

Memo



Date: December 7, 2010
To: City Manager
From: Land Use Management, Community Sustainability
Application: Z10-0099 **Owner:** Jade D. and Erin A. Hollenbeck
Address: 645 Fraser Road **Applicant:** Jade D. and Erin A. Hollenbeck
Subject: Rezoning Application
Existing OCP Designation: Single/Two Family Residential
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RU1s - Large Lot Housing with Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z10-0099 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 5, Section 26, Township 26, ODYD Plan 12434, located on Fraser Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone, be considered by Council;

AND THAT Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption be considered subsequent to the discharge of the restrictive covenant;

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

AND THAT final adoption of Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch and Black Mountain Irrigation District being completed to their satisfaction.

2.0 Purpose

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 to construct a secondary suite within an accessory building.

3.0 Land Use Management

The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. 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. As the subject property is ample in size and the proposed accessory structure is only one storey in height, little impact if any is anticipated. The applicant has supplied letters of support for the project from all abutting and adjoining neighbours.

The subject property is in close proximity to parks, schools, transit and recreational opportunities making it good candidate for a secondary suite.

Proposal

3.1 Project Description

The applicant is proposing to construct a two bedroom, one level secondary suite within an accessory building. An existing garage structure will be removed to facilitate the construction of the new building. The site has two grandfathered driveways and parking for the principal dwelling can be accommodated in the existing carport and driveway on the south, and parking for the suite is available on the north driveway.

3.2 Site Context

The subject property is located on the east side of Fraser Road in the Rutland area of Kelowna. The surrounding properties are zoned as follows:

<u>Direction</u>	<u>Zone</u>
North	RU6- Two Dwelling Housing
West	RU1- Large Lot Housing
East	RU1- Large Lot Housing
South	RU1- Large Lot Housing

Subject Property Map: 645 Fraser Rd.



3.3 Zoning Analysis

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

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1S ZONE REQUIREMENTS (FOR SECONDARY SUITE IN ACCESSORY BUILDING)
Development Regulations		
Site Coverage (buildings)	13%	40%
Site Coverage (buildings/parking)	29%	50%
Existing Dwelling		
Height	3.45 m	< 2 ½ storeys / 9.5 m
Total Floor area of Principal Dwelling	190 m ²	
Front Yard	7.88 m	4.5 m or 6.0 m to a garage
Side Yard (n)	4.2 m	2.0 m (1 - 1 ½ storey)
Side Yard (s)	7.4 m	2.0 m (1 - 1 ½ storey)
Rear Yard	33.57 m	7.5 m
Proposed Secondary Suite in an Accessory Building		
Height	4.5 m	1½ storeys / 4.5 m
Front Yard	25.44 m	4.5 m or 6.0 m to a garage
Side Yard (n)	2.0 m	2.0 m (1 - 1 ½ storey)
Side Yard (s)	16.9 m	2.0 m (1 - 1 ½ storey)
Rear Yard	15.04 m	1.5 m
Total floor area of secondary suite	83m ² / 44%	The lessor of 90m ² or 75% of the principal dwelling
Separation (Distance Between Houses)	7.74 m	4.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

4.0 Current Development Policies Kelowna 2020 - Official Community Plan

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 Building & Permitting Department

1) \$2500 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) Range hood above the stove and the washroom to vent separately to the exterior of the building.

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

5.2 Development Engineering Department

See Attached.

5.3 Bylaw Services

No concerns.

5.4 Fire Department

An unobstructed and easily distinguishable fire fighter 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 Fraser Rd.

5.5 Interior Health Authority

No Comment.

¹ Official Community Plan, Policy #8 - 1.30

² Official Community Plan, Policy #8 - 1.44

³ Official Community Plan, Policy #8 - 1.47

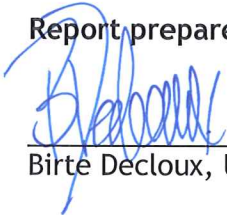
5.6 Irrigation District
See attached.

5.7 School District No. 23 - N/A

6.0 Application Chronology

Date of Application Received: November 17, 2010

Report prepared by:



Birte Decloux, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

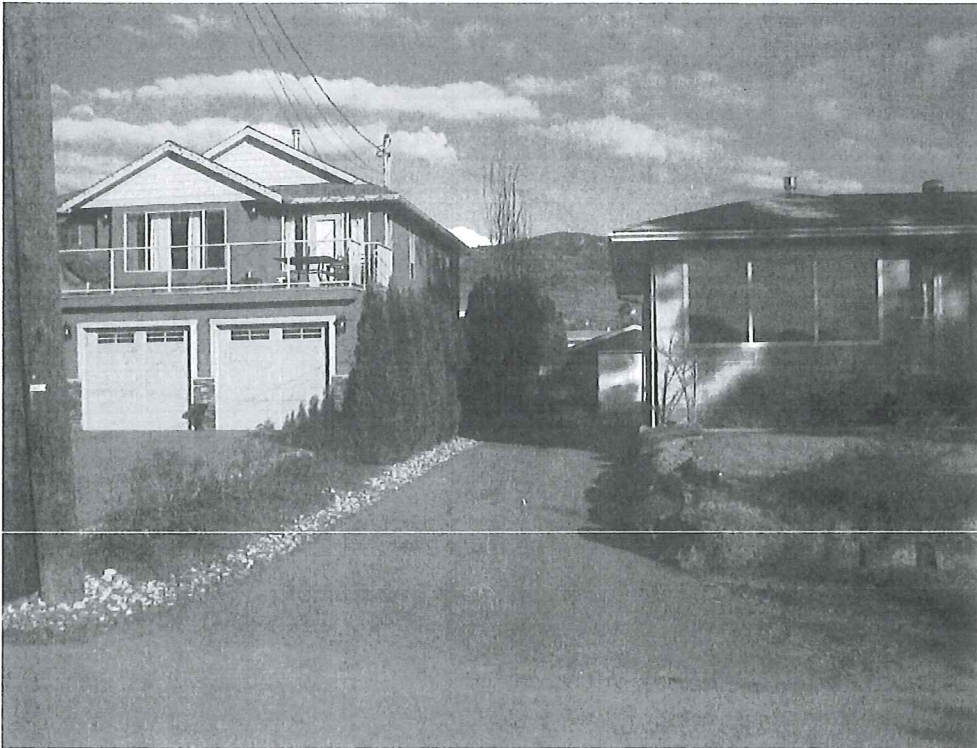
Attachments:

- Site Plan
- Conceptual Elevations
- Landscape Plan
- Context/Site Photos
- Technical Comments

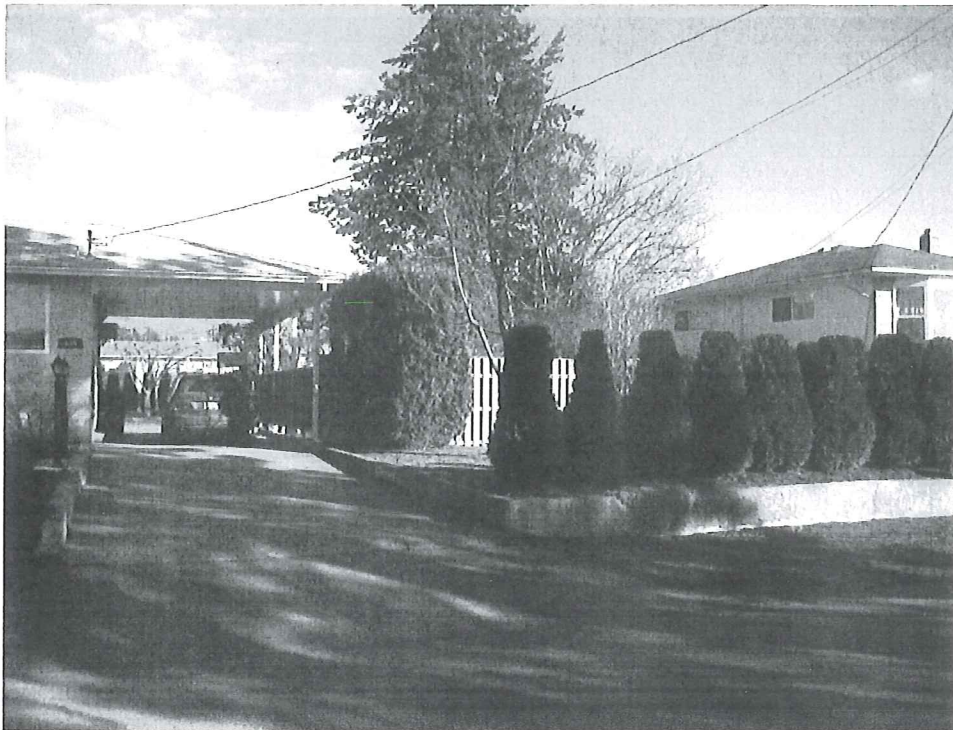


645 Fraser Rd, Kelowna, BC

Existing Property



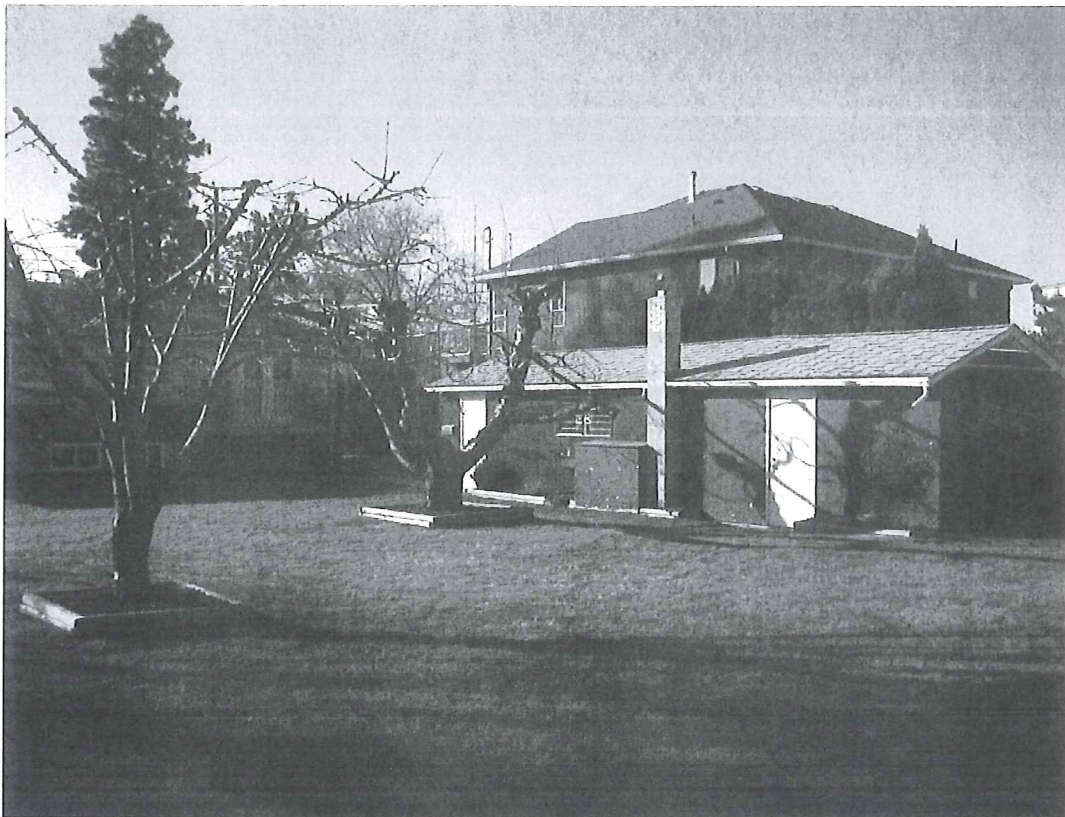
West Elevation 1



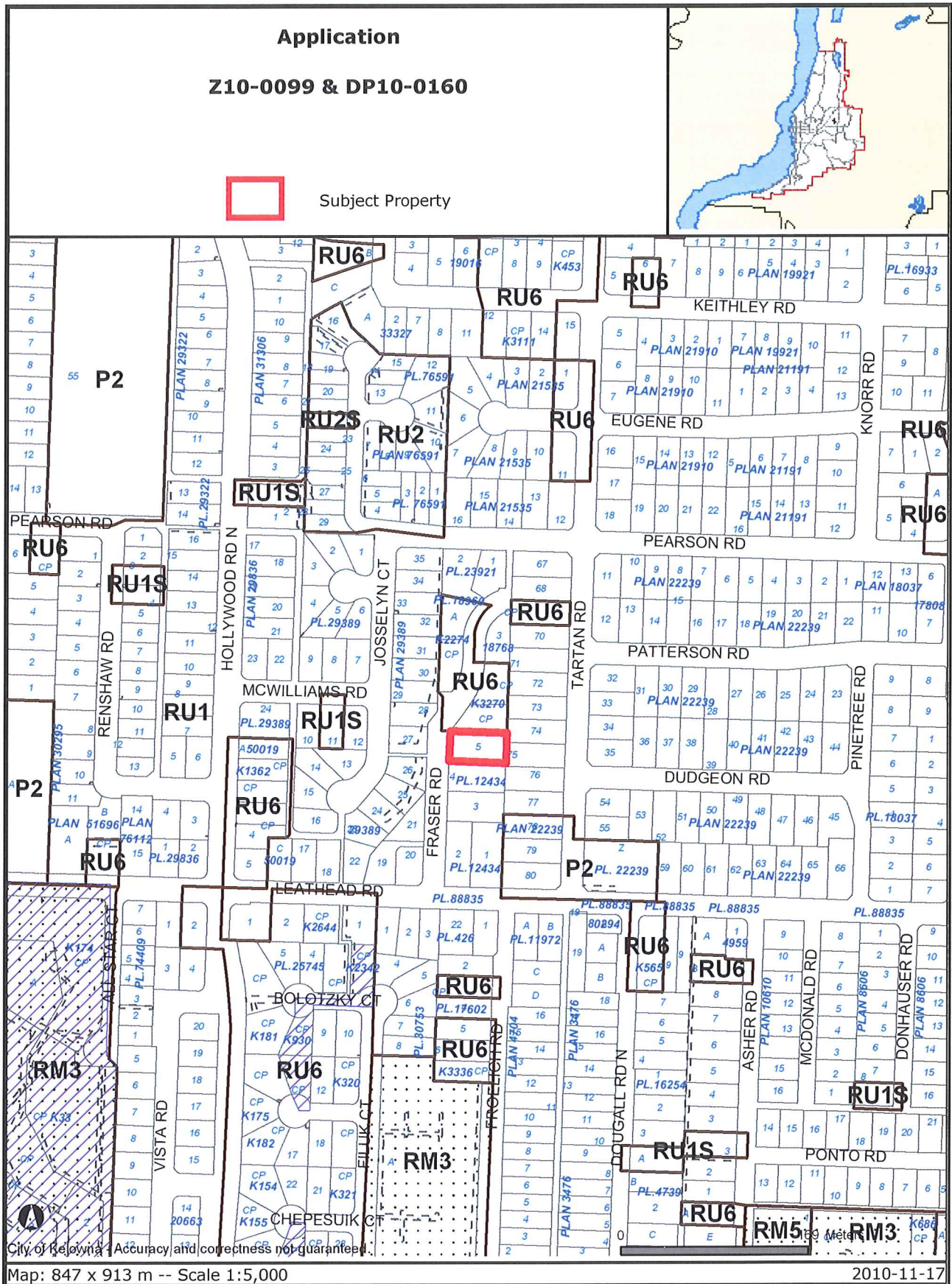
West Elevation 2



East Elevation 1



Existing Garage – To be Removed



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.

GENERAL NOTES

CODES AND STANDARDS

All workmanship is to be of a standard equal in all respects to good building practice.

At the time of preparation, this plan was drawn in accordance with the current building codes of the City of Chicago. It is the responsibility of the contractor to verify that all codes and specifications are current and to make any necessary changes to the code or to the plan. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and standards.

Refer to drawings with callouts to the building and verify all information, dimensions and specifications of this plan. Written dimensions always take precedence over scale measurements.

Any variances from structural drawings and specifications or from conditions encountered at the job site, and be the contractor's responsibility.

CONCRETE AND FOUNDATION

All concrete to have a minimum compressive strength of 2800 PSI (concrete) at 28 days.

