

Memo



Date: April 29, 2011
To: City Manager
From: Land Use Management, Community Sustainability
Application: Z10-0095 **Owner:** Jason Cliffe and Cheryl Fiske
Address: 3532 Kimatouche Road **Applicant:** Maryann Fiske
Subject: Rezoning Application
Existing OCP Designation: Single/Two Unit Residential
Existing Zone: RR3- Rural Residential 3
Proposed Zone: RR3s - Rural Residential 3 with Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z10-0095 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 18, Section 3, Township 26, ODYD Plan KAP65948 located on Kimatouche Road, Kelowna, BC from the RR3- Rural Residential 3 zone to the RR3s - Rural Residential 3 with Secondary Suite zone, be considered by Council;

AND THAT 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;

AND THAT final adoption of Zone Amending Bylaw be considered subsequent to the requirements of Southeast Kelowna Irrigation District being completed to their satisfaction;

AND FURTHER THAT final adoption of Zone Amending Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property.

2.0 Purpose

This application is seeking to rezone the subject property from the RR3 - Rural Residential 3 zone to the RR3s - Rural Residential 3 with a secondary suite zone 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 of secondary suites into existing neighbourhoods. Neighbouring properties in the vicinity have successfully rezoned to allow secondary suites. Minimal impact (if any) is

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anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site. As the accessory building is already existing, impacts on the east properties should not be greatly increased.

A variance is sought to vary the height of the accessory building from 4.5m permitted to 4.8m proposed. The accessory building was built in 2001 at which time this height was permitted for a detached accessory building. In converting the existing accessory building into a suite the applicant has enlarged the building and chose to keep the roofline consistent, thereby requiring a variance for the height.

4.0 Proposal

4.1 Project Description

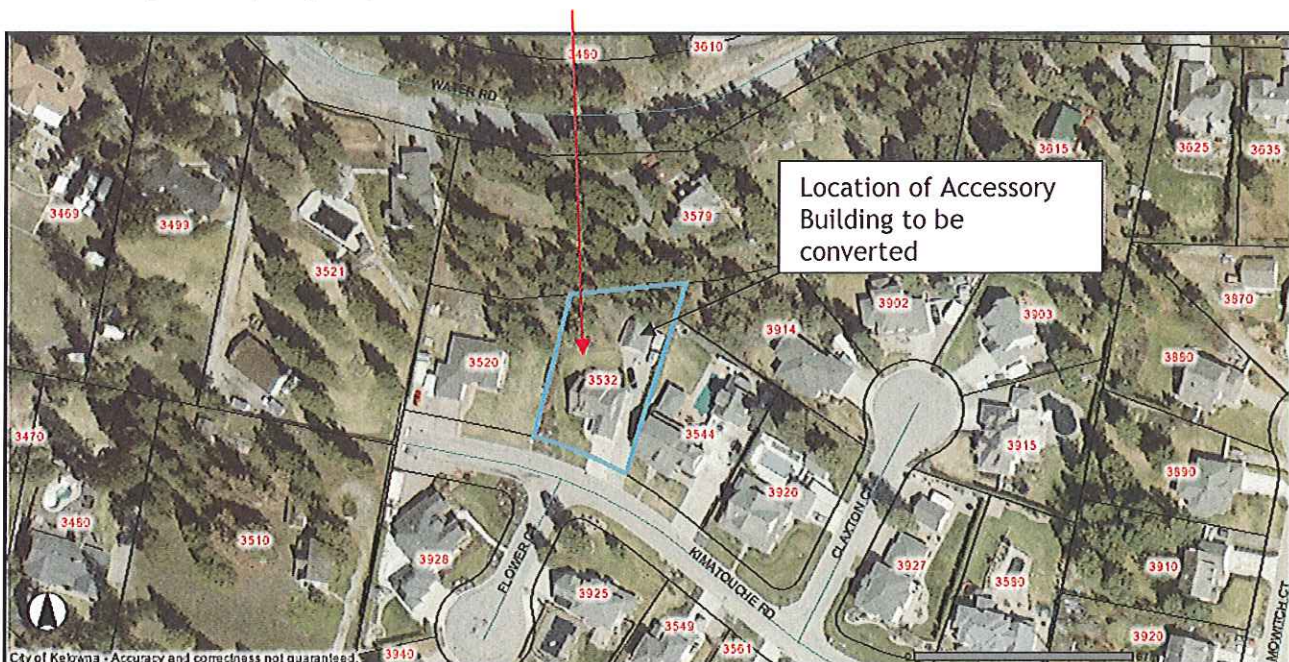
The applicant is seeking to enlarge an existing accessory building and convert it to secondary suite. The proposed modest one bedroom suite is well appointed with an open concept living area and separate entry foyer and fireplace. Parking requirements are satisfied with a carport for the suite and double garage for the principal dwelling.

