
**CITY OF KELOWNA
MEMORANDUM**

DATE: October 9, 2008
TO: City Manager
FROM: Planning & Development Services Department
APPLICATION NO. Z08-0085 **APPLICANT:** Lance Pilott
AT: 2260 Wilkinson St **OWNER:** Lance Pilott
PURPOSE: TO REZONE FROM THE RU2 – MEDIUM LOT HOUSING ZONE TO RU2(s) – MEDIUM LOT HOUSING WITH A SECONDARY SUITE ZONE, IN ORDER TO LEGALIZE A SECONDARY SUITE WITHIN AN EXISTING PRINCIPAL DWELLING.
EXISTING ZONE: RU2 – MEDIUM LOT HOUSING
PROPOSED ZONE: RU2(s) – MEDIUM LOT HOUSING WITH SECONDARY SUITE
REPORT PREPARED BY: CARLIE FERGUSON

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0085 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 136, O.D.Y.D, Plan 32304, located on 2260 Wilkinson St, Kelowna, B.C. from the RU2 – Medium Lot Housing Zone to the RU2(s) – Medium 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 subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

2.0 SUMMARY

This rezoning application seeks to rezone from RU2 – Medium Lot Housing zone to RU2(s) – Medium Lot Housing (with Secondary Suite) zone to allow for a secondary suite within an existing principal dwelling on the subject property.

3.0 BACKGROUND

3.1 The Proposal

The intent of this application is to legalize a secondary suite within an existing principal dwelling. The applicant is in the process of rebuilding the home after it was partially destroyed by a domestic fire. The intent was to rebuild it to it's original state which included a second kitchen. This application seeks to legalize that "second kitchen" as a secondary suite. The proposed suite is located on the lower and is to include one bedroom, living/dining room, full kitchen, a bathroom, and laundry facilities. The minimum required 3 parking spaces and 30m² open space per dwelling unit have been provided.

The proposed application meets the requirements of the RU2(s) Large Lot Housing with a Secondary Suite zone as follows :



Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU2(S) REQUIREMENTS
Subdivision Regulations		
Lot Area	604 m ²	400 m ²
Lot Width	16.5 m	13 m
Lot Depth	36.6 m	30 m
Development Regulations		
Site Coverage (buildings)	29%	40%
Site Coverage (buildings/parking)	38%	50%
Proposed Dwelling		
Height	1½ storeys / 3.6 m	Less than 2 ½ storeys / 9.5 m
Front Yard	7.6 m	6.0 m to a garage
Side Yard (n)	2.8 m	1.5 m (1 - 1 ½ storey portion)
Side Yard (s)	1.8 m	1.5 m (1 - 1 ½ storey portion)
Rear Yard	18 m	6.0 m
Total Floor Area (Principal Dwelling)	268 m ²	N/A
Total Floor Area (Secondary Suite)	78 m ² (29%)	90 m ² or 40% of the total floor area of the principal building
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30 m ² per dwelling

