

Memo



Date: June 18, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0043

Applicant: Simon Wiencki

At: 2839 Helmcken Road

Owner(s): Simon Wiencki

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 a single family dwelling.

Existing Zone: RU1 - Large Lot Housing zone

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

Report Prepared by: Paul McVey

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0043 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 13, District Lot 135, ODYD Plan 17194, located at 2839 Helmcken 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;

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 secondary suite zone to construct a secondary suite within a single family dwelling.

3.0 BACKGROUND:

The original dwelling was constructed on the subject property in the 1970's. There was a substantial addition constructed in 1990. In 2009, a bylaw investigation commenced, where it was determined that an illegal suite exists in the dwelling. This application has been made to rezone the subject property from the RU1 - Large Lot housing zone to the proposed RU1s - Large Lot Housing with Secondary Suite zone to allow development of a secondary suite within the existing dwelling.

The area of the existing dwelling to be converted to a secondary suite is located at the south end of the dwelling. This unit has direct access from the front yard, as well as direct grade level access to an outdoor patio area. There is adequate parking available on the property.

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	1483 m ²	550 m ²
Lot Width	15.3 m	16.5 m
Lot Depth	45.8 m	30.0 m
Development Regulations		
Site Coverage (buildings)	17%	40%
Site Coverage (buildings/parking)	30%	50%
Height (existing house)	1 storey / 4 m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	231.3 m ²	
Floor Area of Secondary Suite / Size ratios	37 m ² / 16%	In building can't exceed lessor of 90 m ² or 40%
Front Yard	6.0 m	4.5 m
Side Yard (north)	3.15 m	2.0 m (1 - 1 ½ storey)
Side Yard (south)	2.0 m	2.0 m (1 - 1 ½ storey)
Rear Yard	17.0 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces provided	3 spaces
Private Open Space	meets requirements	30m ² requirement

3.1 Site Context

The subject property is located on the east end of Helmcken Road, within the KLO/South Pandosy sector of Kelowna.

5.0 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 Policies:

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.

6.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

6.1 Development Engineering

See attached.

6.2 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations are required between the suite and the main home as per BCBC 2006.

6.3 Bylaw Services

Open suite investigation - file #137950 February 4, 2009.

6.4 Building and Permitting Branch

1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits

2) Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).

3) Provide the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the main dwelling.

4) The glazing amounts along property line may not meet the spatial allowances of the 2006 edition of the British Columbia Building Code. Spatial calculation for unprotected openings will be required at time of building permit application.

5) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

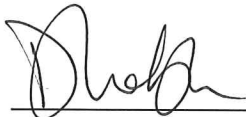
¹ Official Community Plan, Policy #8-1.30

² Official Community Plan, Policy #8-1.44

³ Official Community Plan, Policy #8-1.47

7.0 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. Examples of properties that are also zoned for secondary suites exist in the immediate neighbourhood. 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.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:

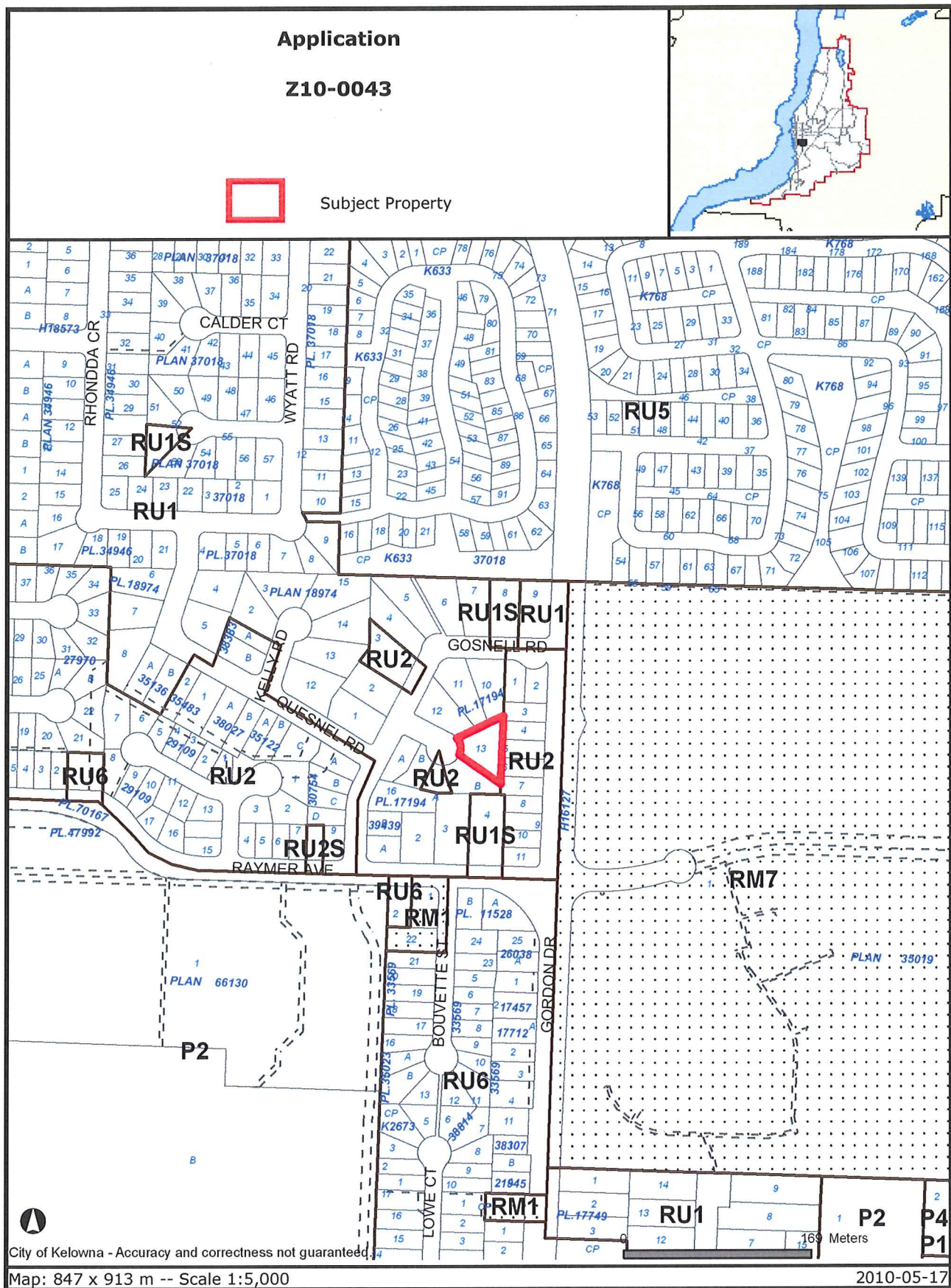


Shelley Gambacort
Director, Land Use Management

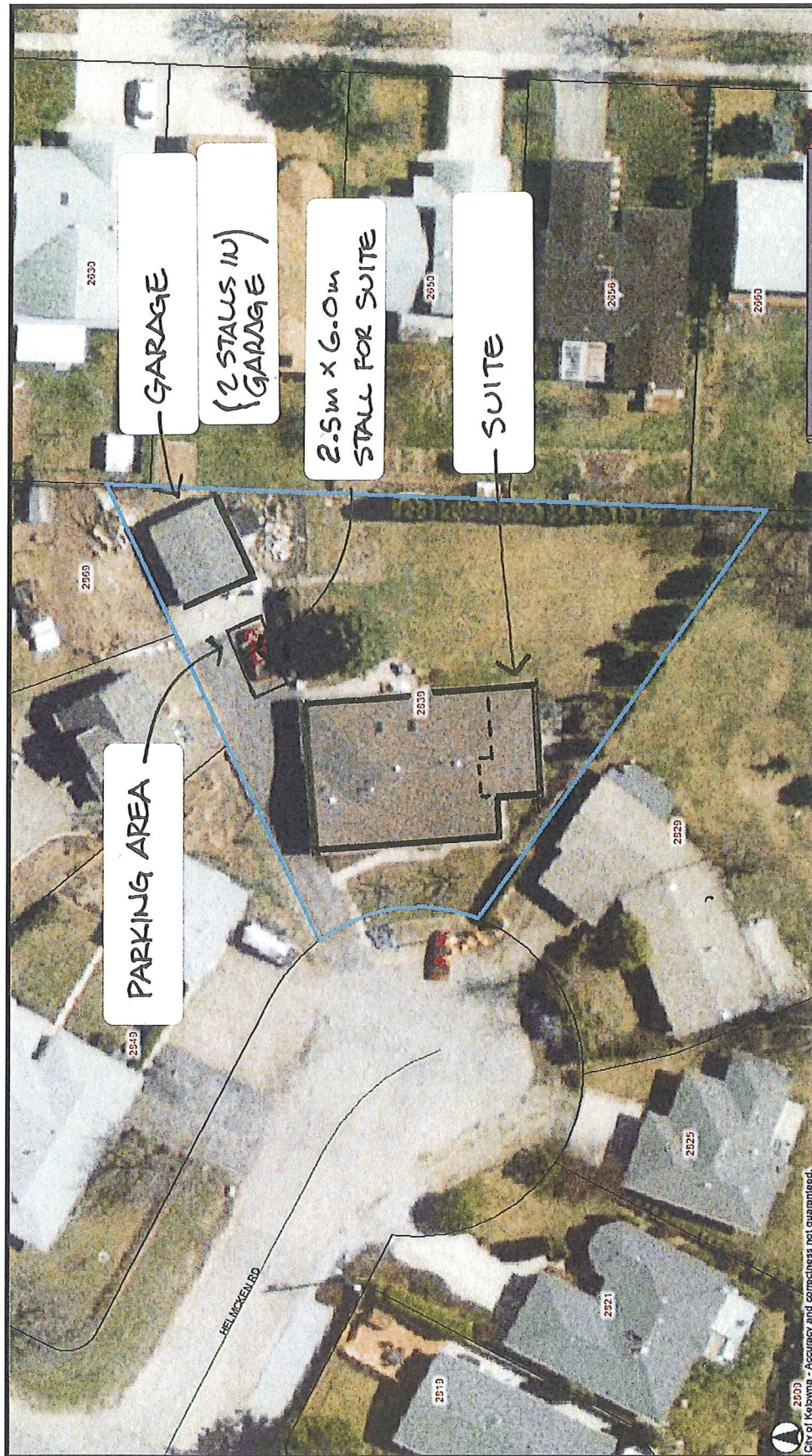
Attachments:

Subject Property Map
Site Plan
Suite Floor Plans
Development Engineering Comments
Photo

Date Application Accepted: May 17, 2010

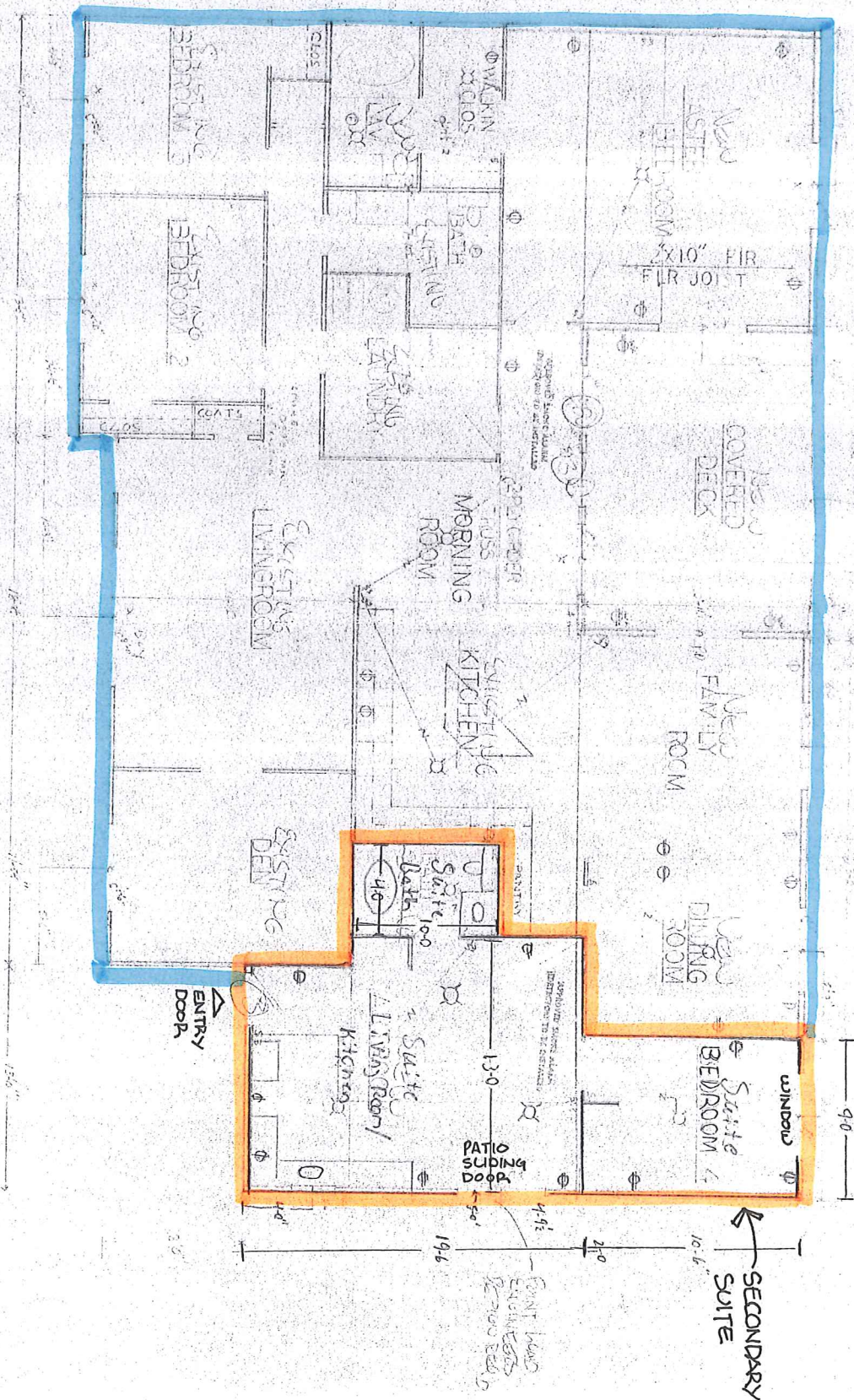


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



SITE PLAN – 2839 HELMCKEN ROAD

ELISA
LOT: 13 P
LD: 41.03
2.2:
P. AN



CITY OF KELOWNA
MEMORANDUM

Date: June 10, 2010
File No.: Z10-0043

To: Land Use Management Department (GS)

From: Development Engineering Manager

Subject: 2839 Helmicken Rd Lot 13 Plan 17194 Suite in Building Addition

Development Engineering has the following requirements associated with this Development Permit application.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. The service will be adequate for this application. Metered water from the main residence must be extended to supply the proposed accessory building.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The service is adequate for the proposed application.

3. Development Permit and Site Related Issues

On-site parking modules must meet bylaw requirements.
The designated parking space for the suite shall have a hard, dust free surface complete with a walkway to the main entrance to the suite.

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