4.2 Site Context

The subject property is located on the north side of Kimatouche Road in Southeast Kelowna. The surrounding properties are zoned as follows:

<u>Direction</u>	<u>Zone</u>
North	RR2- Rural Residential 2
West	RR3- Rural Residential 3
East	RR3s - Rural Residential 3 with Secondary Suite
South	RR3- Rural Residential 3

4.3 Subject Property Map: 3532 Kimatouche Road



4.4 Zoning Analysis

The proposed application meets the requirements of RR3s- Rural Residential 3 with Secondary Suite zone follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RR3(s) ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,637 m ²	1600 m ²
Lot Width	30.447 m	18 m
Lot Depth	West 44.427 m East 60.566 m	30.0 m
Development Regulations		
Site Coverage (buildings)	14.6 %	30%
Site Coverage (buildings/parking)	33 % (note the majority of the driveway is a permeable surface)	50%
Size ratios	75.8m ² / 44%	In accessory bldg lessor of 90 m ² or 75% of existing bldg
Principal Dwelling		
Height (existing house)	2.0 storey	2 ½ storeys
Total Floor Area	171.21 m ²	
Front Yard	6.45 m	6.0 m
Side Yard (west)	10.53 m	2.3 m (2- 2 ½ storey)
Side Yard (east)	6.25 m	2.3 m (2- 2 ½ storey)
Rear Yard	21.58 m	1.5 m for accessory buildings
Accessory Building		
Height (existing house)	1 storey / 4.8 m ①	1 ½ storeys / 4.5 m
Front Yard	40.1 m	12.0 m
Side Yard (west)	19.95 m	2.0 m (1 - 1 ½ storey)
Side Yard (east)	4.65 m	2.0 m (1 - 1 ½ storey)
Rear Yard	10.03m	1.5 m for accessory buildings
Building Separation	9.75 m	Min 5.0 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	No requirement

① A variance is being sought to vary the height of the accessory building from 4.5m permitted to 4.8m proposed.

5.0 Current Development Policies Kelowna 2020 - Official Community Plan

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

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

6.2 Development Engineering Branch

Domestic Water and Fire Protection: This development is within the service area of the Southeast Kelowna Irrigation District (SEKID). The developer is required to make satisfactory arrangements with the SEKID for these items. All charges for service connection and upgrading costs are to be paid directly to the SEKID.

Sanitary Sewer: Sanitary sewage is to be handled by an on-site sewage disposal system subject to approval of the Provincial Public Health Officer. Please contact the Public Health Officer. *Interior Health have provided a letter indicating they are satisfied with the proposed septic system.*

Site Related Issues: Provide on-site parking for the proposed dwelling.

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

No concerns.

6.4 Fire Department

No Comment received.

