

Memo



Date: January 14, 2010

To: City Manager

From: Community Sustainability Division

File No: Z09-0068 **Applicant:** Axel Hilmer

At: 737 Renshaw Road **Owner:** Sukhjot Sidhu & Bhupinder Sidhu

Purpose: To rezone the subject property from RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone to legalize a secondary suite within a single family dwelling.

Existing Zone: RU1 - Large Lot Housing zone

Proposed Zone: RU1s- Large Lot Housing with a secondary suite zone

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z09-0068 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 4, District Lot 143, ODYD, Plan KAP76112, located at Renshaw Road, Kelowna, BC, from the RU1 - Large Lot Housing zone to the RU1s 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 a Building Permit for the suite be applied for prior to final adoption of the zone;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the discharge of the restrictive covenant;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of Black Mountain Irrigation District being completed to their satisfaction.

2.0 SUMMARY:

This application is seeking to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone to legalize a secondary suite within a single family dwelling.

3.0 BACKGROUND:

The application for rezoning was made in response to a bylaw investigation. A large home which was constructed in 2004 occupies the subject property. The rezoning of this parcel to allow a secondary suite is anticipated to have minimal, if any, impact on the neighbourhood as the suite is contained within the existing dwelling.

The proposed application meets the requirements of RU1s- Large Lot Housing with a secondary suite zone follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	580 m ²	550 m ²
Lot Width	17.15 m	16.5 m
Lot Depth	33.76 m	30.0 m
Development Regulations		
Site Coverage (buildings)	34 %	40%
Site Coverage (buildings/parking)	58 %*	50%
Height (existing house)	2 storeys/ 7.6 m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	352 m ²	
Floor Area of Secondary Suite / Size ratios	72 m ² / 20 %	In building can't exceed lessor or 90 m ² or 40%
Front Yard	6.1 m	4.5 m
Side Yard (north)	2.5 m	4.5 m for flanking street
Side Yard (south)	2.5 m	2.0 m (1 - 1 ½ storey)
Rear Yard	11.2 m	7.5 m / 1.5 m for accessory buildings
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	meets requirements	30m ² requirement

*existing non-conforming coverage of impermeable surfaces.

3.1 Site Context

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

North	RU1s	Large Lot Housing with Secondary suite
South	RU1	Large Lot Housing
East	RU1	Large Lot Housing
West	RU1	Large Lot Housing

3.2 Site Location: 737 Renshaw Road



4.0 CURRENT DEVELOPMENT POLICY

The RU1s - Large Lot Housing with Secondary Suite zone is being proposed for this property. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses.

4.1 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.

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 Development Engineering

The subject property is located within the Black Mountain Irrigation District (BMID) water area. All charges and fees must be paid directly to BMID. See attached BMID letter for their requirements.

5.2 Fire Department

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

5.3 Bylaw Services

Illegal suite investigation in 2005 and 2009.

5.4 Building and Permitting

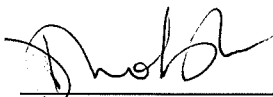
Building permit required for proposed suite, to be constructed or upgraded as required to BCBC 2006.

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration of infill of existing neighbourhoods, where services are already in place and densification can easily be accommodated. This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. A separate BP will be required for the suite to ensure compliance with the BC Building Code.

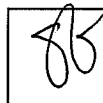
Currently there is a covenant on this property permitting only one single family residential dwelling on the subject property. As part of this application this covenant will need to be discharged by the applicant. Notably, Council recently approved a similar rezoning application to the RU1s for the neighbour to the north.

Submitted by:



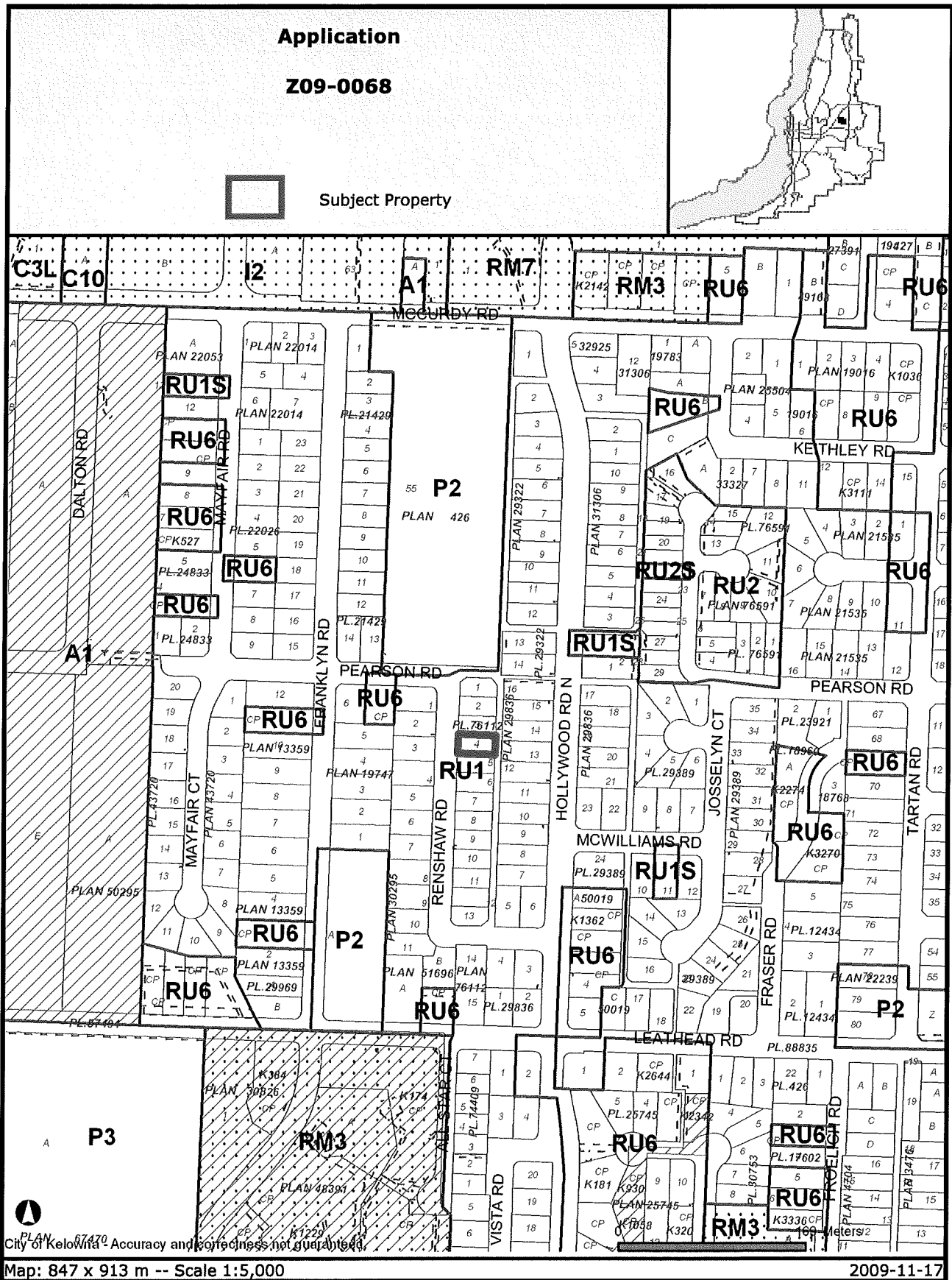
Danielle Noble
Manager, Urban Land Use

Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

Attachments:
Subject Property Map
Site Plan
Suite Floor Plans
Photo



City of Kelowna Accuracy and correctness not guaranteed

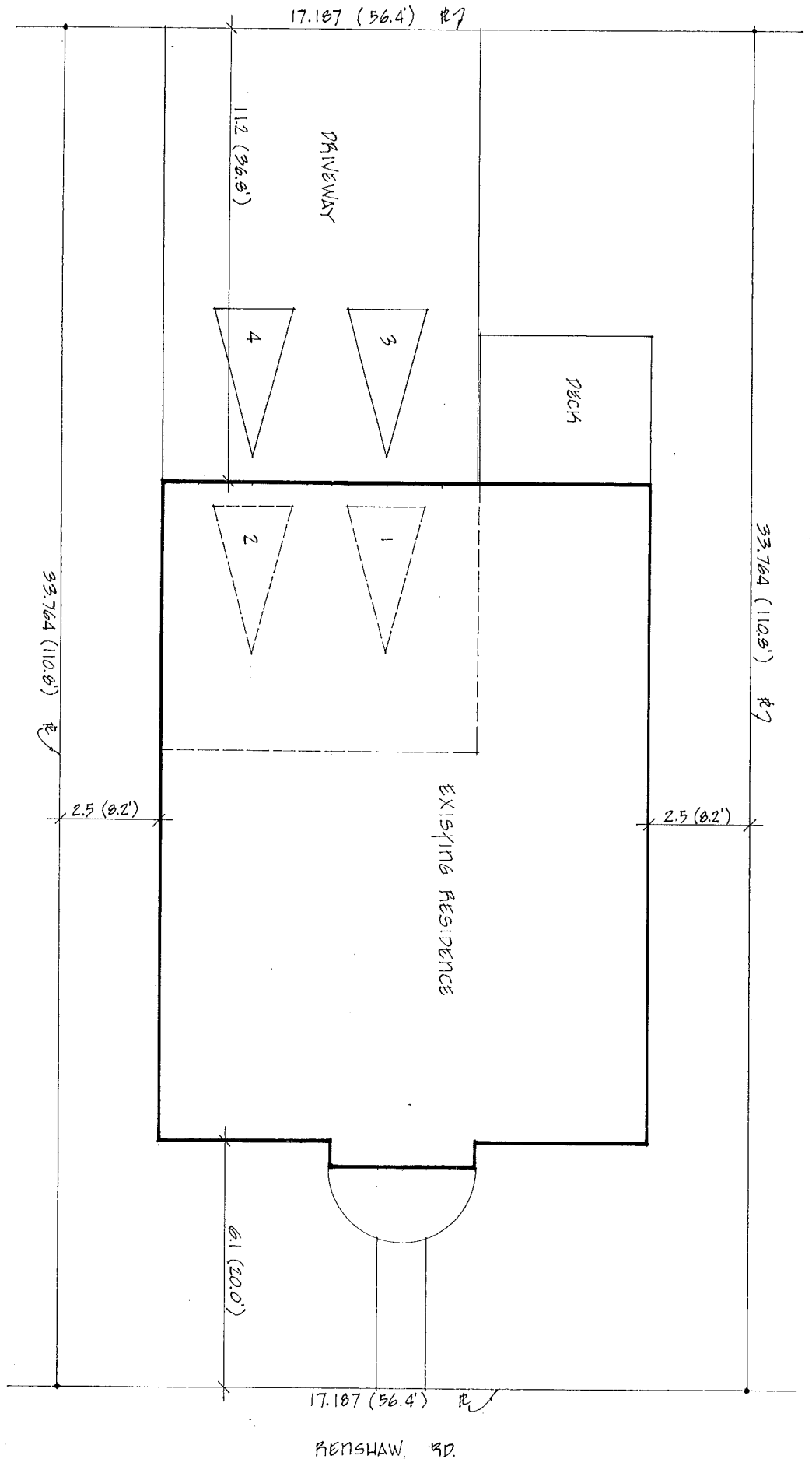
Map: 847 x 913 m -- Scale 1:5,000

2009-11-17

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.

