

Memo



Date: March 24, 2011
To: City Manager
From: Land Use Management, Community Sustainability (PMc)
Application: Z11-0007 **Owners:** Kyla Jackson
Address: 1794 Glenella Pl. **Applicant:** Kyla Jackson
Subject: Rezoning Application
Existing OCP Designation: Single / Two Unit Residential
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RU1s - Large Lot Housing with Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z11-0007 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 17, Section 29, Township 26, O.D.Y.D., Plan 10724, located on Glenella Place, 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 the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT the suite be eligible for final occupancy prior to final adoption of the zone;

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 a secondary suite zone in order to legalize an existing secondary suite located within the basement of the single family dwelling located on the subject property.

3.0 Land Use Management

This file is in response to a bylaw complaint, and while staff support the integration of affordable housing options, staff do not condone owners circumventing the required approval process.

This 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. There are properties in the immediate area that are zoned the

A handwritten signature in black ink, located at the bottom right of the page.

RU6 - Two Dwelling Housing zone which permit secondary suites. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site.

4.0 Proposal

4.1 Background/ Project Description

The dwelling located on the subject property was constructed in 1963. In July 2010, there was a bylaw investigation that determined the existence of an unauthorized secondary suite in the basement of the dwelling.

This application is seeking to legalize the existing one bedroom suite. The entrance to the suite is located on the east side of the lower level of the dwelling. The access to the upper level dwelling unit is through the main entrance facing the street. There is adequate off-street parking available in the carport and on a gravel parking pad adjacent to the paved driveway. Outdoor private space is available on the property.

4.2 Site Context

The subject property is located on the north side of Glenella Place. The surrounding properties are all zoned RU1 - Large Lot housing.

4.3 Site Location Map

1794 Glenella Place



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,044 m ²	550 m ²
Lot Width	22.86 m	16.5 m
Lot Depth	42.04 m	30.0 m
Development Regulations		
Site Coverage (buildings)	14.5%	40%
Site Coverage (buildings/parking)	30%	50%
Building height	1½ Storey / 5m	2 ½ storey/9.5 m
Floor area principal dwelling	233.5 m ²	
Floor area of Secondary Suite / Ratio	64.7m ² / 27%	In principal dwelling: may not exceed lessor of 90 m ² or 40%
Front Yard	11.5 m	6.0 m to garage or carport
Side Yard (west)	7.8 m	2.3 m (2 - 2½ storey)
Side Yard (east)	2.3 m	2.3 m (2 - 2½ storey)
Rear Yard	15.8 m	7.5 m
Other Regulations		
Minimum Parking Requirements	3 stalls provided	3 stalls required
Private Open Space	Meets requirements	30 m ² per unit required

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

¹ Official Community Plan, Policy #8-1.30

² Official Community Plan, Policy #8-1.44

³ Official Community Plan, Policy #8-1.47

6.0 Technical Comments

6.1 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) 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) Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 06, so provide size of ducts and fire separation details at time of Building Permit Applications.
- 5) A fire rated door is required where it opens into the stairwell and a fire rating is required for the bottom of the stairwell framing below the main floor. Please provide these details on the building permit drawing sets.
- 6) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

Development Engineering has the following requirements associated with this rezoning 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. One metered water service will supply both the main residence and the suite.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost.

The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact John Filipenko, by email jfilipenko@kelowna.ca or phone, 250-469-8581.

3. Development Permit and Site Related Issues

On-site parking modules must meet bylaw requirements. Indicate on the Site Plan the designated hard surface, off street parking space for the proposed 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.

6.3 Bylaw Services

Bylaw Services has had 4 Service Requests at this location as follows:

- 083978 - Zoning Bylaw / Illegal Suite; file was generated on January 24, 2006 and concluded on March 17, 2007.
- 094877 - Traffic Bylaw; file was generated on September 15, 2006 and concluded on September 27, 2006.
- 145604 - Noise Bylaw / barking dog; file was generated on June 8, 2009 and concluded on the same date.
- 173804 - Zoning Bylaw / Illegal Suite; file was generated on July 15, 2010, and remains open to this date.