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 Application Chronology

Date of Application Received: November 3, 2010

Report confirming septic disposal system received: April 21, 2011

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

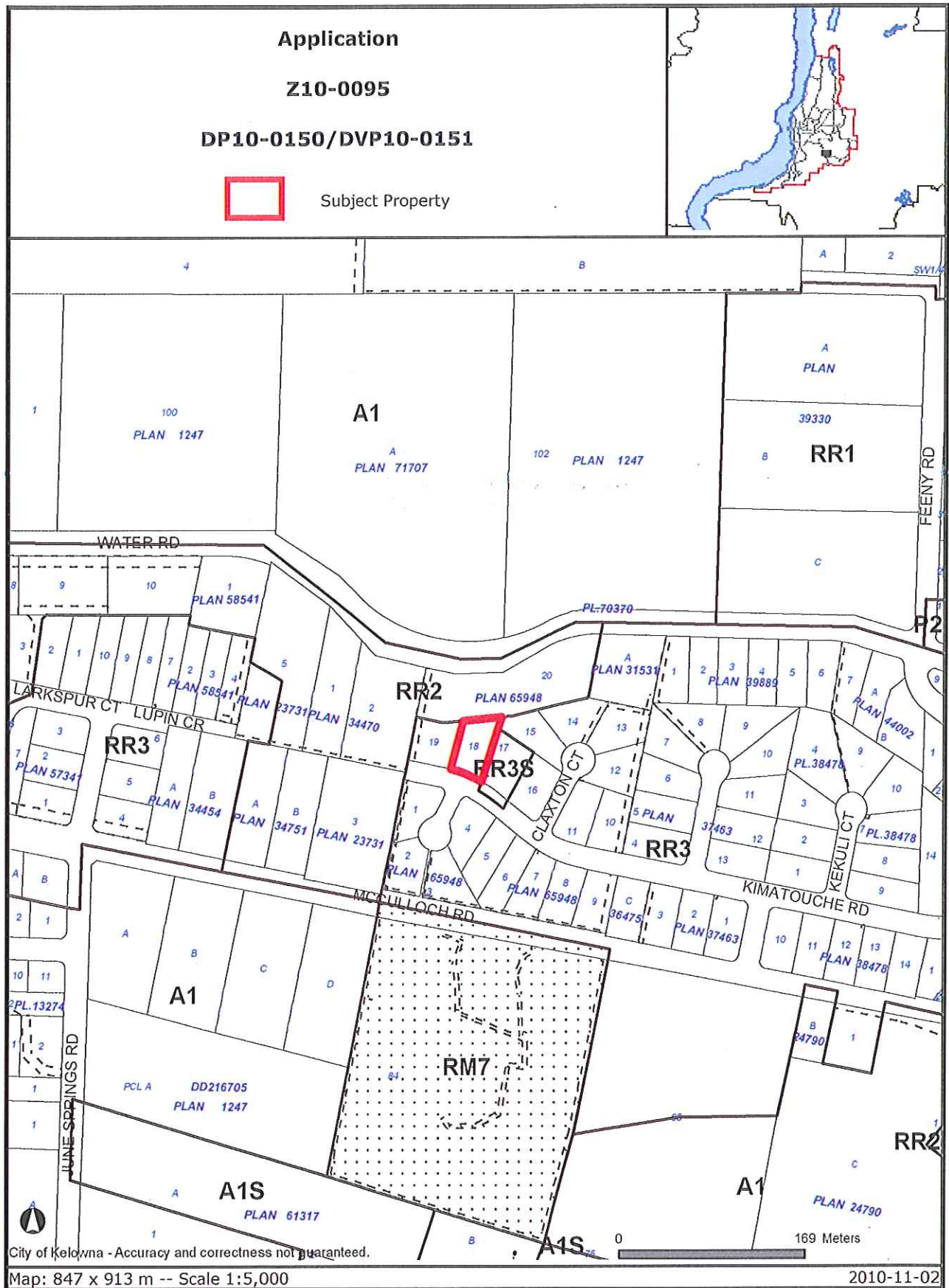
Attachments:

- Site Plan
- Conceptual Elevations
- Landscape Plan
- Context/Site Photos
- Client Rational

Handwritten notes:
11/03/10
11/03/10

Faint text:
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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.

