

Memo



Date: July 15, 2011
To: City Manager
From: Land Use Management, Community Sustainability (LT)
Application: Z11-0055 **Owner/Applicant:** Tracie Ward
Address: 1075 Wintergreen Drive
Subject: Rezoning Application (Secondary Suite)

Existing OCP Designation: Single/Two Unit Residential
Existing Zone: RU2 - Medium Lot Housing
Proposed Zone: RU2s - Medium Lot Housing with Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z11-0055 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 22, District Lot 135, ODYD, Plan 39898, located at 1075 Wintergreen Drive, Kelowna, BC from the RU2 - Medium Lot Housing zone to the RU2s - Medium 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 a Building Permit for the suite be applied for prior to final adoption of the zone.

2.0 Purpose

The applicant is proposing to rezone the subject property from the RU2 - Medium Lot Housing zone to the RU2s - Medium Lot Housing with Secondary Suite zone in order to construct a secondary suite within the existing single family dwelling.

3.0 Land Use Management

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 land use policies support the sensitive integration of additional dwellings 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 be achieved on-site, and the suite will be contained in the existing residence.

4.0 Proposal

4.1 Project Description

This application is seeking to rezone the subject property from the RU2 - Medium Lot Housing zone to the RU2s - Medium Lot Housing with a secondary suite zone to construct a secondary suite within the existing single family dwelling.

The suite would be created by changing the existing single-family dwelling floor plan, including the expansion of an existing bathroom, and the addition of a kitchen. Entrances to the suite would be via the garage and the rear yard.

The proposed application meets the requirements of RU2s - Medium Lot Housing with Secondary Suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU2s ZONE REQUIREMENTS (for Secondary Suite in Principal Dwelling)
Development Regulations		
Site Coverage (buildings)	28%	40%
Site Coverage (buildings/parking)	35%	50%
Height	2 storeys	2 ½ storeys / 9.5 m
Floor Area of Principal Dwelling	183m ²	-
Maximum Floor Area of Secondary Suite	41m ² / 22%	Lessor of 90m ² or 40% of principal dwelling
Other Requirements		
Vehicle Parking Spaces (#)	4 spaces	3 spaces
Private Open Space	Meets requirements	30 m ² of private open space per dwelling

4.2 Site Context

The subject property is located within the Wintergreen subdivision. Specifically, the adjacent zones and land uses are:

Direction	Zone	Land Use
North	RU2 - Medium Lot Housing	Single Family Housing
South	RU2 - Medium Lot Housing	Single Family Housing
East	RU2 - Medium Lot Housing	Single Family Housing
West	RU2 - Medium Lot Housing	Single Family Housing

4.3 Subject Property Map: 1075 Wintergreen Drive



5.0 Current Development Policies

5.1 Current Official Community Plan (Kelowna 2030)

Secondary Suites. Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.

6.0 Technical Comments

6.1 Building & Permitting Branch

\$2500 Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits. Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Bylaw Services Branch

No concerns.

6.3 Development Engineering Branch

See attached memorandum.

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.

7.0 Application Chronology

Date of Application Received June 29, 2011

Report prepared by:



Luke Turri, Land Use Planner

Reviewed by :



Danielle Noble, Manager, Urban Land Use Branch

Approved for inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

Subject Property Map

Site Plan

Existing Floor Plan

Proposed Floor Plan

Development Engineering Branch Memorandum

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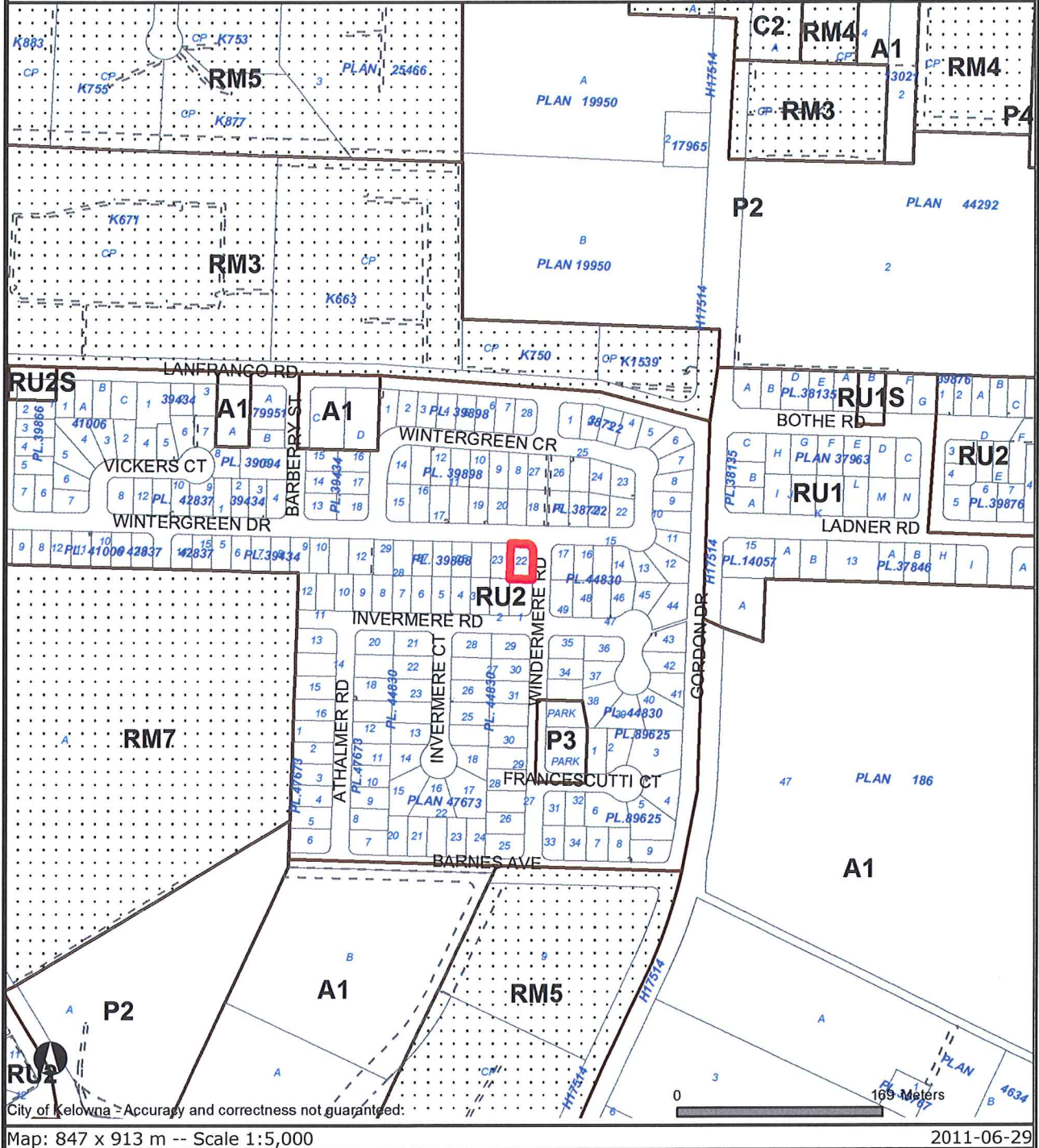