NORTH

LANE



Ph 860-7526	hilmer house plans	204-1823 Harvey Ave Kelowna	Project: 737 RENSRAW RD.	SITE PLAN	Scale : AS SHOWN Date : NOV. 09 Drw by : A.L.I.	NOTE: All dimensions to be checked on job by builder.	Sheet 1 of 7 Plan RZ-09-06
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hilmer house plans
 PH 860-7526 204-1823 Harvey Ave Kelowna

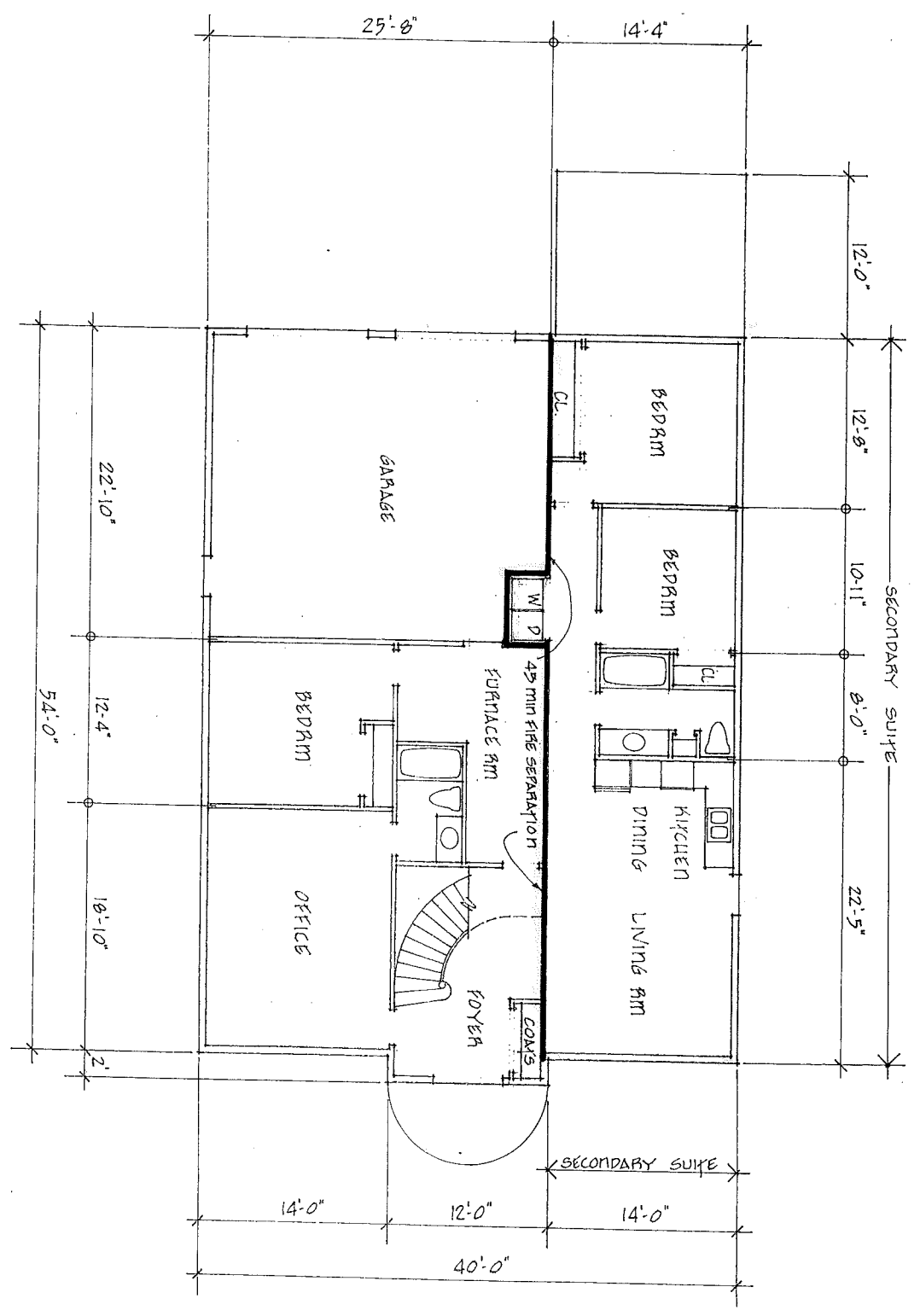
Project:

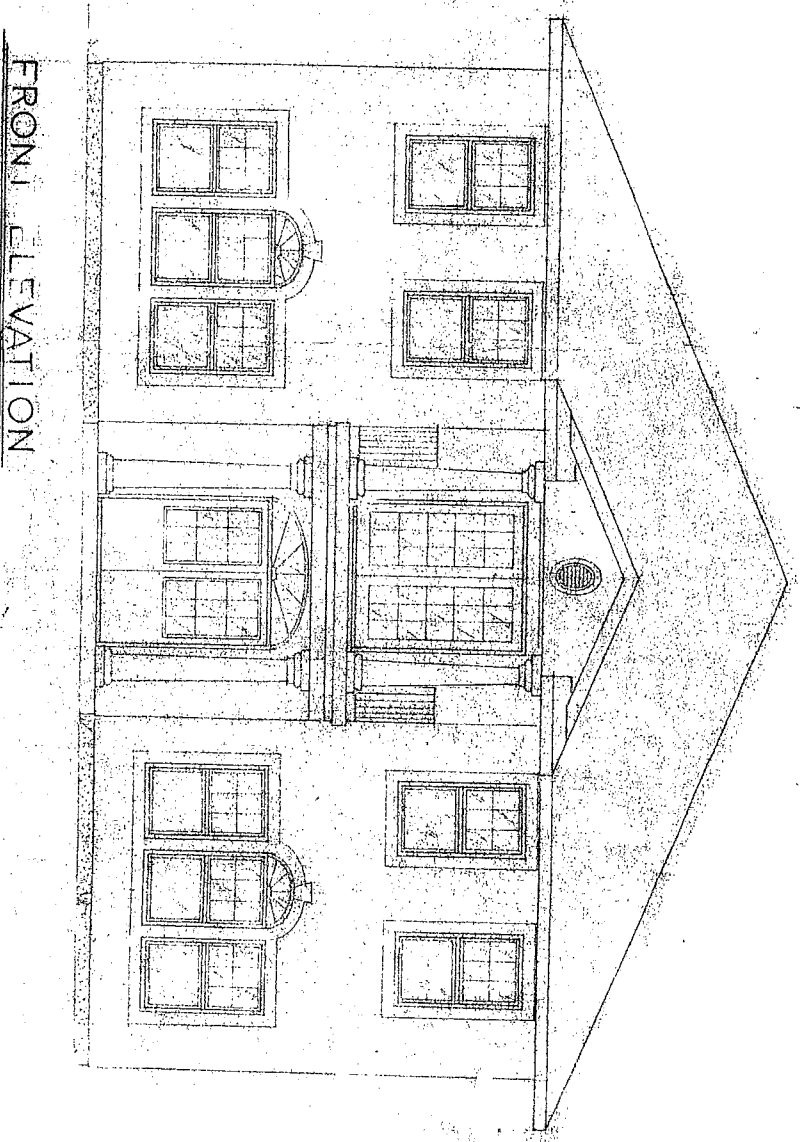
BASEMENT
 (GROUND FL.)

Scale : AS SHOWN
 Date : NOV. 09
 Draw by : A.L.I.

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

Sheet 2 of 7
Plan RZ-09-06





FRONT ELEVATION

hillmer house plans Ph 860-7526 204 -1823 Harvey Ave Kelowna	Project:	FRONT ELEV	Scale : AS SHOWN Date : NOV. 09 Drw by : A.L.	NOTE: All dimensions to be checked on job by builder.	Sheet 4 of 7 Plan RZ-09-06
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737 RENSLOW RD.



FRONT RIGHT ELEV.

