

5.

**CITY OF KELOWNA
MEMORANDUM**

DATE: September 18, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z08-0063

APPLICANT: Rob Selby

AT: 664 Balsam Rd

OWNER: Rob and Dayna Selby

PURPOSE: TO REZONE FROM RU1 – LARGE LOT HOUSING ZONE TO RU1(s) - LARGE LOT HOUSING WITH A SECONDARY SUITE ZONE TO ALLOW CONSTRUCTION OF A SECONDARY SUITE IN AN ACCESSORY BUILDING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING ZONE

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

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0063 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, District Lot 358, O.D.Y.D., Plan 19073, located on Balsam Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU1(s) – 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 Works and Utilities being satisfied.


2.0 SUMMARY

This application seeks to rezone from the RU1 – Large Lot Housing zone to the RU1(s) – Large Lot Housing with Secondary Suite zone to enable construction of a secondary suite in an accessory building.

3.0 BACKGROUND

The subject property was recently subdivided to create two RU1 properties, which are both owned by the applicant. In order to subdivide, the original attached carport needed to be removed from the single family dwelling. The applicant is proposing replace the carport with a detached 2 car garage with the potential for a secondary suite in the space above the garage. However, the current plan of the owner is to allocate the future suite area for his home based engineering business.

There is sufficient parking to meet the bylaw requirements. However, a covenant for an easement between the Lot A and B will be needed to satisfy the fire regulation size requirement of a minimum 3 meter width for the driveway to the back accessory building.



The proposed application meets the requirements of RU1(s) – Large Lot Housing with Secondary Suite zone as follows:

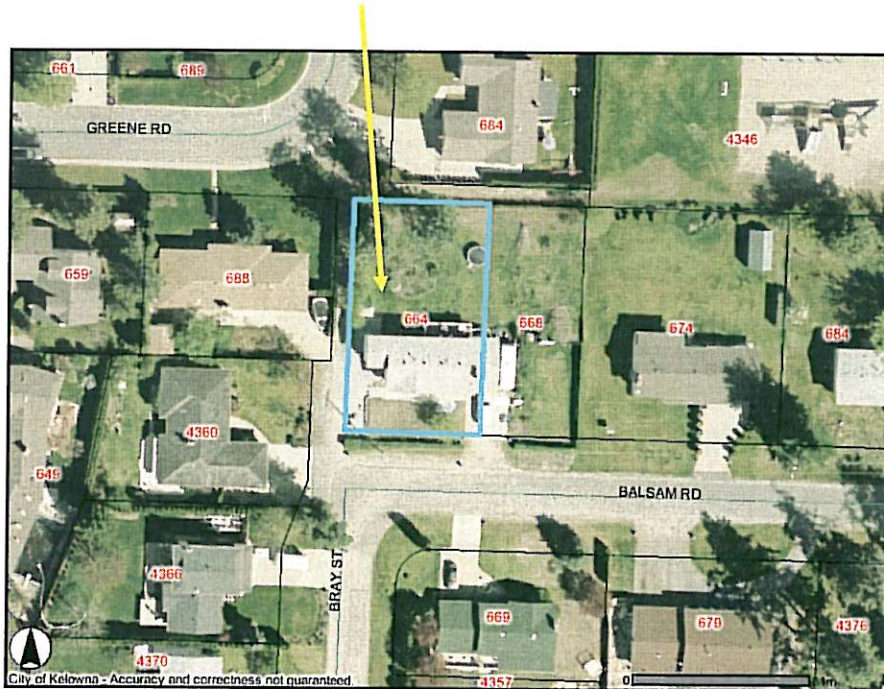
Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(S) ZONE REQUIREMENTS (FOR SECONDARY SUITE IN ACCESSORY BUILDING)
Subdivision Regulations		
Lot Area	942.6 m ²	550 m ²
Lot Width	23.43 m	16.5 m
Lot Depth	40.19 m	30.0 m
Development Regulations		
Site Coverage (buildings)	26 %	40%
Site Coverage (buildings/parking)	36 %	50%
Existing Dwelling		
Height	6.0 m	Less than 2 ½ storeys / 9.5 m
Front Yard	8.38 m	4.5 m or 6.0 m to a garage
Side Yard (e)	2.13 m	2.0 m (1 - 1 ½ storey)
Side Yard (w)	2.44 m	2.0 m (1 - 1 ½ storey)
Rear Yard	> 7.5 m	7.5 m
Floor Area	156 m ²	
Proposed Secondary Suite in an Accessory Building		
Height	4.45 m	1½ storeys / 4.5 m
Front Yard	> 6.0 m	4.5 m or 6.0 m to a garage
Side Yard (e)	3.3 m	2.0 m (1 - 1 ½ storey)
Side Yard (w)	7.07 m	2.0 m (1 - 1 ½ storey)
Rear Yard	1.5 m	1.5 m
Floor Area	89.4 m ²	90 m ²
Separation (Distance Between Houses)	10.6 m	5.0 m