Concrete footings must be placed on undisturbed or compacted subgrade. Footings shall be reinforced with steel reinforcement bars (rebar) and shall have a minimum depth of 12 inches. The contractor shall be responsible for providing all necessary forms and shoring for the concrete. The contractor shall be responsible for providing all necessary bracing and ties for the forms.

Foundation walls shall not be backfilled until concrete strength and structural floor framing (including plywood sheathing) has been installed. The contractor shall be responsible for providing all necessary bracing and ties for the foundation walls.

All concrete and masonry foundation work exceeding 48 inches in height shall be designed and constructed in accordance with the Chicago Building Code. The contractor shall be responsible for providing all necessary bracing and ties for the foundation walls.

ABOVE GRADE MASONRY

All above grade masonry is to conform to Section 920 of the National Building Code.

If brick veneer is to be installed, counterflashing and weep holes shall be installed in accordance with the Chicago Building Code. The contractor shall be responsible for providing all necessary bracing and ties for the masonry.

Grade stumps on foundations are to be removed. All foundations shall be finished with a minimum of 2 inches of concrete. The contractor shall be responsible for providing all necessary bracing and ties for the foundations.

Forming lumber and bracing shall be of the best quality available. All forms shall be braced and tied in accordance with the Chicago Building Code. The contractor shall be responsible for providing all necessary bracing and ties for the forms.

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WOOD

Wood in contact with concrete shall be protected with a minimum of 1/2 inch of copper flashing. The contractor shall be responsible for providing all necessary bracing and ties for the wood.

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INSULATION

Minimum insulation requirements shall be in accordance with the Chicago Building Code. The contractor shall be responsible for providing all necessary bracing and ties for the insulation.

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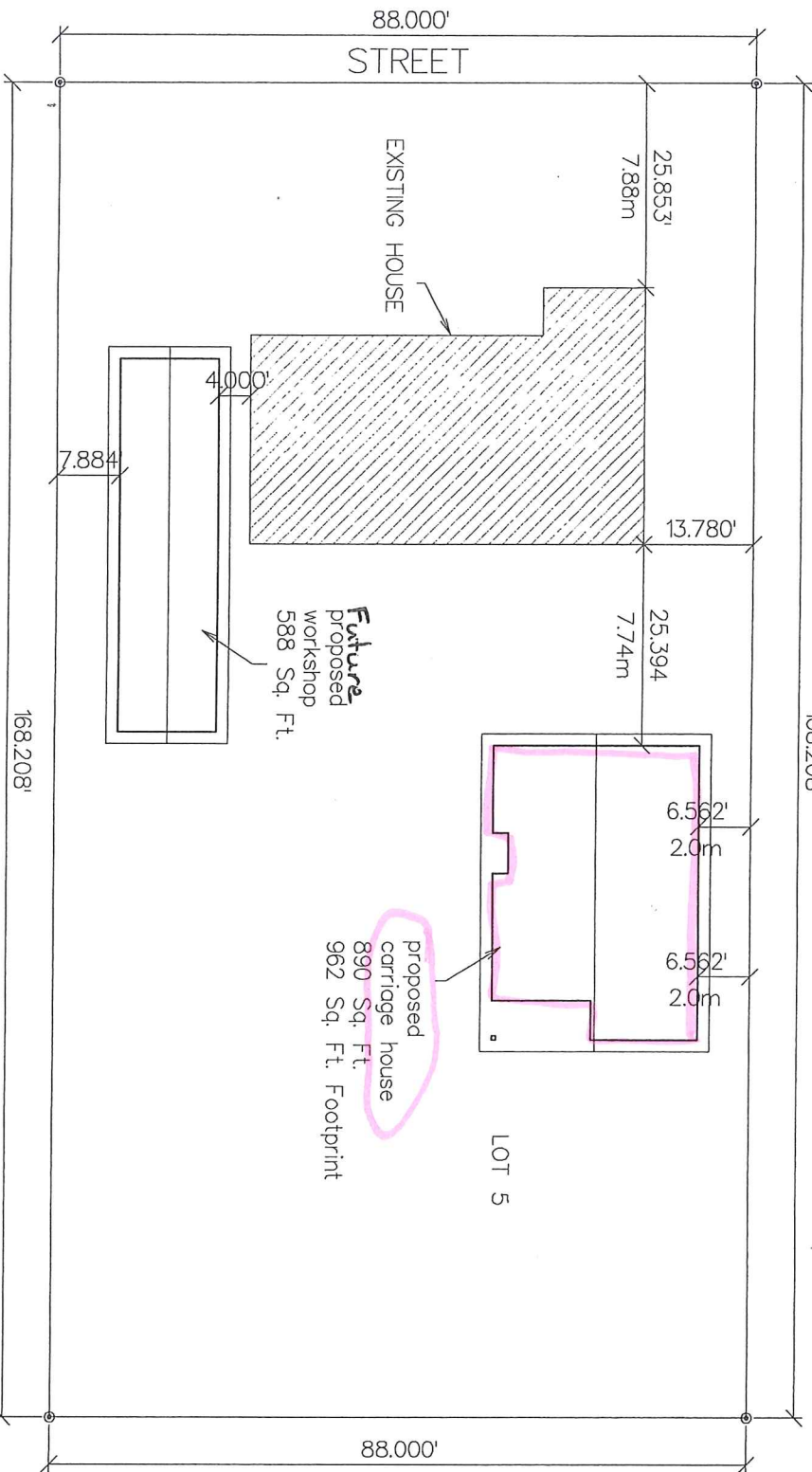
Minimum insulation requirements shall be in accordance with the Chicago Building Code. The contractor shall be responsible for providing all necessary bracing and ties for the insulation.