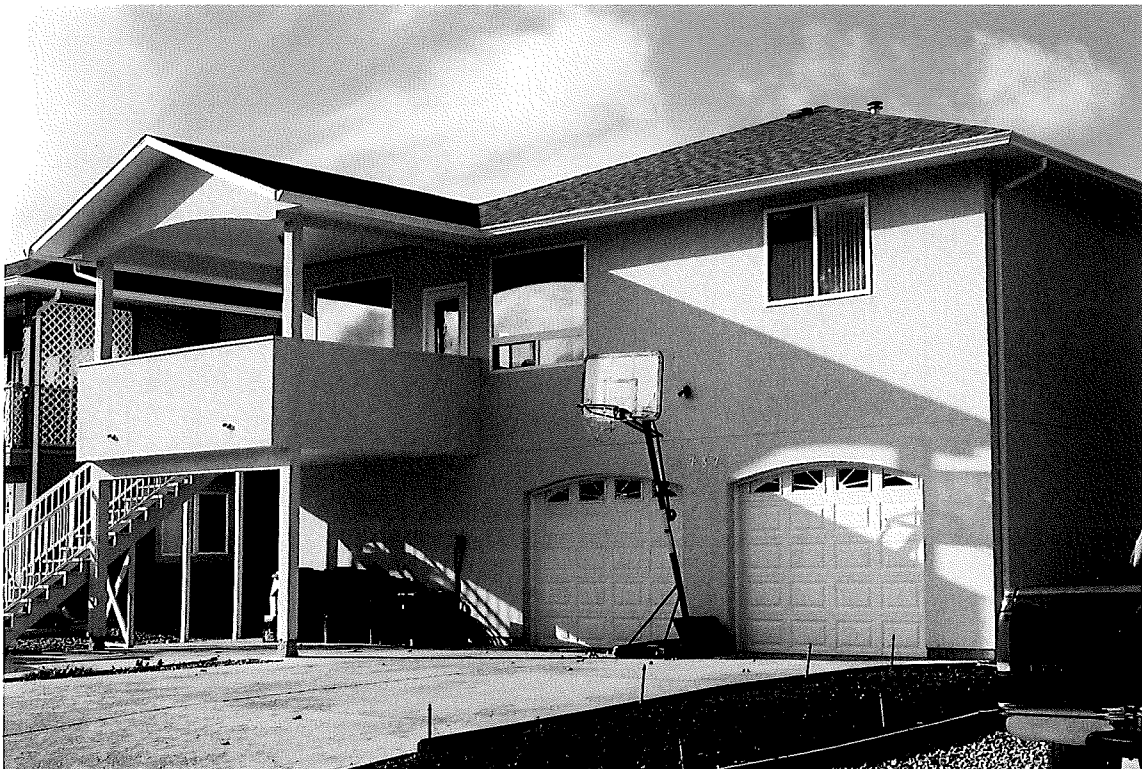


FRONT LEFT ELEV.

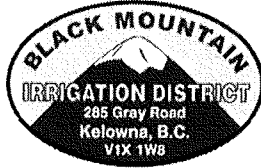
737 RENSLOW RD.



FRONT ELEV.



REAR ELEV.



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

BMID File No. 2009-01

January 13, 2010

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

Attention: Birte Decloux

**RE: City File No. Z09-0068
Lot 4, Plan 76112 – 737 Renshaw Road
Water Service Requirements**

This letter sets out our requirements for water supply related to the addition of a secondary suite addition to the existing house physically located at 737 Renshaw Road, Lot 4, Plan 76112.

CONNECTION & METER FEES:

As per Bylaw No. 667, the Connection fee for a legal suite is **\$100.00**. 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:

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***.

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: Axel Hilmer, 204 – 1823 Harvey Ave, Kelowna, BC V1Y 6G4
Sukhjot S. Sidhu & Bhupinder K. Sidhu, 737 Renshaw Rd, Kelowna, BC V1X 6B6
