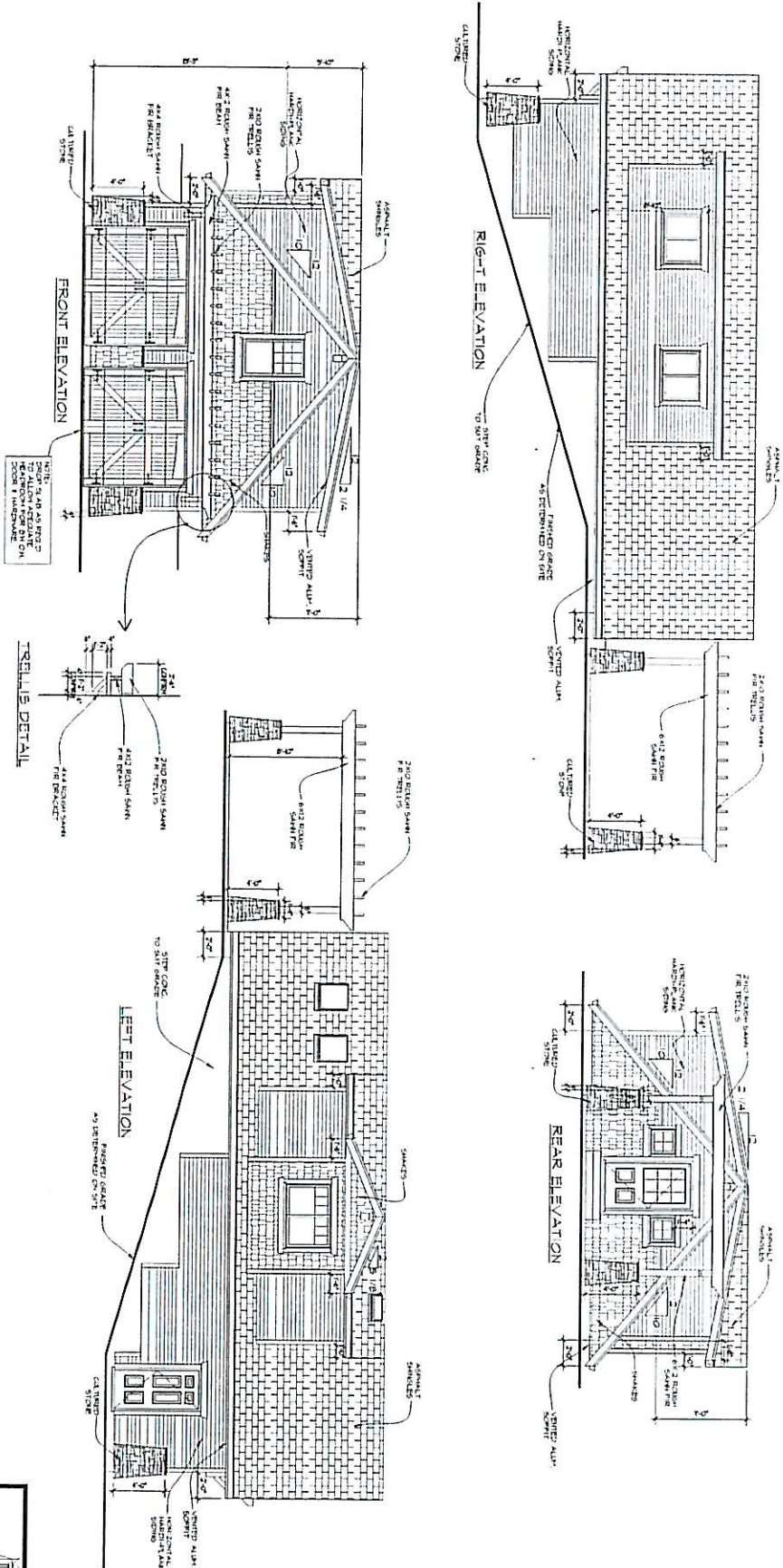



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



STEELAN : 200

ERRORS AND OMISSIONS



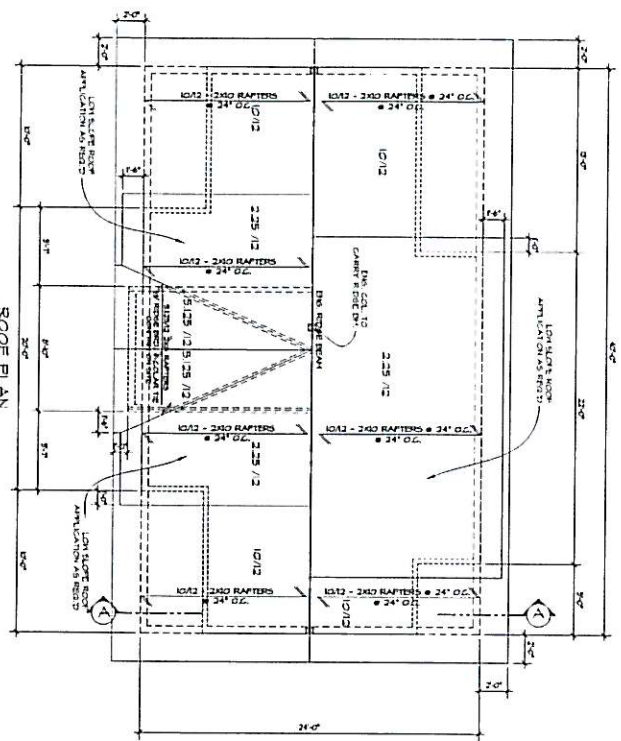
	BAXTER DESIGN 17528 K.L.D. Road Atlanta, GA 30328 phone: (404) 882-0488 email: baxterdesign@aol.com	
	PROPOSED RESIDENCE OF: LEO BRYEND BAXTERING SCULPTURE - "I-O" ATLANTA, GA.	
DATE: JAN. 22 / 07		REV. DATE(S):
DRAWN BY: S.M.H. / E.K.G.		1 3

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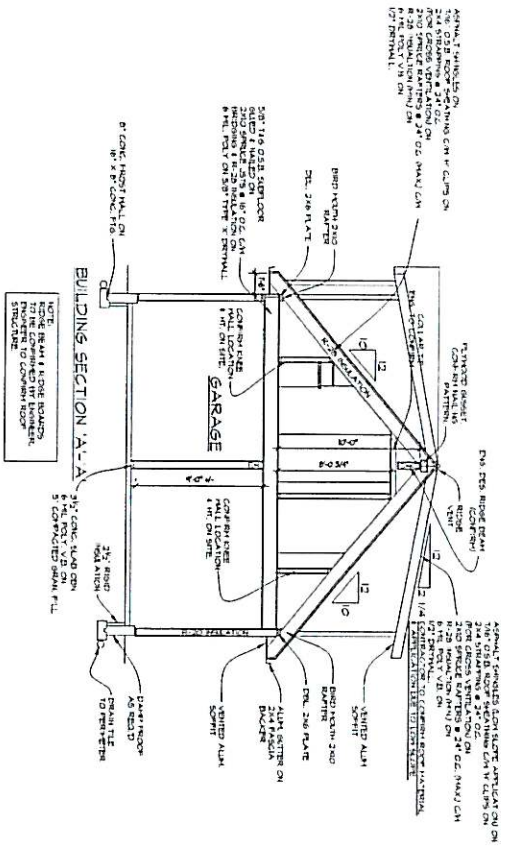
* **MILITARY AND NAVAL MILITARY** shall not be responsible for any inquiries from the structural drawings and specifications, or equipment required reading from the drawings and specifications of the job, and is the sole responsibility of the architect.

* **MILITARY AND NAVAL MILITARY** shall not be responsible for any errors or omissions which may result from any design, or any responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing work with their portion of the project. Should any discrepancies be found on these plans, the project architect shall be the one to make the necessary corrections.

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NOTE: SEE PLAN 1 FOR ROOF DRAINAGE TO THE GARAGE AND BASEMENT. STRUCTURE TO BE CONSTRUCTED TO COMPLY WITH LOCAL CODES.



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ROOF CONSTRUCTION

- 50# ROOFING FELT
- 7/16\"/>

EXTERIOR WALL CONSTRUCTION

- 4\"/>

GARAGE SLAB CONSTRUCTION

- 4\"/>

BASEMENT SLAB CONSTRUCTION

- 4\"/>

INTERIOR FLOOR CONSTRUCTION

- 1/2\"/>

INTERIOR WALL CONSTRUCTION

- 1/2\"/>

INTERIOR WINDOW DOORS

- 1\"/>

GENERAL NOTES

1. All work shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).
2. The owner shall be responsible for obtaining all necessary permits and approvals from the local building department.
3. The contractor shall be responsible for obtaining all necessary insurance and bonding.
4. The contractor shall be responsible for maintaining access to all adjacent properties at all times.
5. The contractor shall be responsible for protecting all existing structures and utilities.
6. The contractor shall be responsible for obtaining all necessary materials and labor.
7. The contractor shall be responsible for maintaining a clean and safe work site at all times.
8. The contractor shall be responsible for obtaining all necessary approvals from the local building department.
9. The contractor shall be responsible for obtaining all necessary approvals from the local building department.
10. The contractor shall be responsible for obtaining all necessary approvals from the local building department.

PROPOSED REVISIONS OF:

LEO HIRSHFIELD

REVISION: 1/4\"/>

DATE: JAN 22 / 07

REV. DATE(S):

PREP BY: S.H.B. / E.K.G.

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