

Memo



Date: January 15/10
To: City Manager
From: Community Sustainability Division
File No: Z09-0059 **Applicant:** Bruce Hendren
At: 255 Benchview Road **Owner:** Daniel Derksen
Purpose: TO REZONE FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RU1(s) LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO ALLOW A BASEMENT SUITE IN AN EXISTING SINGLE FAMILY DWELLING
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RU1(s) - Large Lot Housing with Secondary Suite
Report Prepared by: Luke Turri

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z09-0059 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 33, Section 23, Township 26, ODYD, Plan 19819, located at 255 Benchview Road, Kelowna, B.C. from the 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 the Interior Health Authority being completed to their satisfaction.

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 construct a secondary suite within an existing dwelling.

3.0 BACKGROUND:

The property owners are currently renovating the basement in the existing single family dwelling. Should Council approve the rezoning application, the current Building Permit application would be amended to include a secondary suite.

As proposed, the two-bedroom suite would be accessed from the rear yard through an existing exterior door. Parking would be provided both in an existing garage (1 stall) and on the driveway (2 stalls). The lot is of ample size, and would easily accommodate private open space for each dwelling.

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The application meets the requirements of Zoning Bylaw No. 8000 as follows:

CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	845m ²	550 m ²
Lot Width	21.34m	16.5 m
Lot Depth	39.61m	30.0 m
Development Regulations		
Site Coverage (buildings)	22%	40%
Site Coverage (buildings/parking)	27%	50%
Height (existing house)	1½ storeys / 5.0m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	173m ²	-
Floor Area of Secondary Suite / Size ratios	72m ² / 40%	Cannot exceed the lesser of 90 m ² or 40% of principal dwelling
Front Yard	8.0m	4.5 m / 6.0 m to a garage
Side Yard (west)	1.3m*	2.0 m (1 - 1 ½ storey)
Side Yard (N,S,E,W)	2.5m	2.0 m (1 - 1 ½ storey)
Rear Yard	16.5m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	Meets requirements	30m ² required per dwelling
*Existing non-conforming side yard setback.		

4.2 Site Context

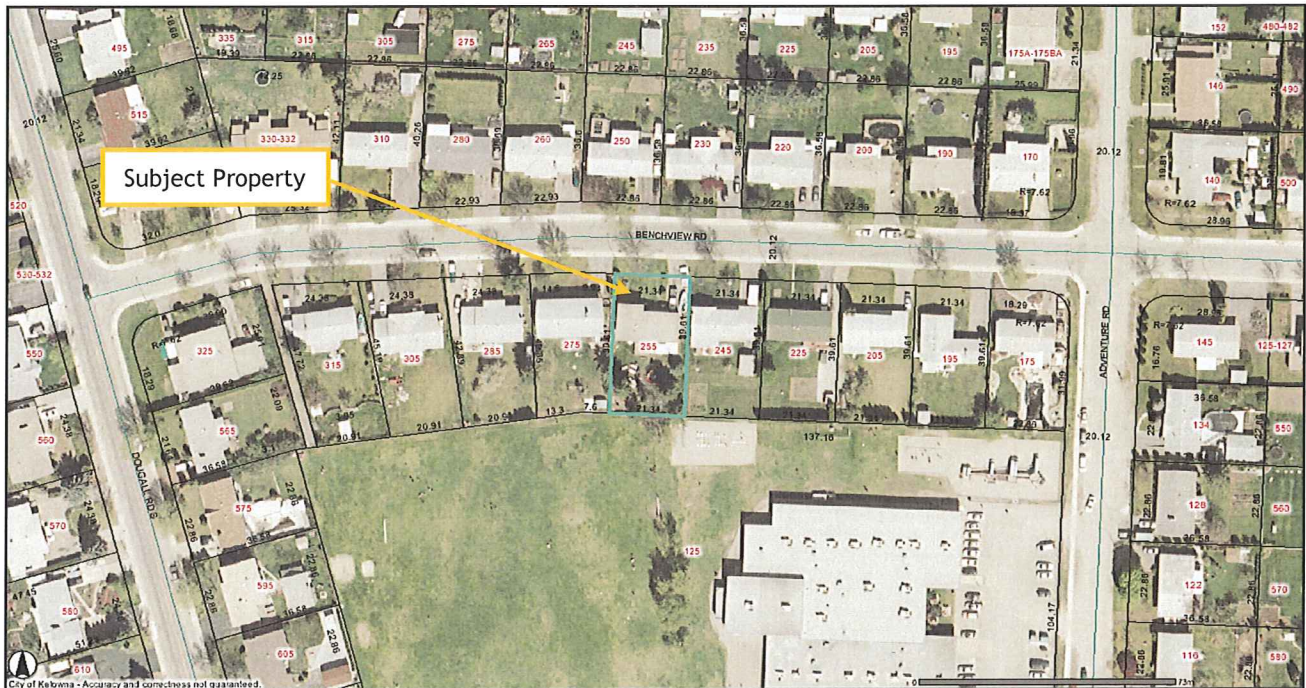
The subject property is located in the Upper Rutland Area, east of Dougall Road, and backing onto Belgo Elementary School, in a predominantly single family neighbourhood.

Specifically, the adjacent zones and uses are:

- North** RU1 - Large Lot Housing
- East** RU1 - Large Lot Housing
- South** RU1 - Large Lot Housing
- West** P2 - Educational & Minor Institutional (Belgo Elementary)

4.3 Site Location Map

Subject property: 255 Benchview Road



5.0 DEVELOPMENT POTENTIAL/CURRENT POLICY:

5.1 Existing Zone (RU1 - Large Lot Housing)

The purpose of the RU1 zone is to provide a zone for single detached housing, and compatible secondary uses, on larger, serviced urban lots.

5.2 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.

Section 8.35 - Land Utilization within Single Detached Areas: Work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivision and building permit applications that would allow for smaller lot sizes, secondary suites, minor boarding facilities, minor group homes, duplexes etc. that are sensitively integrated into a neighbourhood;

Section 8.47 Secondary Suites: Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites;

6.0 TECHNICAL COMMENTS:

6.1 Building & Permitting

Existing active BP #38663 to be upgraded for proposed suite or separate BP required for proposed suite to BCBC 2006.

6.2 Development Engineering Branch

No servicing requirements.

6.3 Fire Department

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

6.4 Public Health Inspector (Interior Health Authority)

Existing septic system to be reviewed by Registered Onsite Wastewater Practitioner (ROWP) to determine whether the existing sewage disposal system is adequately sized to accommodate the new, greater, flows generated by the basement suite. A report from a ROWP containing the existing sewage disposal system status would be required prior to Interior Health approval.

6.5 Rutland Waterworks District (RWD)

The existing water service is adequate in size. Any upgrading required by another authority would be at the owner's expense.

7.0 LAND USE MANAGEMENT DEPARTMENT:

The Land Use Management Department recommends support for this application. Policies within the Official Community Plan affirm the sensitive integration of infill in established neighbourhoods where services are already in place and densification can easily be accommodated. The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. The property would accommodate three off-street parking stalls, meeting the Zoning Bylaw requirements for a single family dwelling with a secondary suite.

Submitted by:



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:

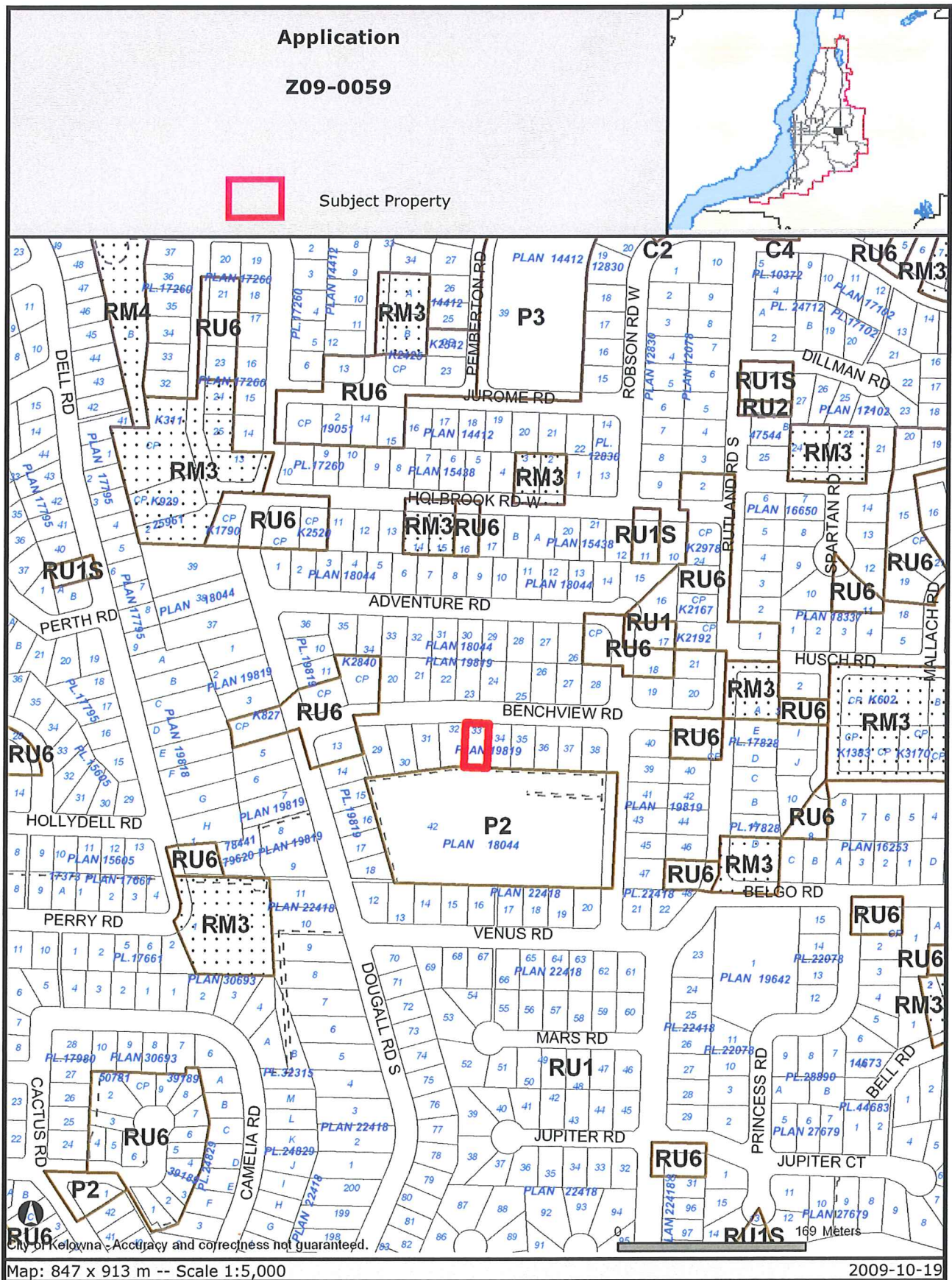


Shelley Gambacort
Director, Land Use Management

Attachments:

- Subject Property Map
- Site Plan
- Floor Plans (2 pages)

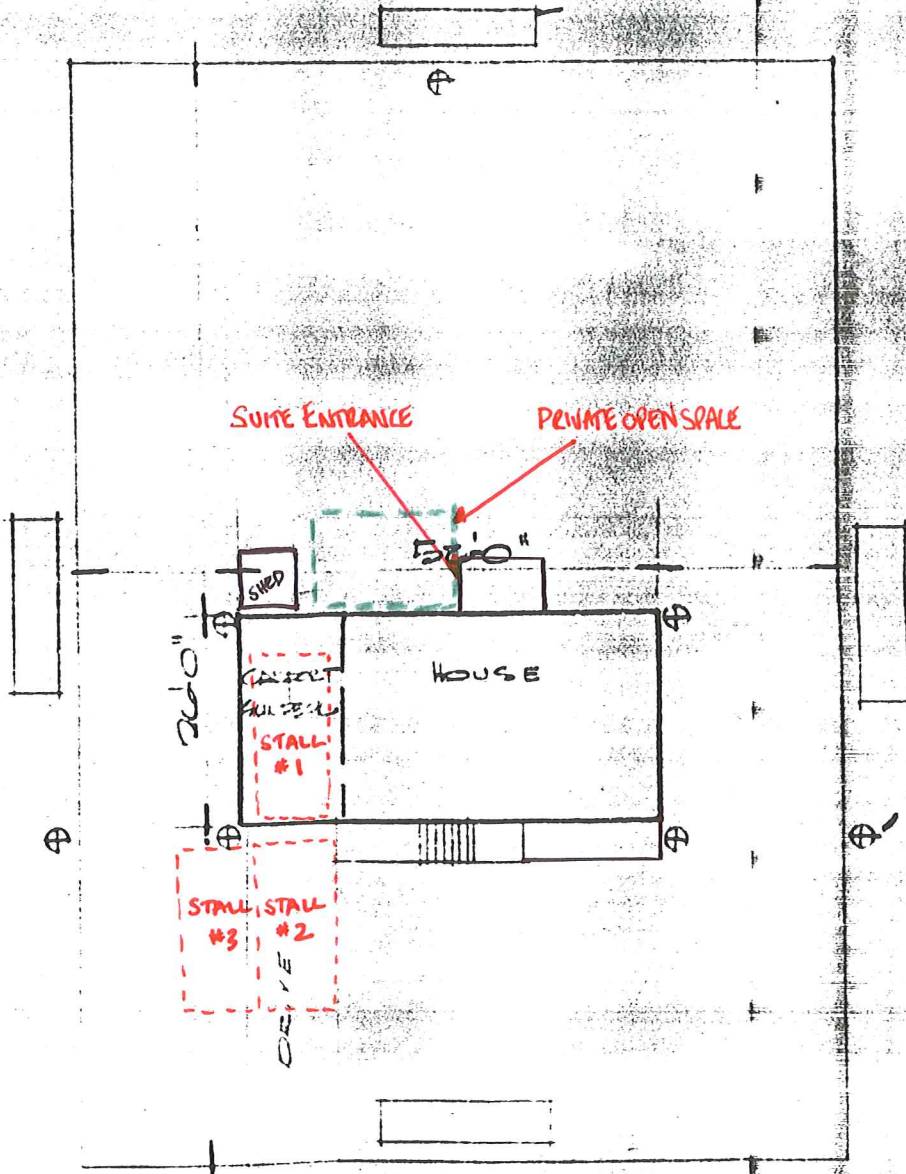
DATE: 2019-05-14
TIME: 10:00 AM
PAGE: 4 OF 4



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.

SHOW LOT DIMENSIONS

POINT



SHOW FINAL GRADE AT THESE POINTS FROM CURB OF STREET ELEV. 100.0'

STREET

ASSUME 100' ELEV. AT CROWN OF STREET

PLOT PLAN
NOT TO SCALE

SITE PLAN
255 BENCHVIEW RD
209-0059

Address	255 BENCHVIEW	
Lot	33	Sec
Blk		Twp
Plan	19319	Pages

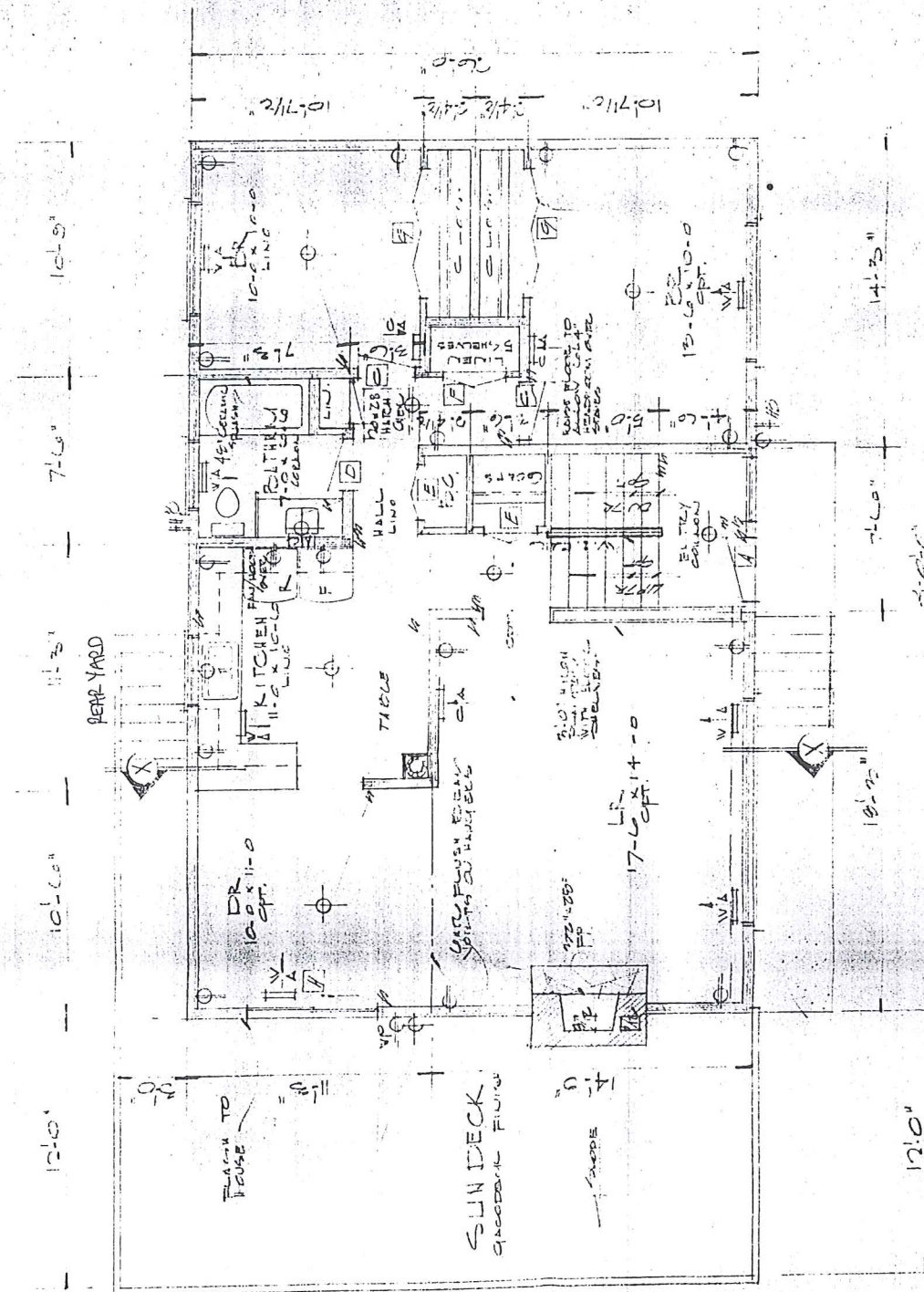
210# AC
 1/2" PLYM
 2x4 RAFTERS @ 16" OC

3" ST. WALL
 2" INSUL @ WALL
 5/8" PLY WOOD
 DECKING PAPER
 LATH & PLASTER
 1" PLASTER
 3" CHIMNEY SIDING
 DAMPER

Top Floor: 974 ft²
 Common Area: 1172 ft² SE
 Storage: 198 ft²
 Basement Suite: 776 ft²

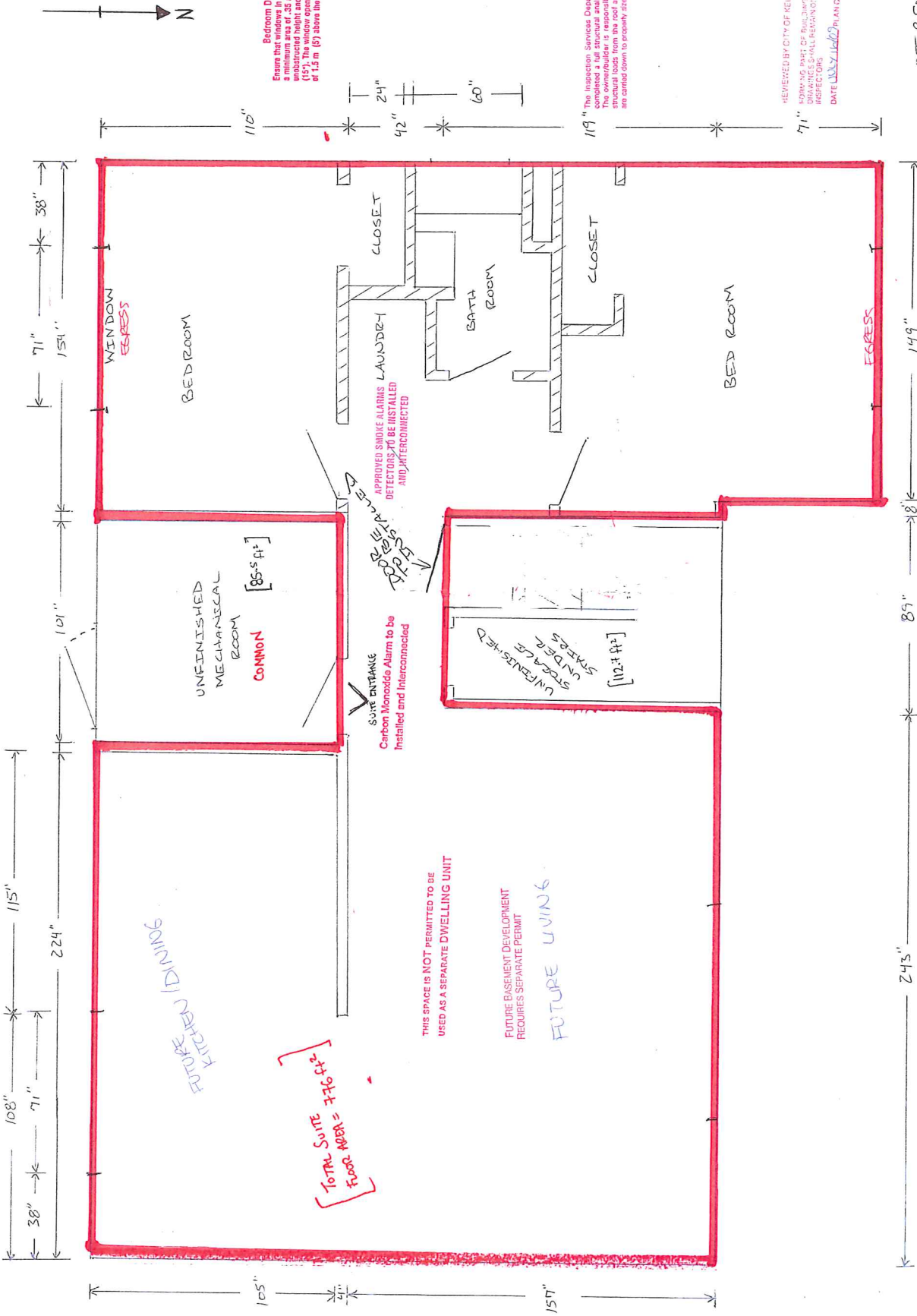
Total Sqft = 1948 ft²
 Suite % of Dwelling = 40% (39.8%)

DOOR	SIZE	THICK	TYPE
1	30x66	1 1/2"	FIRE RATED
2	30x66	1 1/2"	STANDARD
3	30x66	1 1/2"	STANDARD



FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 AREA = 1010
 10.90

Practical



Bedroom Development
 Ensure that windows in future bedrooms have a minimum area of .35 sq (0.75 ft²) with an unobstructed height and width of 360 mm (14.17 in). The opening shall be a minimum of 1.5 m (5') above the floor.

The Inspection Services Department has not reviewed these drawings for compliance with the Building Code. The owner/builder is responsible to ensure all structural loads from the roof and floor systems are carried down to properly sized foundation.

REVIEWED BY CITY OF RELOWAN INSPECTIONS SERVICES
 FORMING PART OF BUILDING PERMIT: 2024022
 DRAWINGS SHALL REMAIN VALID UNTIL THESE INSPECTORS DATE: 06/27/2024 IN ANCHORAGE, AK

255 BENCHVIEW
 SCALE: 1/4" = 1'-0"
 III - NEW WALL: 2x4 CONSTRUCTION.