
**CITY OF KELOWNA
MEMORANDUM**

DATE: March 5, 2008
TO: City Manager
FROM: Planning & Development Services Department
APPLICATION NO. Z08-0001 **APPLICANT:** Faye Henderson
AT: 4643 Raymer Road **OWNER:** Henderson, Faye and Bouchard, Joy

PURPOSE: TO REZONE FROM RU1 – LARGE LOT HOUSING ZONE TO RU1(s) – LARGE LOT HOUSING WITH A SECONDARY SUITE ZONE IN ORDER TO BUILD A SECONDARY SUITE IN AN ACCESSORY BUILDING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1(s) – LARGE LOT HOUSING WITH A SECONDARY SUITE ZONE

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0001 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, DL 580A, S.D.Y.D., Plan KAP46594, located on Raymer Road, Kelowna, B.C. from the RU1 – large lot housing zone to RU1(s) – large lot housing with a 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 in conjunction with Council's consideration of a Development Variance Permit on the subject property;

2.0 SUMMARY

This application seeks to rezone from the RU1 – large lot housing zone to RU1(s) – large lot housing with a secondary suite within an accessory building.

3.0 BACKGROUND

There is an existing single family dwelling on the subject property which is located on the north side of the irregularly shaped lot. The proposed accessory building will be located on the south side of the property outside of the existing easement and the 10 meter Riparian Management Area for the north Arm of Bellevue Creek.

There is ample parking on the site for both the principal and secondary dwellings units on the shared driveway area and in the garage provided in the new accessory building.



The proposed application meets the requirements of the RU1(s) Urban Residential Zone as follows (conflicts with Zoning Bylaw No. 8000 are noted at the end of the table):

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(S) ZONE REQUIREMENTS (FOR SECONDARY SUITE IN ACCESSORY BUILDING)
Subdivision Regulations		
Lot Area	975 m ²	550 m ²
Lot Width	24 m	17 m for corner lot
Lot Depth	45 m	30.0 m
Development Regulations		
Site Coverage (buildings)	34 %	40%
Site Coverage buildings/parking	48 %	50%
Existing Dwelling		
Height	Less than 9.5 m	Less than 2 ½ storeys/ 9.5 m
Front Yard	4.1 m ⁽¹⁾	4.5 m or 6.0 m to a garage
Side Yard (e)	9.3 m	2.0 m (1 – 1 ½ storey)
Side Yard (w)	4.2 m	2.0 m (1 – 1 ½ storey)
Rear Yard	19 m	7.5 m
Proposed Secondary Suite in an Accessory Building		
Height	4.5 m	1½ storeys / 4.5 m
Front Yard	27.1 m	4.5 m or 6.0 m to a garage
Side Yard (e)	2 m	2.0 m (1 – 1 ½ storey)
Side Yard (w)	7.2 m	2.0 m (1 – 1 ½ storey)
Rear Yard	3.9 m	1.5 m
Size of suite	89 m ²	90 m ²
Separation (Distance Between Houses)	3.382 m ⁽²⁾	5.0 m
Other Requirements		
Parking Stalls (#)	3 Spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space

(1) existing non-conforming

(2) Development Variance to vary the distance between houses from 5 m required to 3.382 m

3.1 Site Context

The subject property is located on the west side of Raymer Road, in the Mission. More specifically, the adjacent land uses are as follows:

- North - RU1 – Urban Residential – Large Lot Housing
- East - RU1 – Urban Residential – Large Lot Housing
- South - RU1 – Urban Residential – Large Lot Housing
- West - RU1 – Urban Residential – Large Lot Housing

3.2 Site Location Map

Subject Property: 4643 Raymer Road



3.3 Existing Development Potential

The purpose is to provide a zone for single detached housing, and compatible secondary uses. The property is designated Single/Two Unit Residential in the Future Land use of the Kelowna 2020 Official Community Plan. This development is subject to the Development Permit Guidelines for Form and Character of Secondary Suite and Two Dwelling housing.

4.0 TECHNICAL COMMENTS

As Attached

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Staff recommends that this rezoning application be supported, as it represents a sensitive infill project, consistent with the policies contained within the OCP. The proposed second dwelling is small in scale and achieves a more efficient use of land, in a manner that should not have a negative impact on surrounding properties.