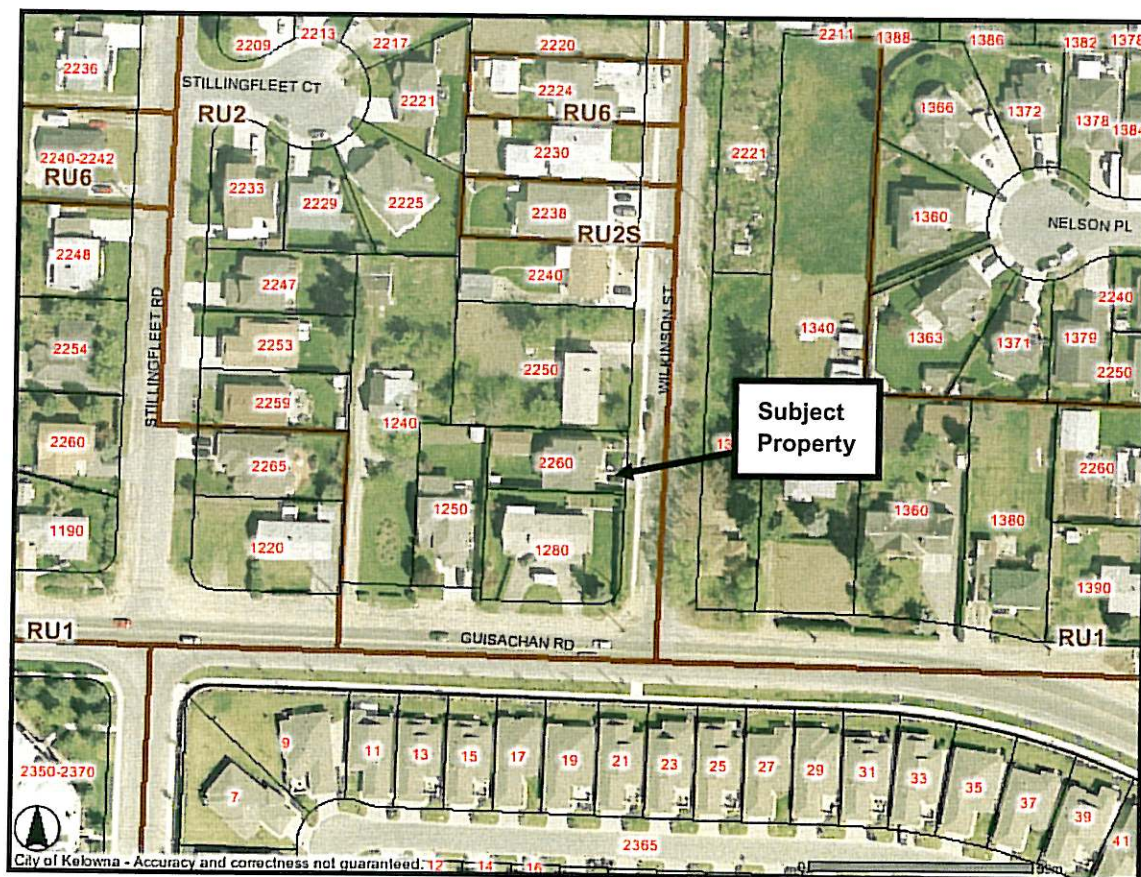
3.2 Site Context

The subject property is located on the west side of Wilkinson St in the South Central sector of the City. The surrounding properties are developed with single family residential homes. More specifically, the adjacent land uses are as follows:

North	RU2 – Medium Lot Housing
East	RU1 – Large Lot Housing
South	RU2 – Medium Lot Housing
West	RU2 – Medium Lot Housing

3.2 Site Location Map

2260 Wilkinson St



4.0 CURRENT DEVELOPMENT POLICY

4.1 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.

4.2 Kelowna 2020 – 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.

5.0 TECHNICAL COMMENTS

5.1 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations per BCBC 2006.

5.2 Inspections Department

Existing active building permit #35960 is for fire restoration only. Applicant requires a separate building permit for the proposed suite and suite must meet requirements of BCBC 2006.

5.3 Works and Utilities Department

See attached.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department is generally supportive of the proposed rezoning of the property to the RU1(s)- Large Lot Housing (with Secondary Suite) zone. The Official Community Plan designates the future land use of the subject property as Single / Two Unit Residential and the proposed land use (single unit housing with a secondary suite) is therefore consistent. As the suite is within the existing house, there will be no anticipated negative visual impact on the single-family character of the area.