COPY

These drawings are to be used for construction only. Any changes or modifications shall be made in accordance with the Chicago Building Code. The contractor shall be responsible for providing all necessary bracing and ties for the construction.

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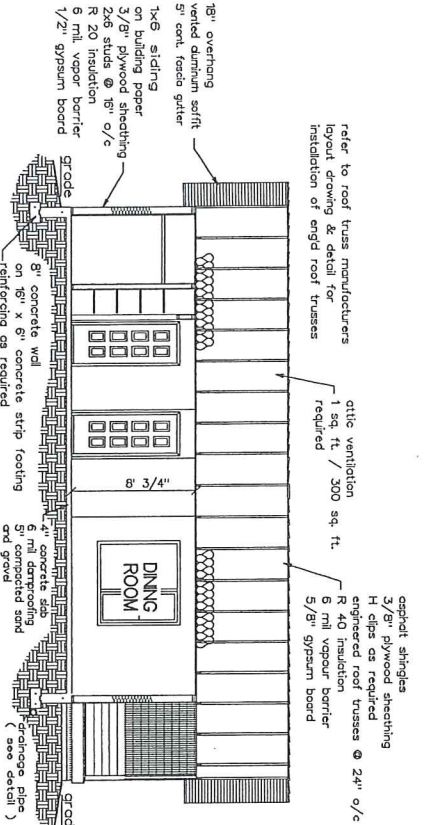
SITE PLAN

scale = 1/8" = 10'

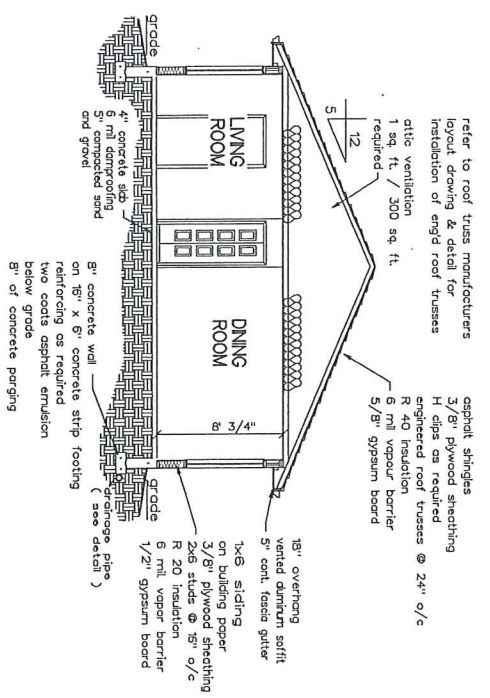
OWNER OR CONTRACTOR TO COMPLETE SITE PLAN AND LEGAL DESCRIPTION

LEGAL DESCRIPTION

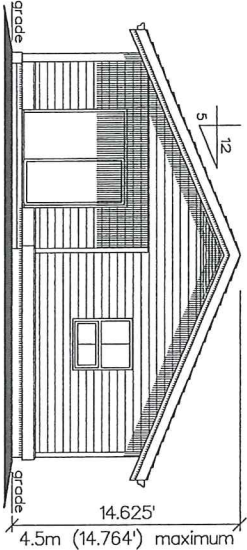
<p>DATE: September 2010 DRAWN BY: WES DUK JOB NO.: 1050 SCALE: AS NOTED REVISIONS:</p>	<p>DRAWING: SITE PLAN DATE: September 2010 DRAWN BY: WES DUK JOB NO.: 1050 SCALE: AS NOTED REVISIONS:</p>
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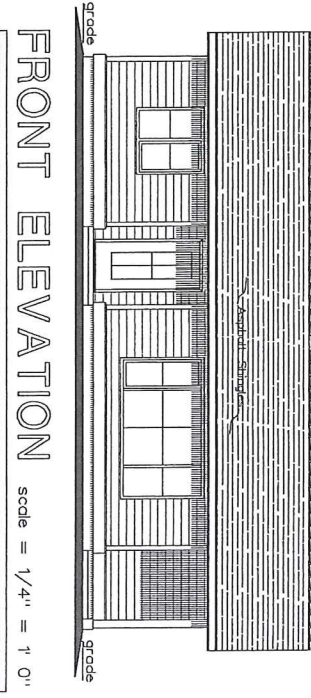
CROSS SECTION A
 scale = 1/4" = 1' 0"



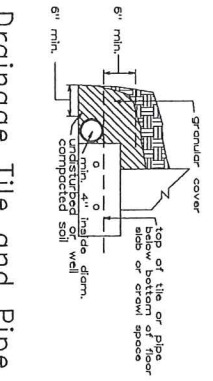
CROSS SECTION B
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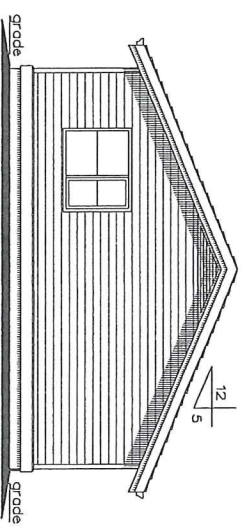
RIGHT ELEVATION
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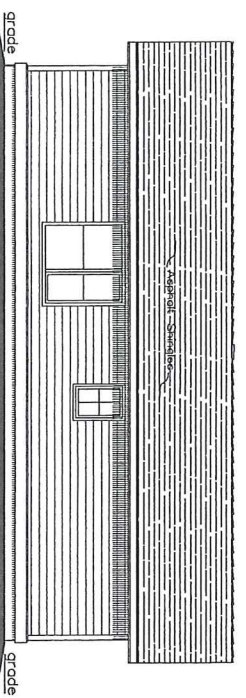
FRONT ELEVATION
 scale = 1/4" = 1' 0"