Other Requirements		
Parking Stalls (#)	3 Spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

3.1 Site Context

The subject property is located on the north side of Balsam Road, in the Mission. More specifically, the adjacent land uses in all directions are RU1 – Large Lot Housing.

3.2 Site Location: 664 Balsam Road



4.0 POLICY

4.1 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 and detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 8).

Development Permit Process - This development is subject to the Development Permit Guidelines for Form and Character of Secondary Suite and Two Dwelling Housing Development.

5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

5.1 Works and Utilities

See attached for comments

5.2 Fire Department

In all seasons, a minimum access width of 1100 mm needs to be maintained impeding free for fire-fighter access to the rear of the property and to the secondary suite main entrance.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Planning staff recommends that this rezoning application be supported, as it represents a sensitive infill project that is consistent with the policies contained within the OCP. It is anticipated that no adverse effect will be imposed on adjoining neighbouring properties. The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area.

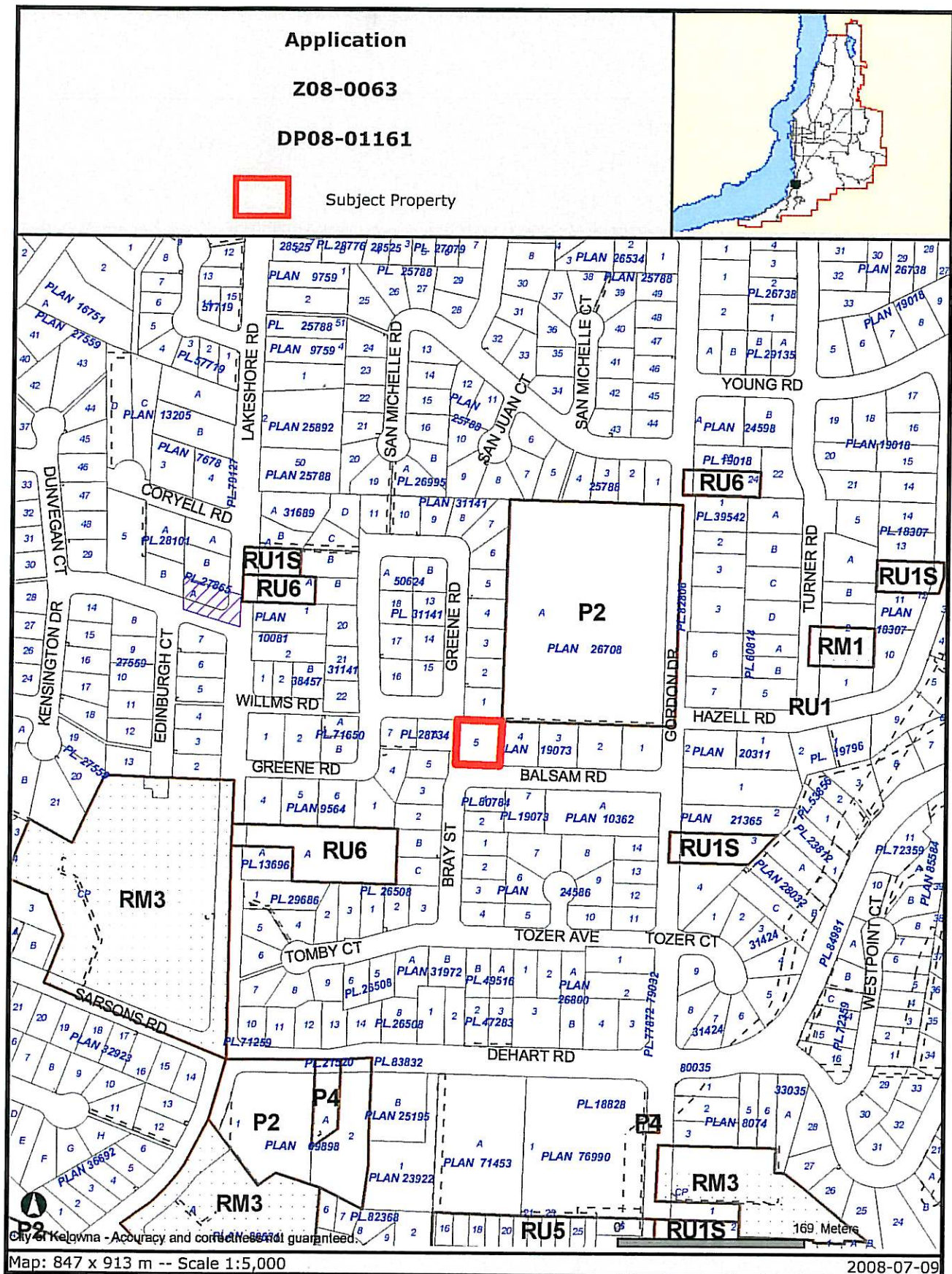
A Development Permit executed at staff level accompanies this zoning amendment application to assess the form and character of the proposed suite subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in the Official Community Plan.


Danielle Noble
Current Planning Supervisor
Bcd

ATTACHMENTS:

Location of subject property
Site Plan (existing building location)
Site Plan (both buildings)
Floor plans for accessory building
Elevations of accessory building