Danielle Noble

Current Planning Supervisor

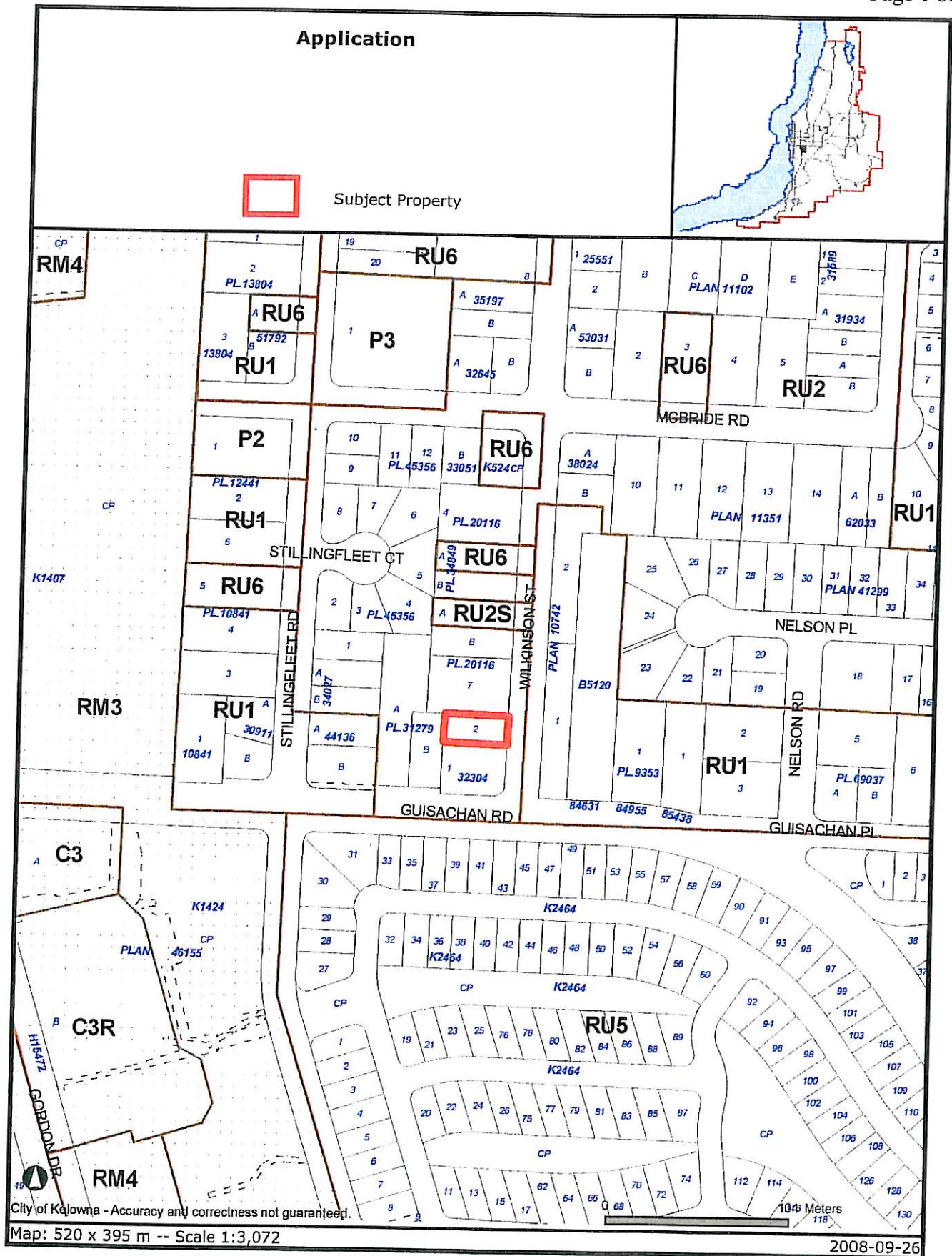
ATTACHMENTS

Location of subject property

