
**CITY OF KELOWNA
MEMORANDUM**

DATE: September 2, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z08-0051 **APPLICANT:** Terry and Lynae Igel

AT: 391 Yates Road **OWNER:** Terry and Lynae Igel

PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1(S) – LARGE LOT HOUSING WITH A SECONDARY SUITE ZONE IN ORDER TO CREATE A SECONDARY SUITE WITHIN A NEW ACCESSORY BUILDING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

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

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0051 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 14, Section 32, Township 26, O.D.Y.D., Plan 15293, located on Yates 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 subsequent to the requirements of the Works & Utilities Department and the Glenmore-Ellison Improvement District being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit;

2.0 SUMMARY

The applicant seeks to rezone from RU1 – Large Lot Housing zone to RU1(s) – Large Lot Housing with a Secondary Suite zone to allow a secondary suite within an accessory building.

3.0 BACKGROUND

There is an existing single family dwelling on the subject property which is located at the front of this large lot. The proposed accessory building would be located at the rear of the lot accessible by a shared driveway. There is adequate parking for both the principal and secondary dwelling units.

The proposed application meets the requirements of the RU1(s) Large Lot Housing with a Secondary Suite as follows, with the exception of lot coverage as noted:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(S) ZONE REQUIREMENTS (FOR SECONDARY SUITE IN ACCESSORY BUILDING)
Subdivision Regulations		
Lot Area	1142 m ²	550 m ²
Lot Width	27.74 M	16.5 m
Lot Depth	41.21 M	30.0 m
Development Regulations		
Site Coverage (buildings)	25 %	40%
Site Coverage (buildings/parking)	43.4 %	50%
Existing Dwelling		
Height	6.73 m	9.5 m
Front Yard	10.3 m	6.0 m to a garage
Side Yard (s)	6.19 m	2.3 m (2 – 2 ½ storey)
Side Yard (n)	6.4 m	2.3 m (2 – 2 ½ storey)
Rear Yard	24.7 M	7.5 m
Proposed Secondary Suite in an Accessory Building		
Height	4.45 m	1½ storeys / 4.5 m
Front Yard	31.8 m	4.5 m or 6.0 m to a garage
Side Yard (n)	2.3 m	2.0 m (1 - 1 ½ storey)
Side Yard (s)	9.9 m	2.0 m (1 - 1 ½ storey)
Rear Yard	1.5 m	1.5 m
Floor Area % of Principle dwelling	87.4 m ² / 44.2% of principle dwelling	Lesser of 90m ² / or 75% of principle dwelling

CRITERIA	PROPOSAL	RU1(S) ZONE REQUIREMENTS (FOR SECONDARY SUITE IN ACCESSORY BUILDING)
Proposed Secondary Suite in an Accessory Building		
Separation (Distance Between Houses)	15.3 m	5.0 m
Lot Coverage	116.5 m ² ❶	90m ²
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

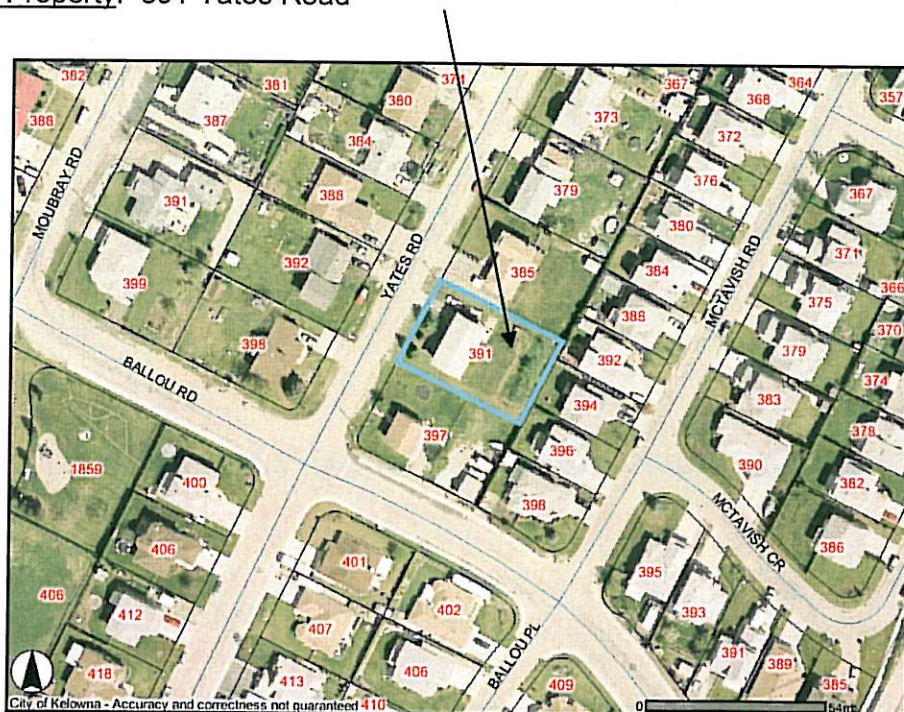
❶ A development variance is being sought to relax the lot coverage from 90 m² to 116.5 m²

3.1 Site Context

The subject property is located on the east side of Yates Road, in Glenmore. More specifically, the adjacent land uses are as follows:

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

3.2 Subject Property: 391 Yates Road



4.0 POLICY

4.1 City of Kelowna Strategic Plan (2004)

Objective #4 – Realize construction of housing forms and prices that meet the needs of Kelowna residents.

Objective #5 – Achieve accessible, high quality living and working environments.

4.2 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).

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

Attached

5.2 Inspection Services

Clay soils area; ensure driveway, roof and site drainage is designed and directed away from adjacent properties and provisions are made to contain it within property. Type 50 concrete is required for all footings foundations.

5.3 Fire Department

Maintain, in all seasons, a minimum access width of 1100 mm unobstructed access for fire-fighter access to the rear of the property and to the secondary suite main entrance.

The addresses for all residences are to be visible from the street.

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

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Planning staff recommends that this rezoning application be supported, as it represents a sensitive infill project, consistent with the policies contained within the OCP. The existing property is large enough to accommodate both buildings without any impact on the surrounding neighbours.

Development of the proposed suite is subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out by the Official Community Plan which will be reviewed in the accompanying Development Permit. The intent of the Development Guidelines is to give consideration to the form, character and landscaping of new secondary suites and two dwelling forms of housing.

A Development Variance Permit will be considered at a later date, which proposes to vary the foot print of the accessory building from the permitted 90 m² to 116.5 m² proposed. This variance will seek to fulfil two objectives with the re-development: i) to create a housing unit for the applicants in-laws, ii) to provide insulated, covered parking for vehicles.

However, site coverage for the accessory building is 10% which is well under the 14% maximum permitted for this regulation.



Danielle Noble
Current Planning Supervisor
Bcd

ATTACHMENTS

Location of subject property
Main Floor Plan, Site Plan, and cross-sections
Elevation Plans
Photos of existing building
Works and Utilities comments
Landscape Plan

Application received: May 29,2008

CITY OF KELOWNA

MEMORANDUM

Date: September 3, 2008 Revised
File No.: Z08-0051
To: Planning & Development Services Department (BD)
From: Development Engineering Manager (SM)
Subject: 391 Yates Rd. Lot 14 Plan 15293 Sec 32, Twp 26, ODYD

The Works & utilities Department has the following comments and requirements associated with this rezoning from RU1 to RU1s.

1. Domestic Water and Fire Protection

The property is located within the Glenmore Ellison Improvement District (GEID) service area.

Confirmation is required from GEID that the water system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.

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

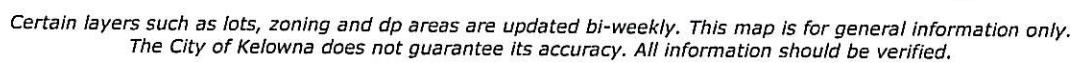
Direct the roof drains and hard surface parking spaces into drywells or on-site rock pits to help dissipate the roof drain water and prevent additional concentrated flows onto the rear lane.

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



UPPER FLOOR PLAN

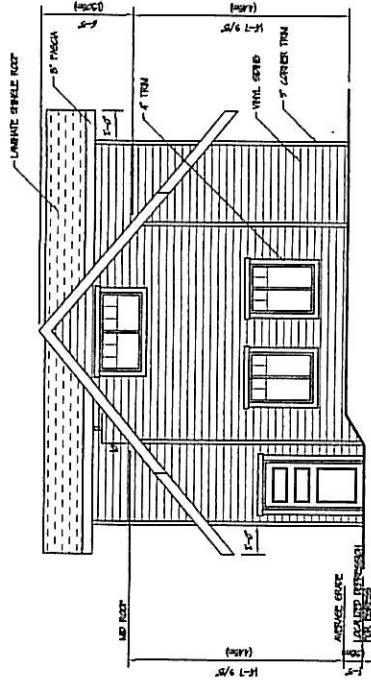
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OASIS DESIGN