Drainage Tile and Pipe
 Scale: 1" = 10"



LEFT ELEVATION
 scale = 1/4" = 1' 0"



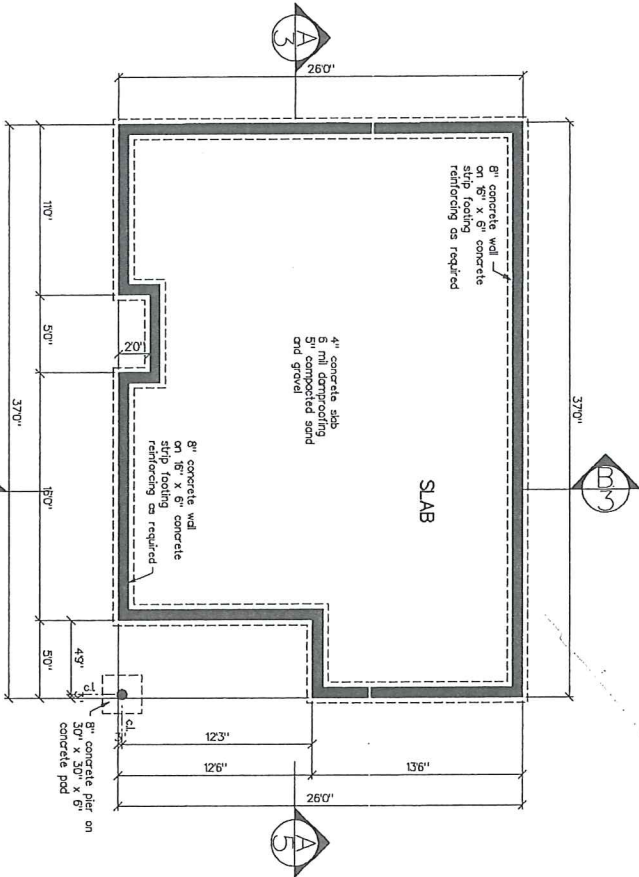
REAR ELEVATION
 scale = 1/4" = 1' 0"

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DRAWING AS SHOWN	ADDRESS
DATE: SEPTEMBER 2010	
DRAWN BY: WES DUFFEA	
JOB NO.: 3050	CONSULTANTS:
SCALE: AS NOTED	

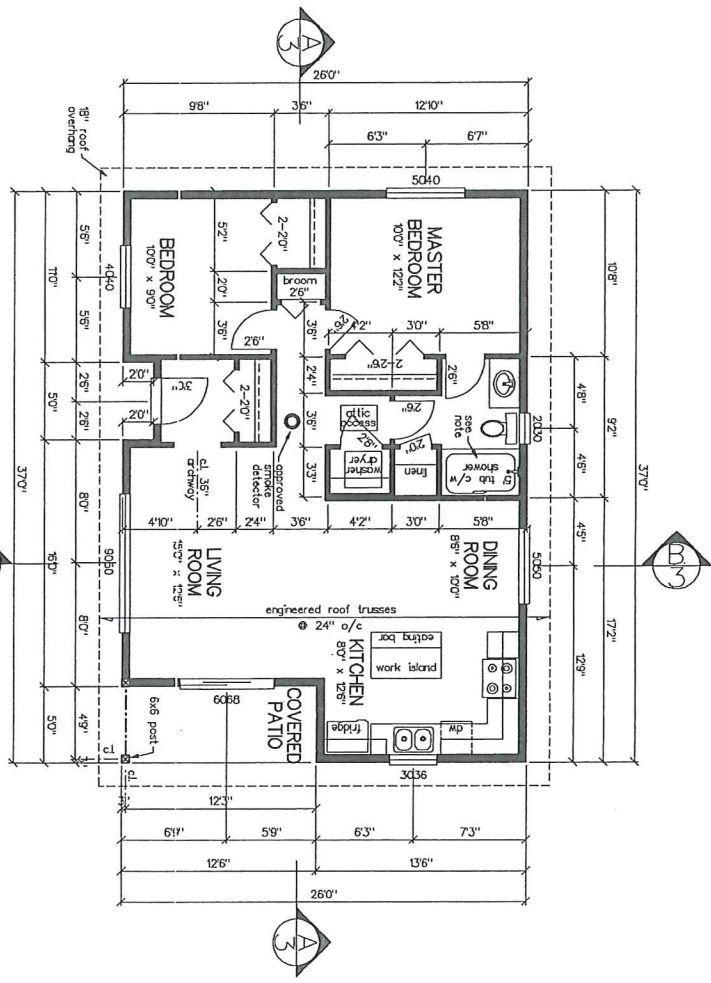
Men entrance door to have a door viewer
 window or sidelight
 Sidelights or windows within 36" of
 a locking door must be safety glass or
 All lead glass
 All sliding doors or entrance doors require:
 solid blocking at lock height on both sides
 of door for two stud spaces (except where
 sidelights occur)
 Dead bolt locks with 1" throw
 Frames with 3" screws and to
 Sliding doors must have pin type locking
 mechanism with a 3/8" throw

All joints in vapour barrier to be lapped 4" and
 occur over framing members or sealed with
 caulking through vapour barrier for wires
 All holes through boxes, piping, ducts, etc. shall be
 sealed
 Sill plates to be pressure treated or separated
 by dampproofing material
 Moisture resistant blocking is required around
 bathtubs or showers where ceramics and plastic
 tile is installed



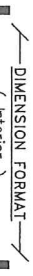
FOUNDATION PLAN scale = 1/4" = 1' 0"

NOTE
 All lintels in exterior and bearing walls
 to be 2x10s unless otherwise specified
 All bedroom windows to have a minimum
 of 10 sq ft of glass area
 Ground snow load of 40 PSF (19 KN per M 2)
 All bearing columns of girder, trusses and support
 beams are to be posted to foundation



MAIN FLOOR PLAN scale = 1/4" = 1' 0"
 890 Sq. Ft.

