
**CITY OF KELOWNA
MEMORANDUM**

DATE: February 13, 2009

TO: City Manager

FROM: Land Use Management Department

APPLICATION NO. Z08-0110
AT: 885 Wardlaw Avenue

APPLICANT: John & Louanne Ranney
OWNERS: John & Louanne Ranney

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE TO CONSTRUCT AN ACCESSORY BUILDING WITH SECONDARY SUITE IN THE REAR YARD

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0110 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 135, ODYD, Plan 25900, located at 885 Wardlaw Avenue, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to the RU1s – Large Lot Housing with Secondary Suite zone be considered by Council;

THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

This rezoning application seeks to rezone the subject property from the RU1 – Large Lot Housing to the RU1s – Large Lot Housing with Secondary Suite in order to permit the construction of an accessory building with secondary suite in the rear yard. A Development Permit for the form and character of the proposed development has also been submitted.

3.0 THE PROPOSAL

The applicant is applying to construct an accessory building with a secondary suite. Parking for the suite will be accessed from the rear lane and located in the existing garage. The proposed addition will match the existing garage. The proposed application meets the requirements of the RU1s Zone as follows:

CRITERIA	PROPOSAL	BYLAW REQUIREMENTS
Subdivision Regulations		
Lot Area	719 m ²	550 m ²

Z08-0110

Lot Width	22.4 m	16.5 m
Lot Depth	32.7 m	30 m
Development Regulations		
Site Coverage	46%	50% Incl. driveways and parking
Height	1 storey / 7.9m	2 ½ storeys / 9.5 m
Front Yard	9.45 m	6.0 m
Side Yard (West)	2.4 m	2.0 m
Side Yard (East)	1.4 m ¹	2.0 m
Rear Yard (North)	2.18 m	1.5 m
CRITERIA	PROPOSAL	BYLAW REQUIREMENTS
Size of Secondary Suite	67m ² / 26%	90 m ² or 40% of the total floor area of the principal dwelling
Private Open Space	Meets requirements	30 m ² per dwelling
Other Regulations		
Minimum Parking Requirements	3 spaces	2 spaces for the principal dwelling + 1 space for the suite

¹ Existing non-conforming

3.1 Site Location Map:

885 Wardlaw Avenue



3.2 Site Context

The surrounding area has been developed primarily as a single/two-family neighbourhood. More specifically, the adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU6 – Two Dwelling housing	Residential
East	RU1 – Large Lot Housing zone	Residential
South	RU2 – Medium Lot Housing	Residential
West	RU1 – Large Lot Housing zone	Residential

4.0 TECHNICAL COMMENTS

4.1 Development Engineering Branch

See Attached.

4.2 Building & Permitting

Existing building must be upgraded to BCBC 2006.

4.3 Fire Department

- An unobstructed and easily distinguishable firefighter access path, of 1100 mm, from the street to the back of the property line and to the secondary suite main entrance is required.
- Maintain, in all seasons, a minimum access width of 1100 mm for firefighter access to the rear of the property and to the secondary suite main entrance.
- Fire fighter access from the front of the property to the back building(s)/property line is not to be impeded at anytime.
- If a fence is ever constructed between the dwellings an 1100 mm, clear width, gate is required. Any gate is to open with out special knowledge.
- The addresses for all residences are to be visible from Wardlaw Ave.

5.0 LAND USE MANAGEMENT DEPARTMENT

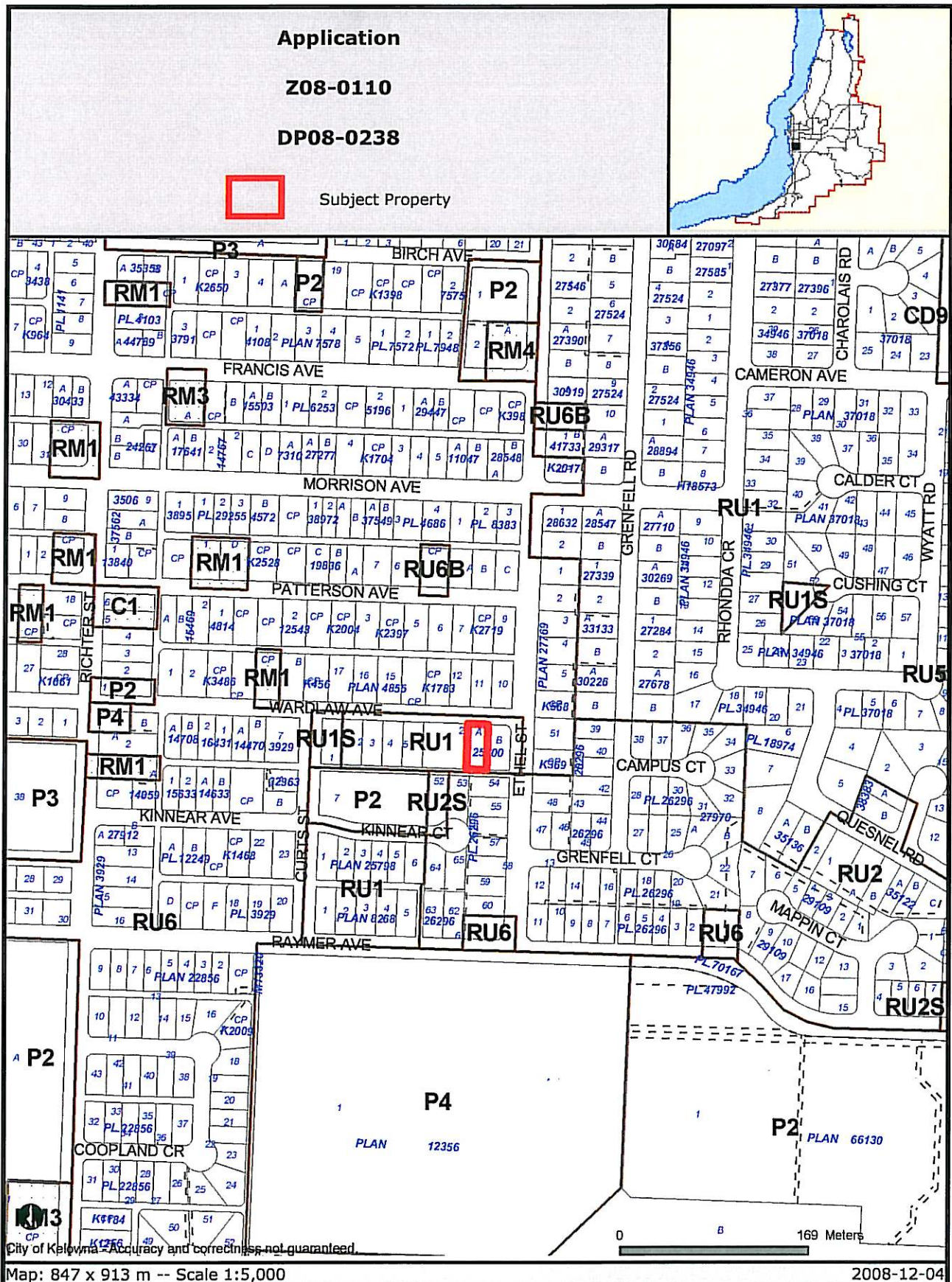
The Land Use Management Department has no concerns with the proposed rezoning of the property from RU1 - Large Lot Housing to RU1s - Large Lot Housing with Secondary Suite. The Official Community Plan supports the creation of secondary suites and the proposed development is in line with Zoning Bylaw No. 8000.



Shelley Gambacort
Director of Land Use Management
SG/aw

ATTACHMENTS

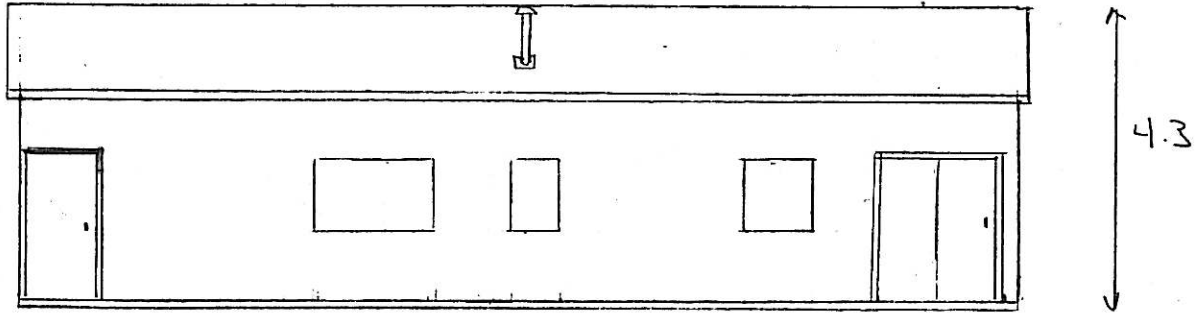
Location of subject property
Site Plan & Elevations
Development Engineering - Comments



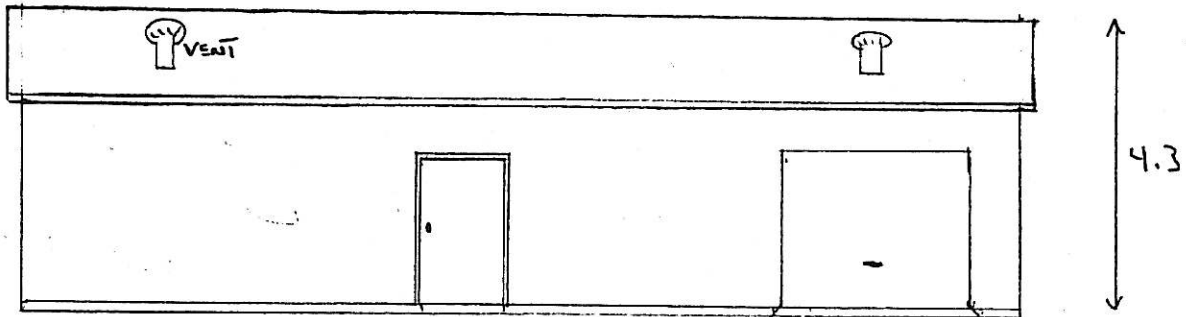
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

885 WARDLAW

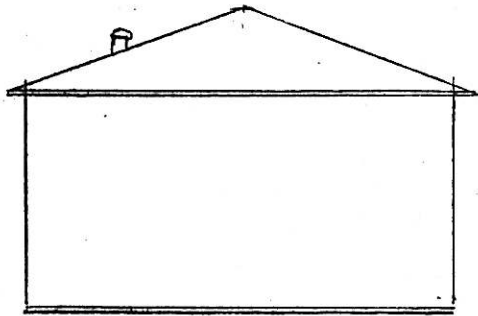
NORTH ELEVATION



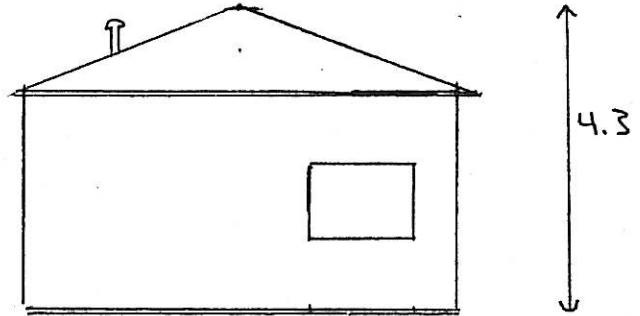
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



FINISHES:

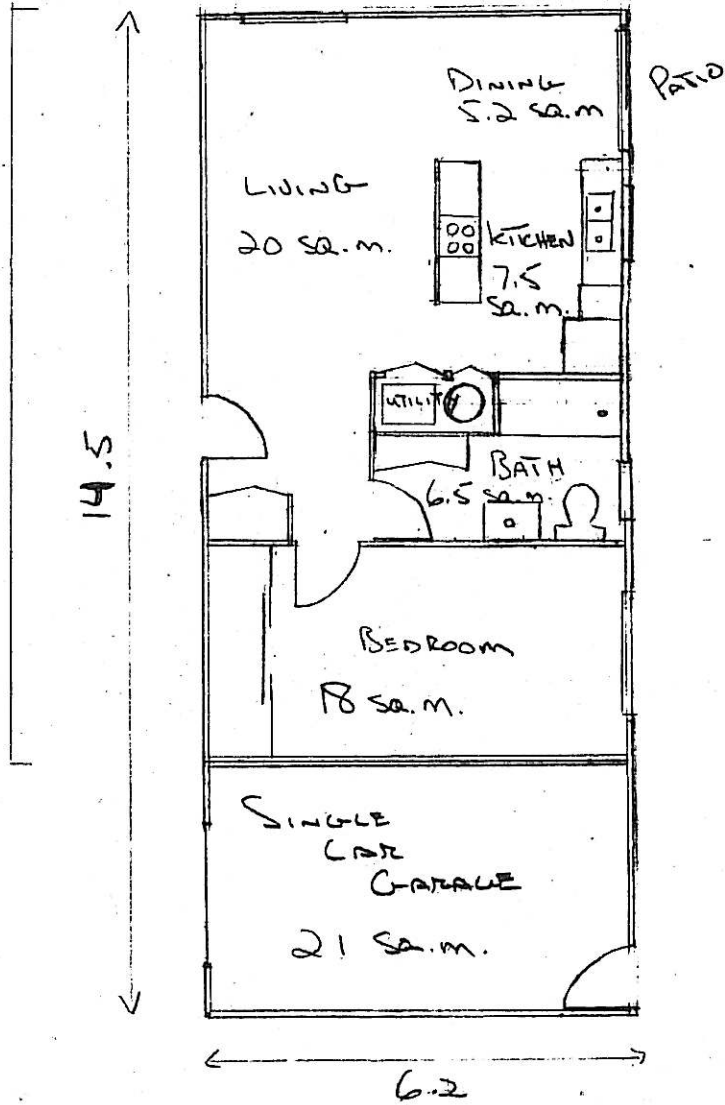
ROOF: GREY ASPHALT SHINGLE
SIDING: WHITE VINYL

1:100

FLOOR PLAN

885 WARDLAW AVE

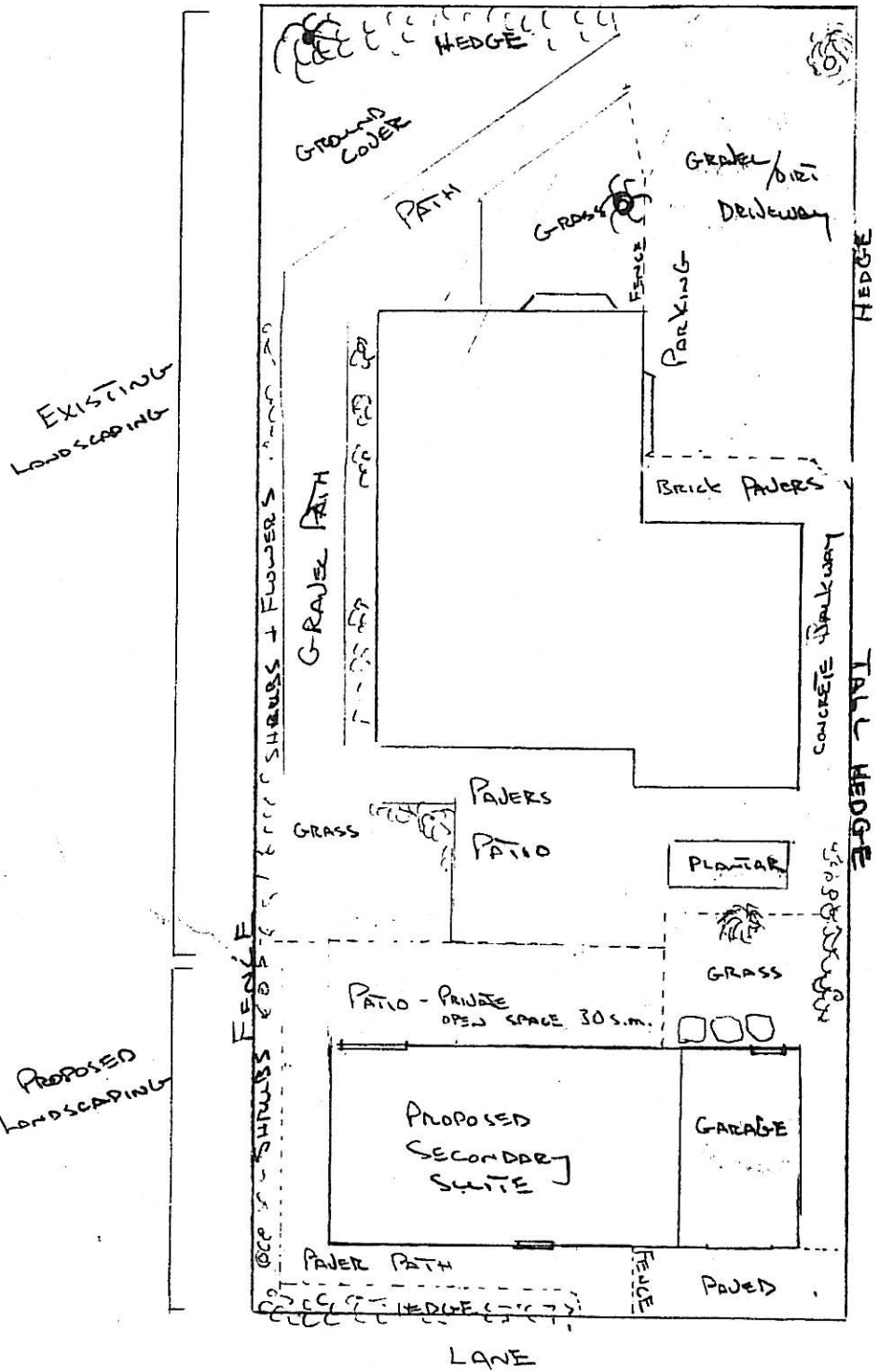
PROPOSED
SECONDARY
SUITE
10.8



1:100

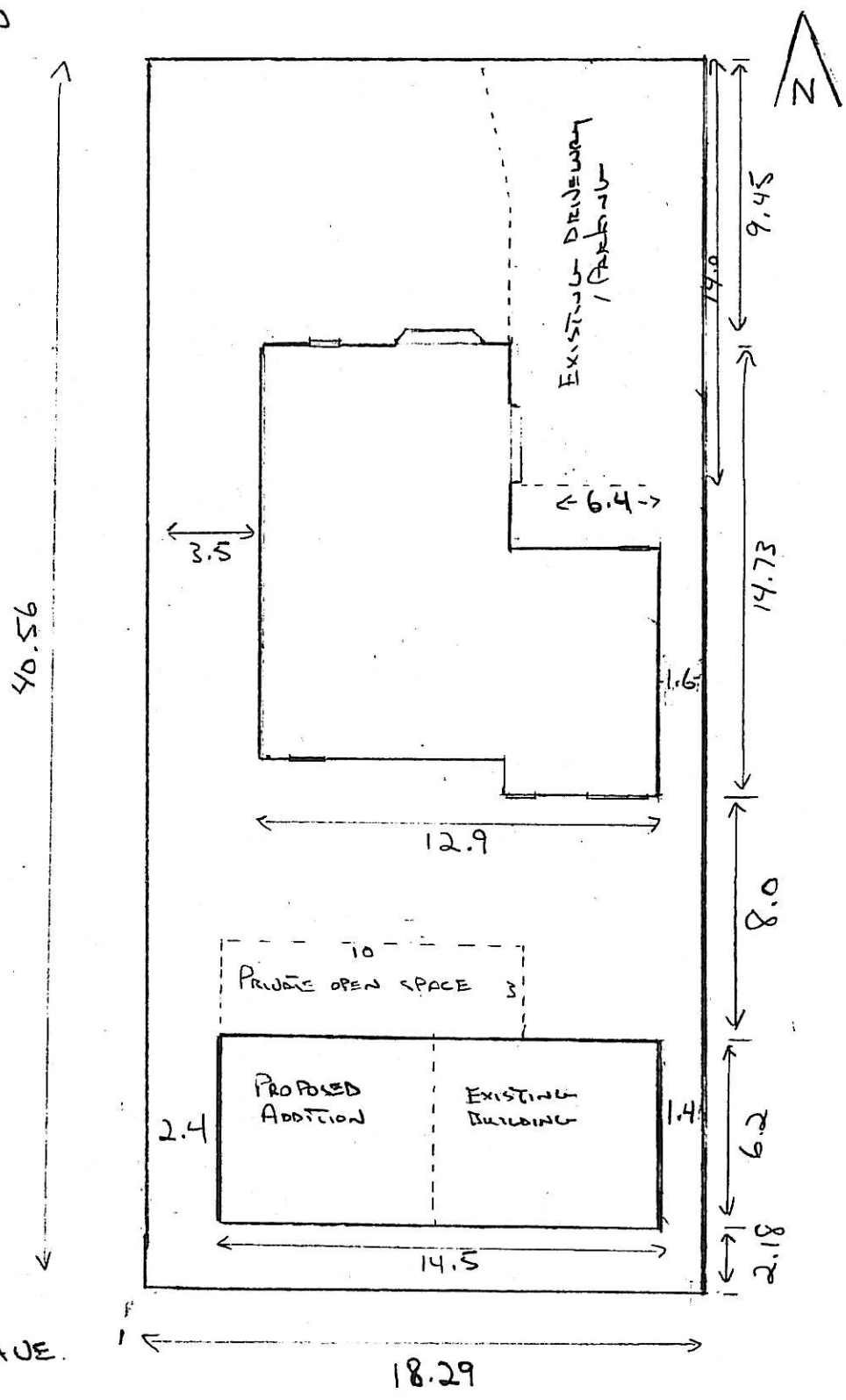
LANDSCAPE PLAN

885 WARDLAW



1:200

SITE PLAN
885 WARDLAW



885 WARDLAW AVE.

LEGAL DESCRIPTION

LOT A
PLAN 25900
O.D.Y.D.

1:200

CITY OF KELOWNA
MEMORANDUM

Date: December 18, 2008
File No.: Z08-0110 DP08-0238
To: Planning & Development Services Department (NW)
From: Development Engineering Manager (SM)
Subject: 885 Wardlaw Avenue. Lot A Plan 2590 RU-1s

The Works & Utilities Department have the following requirements associated with this Development Permit application.

1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (13-mm) water service, which is substandard. **Disconnect and provide a new water service** to meet current by-law requirements. Service upgrades can be provided by the City at the owner's cost.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service that 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 Rezoning. For estimate inquiry's please contact John Filipenko at 250-469-8581.**

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 City 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
jf