Application received: July 9, 2008

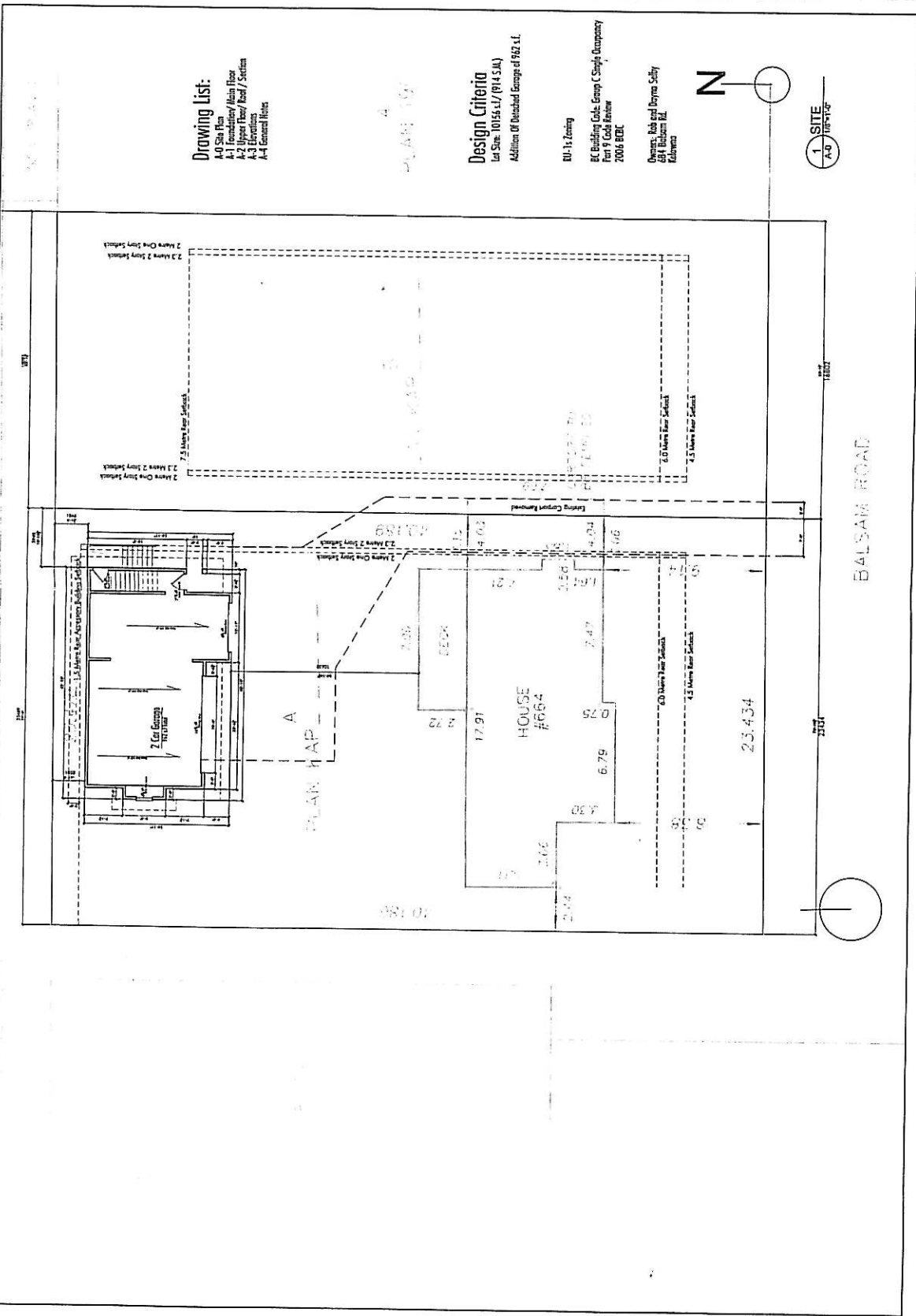


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



664
Balsam
Kelowna

ISSUED BY:	KJH
PROJECT:	064-07
DATE	12/23/07

A-O



**KH
DESIGNS**
CUSTOM
RESIDENTIAL
DESIGN
4472 LAWRENCE AVE.
SUITE 100
RICHMOND, BC V6X 4L3
250-849-0221

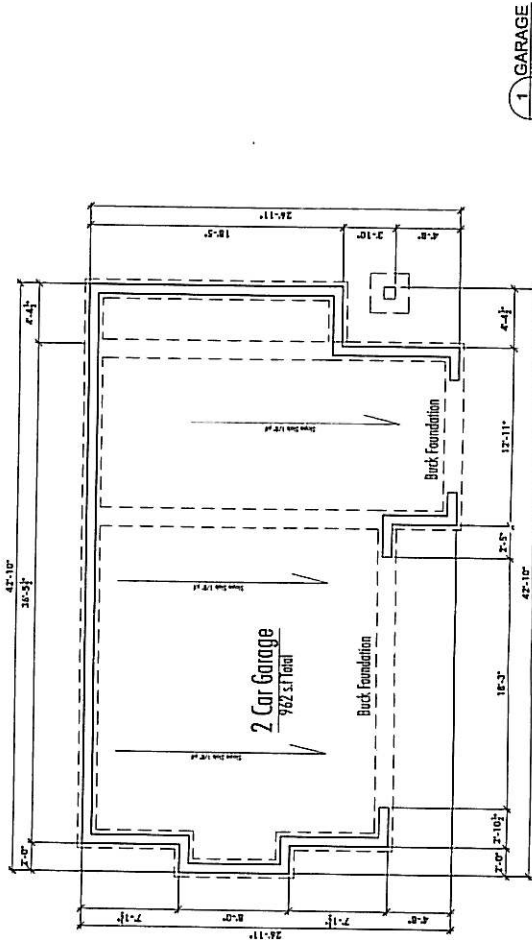
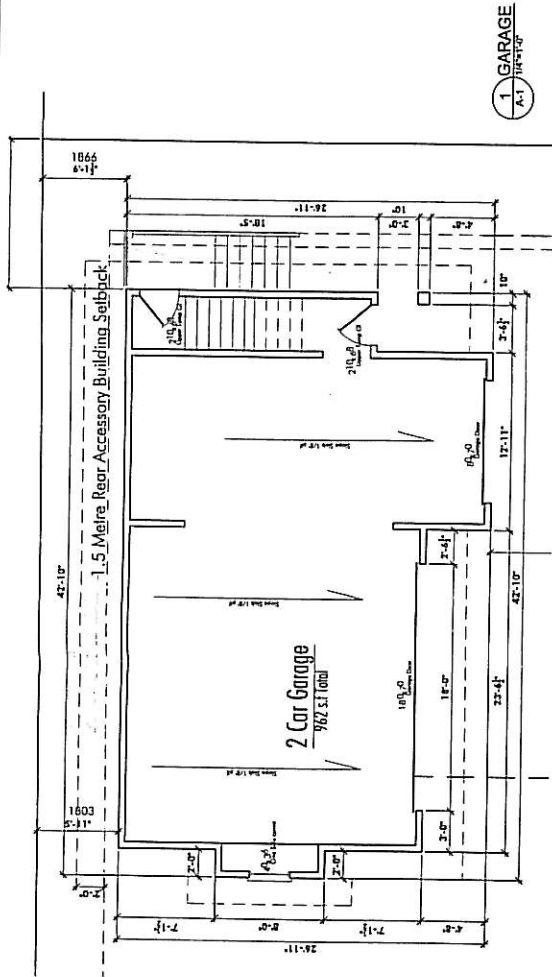
**Selby
Residence
Garage**

**664
Balsam
Kelowna**

DRAWN BY: JCH
PROJECT: 044-07
FILE:
DATE: 12/23/07
Drawing Issued

**Garage
Main**

A-1



Specifications:
Roof: Slopes Specified on Roof Plan
25 Year Class A Building Acrylic Shingles
7/16" OSB 1/2" W/ 1/2" Spacing
Exterior Walls: 2x6 @ 16" O.C.
Interior Walls: 2x4 @ 16" O.C.
Floor System: 1 1/2" Ply Form
Concrete Foundation: 4" Reinforced W/ Max. 17" Gravel over