Design Rationale

For a proposed re-zoning and Secondary Suite development at 3532 Kimatouche Rd., Kelowna BC V1W 4H2

This proposal includes a variance to BP40798 which was issued to facilitate this project by allowing for the external extension to be undertaken while the re-zoning and development application was being completed. However, due to a change in by-law specs between when the original building was built (2001) and the building permit for the 8 foot extension was issued (July, 2010), the roof line and peak no longer fall within current allowances. The variance request is to permit the 8 foot extension to be completed along the same roof line and peak height as the original building. Due to the location of the building the additional peak height and roof line have no impact on sight lines or on views from the neighbouring properties. A building inspector indicated support for this variance. With this variance in place, this proposal then seeks to rezone the existing lot from RR3 to RR3s zone and convert this building to a legal secondary suite (Carriage House). The lot size is .41 acres. Other properties in the neighbourhood have successfully achieved similar rezoning and constructed carriage houses including the property immediately to the East of this lot.

The form and design of the existing auxiliary building, already conforms to the design and form of the main house including the pitch of the roof, identical finishing materials – asphalt shingles, hardy plank siding and windows. The interior is wired and insulated with a finished 9 ft. Ceiling, but is otherwise unfinished. It sits on a cement slab and is located approximately 10 metres behind (North) and slightly to the East of the main dwelling. A double width drive runs from the street to the front of the auxiliary building and the rear of the main house. There is ample off street parking – a double car garage attached to the main house and a carport attached to this auxiliary building. There is also plenty of room to accommodate temporary parking for several visitors' cars off the street.

The proposed interior will include one bedroom, one full bath with open concept kitchen, dining and living space with an in suite laundry. Heating, hot water and cooking will be electric supplied by Fortis. Sewer will be via the installation of a dedicated septic tank. Water service will be acquired from the South East Kelowna Irrigation District.

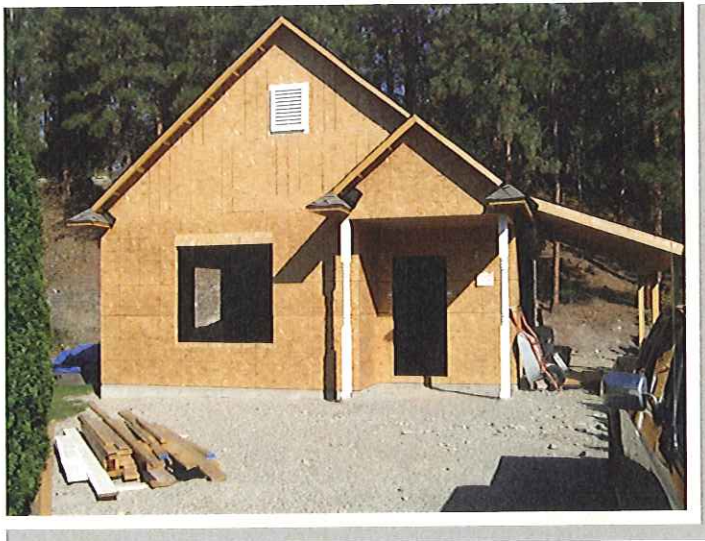
The look of the secondary building is already consistent with that of the main house. The size and site coverage fall within the by-law. The building is 9.75 metres from the main house and the foot print is approximately 904 sq. ft including the carport. The height of the building no longer falls within by-law specifications thus requiring approval of the variance. There is no impact to existing landscaping as a result of this construction.