6.4 Fire Department

Requirements of section 9.10.9.14, Secondary Residential Suites, of the BCBC 2006 are to be met. Smoke Alarms as per section 9.10.19 of the BCBC are required. Additional address for the suite is required.

6.5 Telus

No Comment

7.0 Application Chronology


Date of Application Received: January 31, 2011

Additional information received: March 24, 2011

Report prepared by:


Paul McVey, Urban Land Use Planner

Reviewed by:  Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:  for: Shelley Gambacort, Director, Land Use Management

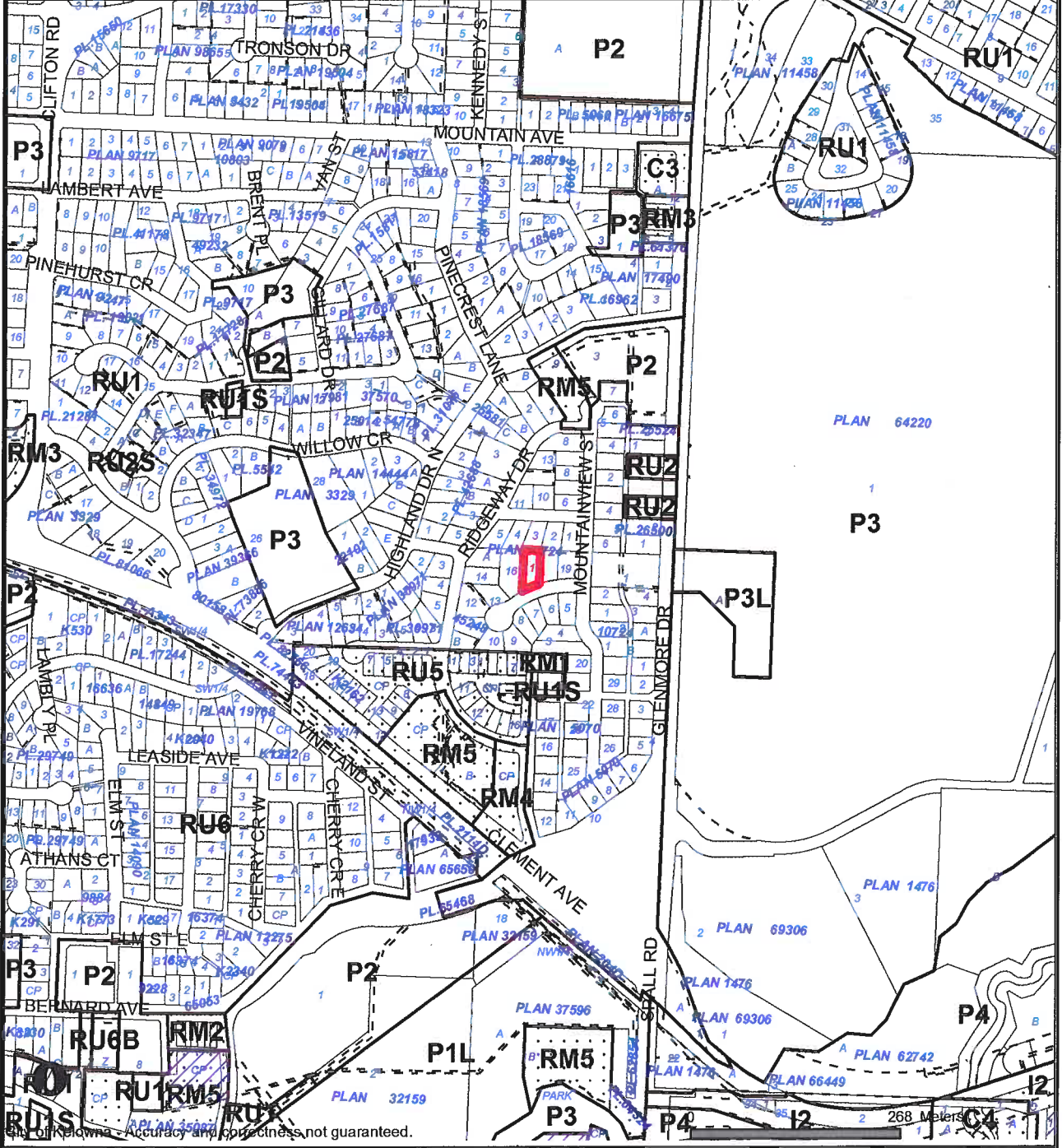
Attachments:

Location Map
Rationale letter
Site Plan
Landscape Plan
Lower floor plan
Context/Site Photos

Z11-0007



Subject Property



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 1,342 x 617 m -- Scale 1:7,923

2011-01-31

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.

Land Use Management Department
1435 Water Street
Kelowna, BC V1Y 1J4

January 27, 2011

To Whom It May Concern:

Please accept this letter of rational as support for the re-zoning proposal attached. As the registered land-owner of 1794 Glenella Place, I am requesting re-zoning from RU1 to RU1S zoning. There are multiple reasons why I believe that re-zoning to allow for a secondary suite is appropriate including reducing the environmental impact of my house, providing for additional and affordable housing, providing additional income, increasing overall community density and conforming to the Official Community Plan.

I understand that the Official Community Plan 2020 supports multiple dwellings in my area specifically by creating, "more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivisions, and building permit applications that would allow for smaller lot sizes, (and) secondary suites...". (OCP Bylaw No. 76001OCP2020 Chapter 8.) As such, I feel my rezoning application would be in line with the recommendations of the Official Community Plan.

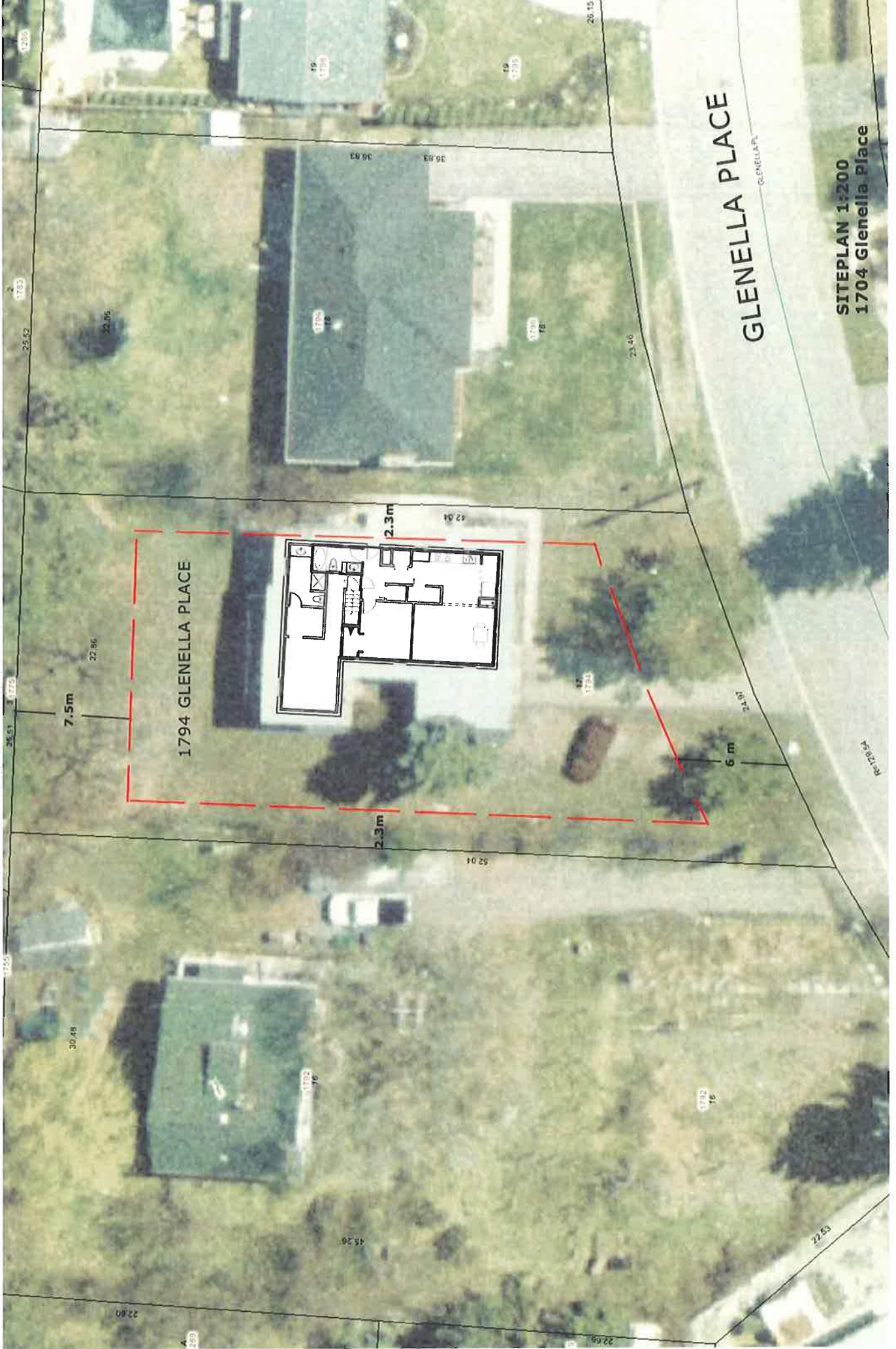
Additionally, as I currently have a full home for one adult, it does not seem responsible or wise to have such a large area to heat when I have a multitude of space that could be shared with other individuals who choose to rent. An increase in population density allows for additional people to reside near to the city's core and to access services and entertainment while reducing the distance they travel thereby reducing their overall carbon impact.

Allowing increased community density also provides housing for those who cannot afford large properties, high transportation expenses, and increasing utility expenses. In sharing the expenses of heating a home, sharing the existing property and building, and allowing a central location with a yard to share, future tenants are able to live in an affordable house in a desirable area and I am able to provide the necessary income for me to enjoy similar benefits. Also, the impact to the community would be monitored as I will be occupying a large portion of the home as a landlord.

I am fortunate to live in a beautiful neighbourhood with large lots that provide for ample area for private enjoyment, gardening and parking. One of my favourite parts about my home is the location. My neighbourhood supports an active lifestyle with many parks and gardens. My yard is large with fruit trees and space for a substantial garden. Also, my location allows me to commute by bicycle or walking which encourages me to appreciate my neighbourhood, my community and my city even more. I hope to be able to share this home with other individuals who will respect and enjoy our community as I do.

Thank you for your time and consideration.

Kyla Jackson



GLENELLA PLACE

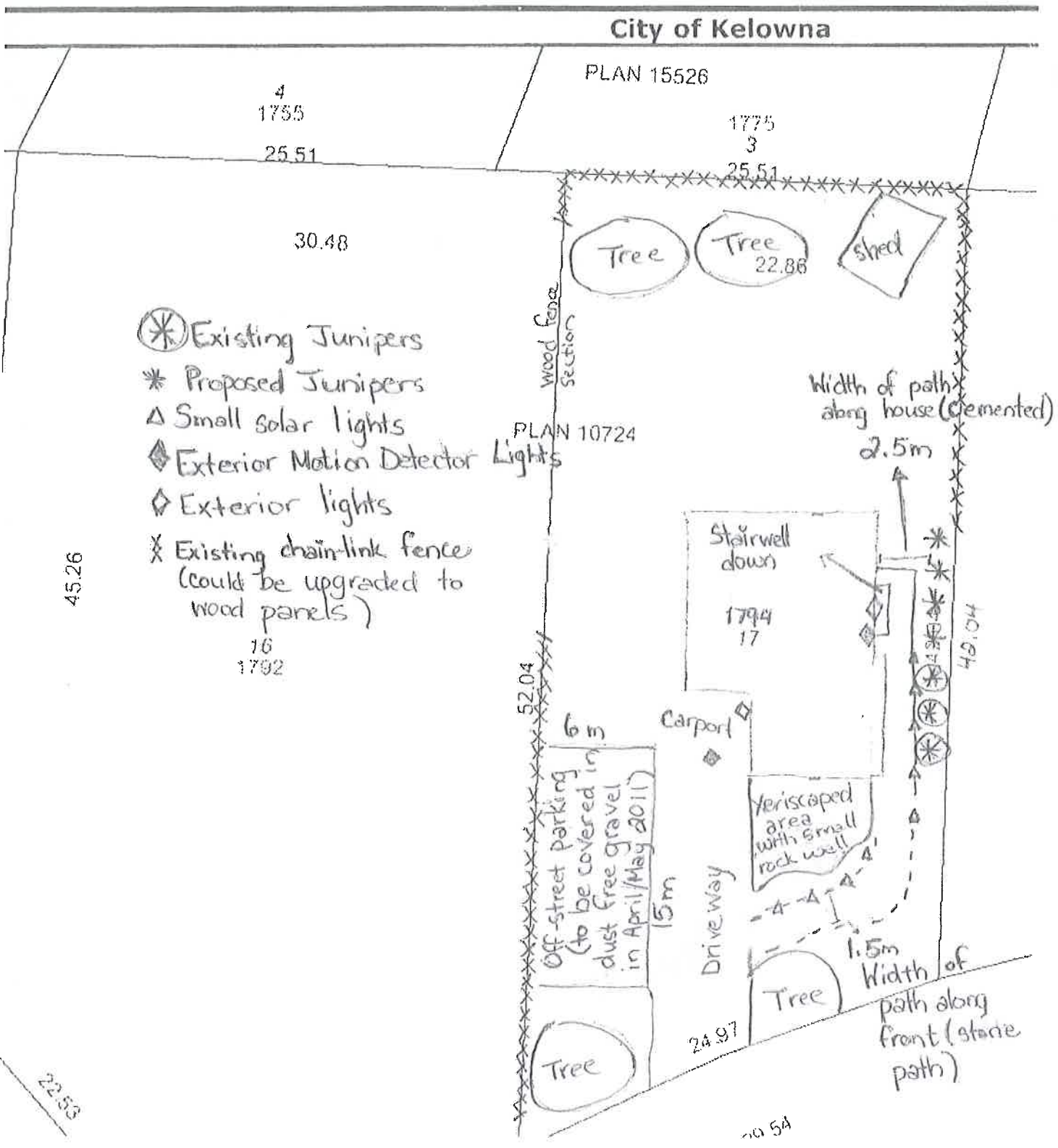
SITEPLAN 1:200
1704 Glenella Place

SITE PLAN

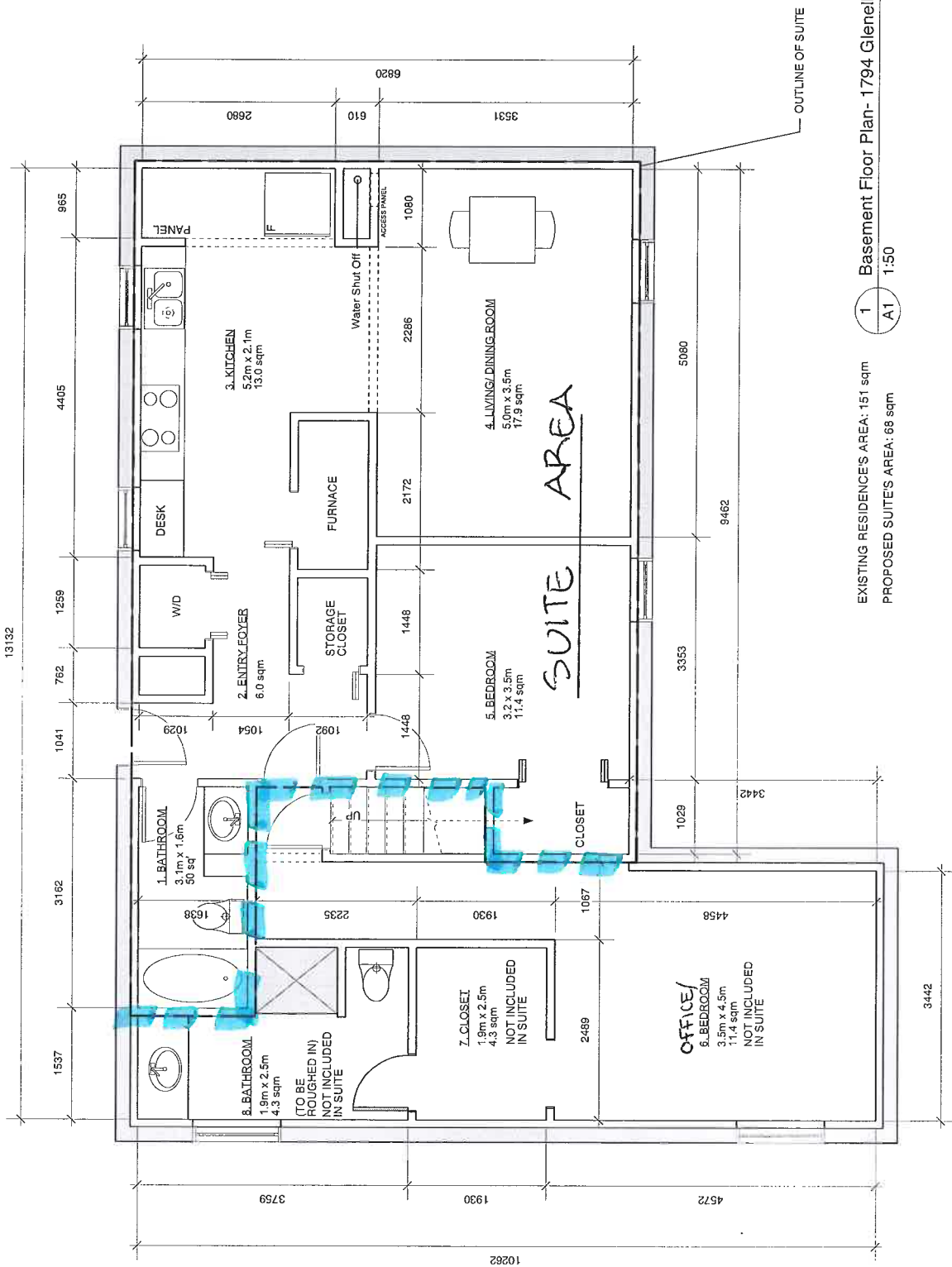
1794 Glenella Place Landscape Plan

(Not drawn to scale)

REC'D MAR 24/11



22.53



1 Basement Floor Plan- 1794 Glenella Place
A1 1:50

EXISTING RESIDENCE'S AREA: 151 sqm
PROPOSED SUITE'S AREA: 68 sqm



②



①



③

- ① Front/East view
- ② Front of house with neighbours to the east.
- ③ East side yard



①



②



③

- ① West side yard from carport
- ② Carport, driveway, + additional parking area
- ③ Carport, driveway + additional parking