K.H. DESIGNS
CUSTOM
RESIDENTIAL
DESIGN
44,246 LAWRENCE AVE.
SUITE 100
SCAR, ONT. M1S 4L3
TEL: 416-491-0321

Selby
Residence

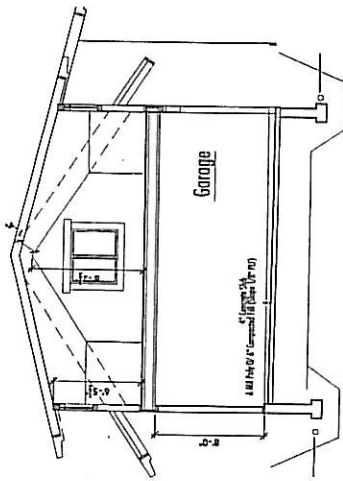
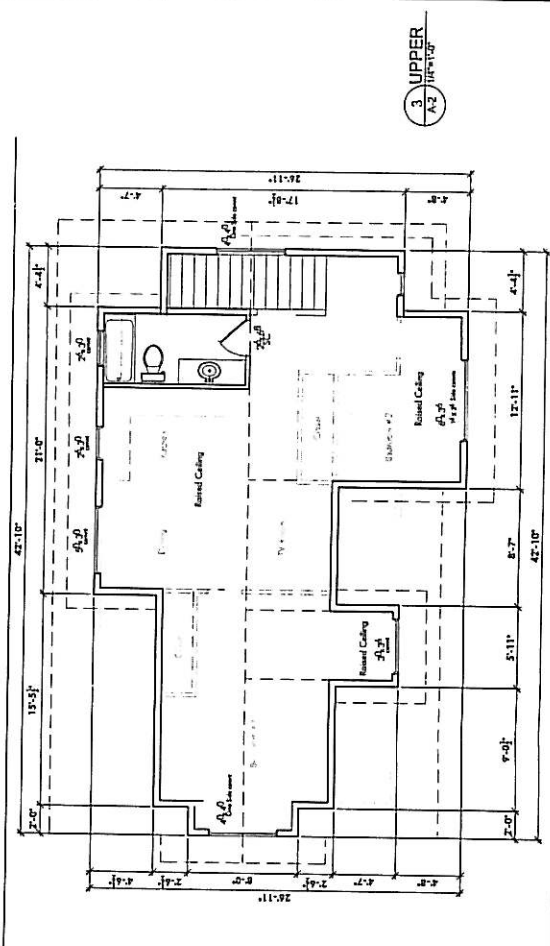
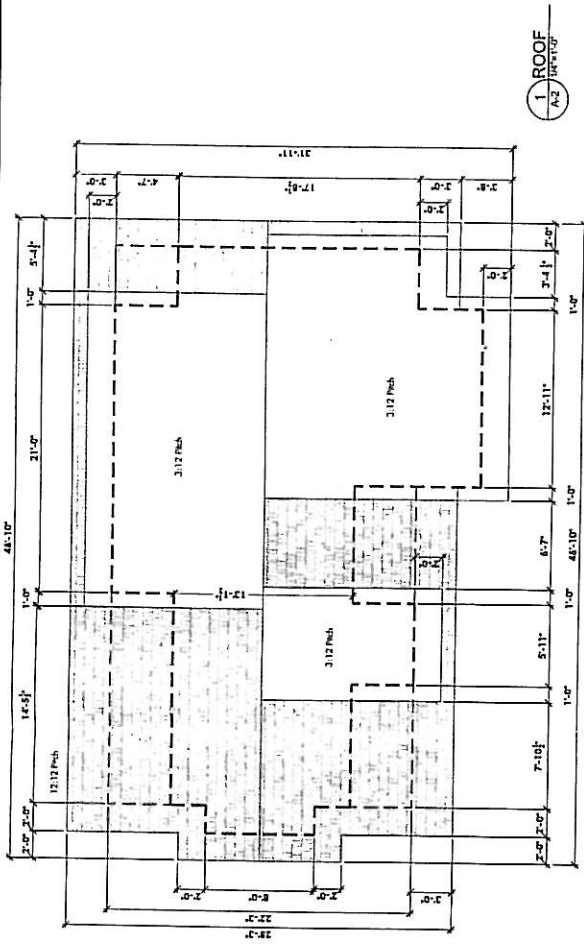
Garage

664
Balsam
Kelowna

DRAWN BY: K.H.
PROJECT: 04-07
FILE: 04-07
SCALE: DATE
Drawing Issued: 2/20/08

Garage
Upper
Floor

A-2



1 SECTION
A-2 1/8\"/>

Specifications:
Roof: Slopes Specified on Roof Plan
2x10 Rafters @ 16\"/>



**K&H
DESIGNS**
CUSTOM
RESIDENTIAL
DESIGN
4124 LAMAR AVE.
KELOWNA, B.C. V1Y 1A3
250-887-0321

**Selby
Residence**

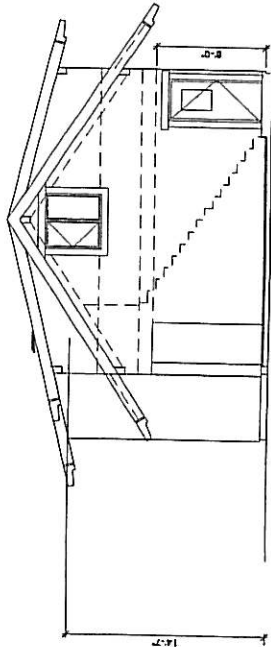
Garage

**664
Balsam
Kelowna**

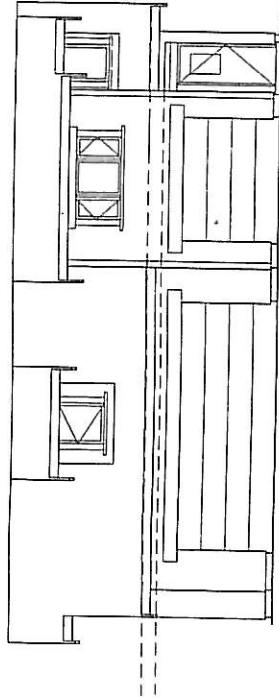
DRAWN BY: K&H
PROJECT: 04407
FILE:
DATE: 3/07/08
Drawing Issued

**Garage
Elevations**

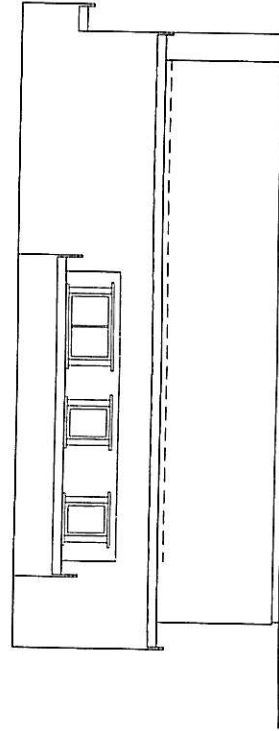
A-3



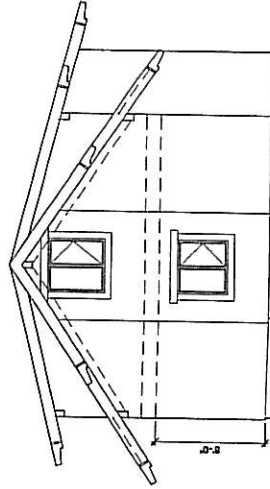
1 EAST
A3
1/4"=1'-0"



2 SOUTH
A3
1/4"=1'-0"



3 NORTH
A3
1/4"=1'-0"



4 WEST
A3
1/4"=1'-0"

CITY OF KELOWNA
MEMORANDUM

Date: September 8, 2008 Revised
File No.: Z08-0063
To: Planning & Development Services (BD)
From: Development Engineering Manager (SM)
Subject: 664 Balsam Rd. Lot A Plan 87195 Carriage House

The Works & utilities Department has the following comments and requirements associated with this application.

1. Domestic Water and Fire Protection

- (a) The existing lot is serviced with a small diameter (19-mm) PVC water service, which is substandard. An adequate metered water service must be provided to meet current by-law requirements. The disconnection of the existing small diameter water service and the tie-in of the new 19mm copper service will be by City forces at the developer's expense. **The applicant will be required to sign a Third Party Work Order for the cost of the works prior to issuance of the Development Permit. For estimate inquiry's please contact Derek Corning at 469-8568.**
- (b) Metered water from the main residence must be extended to supply the proposed suite.

2. Sanitary Sewer

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

The property is located within Specified Area #17 and is serviced by the municipal wastewater collection system. The applicant is required to pay the specified area # 17 charges in the amount of **\$240.08** for the carriage house (\$480.16 valid until March 31, 09 x0.5 Units).

3. Site Related Issues

Direct the roof drains into on-site rock pits to help dissipate the roof drain water and prevent additional concentrated flows.

The applicant must provide a cross access agreement between lot A and B of plan 87195, for review by the City.

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