October 20, 2010

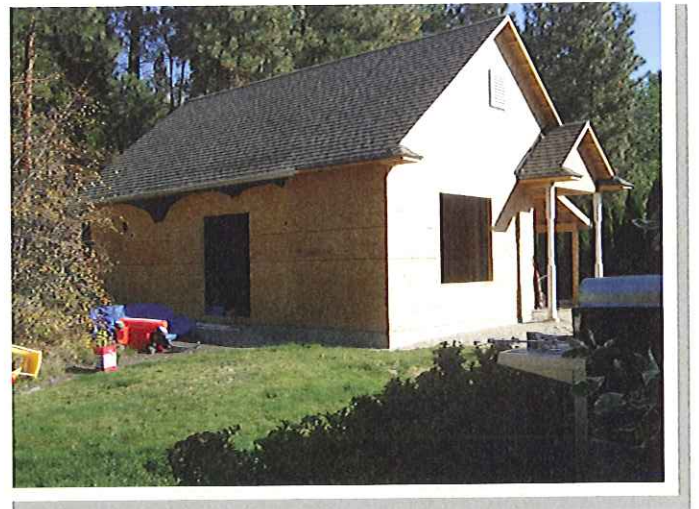
3532 Kimatouche Road



Auxiliary Building:
Before Extension



Auxiliary Building:
After Extension



Development Proposal
for
3532 Kimatouche Road



Front of Main House (South facing)



Rear of Main House (North facing)

Development Proposal ~ 3532 Kimatouche Road



Front of Auxiliary Building (South facing)



Side of Auxiliary Building (West facing)