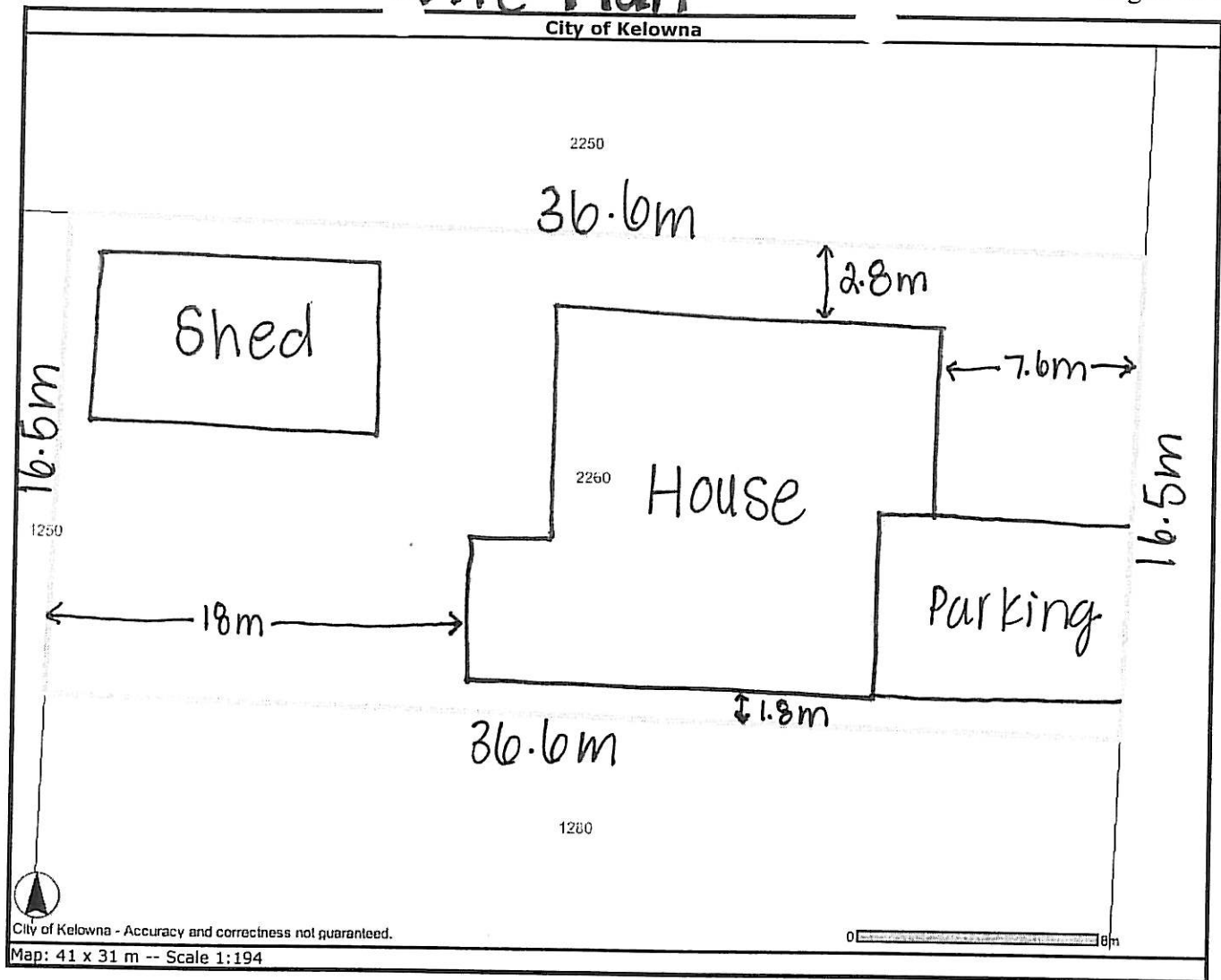
Site Plan

Proposed Suite Plan

Works & Utilities Comments



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.