NOTE
 Each bathroom and kitchen requires
 an exhaust fan
 A smoke alarm is required within
 every bedroom
 A smoke alarm must be placed within
 4ft from any point on the floor
 interconnected all smoke alarms
 Attic space and dropped ceilings over 6'5"
 in length must be fire stopped

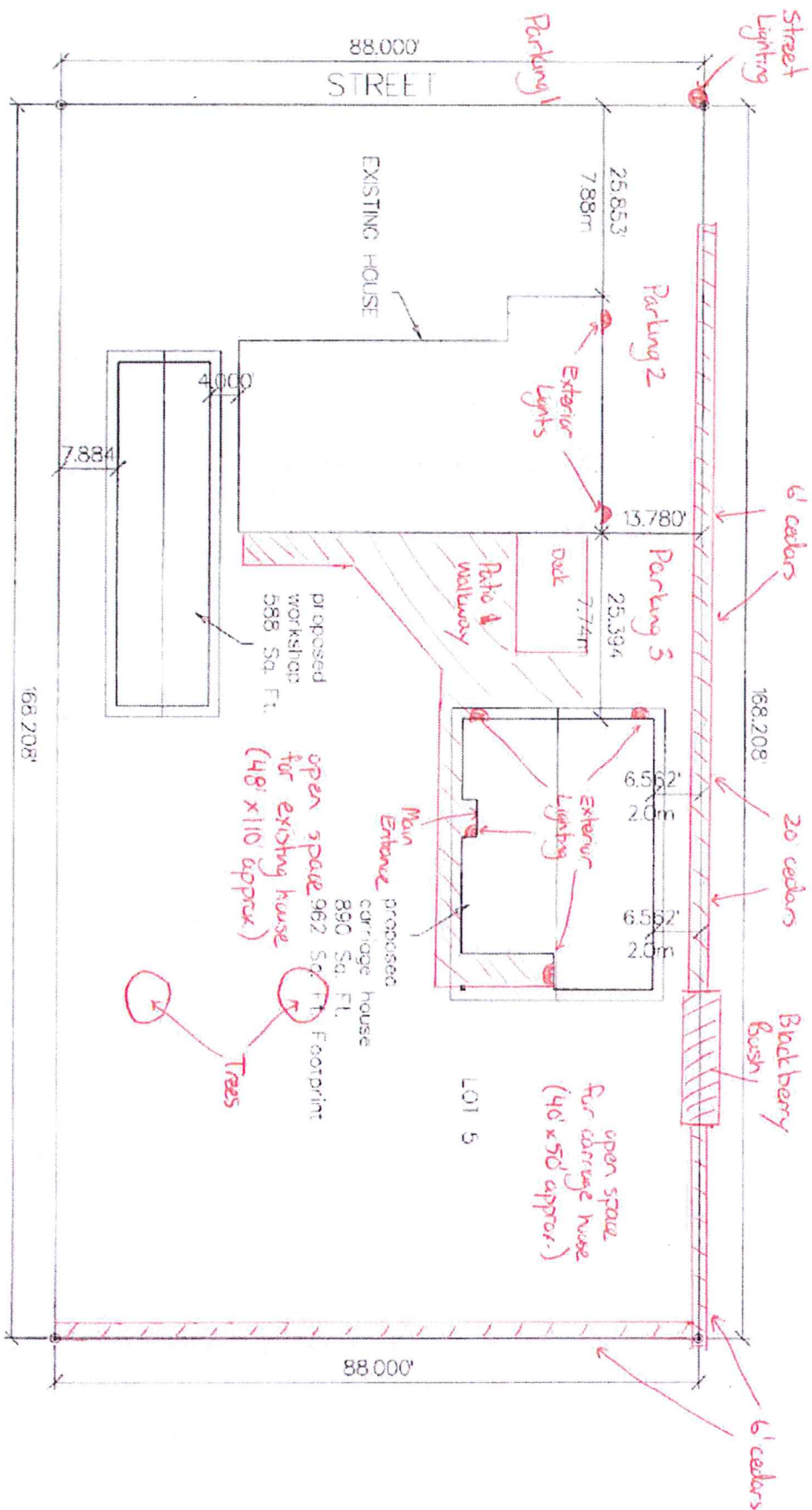


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DRAWING AS SHOWN
 ALL DIMENSIONS ARE IN METERS
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 DESIGN BY: DULAC
 JOB NO.: 2050
 AS NOTED

ADDRESS
 CONSULTANTS

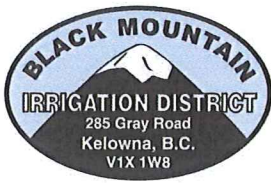
2



SITE PLAN

scale = 1/8" = 10'

OWNER OR CONTRACTOR
TO COMPLETE SITE PLAN
AND LEGAL DESCRIPTION
LEGAL DESCRIPTION



December 6, 2010

Mr. Jade Hollenbeck
645 Fraser Rd
Kelowna, BC
V1X 3M2

Dear Mr. Hollenbeck:

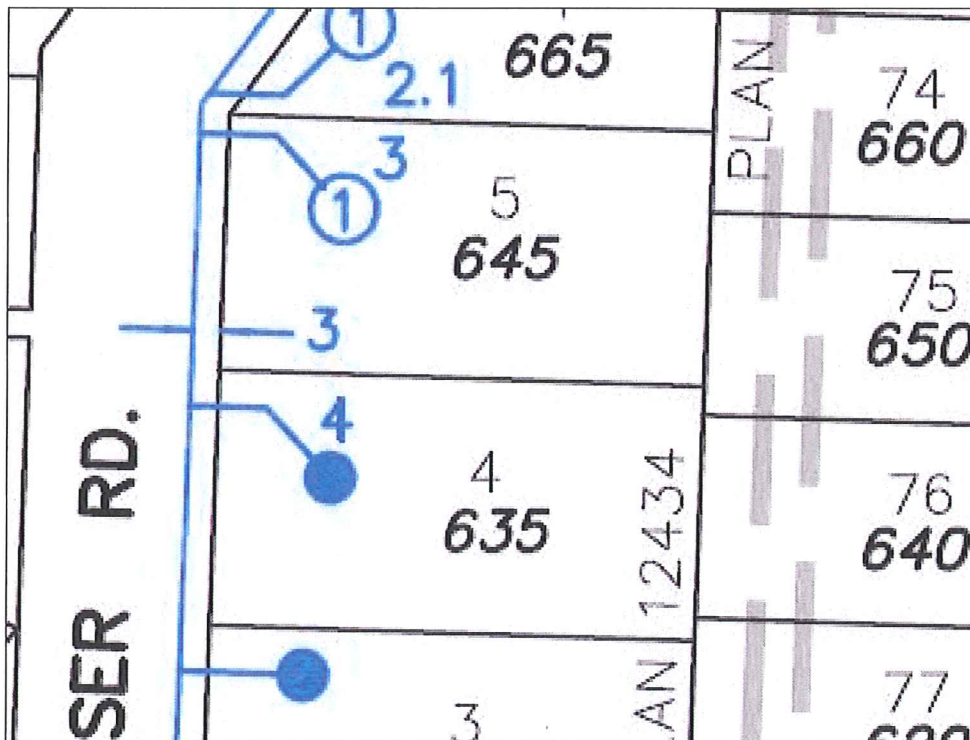
**RE: Water Service Requirements - Lot 5, Plan 12434
Second Dwelling/Carriage House - 645 Fraser Road**

This letter sets out our requirements for water supply related to the proposed placement of a carriage house which will be the second residence on Lot 5, Plan 12434. The civic address of the property is 645 Fraser Road.

1.0 PROPOSED STRATIFICATION

The existing water supply to the subject property is shown on Figure 1.1 below. A 100mm diameter AC main is located in front of the lot at a location 3.0 metres west of property line. The existing service to the property is located at the northwest corner of the lot.

Figure 1.1 - Existing Water Service



2.0 SERVICE REQUIREMENTS

The connection fee is **\$300.00** for a new single family residential unit as prescribed in Bylaw No. 667. Since 2005, for all new connections, a water meter must be installed within the building structure. Corix Utilities is outsourced by BMID for the installation of domestic water meters within the BMID service area. The fixed cost for supply and installation of the new domestic water meter, including remote read technology, is **\$383.55**.

For construction of a second dwelling on a property, each residence must have a separate water service. In this case, a new service connection is required from the water main to the building. From the water main to the curb stop at property line, the line would be owned and maintained by BMID. BMID staff will install the new water service and curb stop to the property line, billed to the owner.

Beyond the property line, a new private water service pipe must be installed to the building. The owner is responsible to install this line, maintain it and eventually renew it. The cost for the service installation work carried out by BMID would approximately be **\$1,500 to \$2,000**. The BMID work is to be completed via a BMID issued work order, and the cost of materials and labour are billable to the property owner upon completion of the work.

3.0 CAPITAL CHARGES

In accordance with BMID Bylaw No. 678, a capital charge of **\$2,700** applies for the addition of a carriage house on this property where a residence already exists. This money is to fund water source development and larger supply transmission mains as identified in the BMID Capital Plan. Capital charges are payable prior to construction of the second residence.

The authorized signatory (owner) must come in to our office to complete a *BMID Application for Building* form and a *BMID Work Order*, authorizing the new service connections and water meter installations and to pay the charges as outlined. Once we have the signed forms on file and payment has been made, a *Water Certificate* can be issued for submission to the City of Kelowna.

Please review this information and call us if you have questions. Additional information on the development process can be found at our website at www.bmid.ca.

Yours truly,

Black Mountain Irrigation District



Robert Hrasko, P.Eng.
Administrator

CITY OF KELOWNA

MEMORANDUM

Date: December 2, 2010
File No.: Z10-0099
To: Land use Management (BD)
From: Development Engineer Manager (SM)
Subject: 645 Fraser Road – Lot 5, Plan 12434, Sec. 26, 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 Black Mountain Irrigation District (BMID). All the fees and charges are to be paid directly to BMID.

3. Sanitary Sewer.

The subject property is located within the Local Area Service (LAS) #20 and the property has cash commuted 1 SFE (Single Family Equivalent). 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 less the 1.0 SFE already paid. The current LAS #20 payout rate is \$4,267.50 per SFE and the total charge is in the amount of **\$2,133.75**. The charge is valid until March 31, 2011.

4. Bonding and Levies Summary.

Levies

Local Service Area #20 charges

\$ 2,133.75

Steve Muenz, P.Eng.
Development Engineering Manager

BB