Development Proposal ~ 3532 Kimatouche Road



View from front entrance of proposed secondary suite



Street view from Main House

Development Proposal ~ 3532 Kimatouche Road



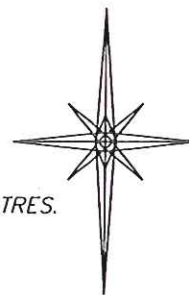
Street view facing West



Street view facing East

**B.C. LAND SURVEYOR'S CERTIFICATE OF
LOCATION OF BUILDING ON LOT 18
PLAN KAP65948 SEC. 3 TP. 26 O.D.Y.D.**

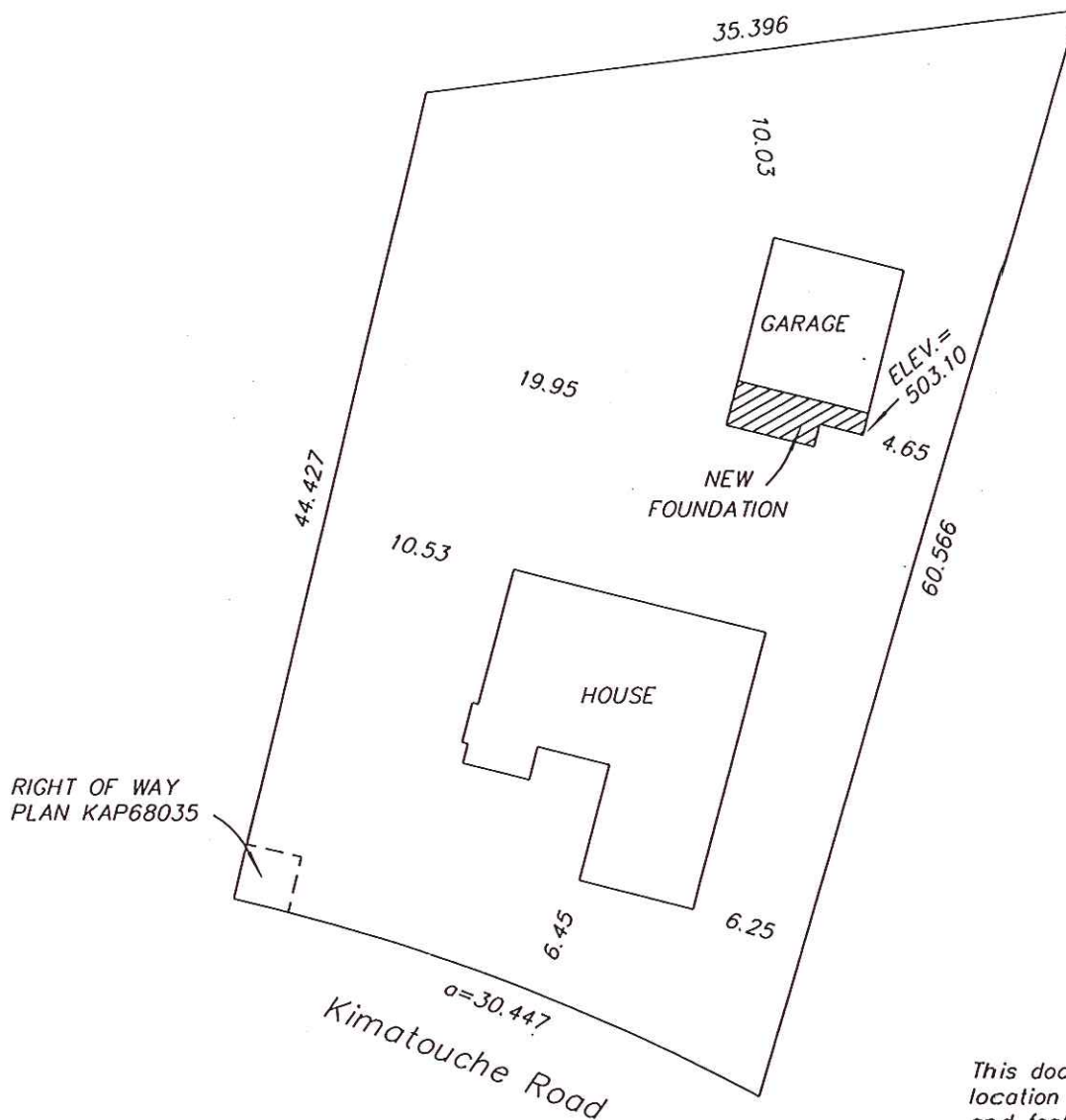
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SCALE 1:400

DISTANCES ARE IN METRES.

Civic Address:
3532 Kimatouche Road
Kelowna, BC



This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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CERTIFIED CORRECT

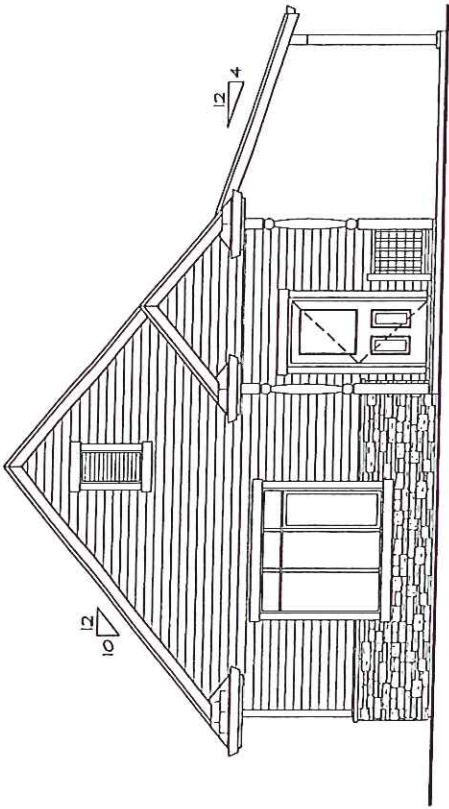
this 11th day of August, 2010.

