

Memo



Date: May 5, 2010
To: City Manager
From: Community Sustainability Division
File No: Z10-0020 **Applicant:** John & Joan Dreher
At: 175 Bornais Street **Owner(s):** John & Joan Dreher
Purpose: To rezone the subject property from RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone to construct a secondary suite within an accessory building.
Existing Zone: RU1 - Large Lot Housing zone
Proposed Zone: RU1s- Large Lot Housing with a secondary suite zone
Report Prepared by: Alec Warrender

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0020 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 7, Section 23, Twp 26, ODYD, Plan 32836, located at 175 Bornais Street, Kelowna, BC, from the RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a 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 Rutland Waterworks District Department being completed to their satisfaction;

AND THAT a building permit for the suite be applied for prior to final adoption of the zone.

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 construct a secondary suite within an accessory building.

3.0 BACKGROUND:

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

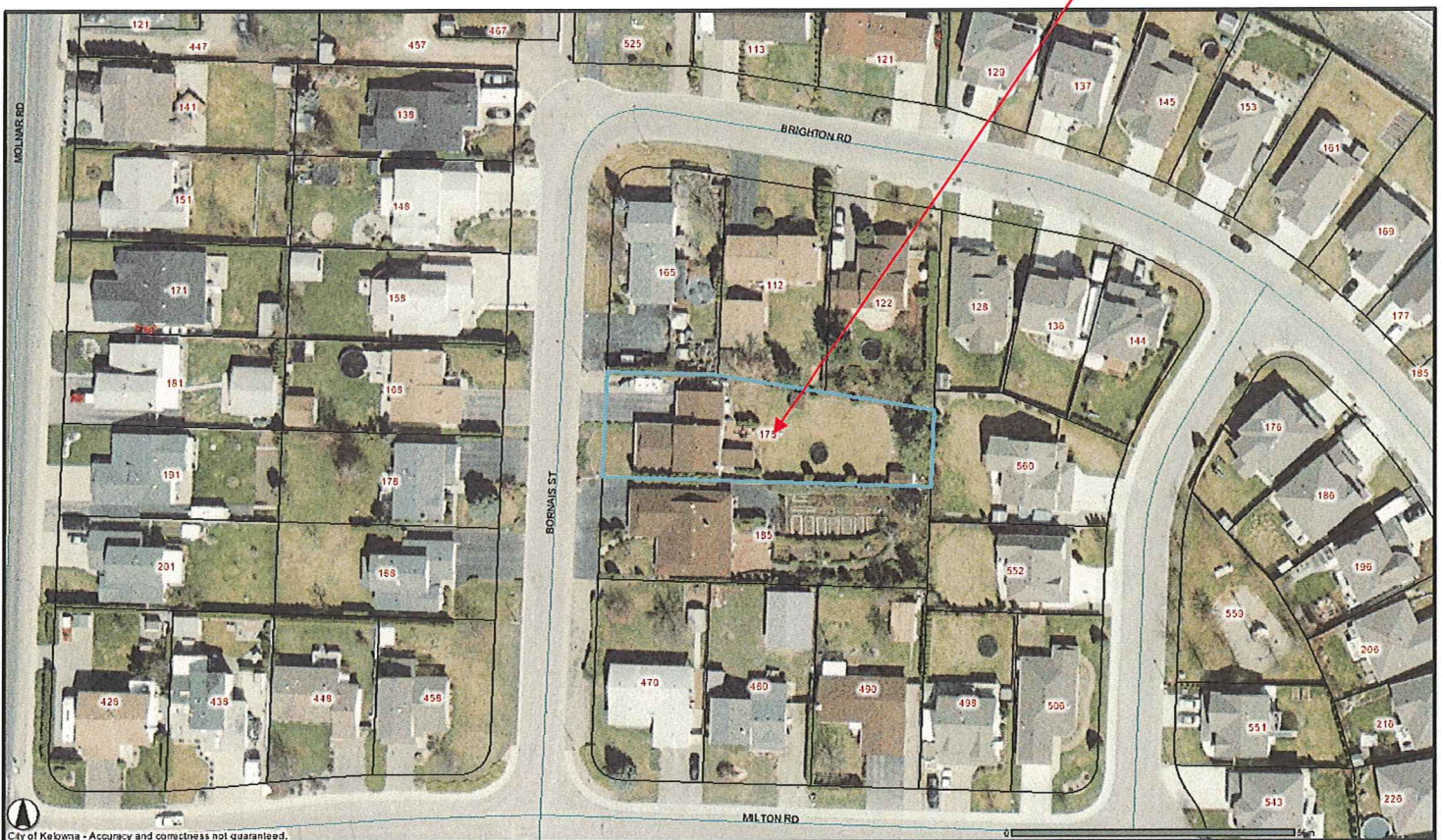
Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Development Regulations		
Site Coverage (buildings)	14 %	40%

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Site Coverage (buildings/parking)	34 %	50%
Height (existing house)	6.1 m	2 ½ storeys / 9.5 m
Height (Suite)	3.3 m	2 ½ storeys / 4.5 m
Floor Area of principal dwelling	183.43 m ²	
Floor Area of Secondary Suite / Size ratios	45 m ² / 24 %	In building can't exceed lessor of 90 m ² or 40%
Building Separation	6.1 m	4.5 m
Front Yard	12.8 m	6.0 m
Side Yard (west)	20 m	2.3 m (2 - 2 ½ storey)
Side Yard (east)	2.78 m	2.3 m (2 - 2 ½ storey)
Rear Yard	21 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² requirement

3.1 Site Location:

175 Bornais Street



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	RU2 - Medium Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Residential

4.0 CURRENT DEVELOPMENT POLICY

Kelowna 2020 - Official Community Plan

The subject property is designated as Single/Two Unit Residential in the Official Community Plan. Relevant policies are included below.

Housing Polices:

Infrastructure Availability¹. Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently;

Integration². Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities;

Secondary Suites³. Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.

5.0 TECHNICAL COMMENTS

5.1 Development Engineering
See Attached

5.2 Fire Department
An unobstructed and easily distinguishable firefighter access path, of 1100 mm, from the street 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 Bornais St.

5.3 Bylaw Services
No concerns.

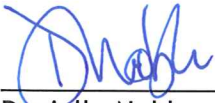
5.4 Building and Permitting Branch
Building permit required. Development cost charges are to be reviewed at time of building permit application.

5.5 Telus
Telus will provide aerial service.

5.6 Terasan
Please be advised that Terasen Gas' facilities will not be adversely affected. Therefore, Terasen Gas has no objection to the proposed rezoning and development of the subject property.

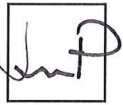
6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration into existing neighbourhoods, where services are already in place and densification can easily 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. Staff will continue to work with the applicant to improve the overall design of the development. This will help to ensure that the development satisfies the intent of the DP guidelines and is complementary to the neighbourhood context.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:



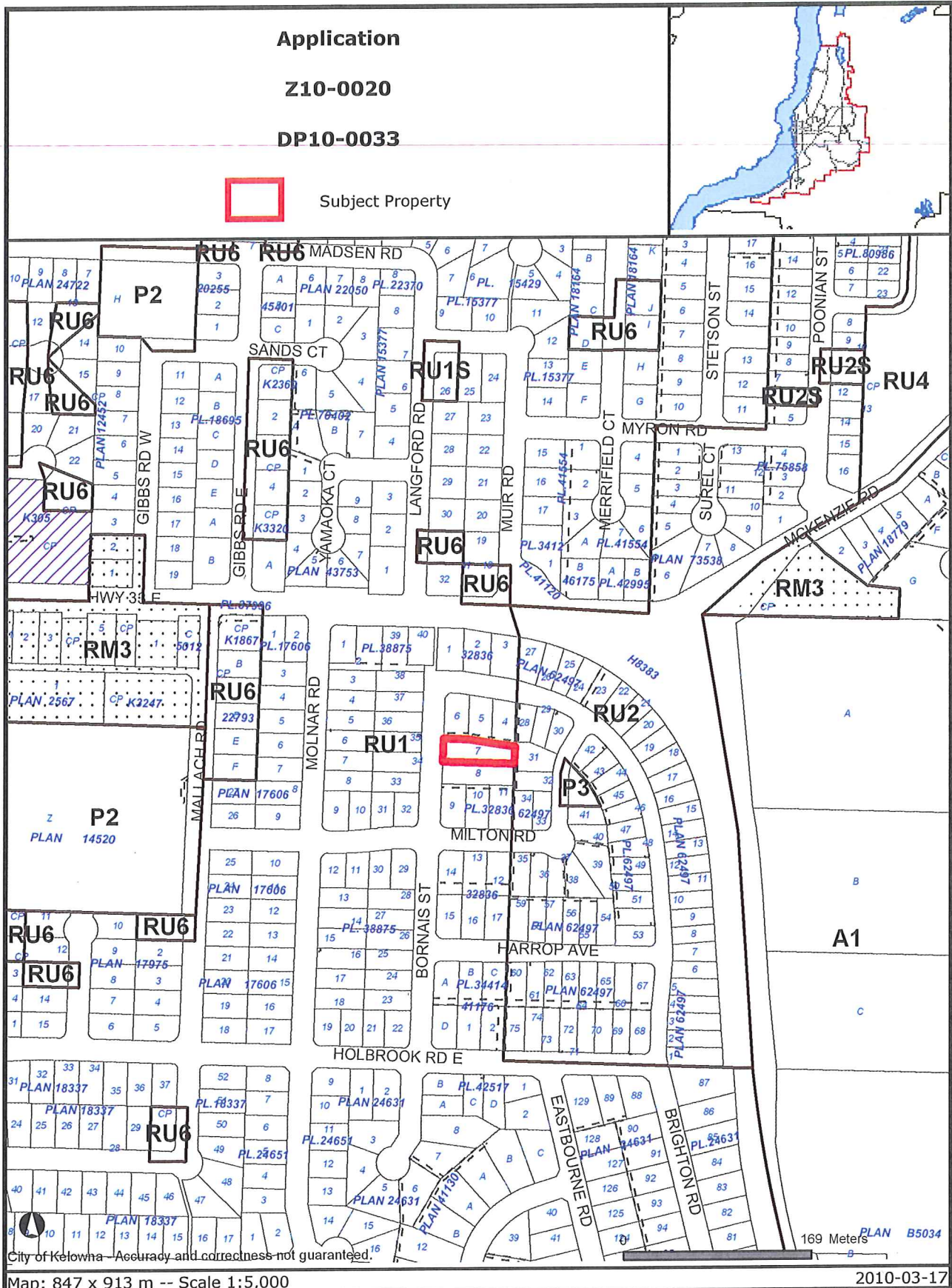
Shelley Gambacort
Director, Land Use Management

Attachments:

Subject Property Map
Site Plan
Suite Floor Plans
Elevations
Photo

Date Application Accepted
March 18, 2010



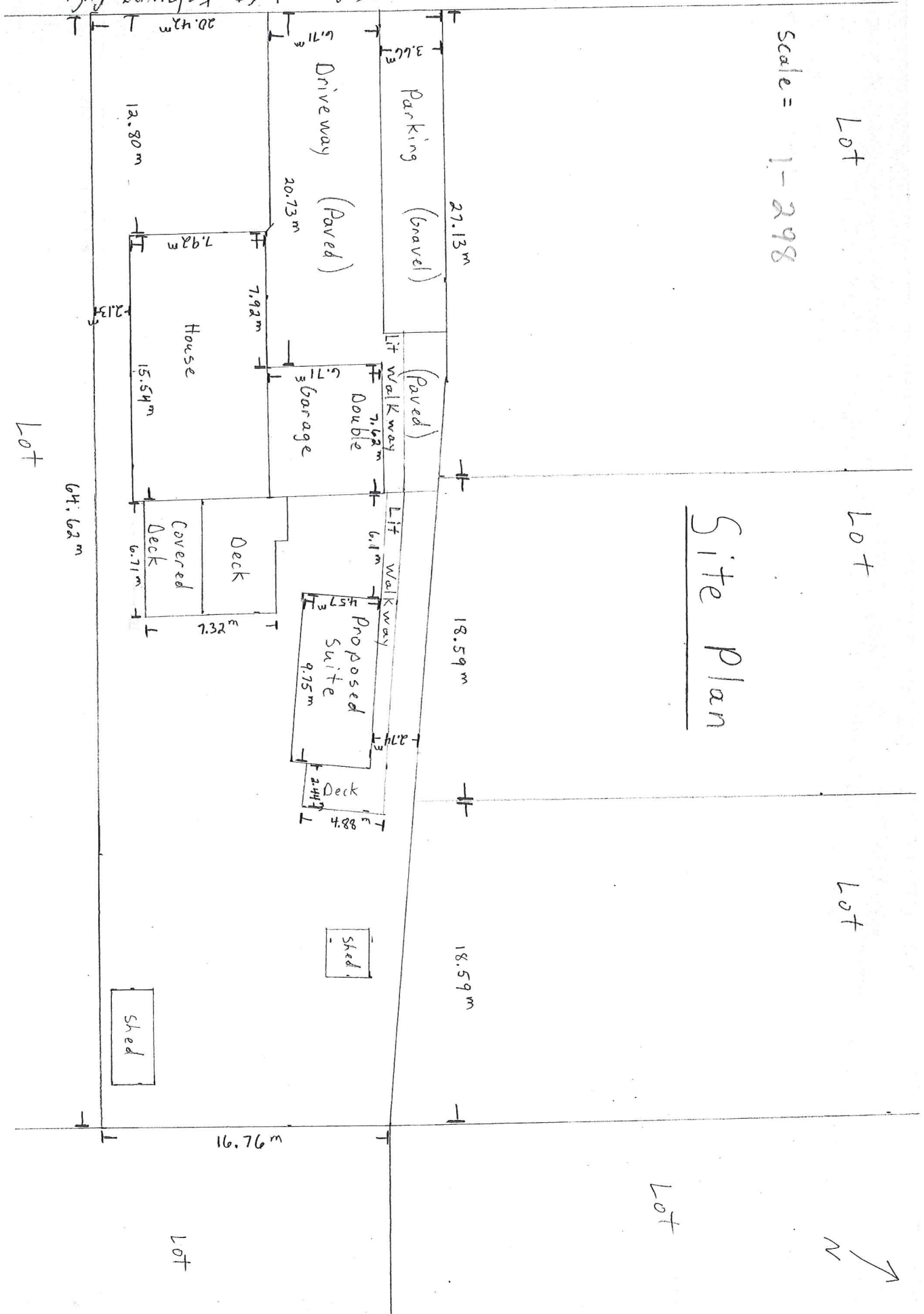


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

175 Bernais St. Kelowna B.C.
Lot 7, Plan 32836, Section R3,
Township 26 PID: 003-310-221

Scale = 1-298

Site Plan



Lot

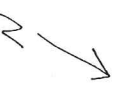
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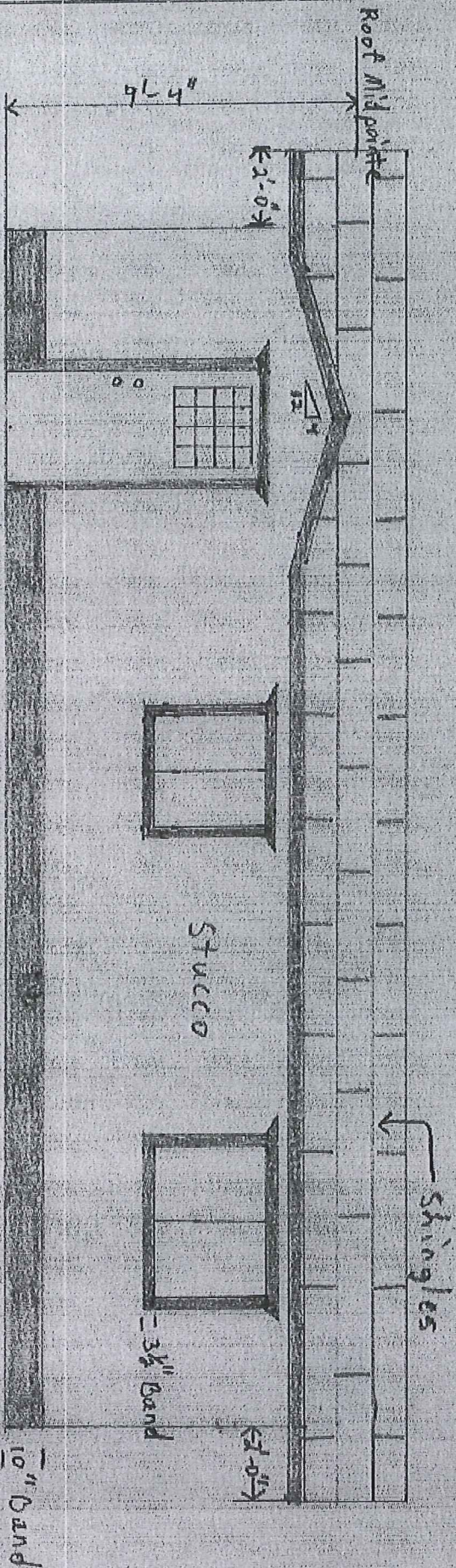
Lot



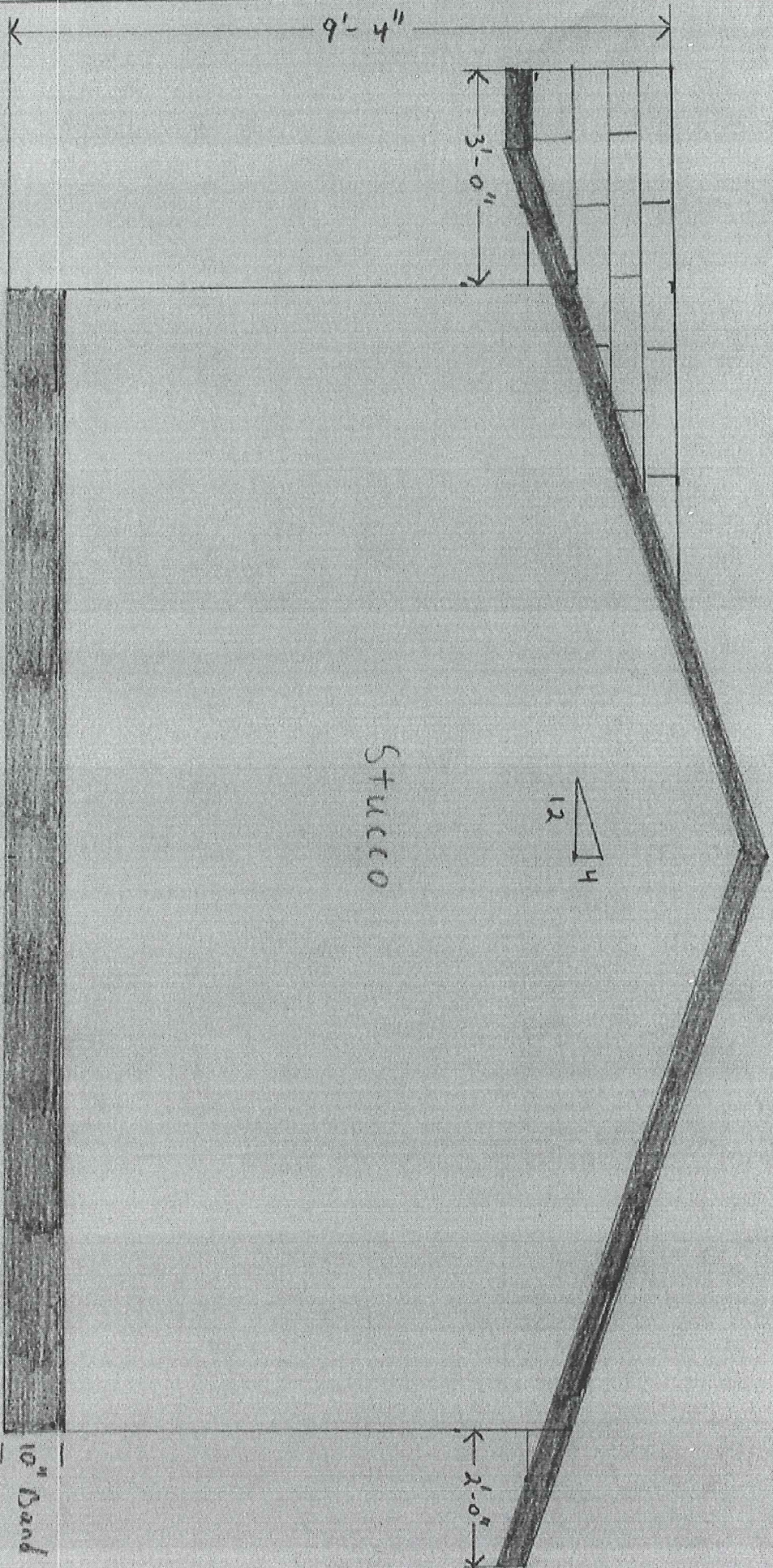
Front Elevation

Stucco Colour

280E-3
Toasted Wheat



Right Elevation



Stucco



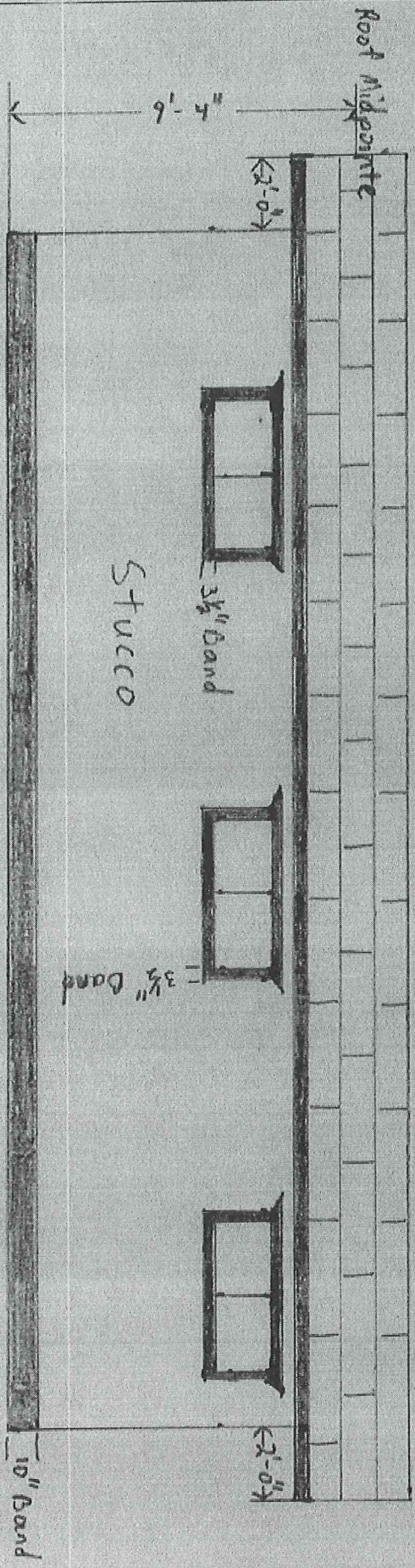
10" Band

9'-4"

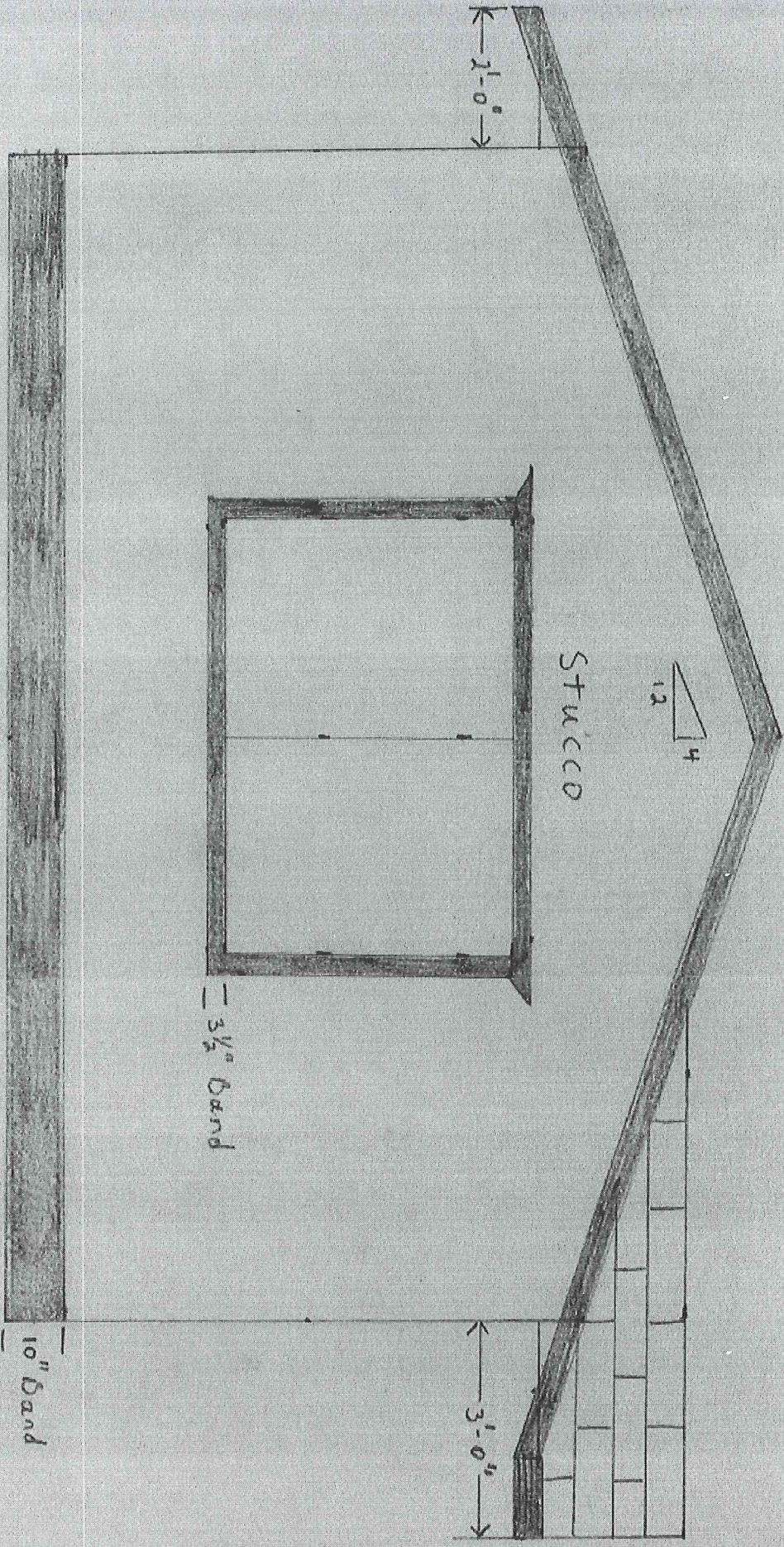
3'-0"

2'-0"

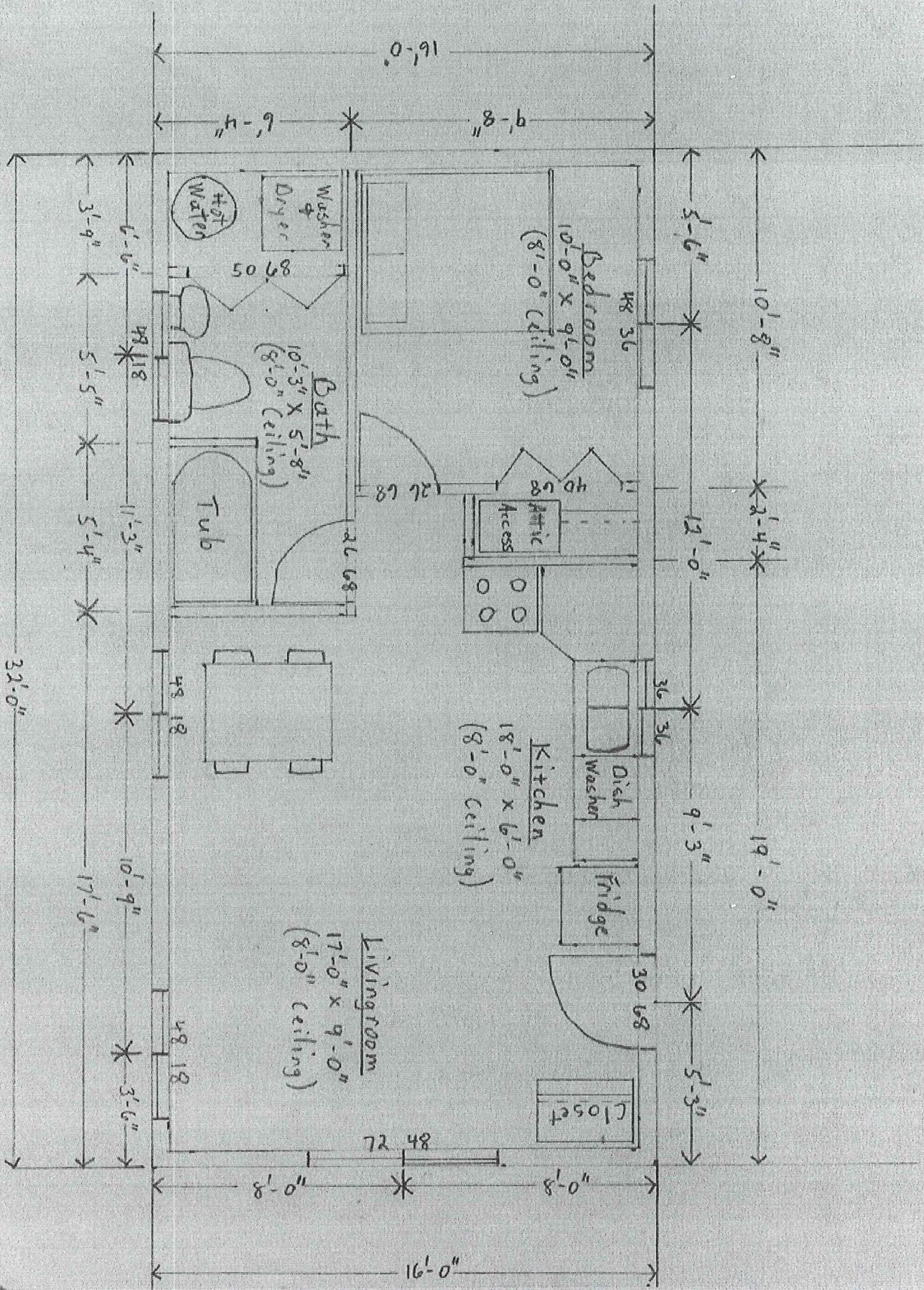
Rear Elevation



Left Elevation

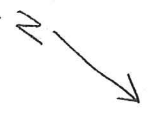
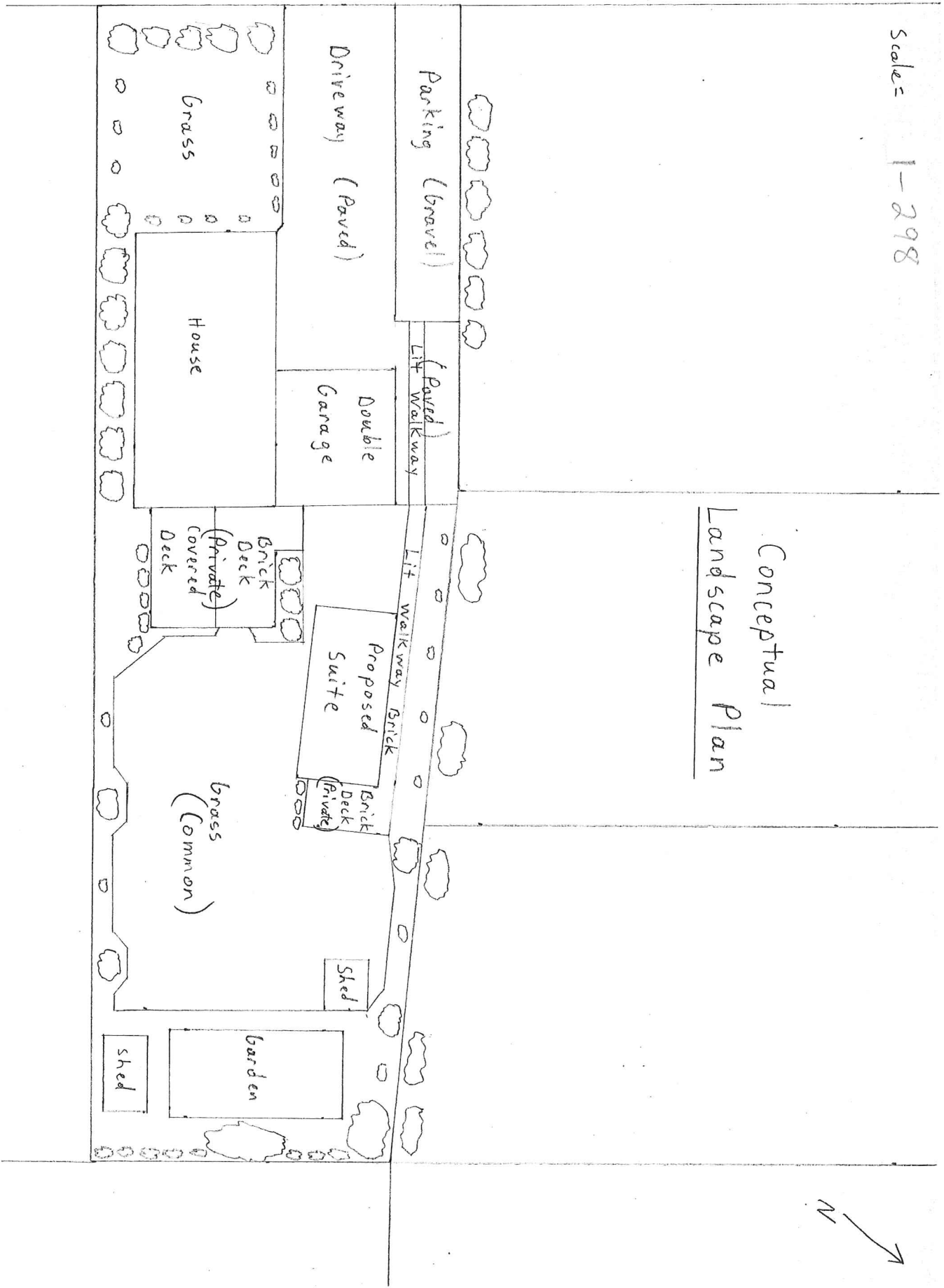


Floor Plan
Area: 512 S.Q. FT.



Scale = 1-298

Conceptual Landscape Plan





CITY OF KELOWNA

MEMORANDUM

Date: April 6, 2010
File No.: Z10-0020
To: Planning & Development Services Department (AW)
From: Development Engineer Manager (SM)
Subject: 175 Bornais Road – Lot 7, Plan 32836, Sec. 23, 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 connected to the Municipal wastewater collection system and there are no Specified Area charges associated with this application.

4. Miscellaneous.

Parking is provided on site

Steve Muenz, P.Eng.
Development Engineering Manager

BB



Rutland
WATERWORKS DISTRICT

106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com

March 29, 2010

John Dreher
175 Bornais St
Kelowna BC V1X 6J1

RE: Lot 7, Plan 32836 – 175 Bornais St
File # Z10-0020 and DP10-0035, RWD File 10/04

In response to City of Kelowna request for comment, the following is a summary of Rutland Waterworks District requirements:

1. Capital Expenditure Charges Accessory Suite (Carriage House)	\$1,900.00
2. Water Meter Upgrade	\$ 246.38
Total Fees Payable	\$ 2,146.38

Water service for the carriage house is to be extended from the existing single family dwelling (through the upgraded water meter).

Any outstanding accounts must be brought to current status.

Upon receipt of these fees a water certificate will be issued.

Should you have any questions or require further information, please contact the undersigned.

Sincerely,

Pete Preston
General Manager

c. City of Kelowna (Planning Department)