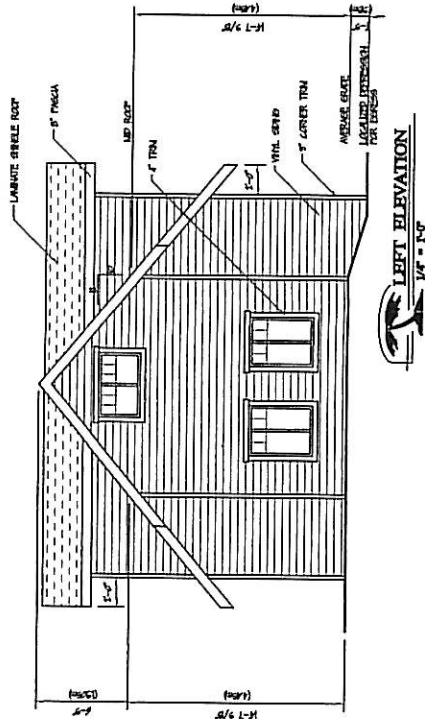
ELEVATIONS
391 YATES ROAD

DESIGNED BY: JAMES W. BLANDY
888-227-7275
DATE: AUGUST 21, 2008

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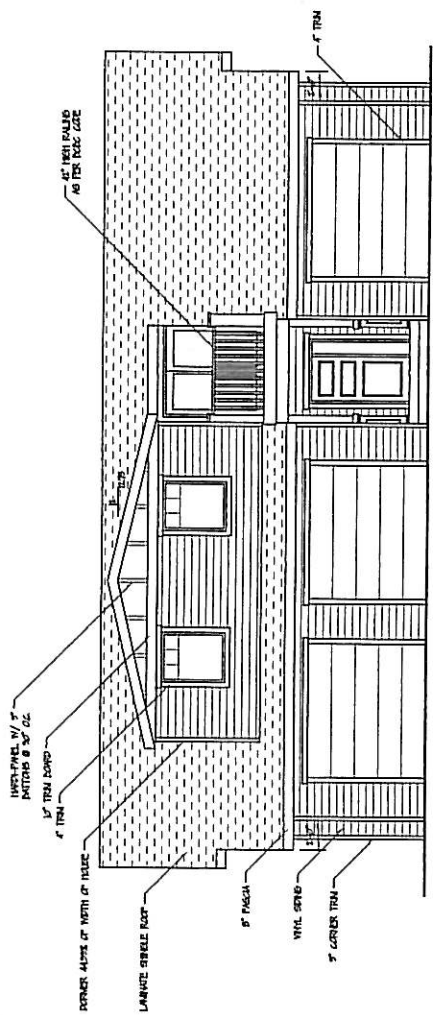


RIGHT ELEVATION
1/4" = 1'-0"

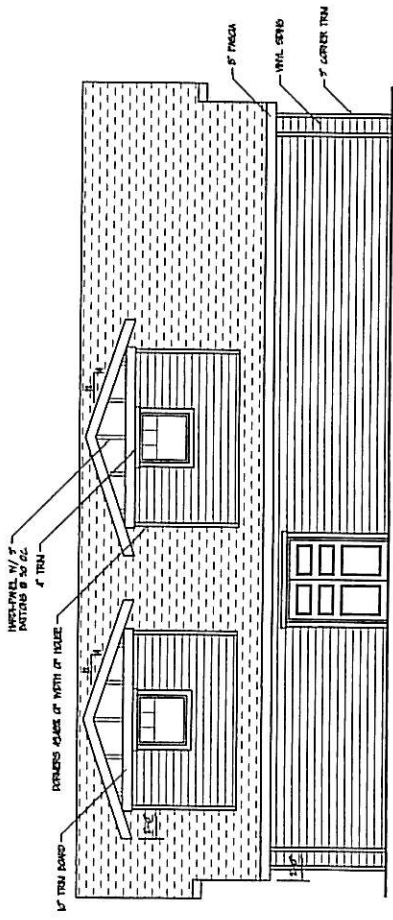


LEFT ELEVATION
1/4" = 1'-0"

REVISED PLANS



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"