

Memo



Date: January 22, 2010

To: City Manager

From: Community Sustainability Division

File No: Z09-0076 **Applicant:** Axel Hilmer

At: 408 Stetson Street **Owner:** Rajvinder & Harjit Johal

Purpose: TO REZONE FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RU1(s) -
LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO ALLOW A SECONDARY
SUITE WITHIN A 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. Z09-0076 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 25, Township 26, ODYD, Plan KAP78198, located at 408 Stetson Street, Kelowna, B.C. from the from the RU1 zone to the RU1(s) 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 Black Mountain Irrigation District being completed to their satisfaction.

2.0 SUMMARY:

This application seeks to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1(s) - Large Lot Housing with Secondary Suite zone to allow a secondary suite within a single family dwelling (yet to be constructed).

3.0 BACKGROUND:

The property owners intend to build a single family dwelling on the currently vacant lot, which would include a two-bedroom suite at the basement level. As proposed, the suite would be accessed from the rear yard through a separate private entrance. Parking would be provided both within a double garage and on the driveway.

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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	654 m ²	550 m ²
Lot Width	16.5 m	16.5 m
Lot Depth	39.62 m	30.0 m
Development Regulations		
Site Coverage (buildings)	40%	40%
Site Coverage (buildings/parking)	45%	50%
Height (existing house)	2 ½ storeys / 9.0m	2 ½ storeys / 9.5m
Floor Area of principal dwelling	531m ²	-
Floor Area of Secondary Suite	82m ² / 15%	Cannot exceed the lesser of 90 m ² or 40% of principal dwelling
Front Yard	6.1m	4.5 m / 6.0 m to a garage
Side Yard (N)	2.15m	2.0 m (1 - 1 ½ storey portion)
Side Yard (S)	2.15m	2.0 m (1 - 1 ½ storey portion)
Rear Yard	11.6m	7.5 m
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	150m ²	30m ² required per dwelling

3.1 Site Context

The subject property is located in the North Rutland Area, near the eastern end of Mugford Rd, in a single family subdivision completed in 2005.

Specifically, the adjacent zones and uses are:

- North** RU1 - Large Lot Housing
- East** P3 - Parks & Open Space (Mugford Park)
- South** RU1 - Large Lot Housing
- West** RU1 - Large Lot Housing

3.2 Site Location Map

Subject property: 408 Stetson St



4.0 DEVELOPMENT POTENTIAL/CURRENT POLICY:

4.1 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.

4.2 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;

5.0 TECHNICAL COMMENTS:

5.1 Black Mountain Irrigation District (BMID)

See attached.

5.2 Development Engineering Branch

See attached.

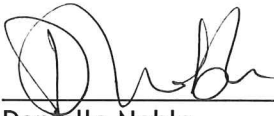
5.3 Fire Department

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

6.0 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 four 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:

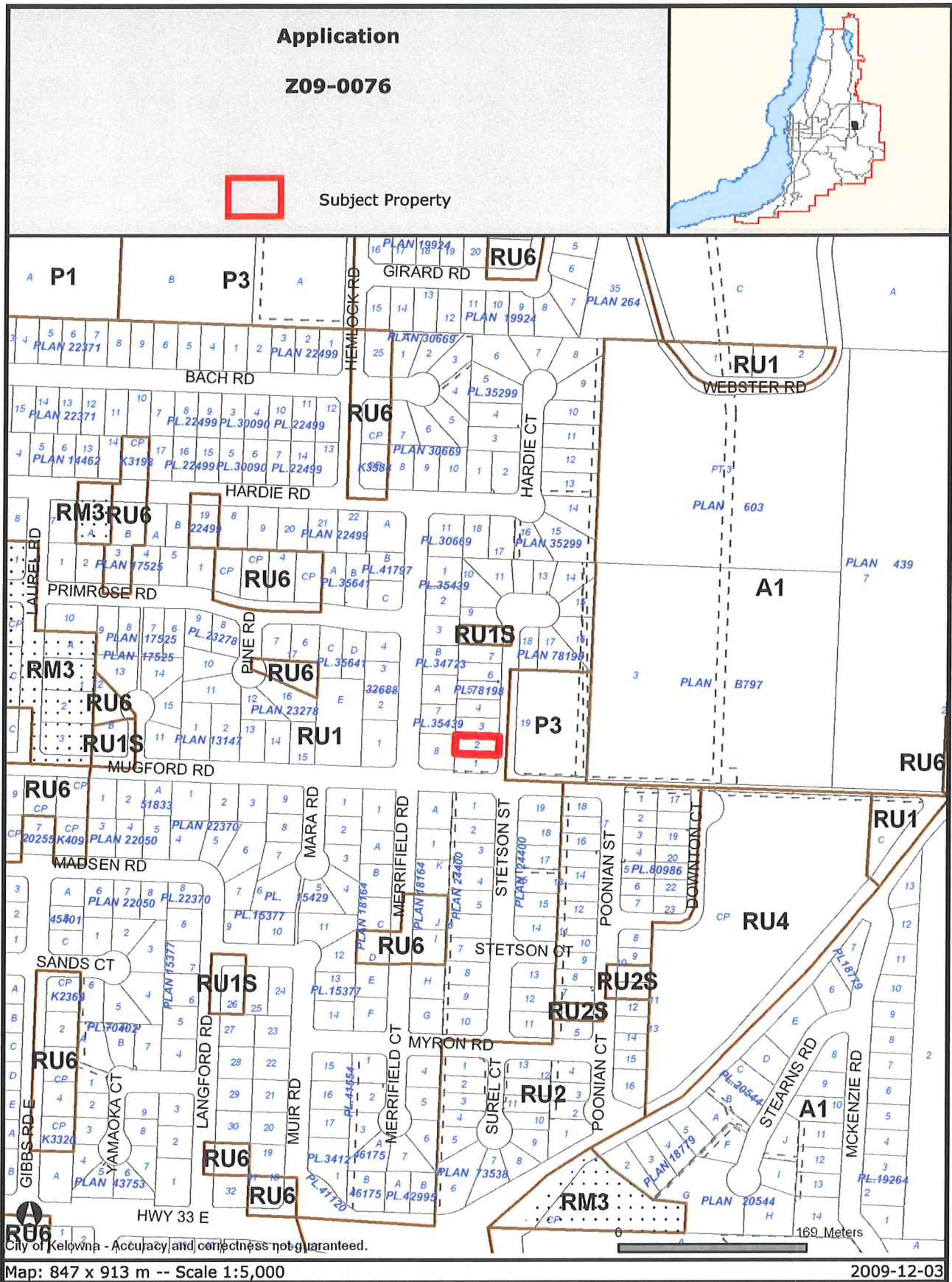


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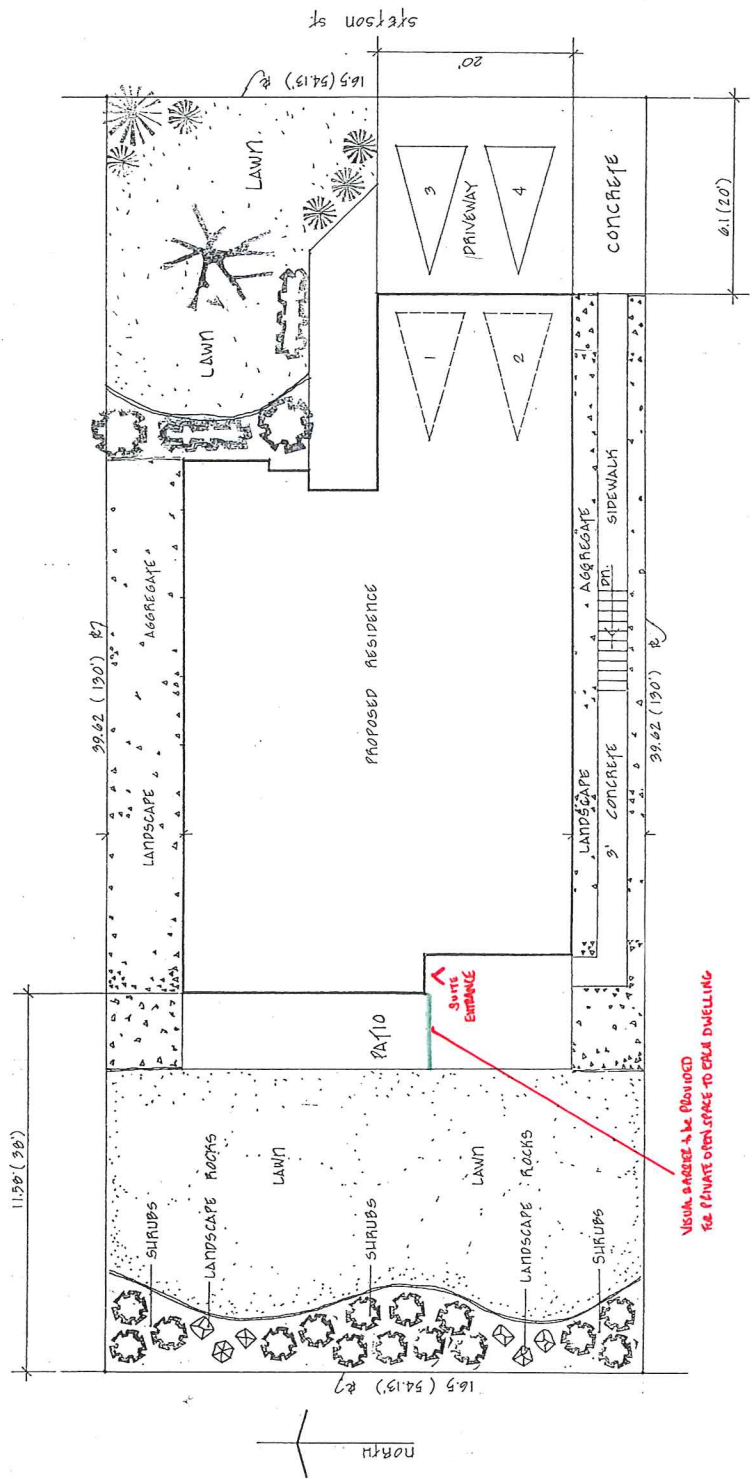
Shelley Gambacort
Director, Land Use Management