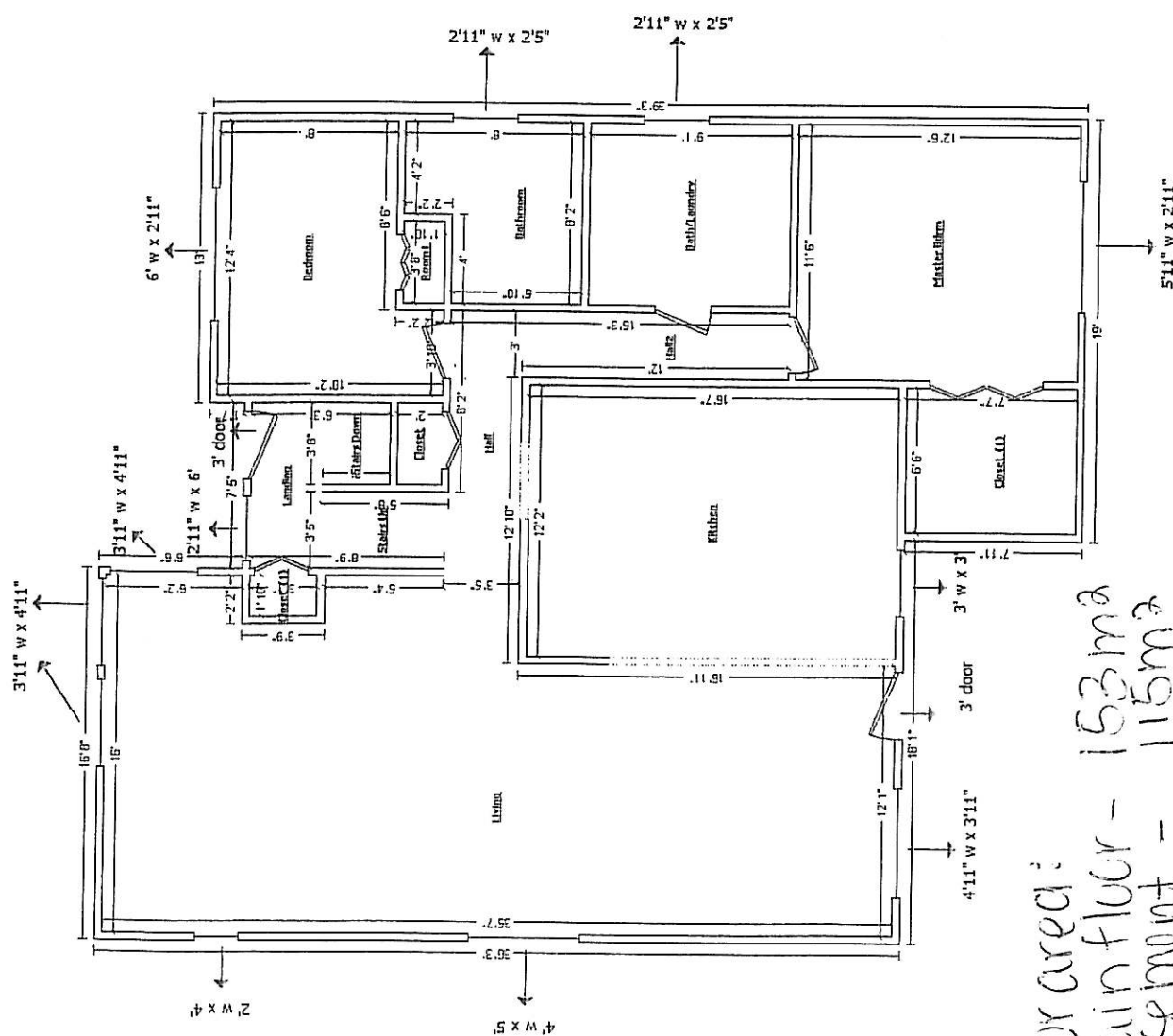


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Total area = 604 m²

Site coverage (buildings) = 176 / 604 m²
= 29%

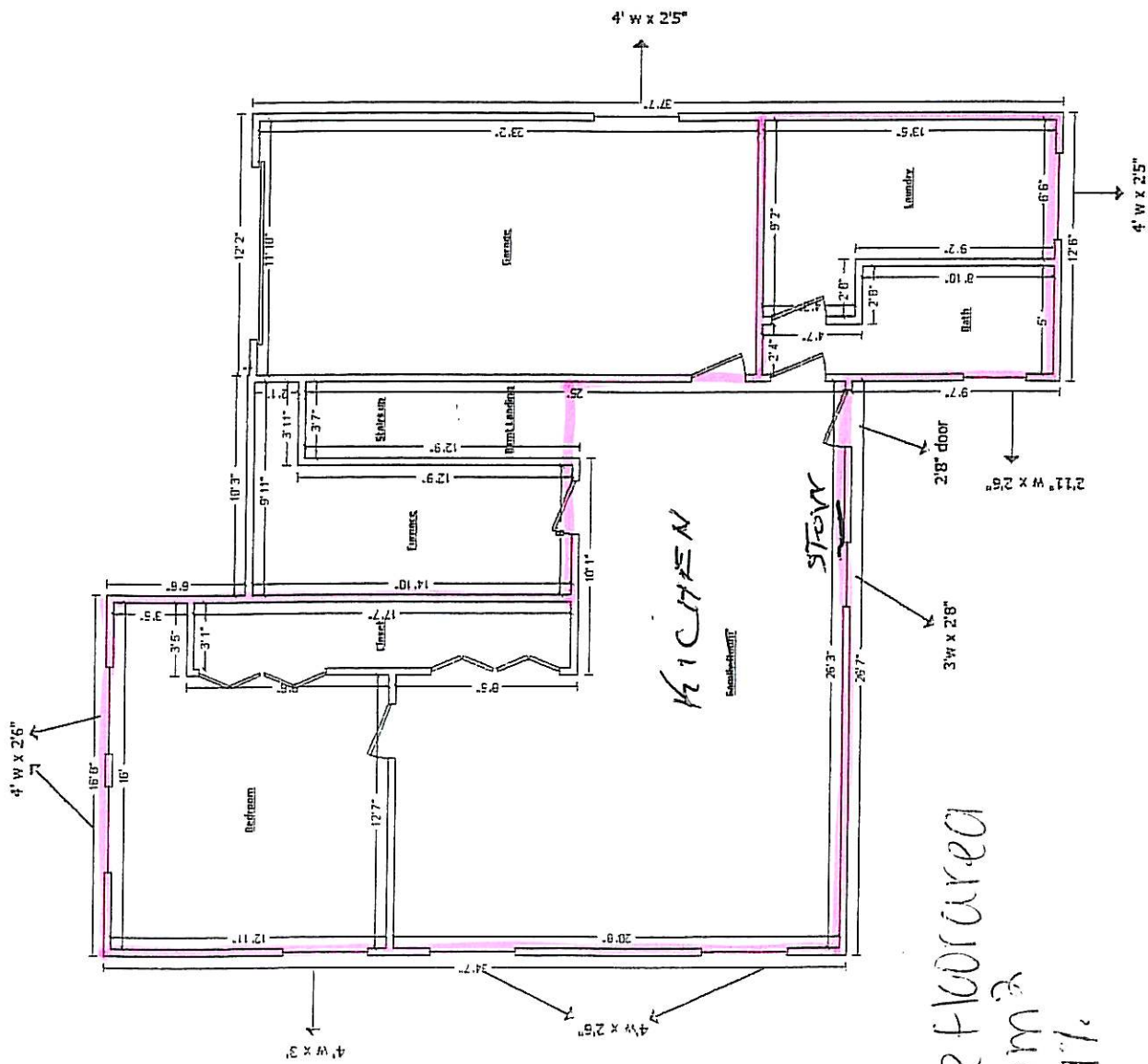
Site coverage (buildings / parking) = 230 / 604 m²
= 38%



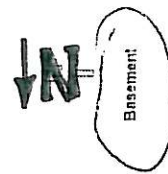
floor area:
main floor - 153m^2
basement - 115m^2
Total = 268m^2

PILOTT-SKETCH

Main Level



Suite Floor area
78m²
2911.



CITY OF KELOWNA
MEMORANDUM

Date: September 19, 2008
File No.: Z08-0085

To: Planning & Development Services Department (CF)

From: Development Engineering Manager (SM)

Subject: 2260 Wilkinson St. Lot 2 Plan 32304 Suite within Building

The Works & Utilities Department have the following requirements associated with this application to rezone from RU2 to RU2s is as follows:

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. The service should be adequate for this application. Metered water from the main residence must be extended to supply the proposed suite.

2. Sanitary Sewer

The 100mm-diameter sanitary sewer service should be adequate for the proposed application. An inspection chamber (IC), must be installed on the service at the owner's cost as required by the sewer-use bylaw.

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.

3. Development Permit and Site Related Issues

On-site parking modules must meet bylaw requirements.

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