

Memo



Date: March 10, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0010 **Applicant:** Bryana & Bradley Greenhalgh

At: 475 Taylor Rd **Owner:** Bryana & Bradley Greenhalgh

Purpose: TO REZONE FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RU1s - LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO CONSTRUCT A SECONDARY SUITE WITHIN AN ACCESSORY BUILDING.

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1s - Large Lot Housing with Secondary Suite

Report Prepared by: Carlie Ferguson

1.0 RECOMMENDATION

THAT Rezoning Application No. Z10-0010 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Section 22, Township 26, ODYD, Plan 28652, located at 475 Taylor Rd, 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 the zone amending bylaw be forwarded to a Public Hearing for further consideration;

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 requirements of Development Engineering and Rutland Waterworks District 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 construct a secondary suite 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 Accessory Building)
Development Regulations		

Principal dwelling Floor Area	204 m ²	
Floor Area of Secondary Suite / Size ratios	88 m ² / 43 %	lessor or 90 m ² or 75%
Site Coverage (buildings)	15%	30%
Site Coverage (buildings/parking)	24%	50%
Accessory Building with Secondary Suite		
Height	4.5 m / 1 ½ storeys	4.5m / 1 ½ storeys
Separation	6.0 m	5.0 m
Front Yard	22.0 m	6.0 m
Side Yard (N)	8.0 m	2.0 m (1 - 1 ½ storey)
Side Yard (S)	17.2 m	2.0 m (1 - 1 ½ storey)
Rear Yard	2.0 m	1.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	700 m ²	30m ² required per dwelling

3.1 Site Location Map

475 Taylor Rd



3.2 Site Context

The adjacent zones and uses are:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing & RU6 - Two Family Housing	Residential

4.0 CURRENT POLICY & REGULATION

4.1 Proposed Zone (RU1s - Large Lot Housing with Secondary Suite)

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, and complimentary secondary uses, on larger serviced urban lots.

4.2 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.

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 Building & Permitting Department

Building permit required. Six Foot crawl space cannot be developed as useable basement.

5.2 Development Engineering Department

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 Taylor Rd.

5.4 Bylaw Services

No concerns

6.0 LAND USE MANAGEMENT DEPARTMENT

The Land Use Management Department recommends support for this application. Policies within the Official Community Plan support the sensitive integration of infill in established neighbourhoods where densification can be accommodated. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions can easily be achieved on-site. There is a Building Scheme registered on title dated 1978. The Building Scheme is considered to be out of date and no longer relevant and therefore it is not necessary for the applicant to undergo the costly process of discharge. A direct Development Permit will be conducted at a staff level to address the form and character of the proposed secondary suite development.



Danielle Noble
Manager, Urban Land Use

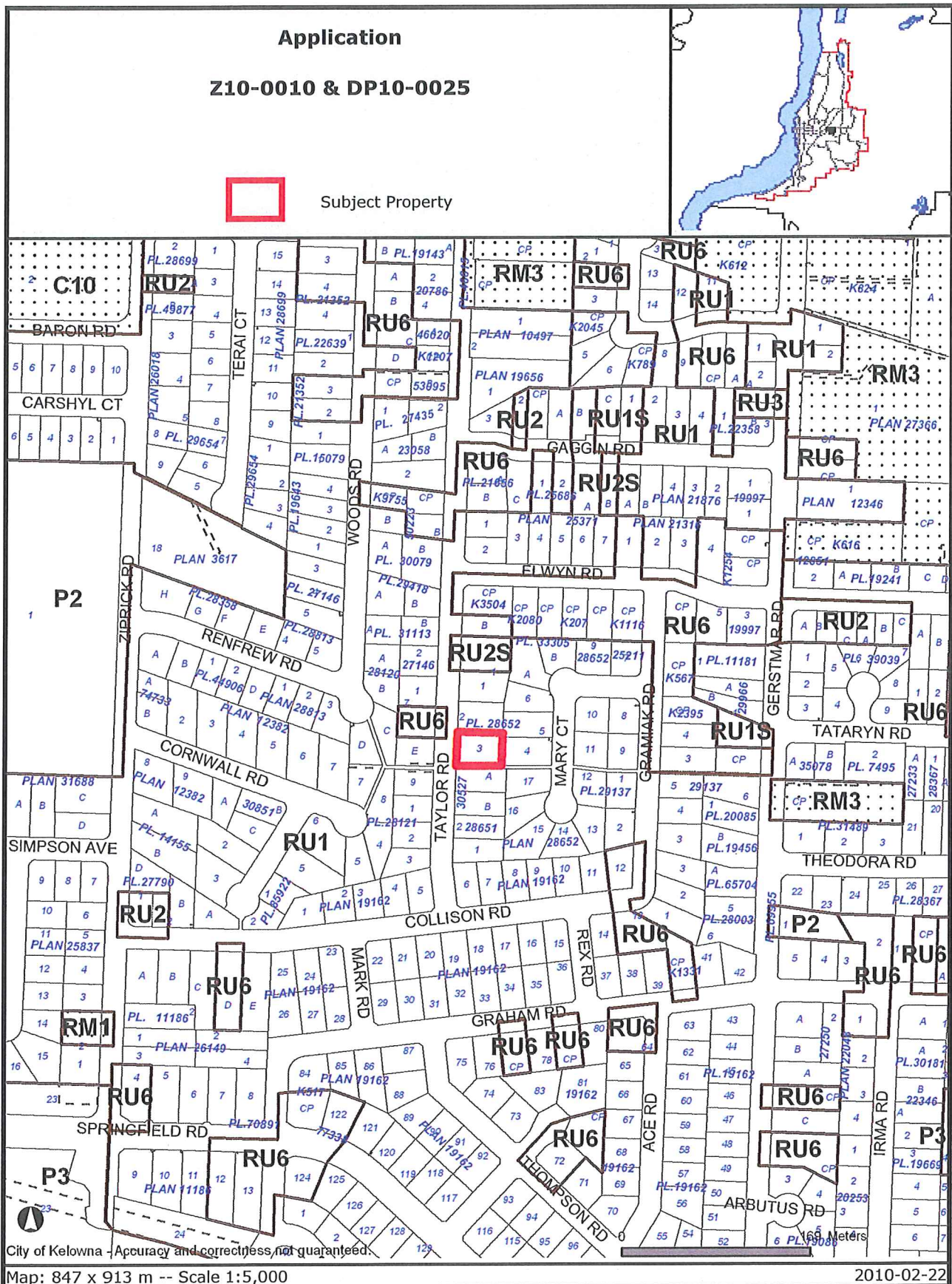
Approved for inclusion:



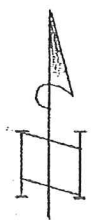
 Shelley Gambacort
Director, Land Use Management

Attachments:

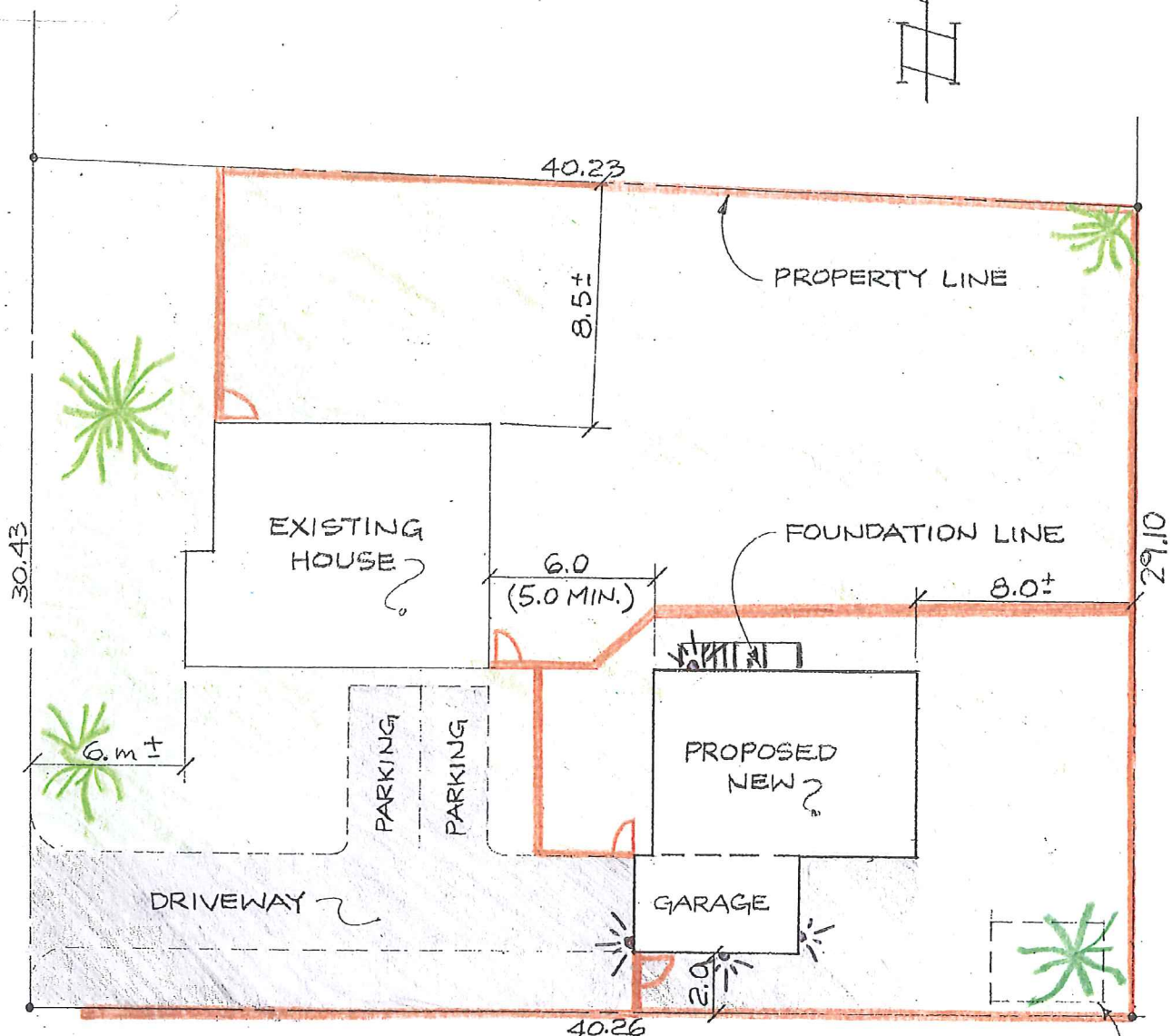
Subject Property Map
Site Plan / Landscape Plan
Elevations
Floor Plan
Photographs
Development Engineering Branch Comments



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.



TAYLOR ROAD.










LOW VOLTAGE LIGHTING BESIDE DRIVEWAY

EXISTING SHED TO BE REMOVED

PLOT PLAN

SCALE = 1:200 (METRIC)

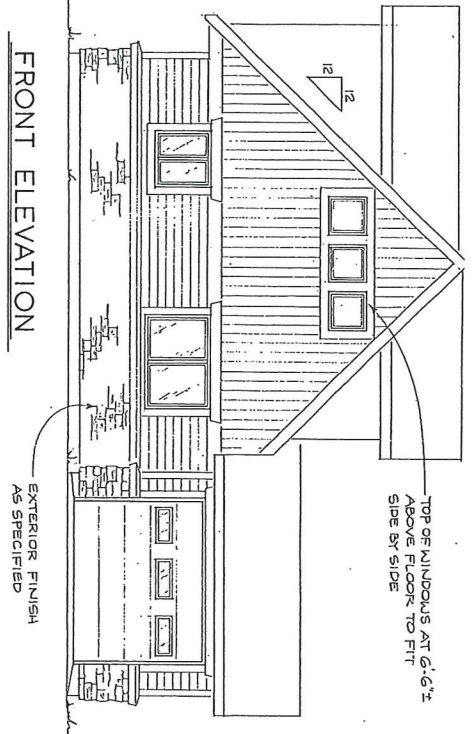
LEGEND

-  Grass
-  Gravel
-  Existing trees
-  New tree
-  Fencing 6'
-  latching gates 6'
-  Motion Lights

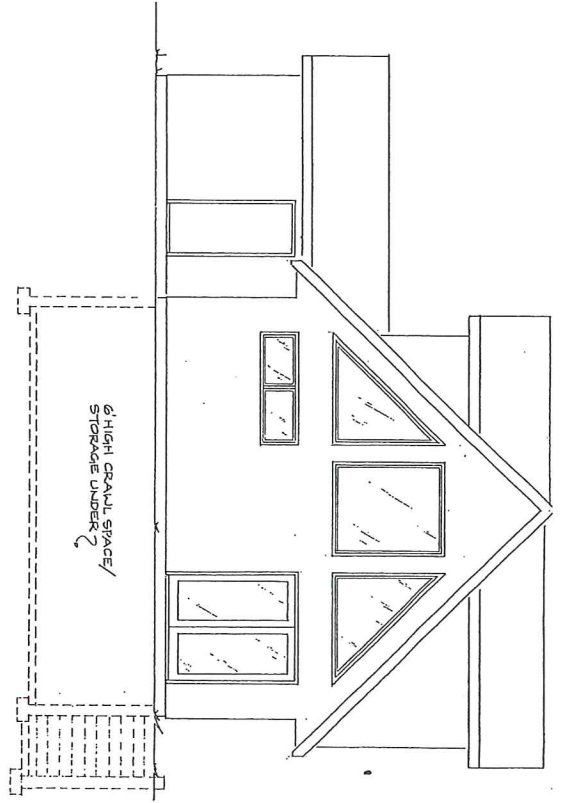
LEGAL DESCRIPTION

LOT 3
 PLAN 28652
 O.D.Y.D.
 475 TAYLOR RD.

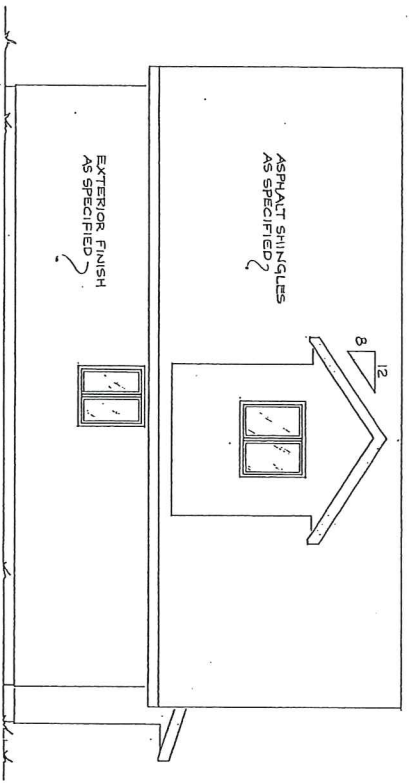
FRONT ELEVATION



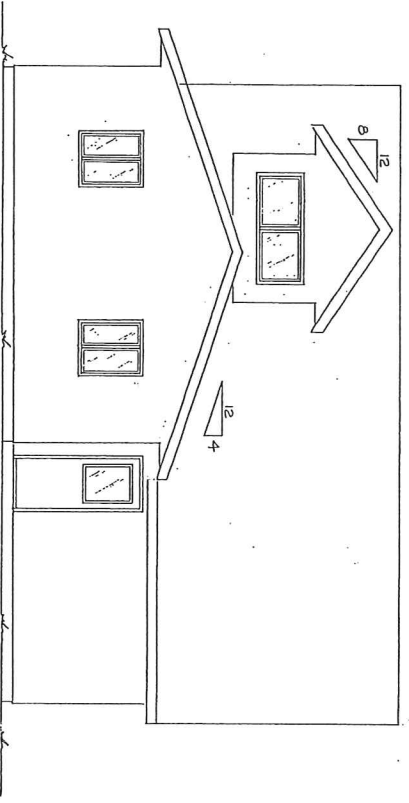
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



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



CITY OF KELOWNA
MEMORANDUM

Date: March 10, 2010
File No.: Z10-0010
To: Planning & Development Services Department (CF)
From: Development Engineer Manager (SM)
Subject: 475 Taylor Road – Lot 3, Plan 28652, Sec. 22, Twp. 26, ODYD

The Development Engineering comments and requirements regarding this application to rezone from RU-1 to RU-1s are as follows:

1. Subdivision

Provide easements as required

2. Domestic water and fire protection.

This development is within the service area of the Rutland Waterworks District (RWD). All the fees and charges are to be paid directly to RWD.

3. Sanitary Sewer.

The subject property is located within the Local Area Service (LAS) # 23 and the property has elected to be pay the LAS charges on the annual levy. The current Policy requires that all the LAS charges be cash commuted when the property is rezoned. The pay-out charge for a house and a carriage house is 1 and ½ SFE (single family equivalent). The current LAS #23 rate is \$7,340.00 per SFE and the total charge is in the amount of **\$11,010.00**. It should be noted that if the current amount is not paid by April 30th 2010, the annual levy will be added to the 2010 taxes and is not creditable towards the cash commuting amount.

5. Bonding and Levies Summary.

Levies

Local Service Area #23 charges	<u>\$ 11,010.00</u>
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Steve Muenz, P.Eng.
Development Engineering Manager

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