A Development Variance Permit accompanies this application to change the required distance between the principal and secondary units from a required 5.0 m to 3.382 m. A Development Permit has also been applied for and will be considered subsequent to the adoption of the zoning.



Shelley Gambacort

Current Planning Supervisor

Bcd

ATTACHMENTS

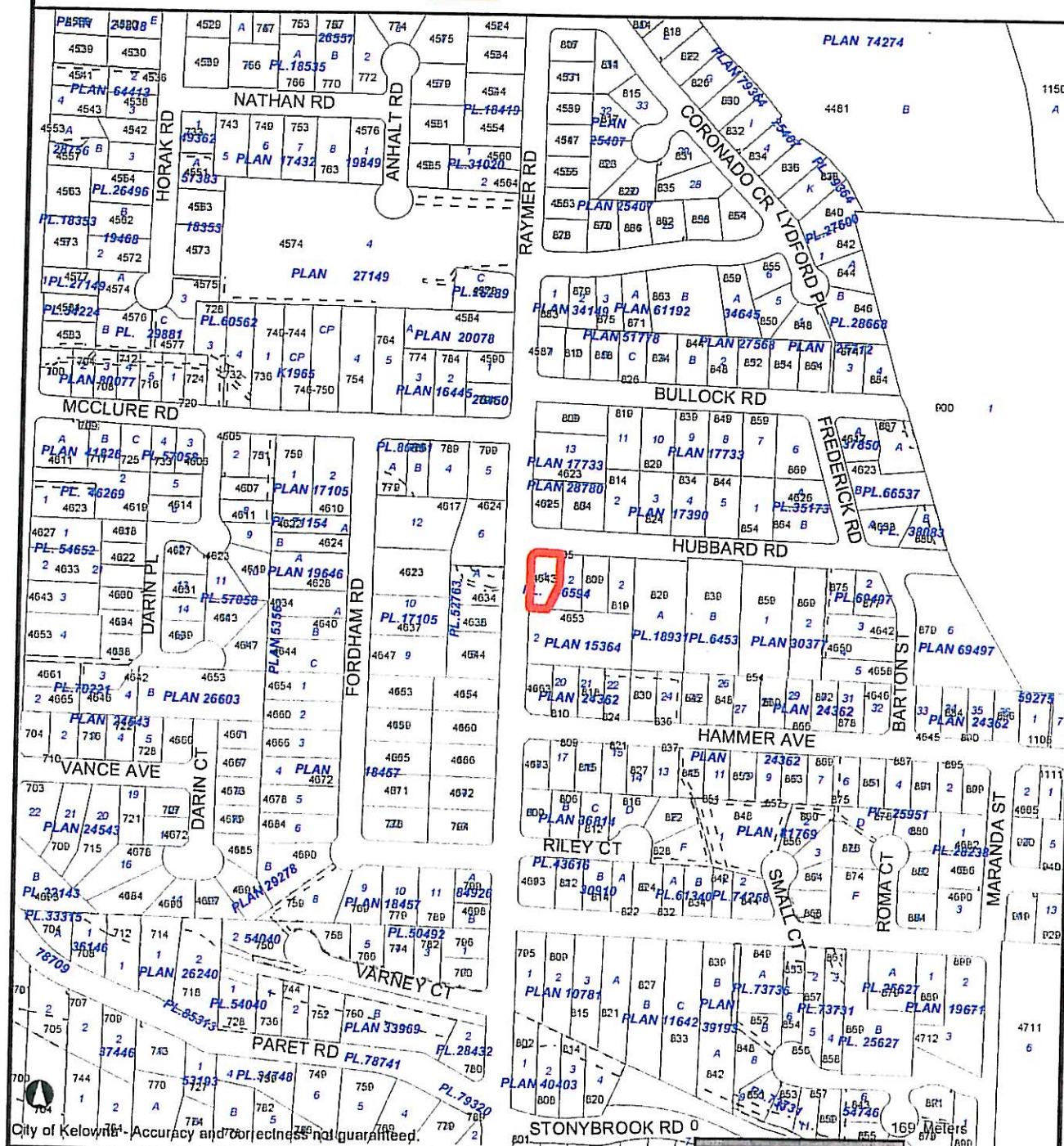
Location of subject property
Site Plan (both buildings)
Suite elevations & Floor plan
Technical comments

Application received: January 17, 2008

DP08-0004



Subject Property



Map: 847 x 913 m -- Scale 1:5,000

2008-01-16

*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.*

CITY OF KELOWNA
MEMORANDUM

Date: February 22, 2008
File No.: Z08-0001

To: Planning & Development Services Department (AW)

From: Development Engineering Manager (SM)

Subject: 4643 Raymer Rd. Lot 1 Plan 46594 Suite

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

1. Domestic Water and Fire Protection

The existing lot is adequately serviced with a 19mm diameter copper water service.