Attachments:

Subject Property Map
Site/Landscape Plan
Floor Plans (3 pages)
Development Engineering Branch Comments

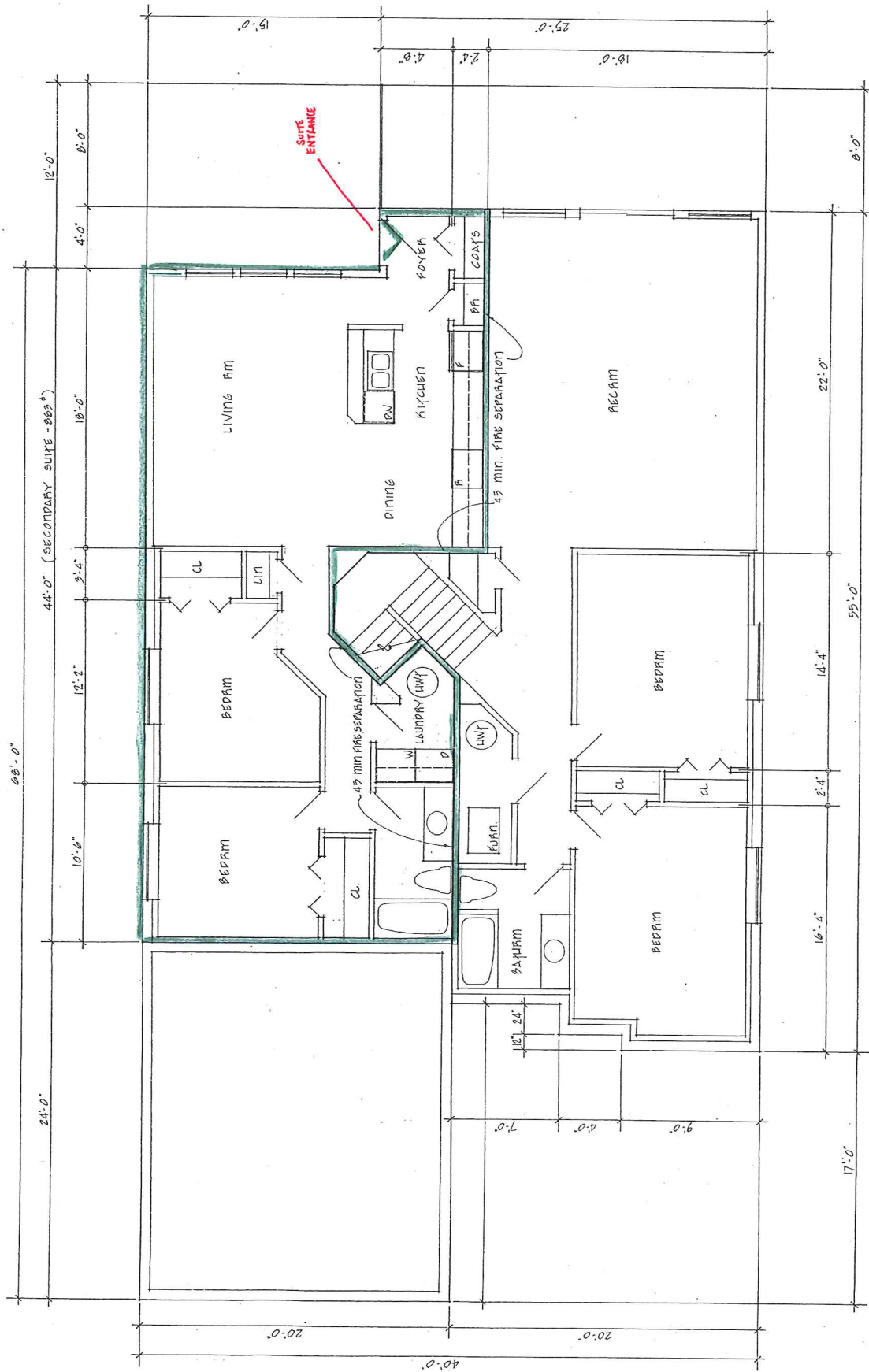


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

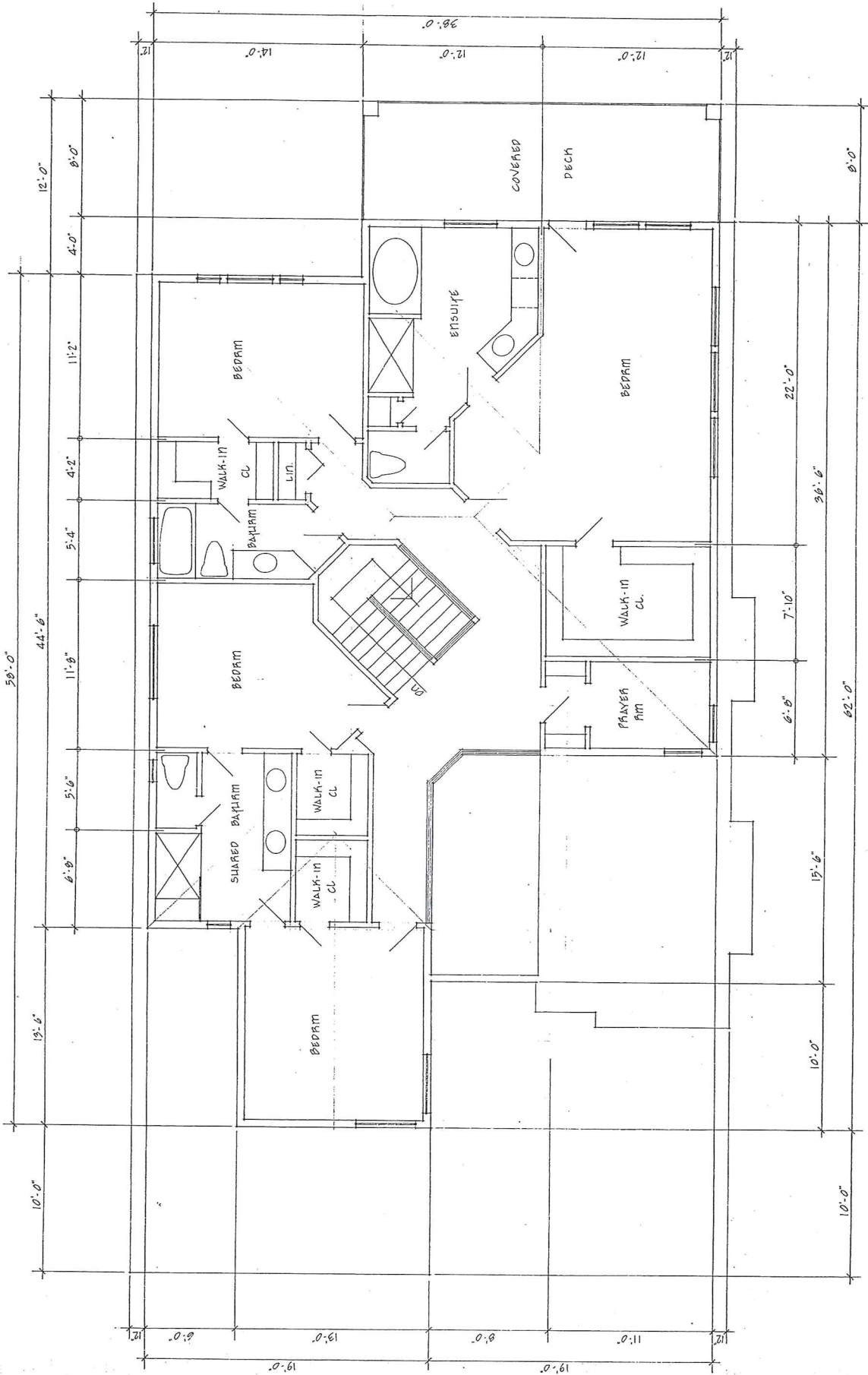


LOT AREA - 654 m² (7037 ft²)
 BLDG. AREA - 261.5 m²
 SITE COVERAGE - 40%

LOT - 2
 PLAN - 78, 198



<p>hilmer house plans PH 860-7526 204-1823 Harvey Ave Kelowna</p>	<p>Project:</p>	<p>BASEMENT 1975 (2nd SUITE - 883)</p>	<p>Sheet: 14-09 Plan: 14-09</p>
<p>NOTE: All dimensions to be checked on job by builder.</p>			
<p>Scale: 1/4" = 1'-0" Date: AUG 09 Draw by: A.L.L.</p>			



Sheet: 4-09
Plan: 4-09

NOTE: All dimensions to be checked on job by builder.

Scale: 1/4" = 1'-0"
Date: AUG. 09
Drw by: A. LI.

2nd FL.
1742#

Project:

hilmer house plans
Ph 860/7526 204-1823 Harvey Ave Kelowna

CITY OF KELOWNA
MEMORANDUM

Date: January 18, 2010
File No.: Z09-0076
To: Planning & Development Services Department (LT)
From: Development Engineer Manager (SM)
Subject: 408 Stetson Street . – Lot 2, Plan 78198, Sec. 25, Twp. 26, ODYD

Development Engineering Services comments and requirements regarding this application to rezone from RU1 to RU1s are as follows:

1. Subdivision
Provide easements as required
2. Sanitary Sewer.
The subject property is connected to the Municipal wastewater collection system.
3. Domestic Water.
The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID.
4. Parking.
Parking is provided with the ineffective but accepted stacking method

Steve Muenz, P.Eng.
Development Engineering Manager

BB



Office: (250) 765-5169
Fax: (250) 765-0277
www.bmid.ca

BMID File No. 2010-01

January 22, 2010

City of Kelowna
Planning and Development Services Department
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Luke Turri

**RE: City File No. Z09-0076
Lot 2, Plan 78198 – 1408 Stetson Street
Water Service Requirements**

This letter sets out our requirements for water supply related to the construction of a dwelling with a secondary suite, physically located at 408 Stetson Street, Lot 2, Plan 78198.

CONNECTION & METER FEES:

As per Bylaw No. 667, the connection fee for a single family dwelling is **\$300.00** plus an additional **\$100.00** for the legal suite. A meter assembly is also required for the home and is to be installed by Corix Utilities. The cost for a meter based on an installation to a newly constructed dwelling is **\$383.55**. Additional meter fees may apply due to plumbing configuration.

CAPITAL CHARGES:

Capital Charges for the dwelling were covered as part of the original subdivision approval. As per bylaw No. 678, the capital expenditure charge for the proposed addition of a suite is **\$1,080.00**. This money is to fund water source development and larger supply mains as defined in the BMID Capital Plan.

If the applicant agrees to the above conditions and rezoning is approved for construction of the suite, **they must come in to our office to complete a BMID Application for Building form.** Once the applicant comes in and signs as required, a Water Service Certificate will be released to the City of Kelowna.

Please review this information and call us if you have questions. Additional information on the development process can be found at our website at www.bmid.ca.

Yours truly,
Black Mountain Irrigation District

R. Hrasko, P.Eng.
Administrator

Cc:
