

Memo



Date: February 19, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0006 **Applicant:** Peter Chataway

At: 334 Christleton Avenue **Owner:** Kevin & Janet Hertz

Purpose: TO REZONE FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RU1(s) - LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO LEGALIZE THE EXISTING SECONDARY SUITE.

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. Z10-0006 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, D.L. 14, ODYD, Plan 3451, located at 334 Christleton Avenue, B.C. from the from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone be considered by Council;

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

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

2.0 SUMMARY

This application seeks to rezone from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone to permit a secondary suite located within an accessory building.

3.0 BACKGROUND

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

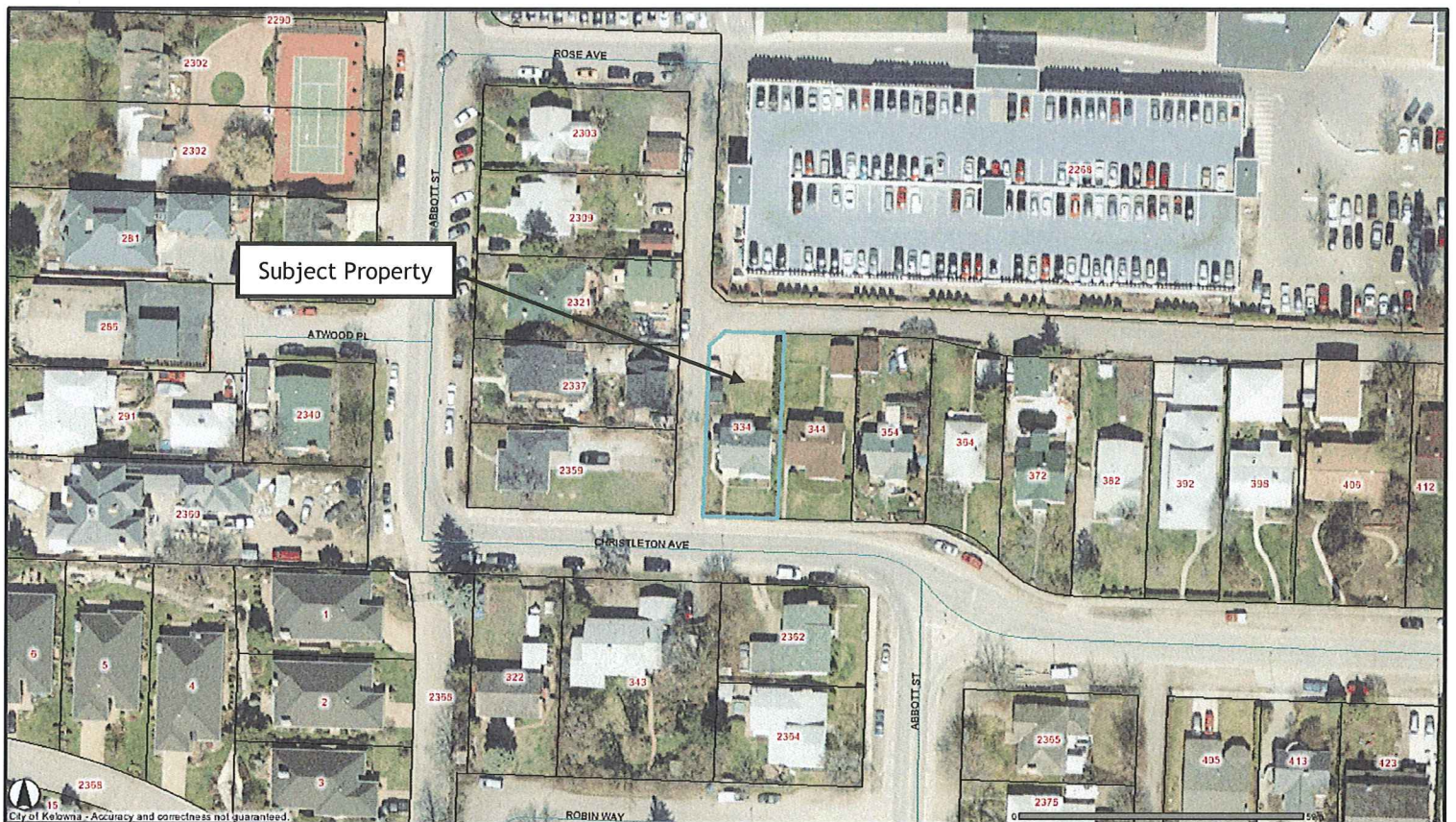
Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS (Suite within Principal Dwelling)
Development Regulations		
Principal dwelling Floor Area	136.15 m ²	

A handwritten signature in blue ink, located in the bottom right corner of the page.

Floor Area of Secondary Suite / Size ratios	77.85 m ² / 57.2%	lessor or 90 m ² or 75%
Site Coverage (buildings)	37.8%	40%
Accessory Building with Secondary Suite		
Height	4.5m / 1 ½ storeys	4.5m / 1 ½ storeys
Seperation	6.37m	4.5m
Side Yard (W)	3.2m	2.0m (1 - 1 ½ storey)
Side Yard (E)	3.35m	2.0m (1 - 1 ½ storey)
Rear Yard	3.65m	1.5m
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	159m ²	30m ² required per dwelling

3.1 Site Location Map

334 Christleton Avenue



3.2 Site Context

The adjacent zones and uses are:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	P1 - Major Institutional	Hospital
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1(s) - Large Lot Housing with Secondary Suite	Residential

4.0 CURRENT POLICY & REGULATION

The property is proposed to be zoned RU1s – Large Lot Housing with Secondary Suite. 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 following objectives form the justification for designating intensive residential development permit areas in the Kelowna Official Community Plan. The objectives have been incorporated in the design guidelines for new secondary suites and two dwelling housing.

- All new development should respect the scale and general character of the houses and the landscape of the neighbourhood in which it is built.
- All new development should be sensitive to the privacy of adjacent neighbours and the privacy of individual dwelling units on a lot.
- The design of all new development should be derived from the existing building, in the case of an addition to a building and the addition of a new single detached building on a lot, or from surrounding buildings, in the case of new construction.
- All new development should contribute to the creation of pedestrian-oriented streets which in turn helps connect public spaces and fosters social interaction.
- All new development should promote safety and security of persons and property within the urban environment.
- The design of new development is encouraged to be accessible for persons with physical disabilities.

5.0 TECHNICAL COMMENTS:

5.1 Building & Permitting

Building permit required.

5.2 Development Engineering Branch

See Attached.

5.3 Fire Department

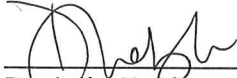
- An unobstructed and easily distinguishable firefighter access path, of 1100 mm, from the street to the back of the property line as well to the secondary detached suite main entrance is required.
- If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required. Any gate is to open with out special knowledge. Additional visible address is required from Christleton Ave.

5.4 Bylaw Services

No concerns

6.0 LAND USE MANAGEMENT DEPARTMENT

Policies within the Official Community Plan support the sensitive integration of infill in established neighbourhoods where services are in place and densification can be accommodated. The proposed accessory building with secondary suite is well designed and is sensitive to the surrounding context. Letters of support have been provided by 4 of the surrounding residents.



Danielle Nobte
Manager, Urban Land Use

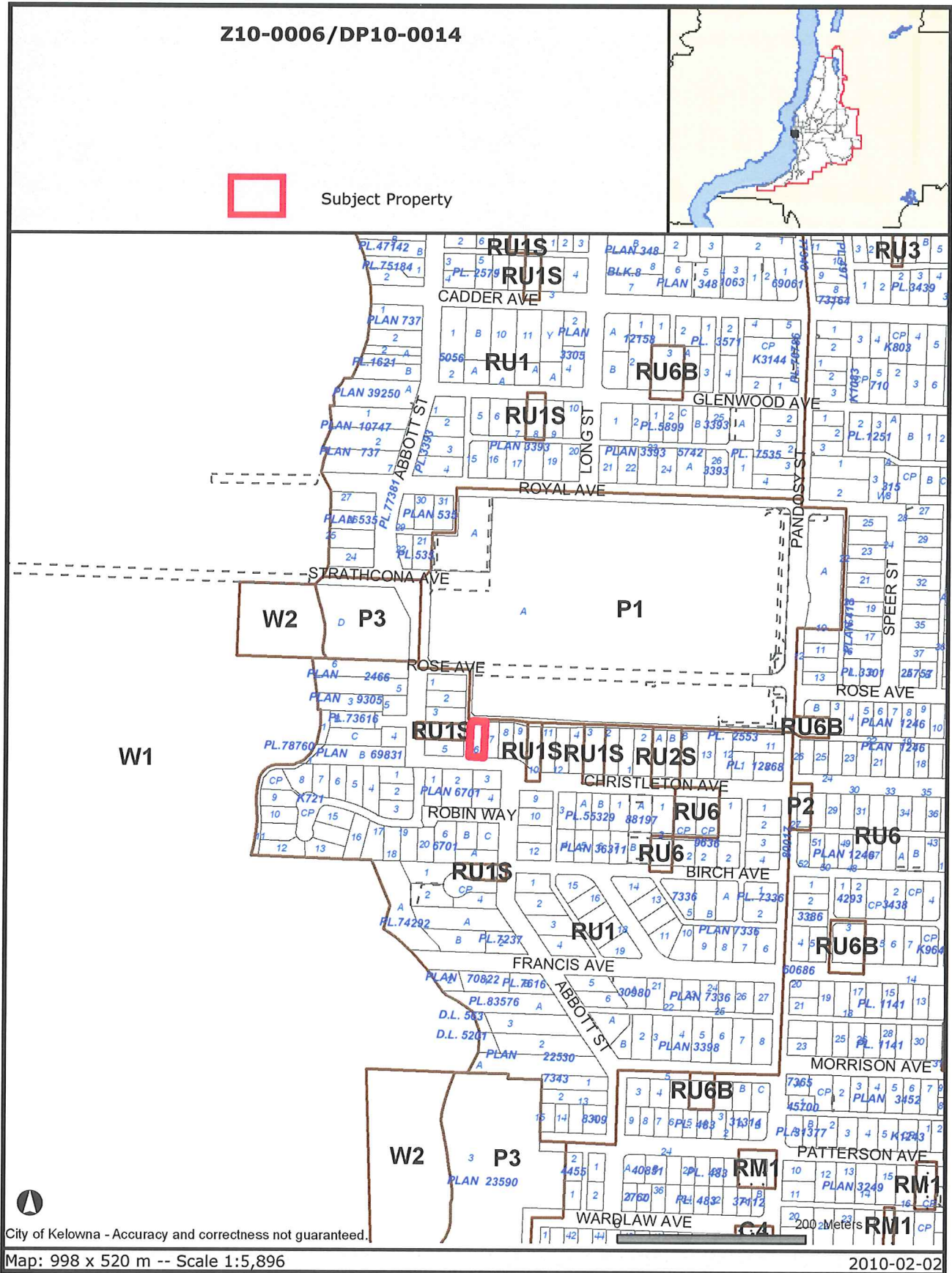
Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

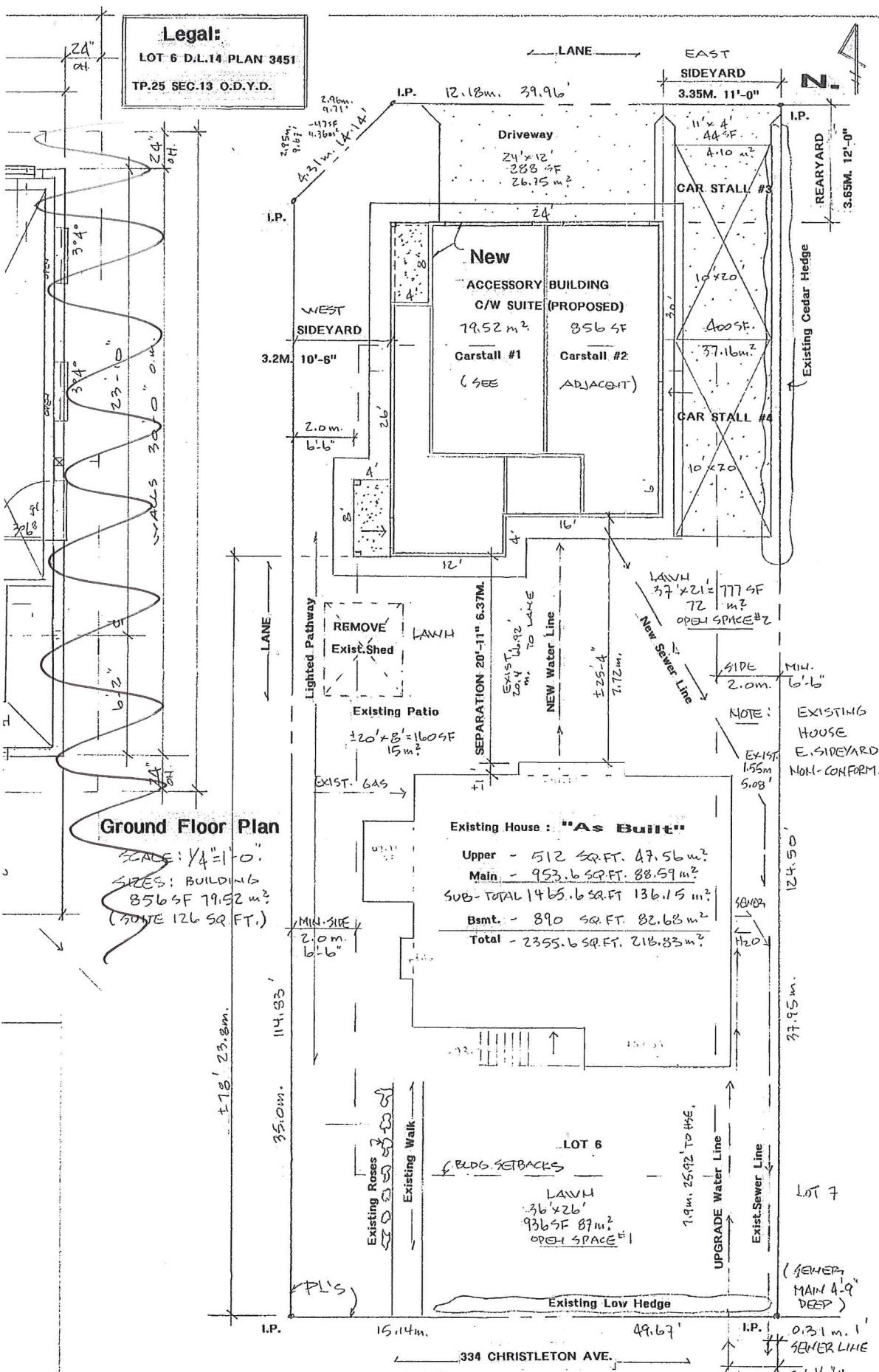
Attachments:

Subject Property Map
Site Plan / Floor Plans
Elevations
Photographs
Letter of Support
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.

Legal:
 LOT 6 D.L.14 PLAN 3451
 TP.25 SEC.13 O.D.Y.D.



Ground Floor Plan
 SCALE: 1/4" = 1'-0"
 SIZES: BUILDING
 856 SF 79.52 m²
 (SUITE 126 SQ. FT.)

Site Plan
 SCALE: 1/8" = 1'-0"
 SIZE: 570.20 m² 0.057 Ha.
 6138 SQ.FT. 0.14 AC.

REF. BLDG. LOC'N. CENT.
 FRITSCH LAND SURVEYING INC., KEL.
 19 FEB '03 FILE 03-215

MARK	REVISIONS	DATE

Peter J. Chataway, B. Arch.
 368 Cadder Avenue
 Kelowna, B.C., V1Y 5N1
 Tel. 763-1334 Fax.
 House Plans & Design

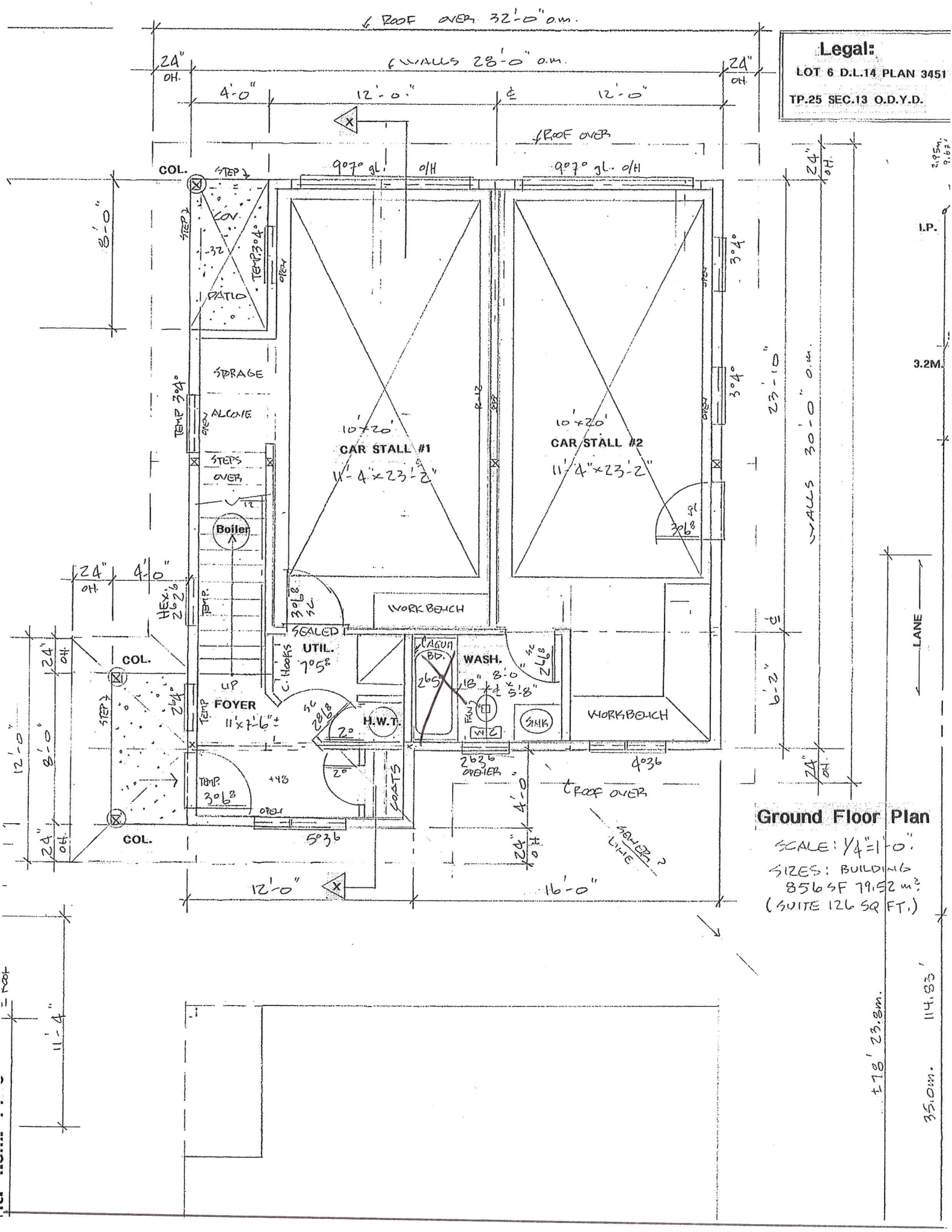
NOTES:

K.Hertz "Carriage" House c/w RU-1 To RU-1s
 334 CHRISTLETON AVE., KELOWNA, B.C. (PROPOSED)
 SCALE: AS SHOWN
 PROJ. No. 2009-06-10
 DATE: JANUARY 8, 2010.
 DWG. PIC

ROOF OVER 32'-0" o.m.

WALLS 28'-0" o.m.

Legal:
LOT 6 D.L.14 PLAN 3451
TP.25 SEC.13 O.D.Y.D.



Ground Floor Plan

SCALE: 1/4" = 1'-0"
SIZES: BUILDING
856 SF 79.52 m²
(SUITE 126 SQ FT.)

2.95m
9.67'

I.P.

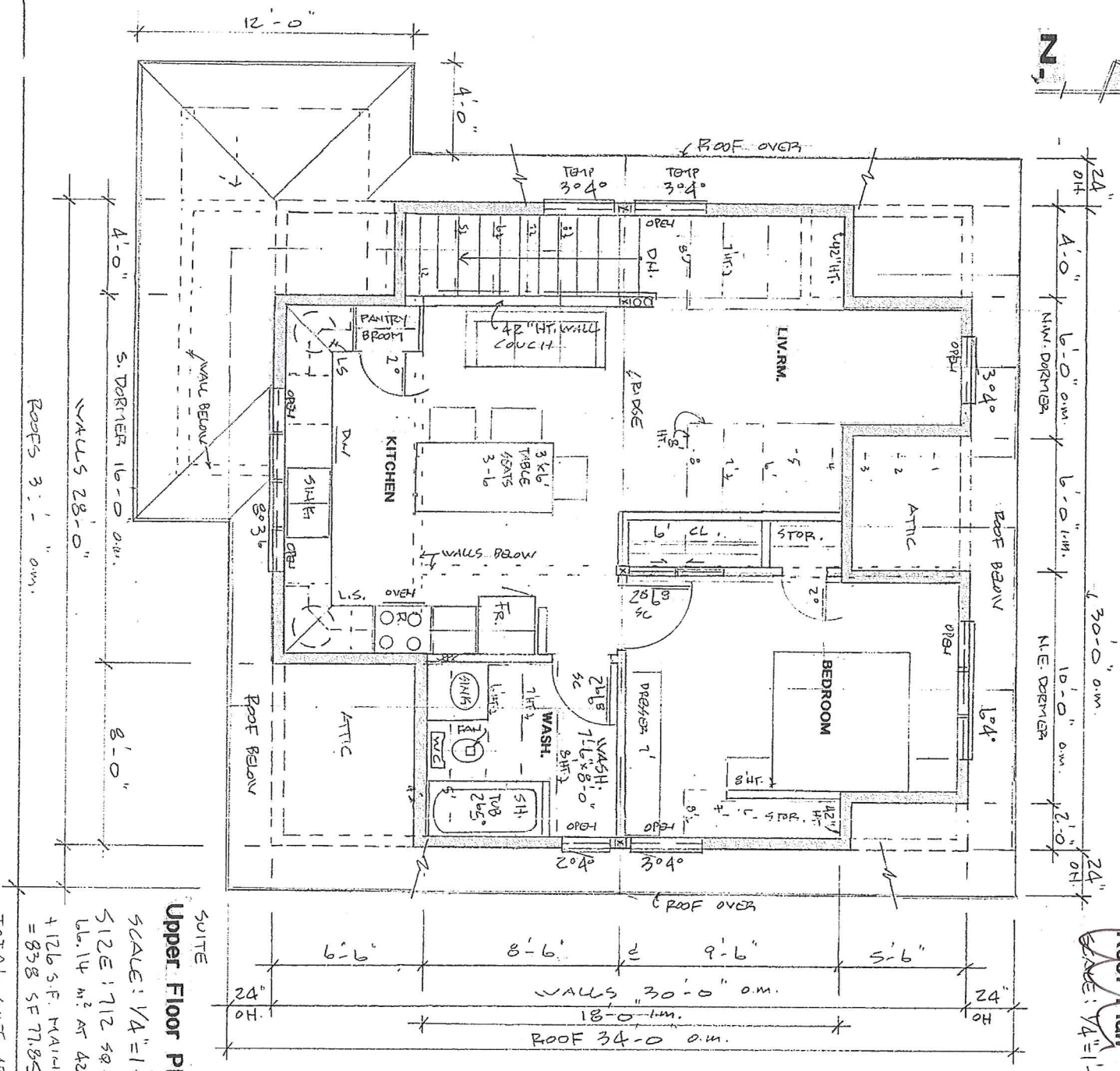
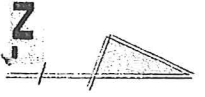
3.2M

LANE

178' 23.8m.

114.53'

35.0m.



**SCHEMATIC
Roof Plan**
SCALE: 1/4" = 1'-0"

Upper Floor Plan

SOITE
SCALE: 1/4" = 1'-0"
SIZE: 1712 SQ. FT.
66.14 m² AT 42" HT.
+ 1263 S.F. MAILED FL.
= 838 SF 77.85 m²
TOTAL SUITE AREA

K.Hertz "Carriage" House c/w RU-1 To RU-1s

NOTES:

334 CHRISTLETON AVE., KELOWNA, B.C. (PROPOSED)

SCALE: AS SHOWN PROJ. NO. 2009-06-10

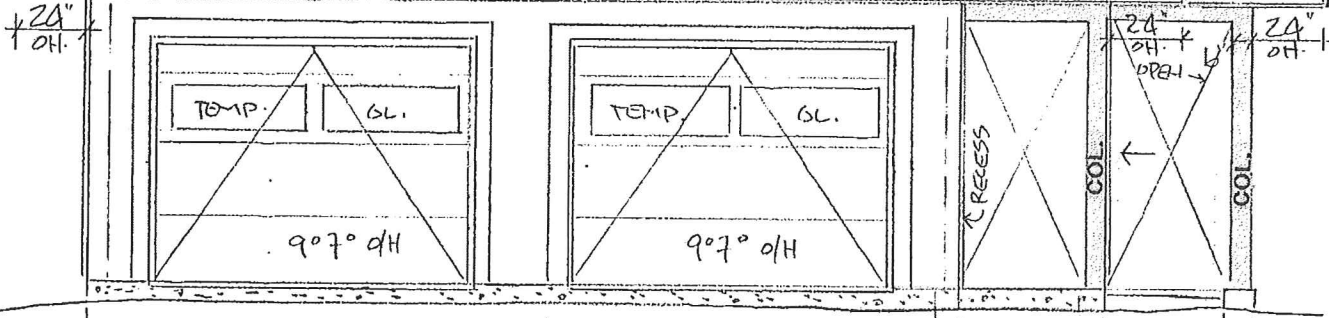
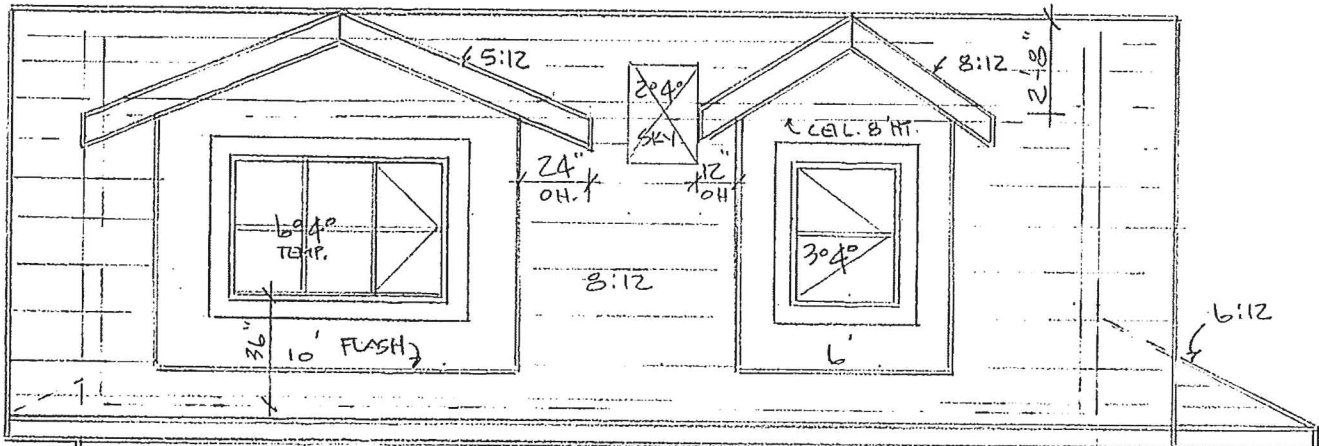
DATE: JANUARY 8, 2010. DWG. PJG

DWG. No.

2.

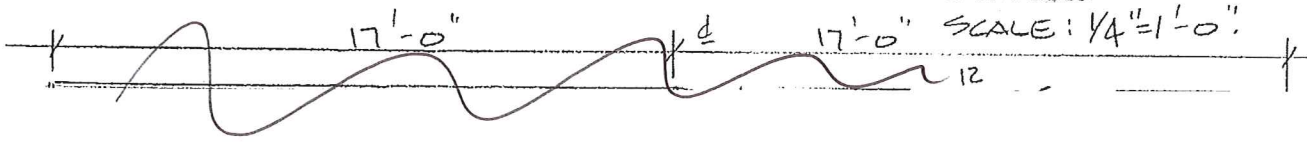
OF 2.

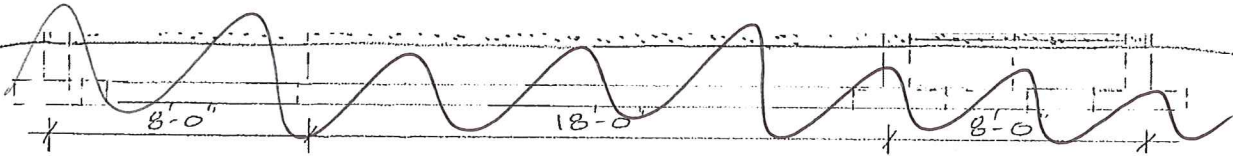
PKG
500-270



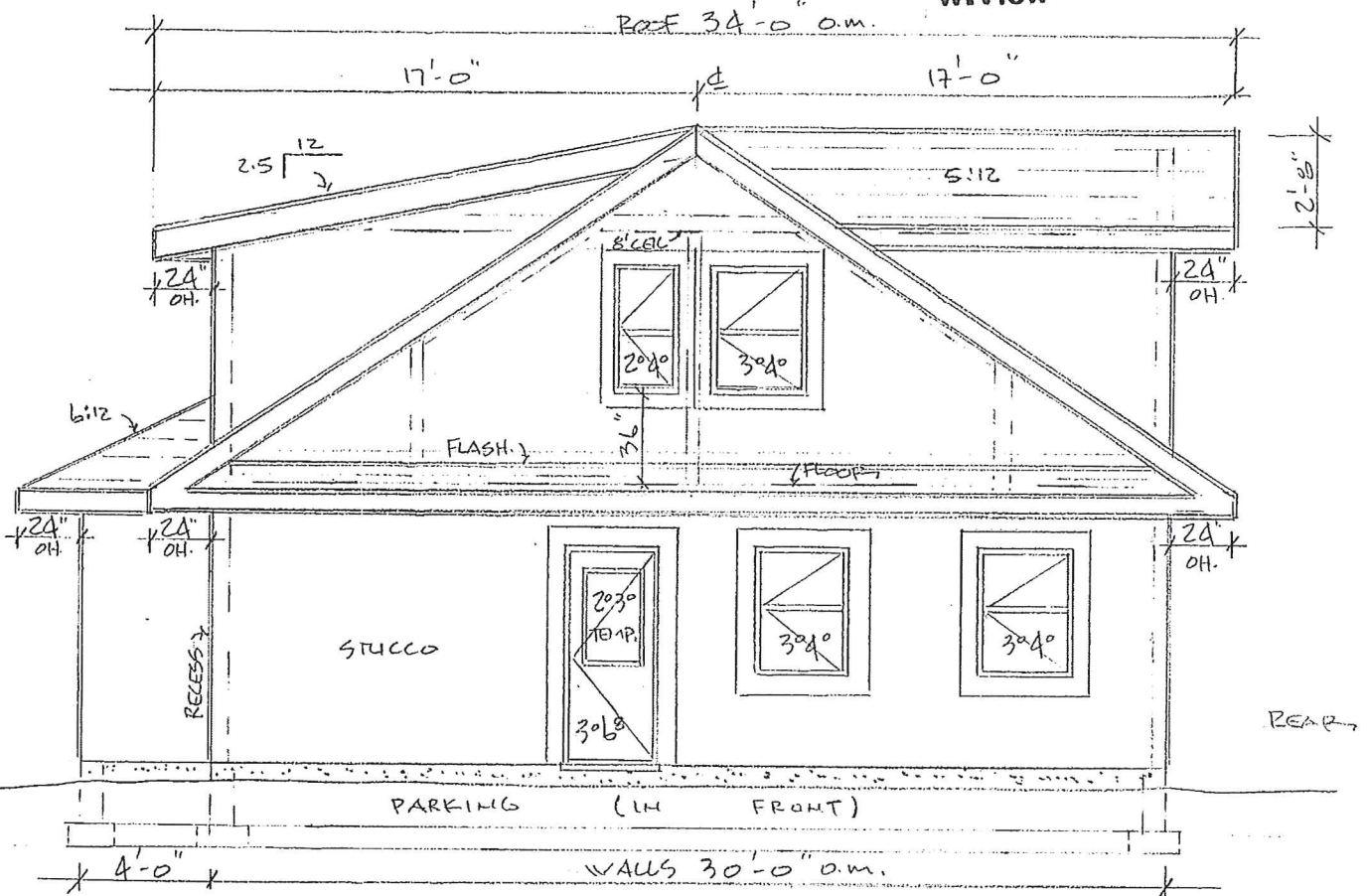
24'-0" o.m. 4'-0" RECESSED 4'-0"

N.View



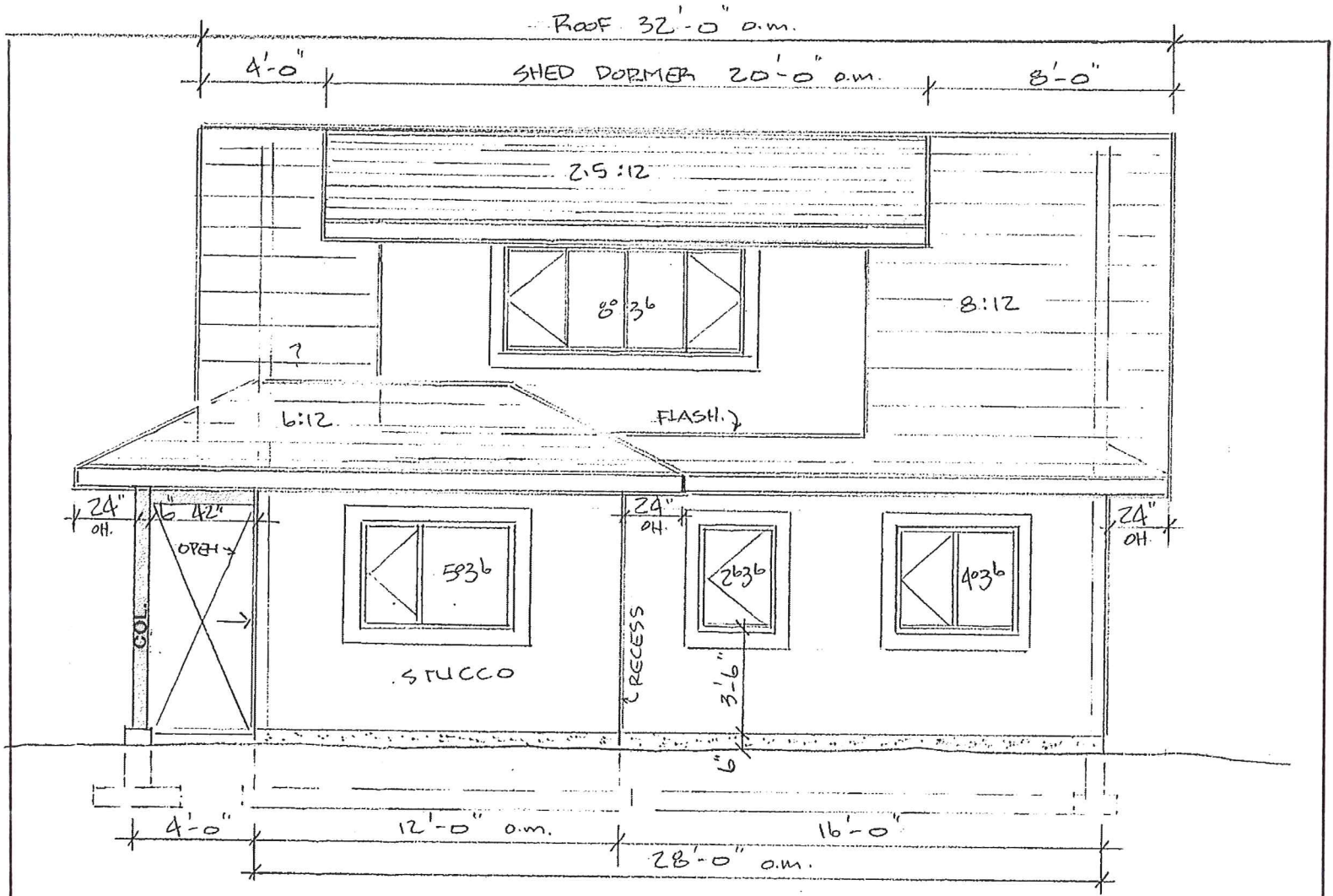


W.View

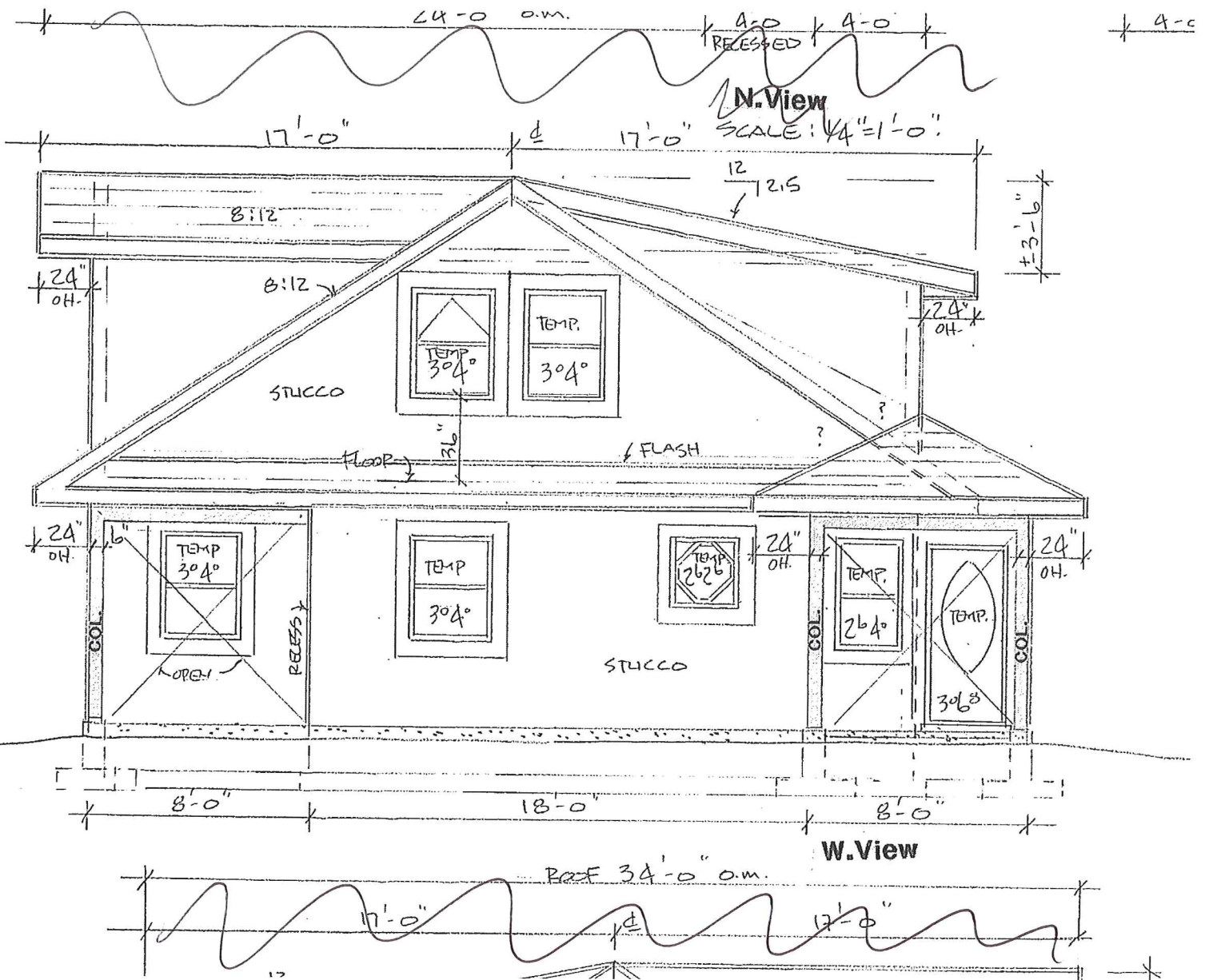


E.View

SCALE: 1/4" = 1'-0"



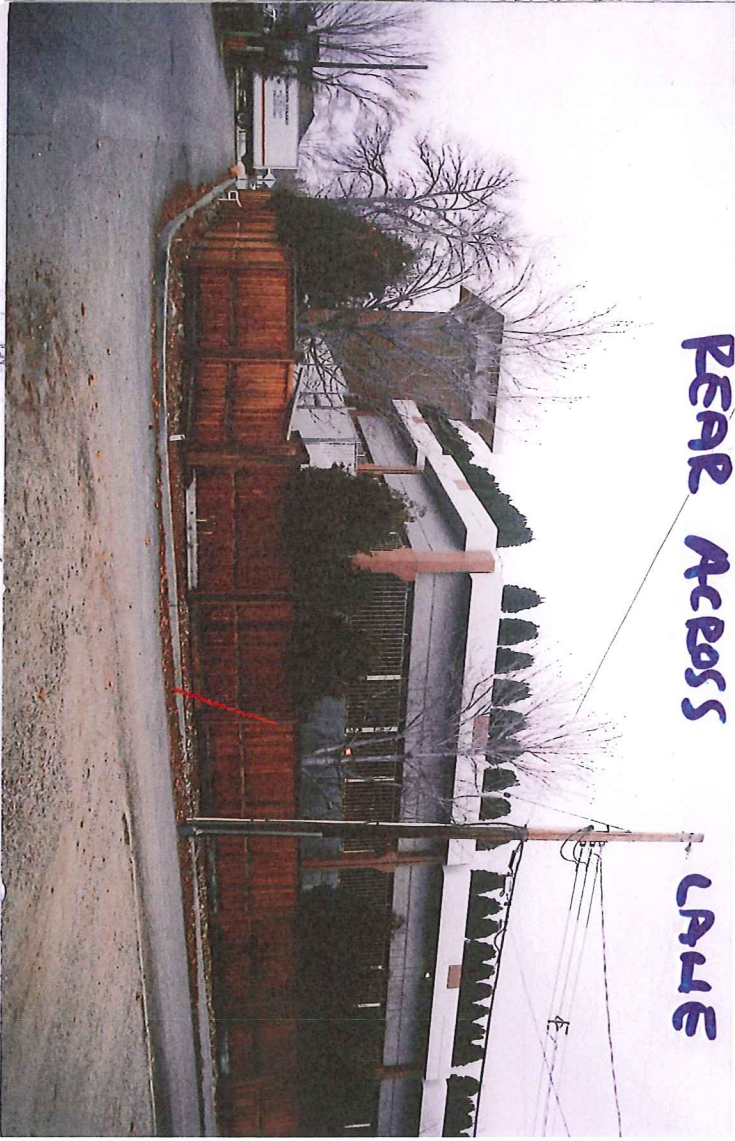
S.View
 SCALE: 1/4" = 1'-0"



SITE N. BEAR



BEAR ACROSS LAKE

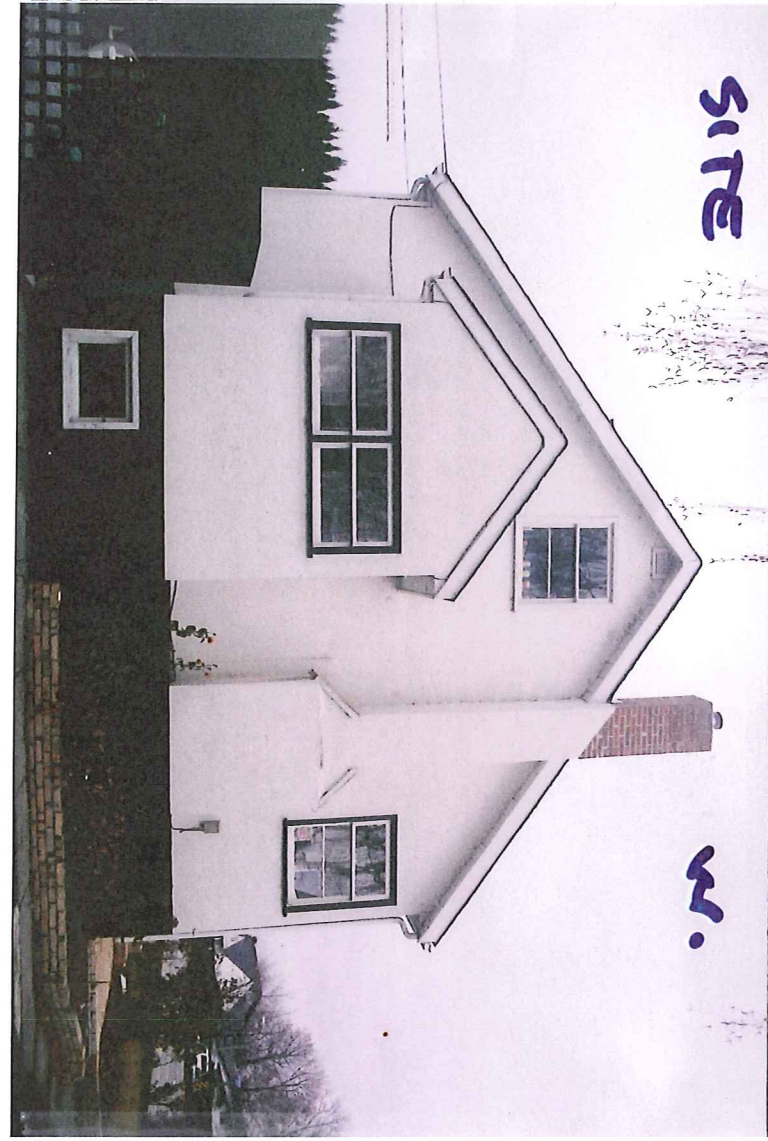


SITE S. - FRONT



SITE

W.



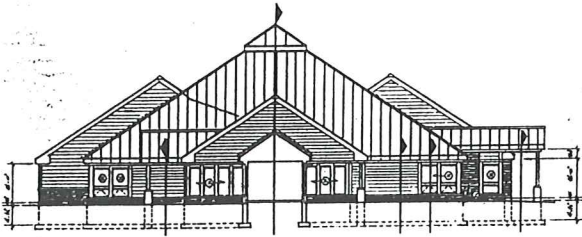
Peter J. Chataway, B.Sc., B.Arch.

HOUSE PLANS AND DESIGN

368 Cadder Ave., Kelowna, B.C. V1Y 5N1

Office: 763-1334

Home: (250) 763-5367



Hertz "Carriage" House

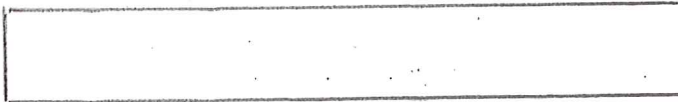
Colour Board

To Match Existing House

Roof : BP RAMPART "CRYSTAL BLUE" ASPHALT SHINGLES



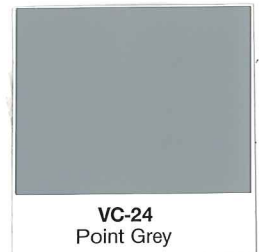
Walls : IMASCO "PEARL" WHITE STUCCO



Trim :  BENJAMIN MOORE V-35 LOW LUSTRE BLACK

Sash : BENJAMIN MOORE VC-1 OXFORD IVORY

Other : Base - BENJAMIN MOORE VC-24 POINT GREY



334 CHRISTLETON AVE.

DATE: JAN.11, 2010.

To City Of Kelowna
Planning Department
1435 Water Street
Kelowna, B.C.

Re: 334 Christleton Ave, Kevin & Janet Hertz

Please note that I/we have reviewed the "Carriage House Plans" with a zoning amendment for the above named property and I/we have no objections to the project being approved by the City of Kelowna

Yours truly,

Name Kathy Appel

Address 2321 Abbott St. Kelowna B.C.

Signature 

Date Jan 27/10

To City Of Kelowna
Planning Department
1435 Water Street
Kelowna, B.C.

Re: 334 Christleton Ave, Kevin & Janet Hertz

Please note that I/we have reviewed the "Carriage House Plans" with a zoning amendment for the above named property and I/we have no objections to the project being approved by the City of Kelowna

Yours truly,

Name Nora Andrews

Address 344 CHRISTLETON AVE

Signature Nora Andrews

Date JAN 27 / 10

To City Of Kelowna
Planning Department
1435 Water Street
Kelowna, B.C.

Re: 334 Christleton Ave, Kevin & Janet Hertz

Please note that I/we have reviewed the "Carriage House Plans" with a zoning amendment for the above named property and I/we have no objections to the project being approved by the City of Kelowna

Yours truly,

Name D ROGERS

Address 2362 ABBOTT

Signature [Handwritten Signature]

Date Jan 27 - '10

To City Of Kelowna
Planning Department
1435 Water Street
Kelowna, B.C.

Re: 334 Christleton Ave, Kevin & Janet Hertz

Please note that I/we have reviewed the "Carriage House Plans" with a zoning amendment for the above named property and I/we have no objections to the project being approved by the City of Kelowna

Yours truly,

Name BARBARA CULLEN

Address 343 CHRISTLETON

Signature Barbara Cullen

Date Jan 27, 2010

CITY OF KELOWNA
MEMORANDUM

Date: February 12, 2010
File No.: Z10-0006 DP10-0014

To: Land Use Management Department (AW)

From: Development Engineering Manager

Subject: 334 Christleton Avenue Lot 6 Plan 3451 Suite in Accessory Building

Development Engineering Services have the following requirements associated with these rezoning and Development Permit applications

1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service must be provided to meet current by-law requirements. **The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense.** Metered water from the main residence must be extended to supply the proposed suite.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate, inquiry's please contact John Filipenko at 250-469-8581

3. Development Permit and Site Related Issues

On-site parking modules must meet bylaw 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 public lanes.
Provide a designated, unobstructed Emergency Access Path from the frontage road to the main entrance of the proposed accessory building.

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/jf