Metered water from the main residence must be extended to supply the proposed suite. Our records indicate that the existing meter is installed in a pit; the meter shall be removed and relocated within the existing dwelling as required by the City Plumbing Regulation and Water Regulation Bylaw.

2. Sanitary Sewer

The existing house is provided with a single 100mm-diameter sanitary sewer service, complete with I.C. that will be used to service the main residence and the proposed suite

3. Development Permit and Site Related Issues

Adequate, hard surface on-site parking must be provided. The parking modules must meet by-law requirements.

Direct the roof drains into on-site rock pits. This will help dissipate the roof drain water and prevent additional concentrated flows onto the road right-of-way.

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.

Steve Muenz, P. Eng.
Development Engineering Manager
DC

File: Z08-0001

Application

File: Z08-0001

Type: REZONING - NON APC

File Circulation

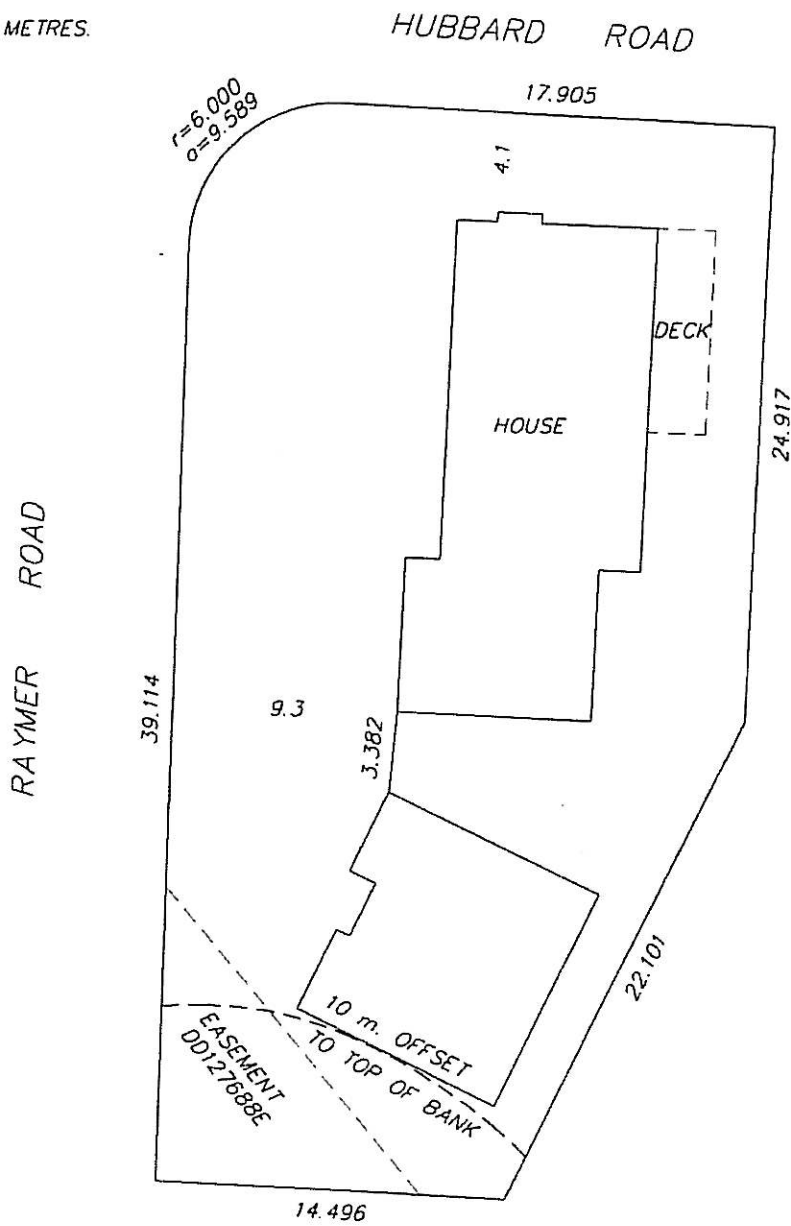
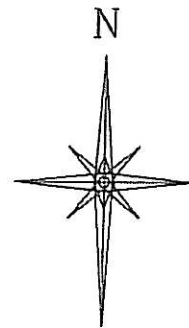
Seq	Out	In	By	Comment
B.C. Assessment Authority (info only)				
2008-01-16	2008-01-16			
Bylaw Enforcement Officer				
2008-01-16	2008-01-16		PTURNER	No concerns
Community Development & Real Estate Mgr				
2008-01-16	2008-01-24		SALEXANC	CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 1/2 x 11 copy, of any survey plans.
Environment Manager				
2008-01-16	2008-01-25		CDAVIS	The Environment Division does not support this re-zoning application. The proposed suite encroaches into the Riparian Management Area (RMA) of the North Arm of Bellevue Creek. The RMA setback for the N. Arm of Bellevue Creek is 10 meters. The Environment Division suggests moving the suite so that it stays out of the 10 meter RMA. The suite location also needs to respect the driveway access for the neighbouring property, since any relocation of the driveway will also impact the RMA of Bellevue Creek.
Fire Department				
2008-01-16				
FortisBC				
2008-01-16	2008-01-31			No response
Inspections Department				
2008-01-16	2008-03-03		RREADY	No building code issues. Building elevation height relative to north arm of Bellvue Creek required.
Public Health Inspector				
2008-01-16	2008-02-04			No concerns provided water & sewer available.
Works & Utilities				
2008-01-16	2008-02-27			see documents tab

**B.C. LAND SURVEYOR'S CERTIFICATE OF
LOCATION OF BUILDING ON LOT 1
PLAN KAP46594 D.L. 580A S.D.Y.D.**

SCALE 1:300

DISTANCES ARE IN METRES.

Civic Address:
4643 Raymer Road
Kelowna, BC



(C)

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

CERTIFIED CORRECT

this 15th day of February, 2008.

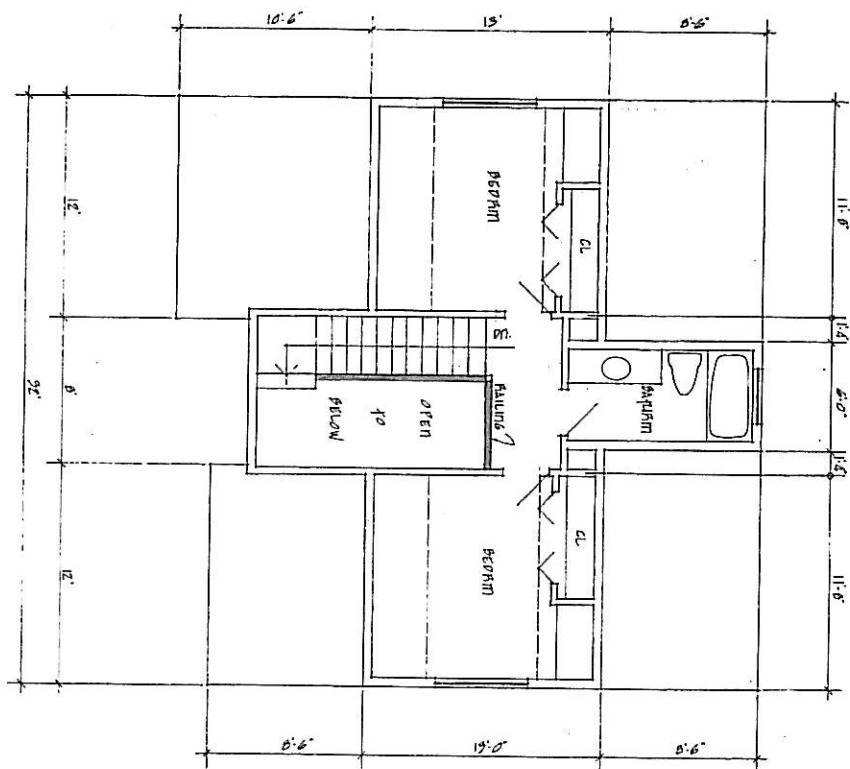
D.A. Goddard BCLS

FILE 14218 FB 324

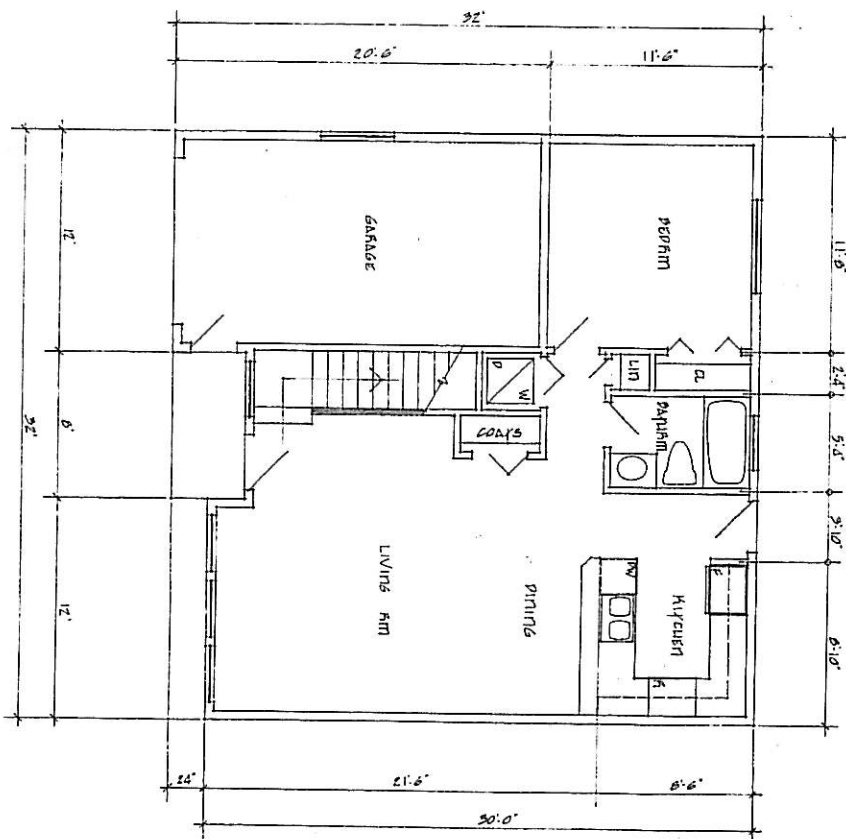
RE: HENDERSON

THIS PLAN IS FOR MORTGAGE OR
MUNICIPAL PURPOSES ONLY AND IS
NOT TO BE USED TO DEFINE THE
BOUNDARIES OF THIS LOT.

D.A. Goddard Land Surveying Inc.
103-1358 ST. PAUL STREET KELOWNA

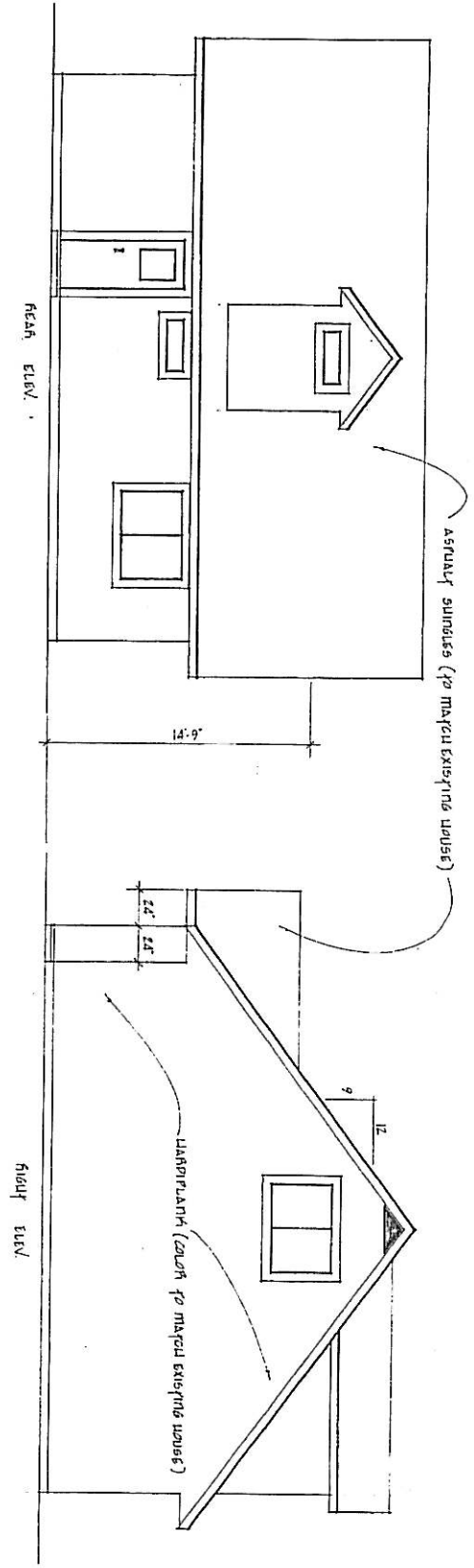
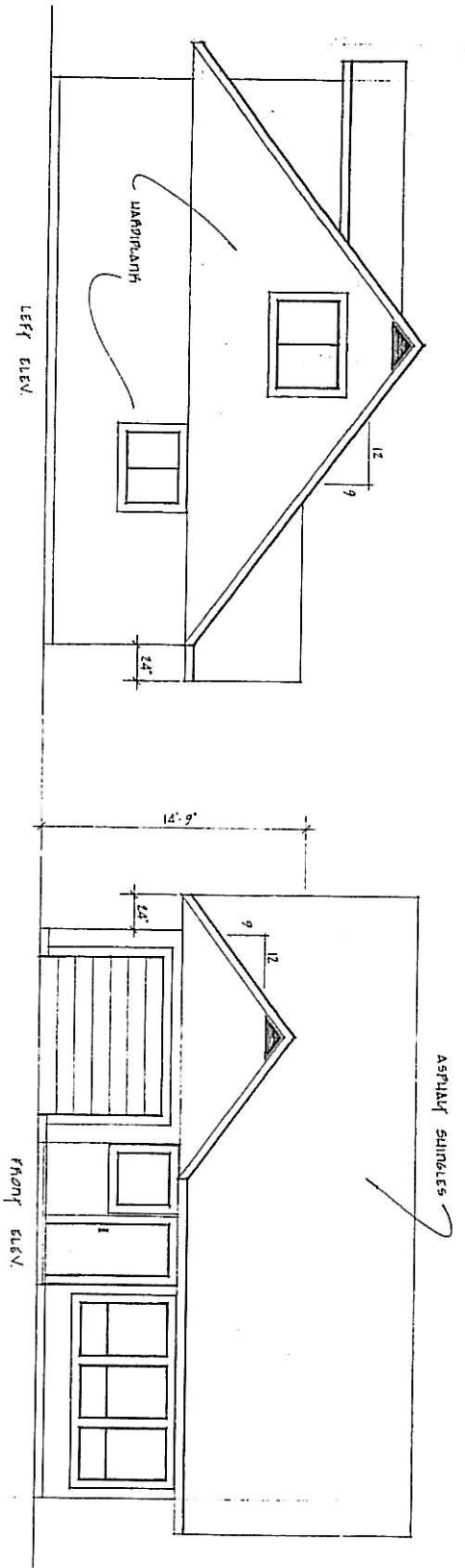


2nd FLOOR
400' (30 m²)



MAIN FLOOR
552' (51 m²) EXCLUDING GARAGE

hilmner house plans Ph 800-7536 304 - 1823 Harvey Ave. Redlands		Project :	FLOOR PLANS	Scale : 1/8" = 1'-0" Date : Dec 07 Drawn by : AU	NOTE: All dimensions to be checked on job by builder.	Sheet: 2 of 3 Plan : RL-07-11
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hilmer house plans PH 0007230 204 - 1923 Hilmer Ave Richmond		Project:		ELEVATIONS		Scale : 1/4" = 1'-0" Date : DEC. 07 Drawn by : A.L.		NOTE: All dimensions to be checked on job by builder.		Sheet: 3 of 3 Plan : R2-07-11	
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