D.A. Goddard BCLS

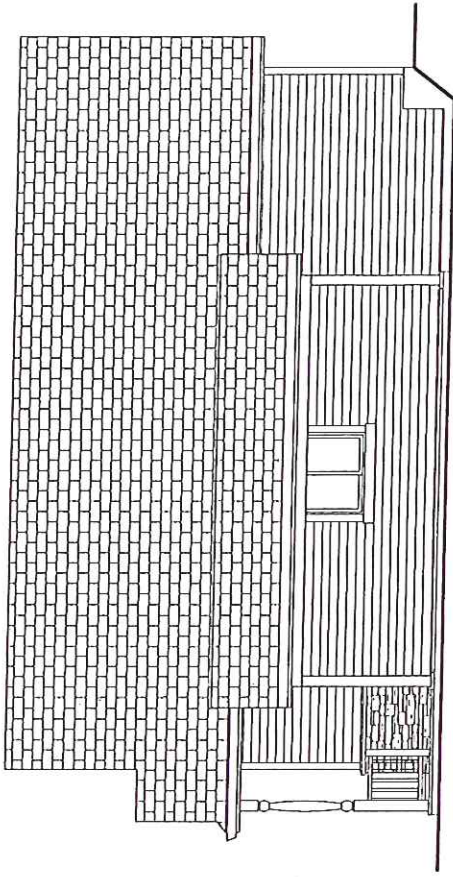
This plan was prepared for municipal purposes and is for the exclusive use of our client.

**FILE 15450 FB 340
RE: Fiske**

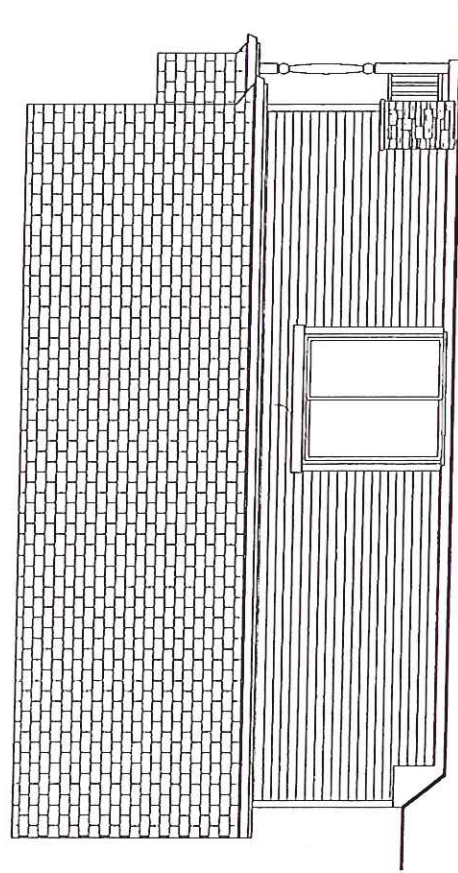
D.A. Goddard Land Surveying Inc.
103-1358 St. Paul Street, Kelowna
Phone (250) 763-3733



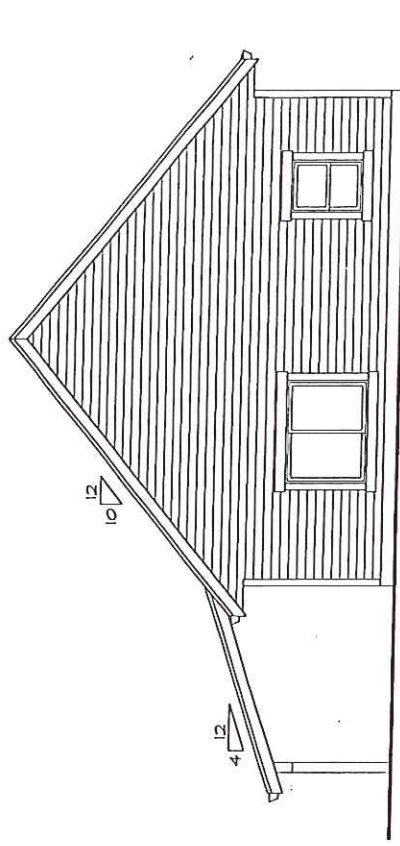
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION