

Memo



Date: September 24, 2010
To: City Manager
From: Community Sustainability Division
File No: Z10-0072 **Applicant:** Billeck Construction dba New Kastle Homes
At: 2575 Grenfell Road **Owner(s):** Darren & GERALYN Turner
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. Z10-0072 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 2, D.L. 136, ODYD, Plan 27284, located at 2575 Grenfell 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;

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 Branch 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. 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/parking)	37 %	50%
Height (existing house)	7.25 m	2 ½ storeys / 9.5 m

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Height (Suite)	4.5 m	1 ½ storeys / 4.5 m
Floor Area of principal dwelling	130 m ²	
Floor Area of Secondary Suite / Size ratios	80 m ² / 61 %	In building can't exceed lessor of 90 m ² or 75%
Building Separation	4.6 m	4.5 m
Front Yard	8.5 m	6.0 m
Side Yard (N)	2.0 m	2.0 m (1 - 1 ½ storey)
Side Yard (S)	3.7 m	2.3 m (2 - 2 ½ storey)
Rear Yard	1 m ¹	1.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² requirement
¹ Applicant to revise rear yard setback to meet Zoning Bylaw requirement for DP.		

2.1 Site Location:

2575 Grenfell Road



2.2 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	Residential

3.0 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.

4.0 TECHNICAL COMMENTS

4.1 Development Engineering

See Attached

4.2 Fire Department

An unobstructed and easily distinguishable firefighter access path, of 1100 mm, from the street to the secondary detached home entrance is required.

If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required for emergency access. Any gate is to open with out special knowledge. Additional visible address is required for the new detached home.

4.3 Bylaw Services

No concerns.

4.4 Building and Permitting Branch

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

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

5.0 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.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

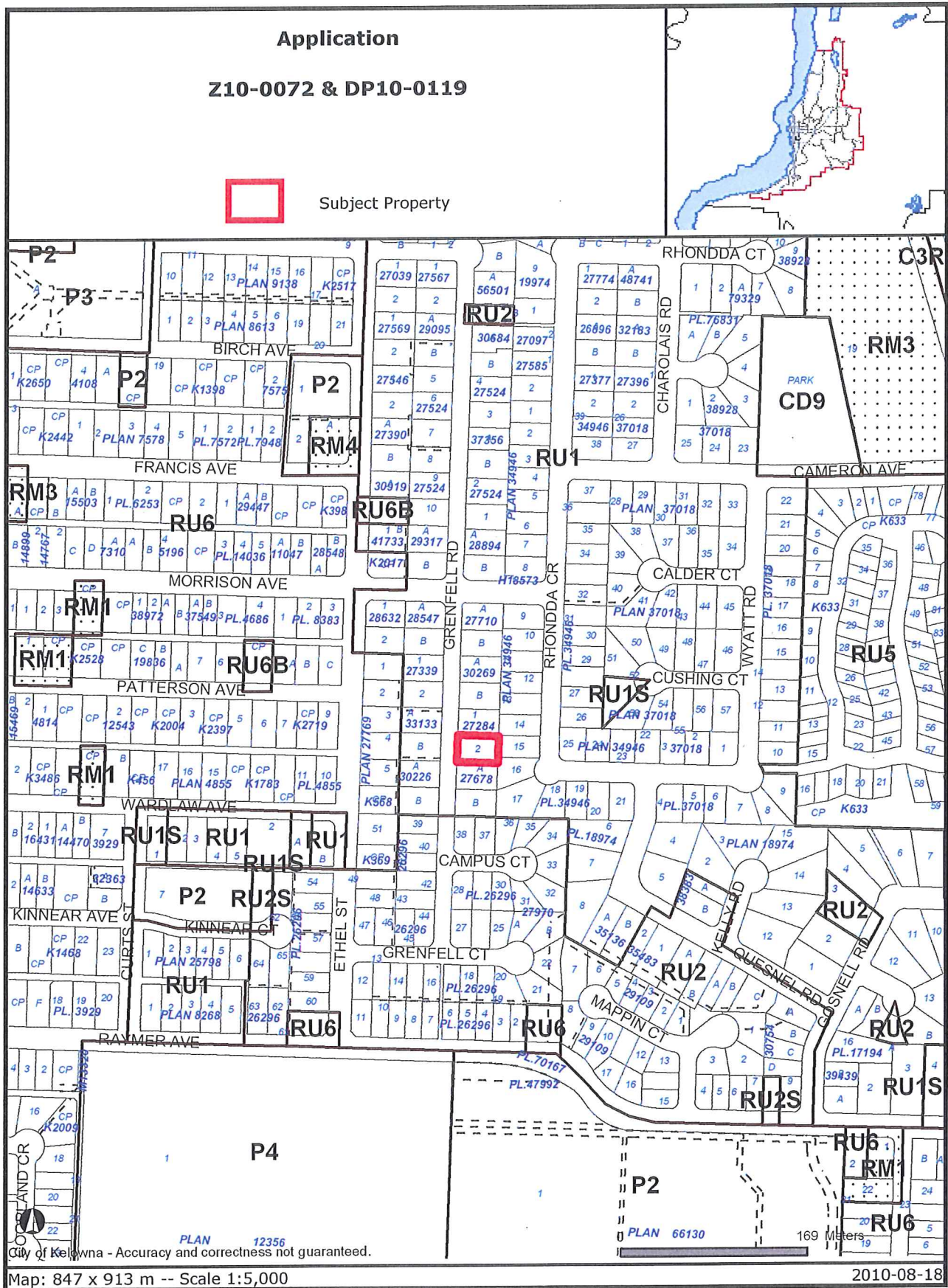
Attachments:

- Subject Property Map
- Site Plan
- Suite Floor Plans
- Elevations
- Photos
- Development Engineering Requirements

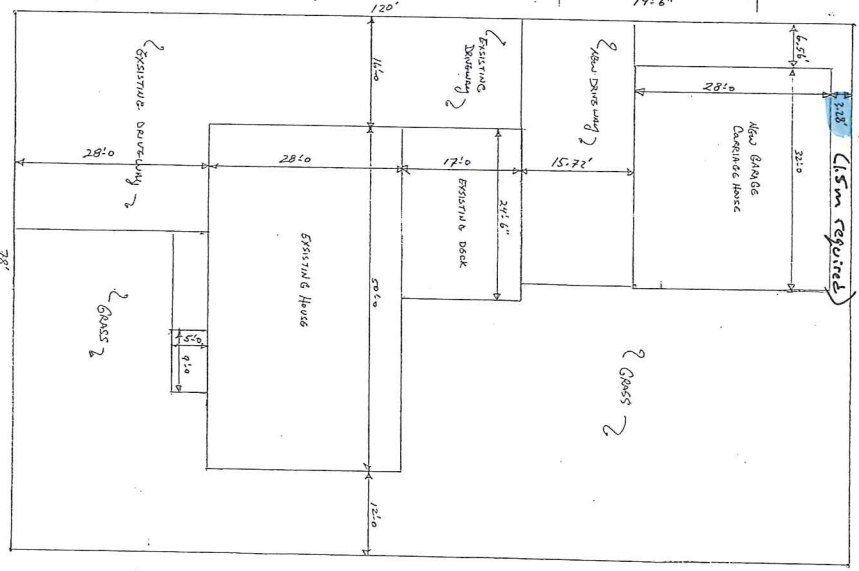
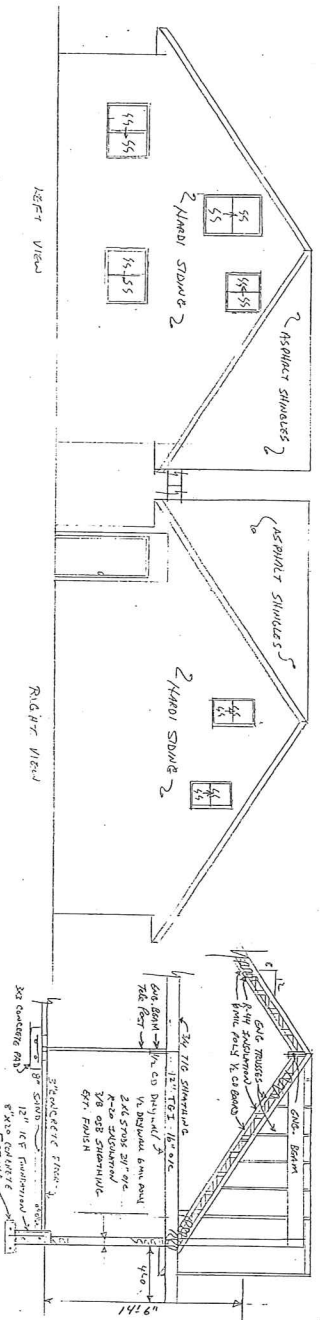
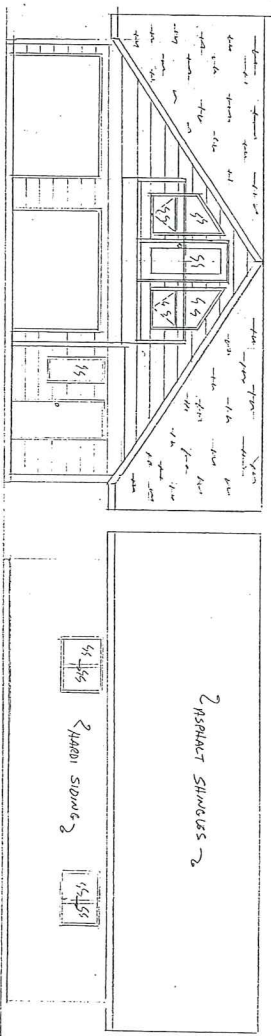
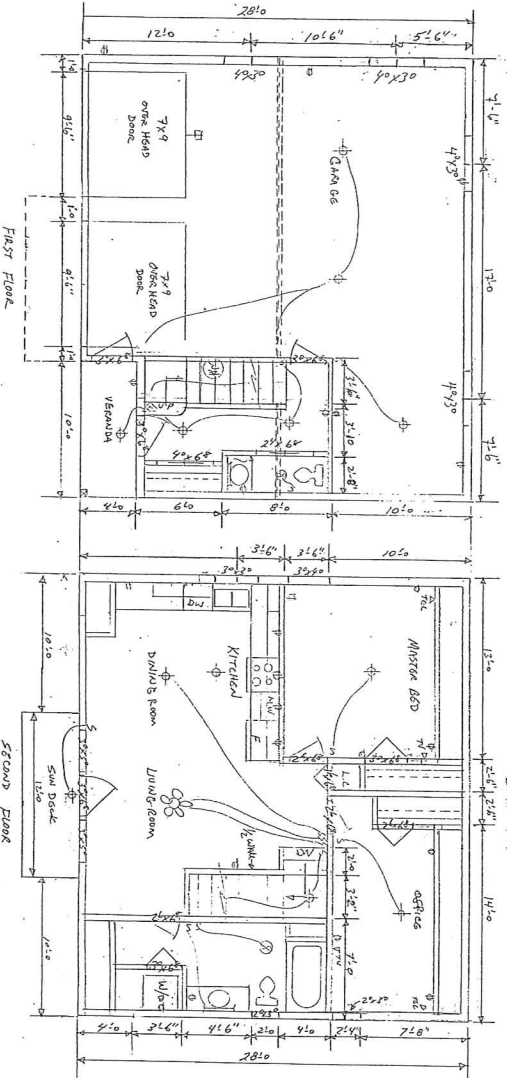
Date Application Accepted
August 18, 2010



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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.

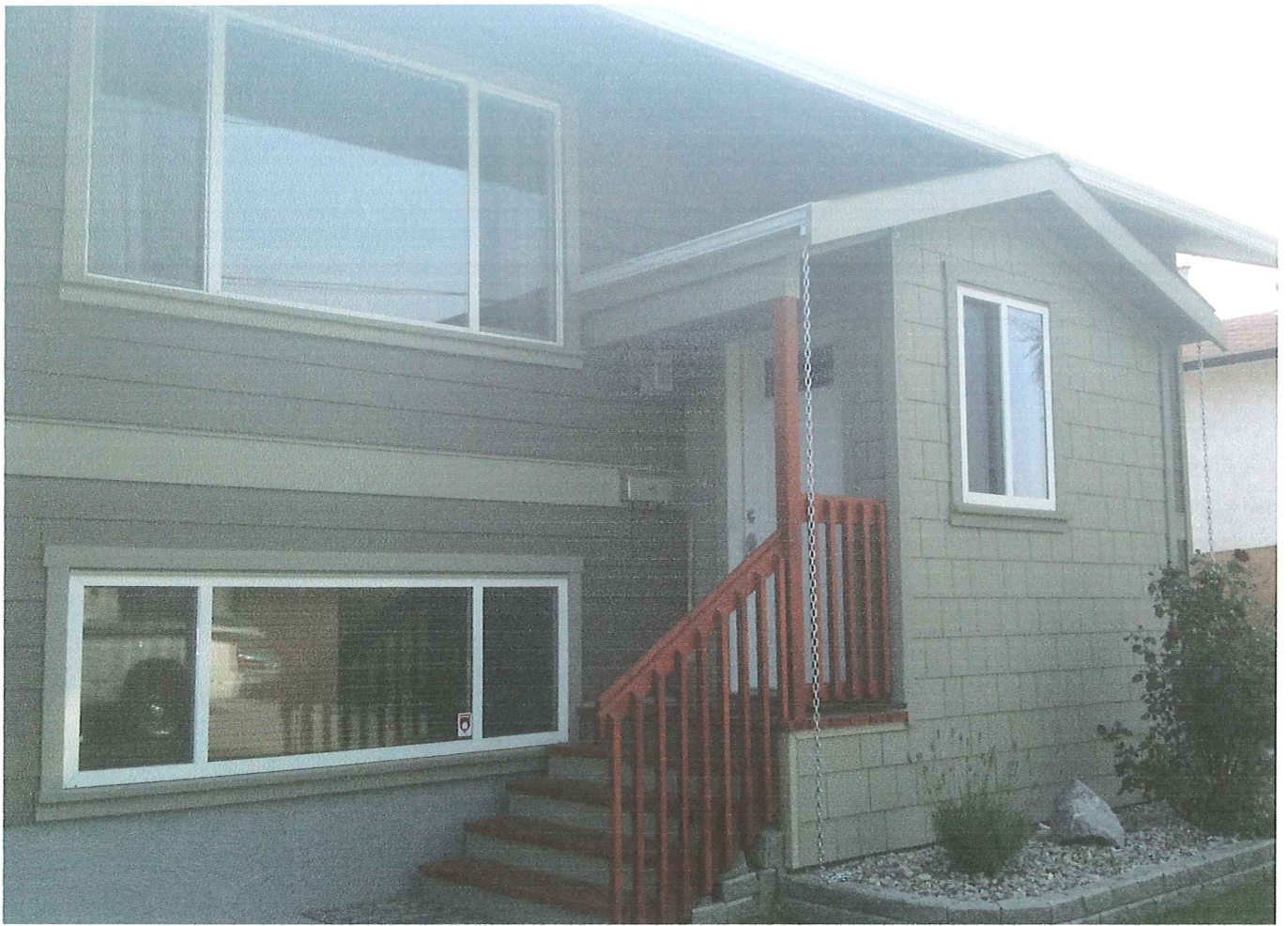


Will be amended to meet zoning Bylaw No. 800

D10-011

NEW HOME FOR "SUNSHINE HILLS" TRACT, LOT 2, BLOCK 1, PLAN 1/8"=1', ADDRESS: 2375 GREEN HILL RD., BURLINGTON, VERMONT, 05408. HOME # 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

GENERAL NOTES AND SPECIFICATIONS:
 ALL WORK AND MATERIAL TO BE INSTALLED AND
 FINISHED TO THE SATISFACTION OF THE ARCHITECT AND
 THE TOWN OF BURLINGTON, VERMONT.
 THE DIMENSIONS TO THE FIRST FLOOR
 REGULATION.
 DIMENSIONS TO THE SECOND FLOOR OR
 OTHER FLOOR TO BE SPECIFIED BY THE ARCHITECT.



CITY OF KELOWNA
MEMORANDUM

Date: September 10, 2010
File No.: Z10-0072 DP10-0119

To: Planning & Development Services Department (AW)

From: Development Engineering Manager

Subject: 2575 Grenfell Rd Lot 2 Plan 27284 Suite in Accessory Building

Development Engineering have 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 suite.

2. Sanitary Sewer

Our records indicate that this property is adequately serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC).

3. Site Related Issues

On-site parking modules must meet bylaw requirements.
It would be difficult to access the new garage spaces as proposed. (See Plot Plan.)
Adjust the location of the new building and design the proposed driveway on-site, so as to allow vehicles parking in and exiting the new garage, to turn-around on-site and exit onto Grenfell Road in a forward direction.

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