Application

Z11-0055



Subject Property



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.

B.C. Land Surveyors Site Certificate

COVERING : LOT 22, PLAN 39898, D.L. 135,
O.D. Y.D.

Scale 1:200 All distances are in metres.

File No 6788-5C
RE: _____

Client Westville Homes Inc.

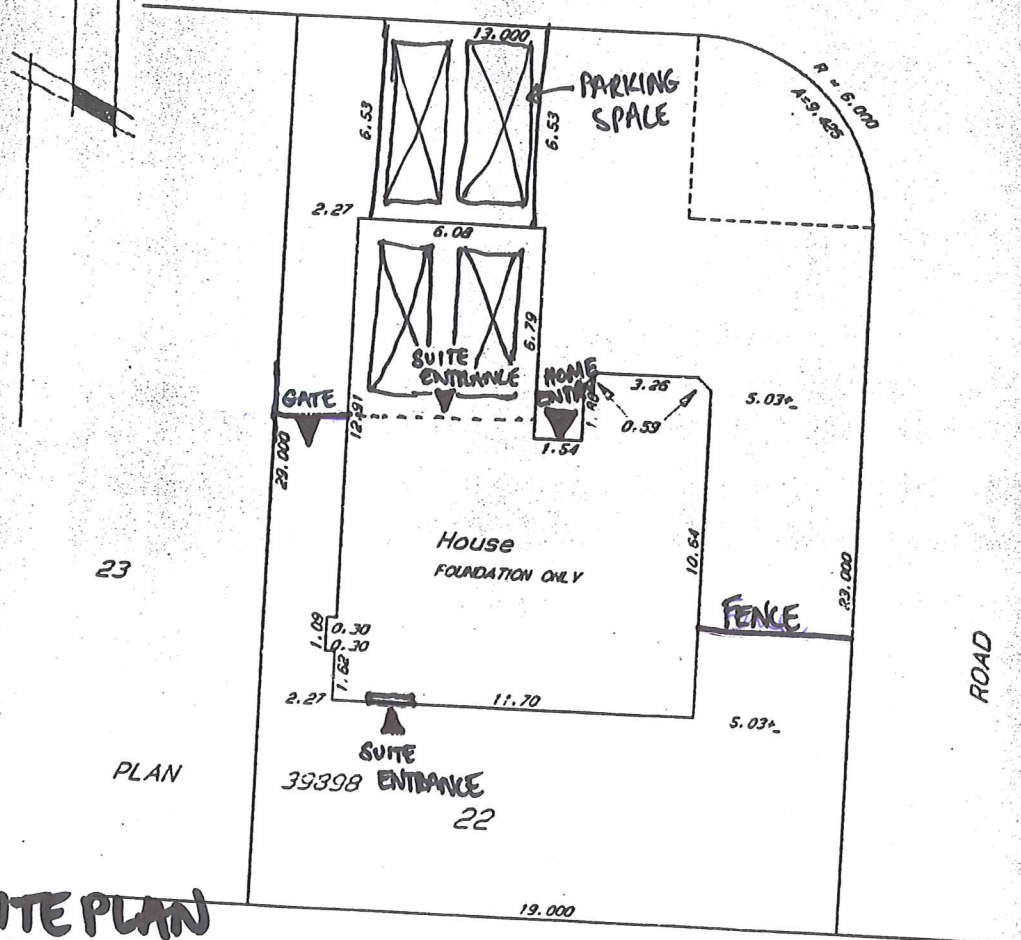


The City of Kelowna does NOT warrant the accuracy, completeness of this information and no representations are being made by providing this copy. Any reliance on this information will be solely at YOUR OWN RISK and not that of the City.

1075 Wintergreen Dr
B.P. 2067

This information has been provided subject to the Federal Copyright Act and in accordance with the Freedom of Information and Protection of Privacy Act.

WINTERGREEN DRIVE



SITE PLAN
Z11-0055

Ru2 to Ru2s

11
PLAN 515

RECEIVED

AUG 16 1988

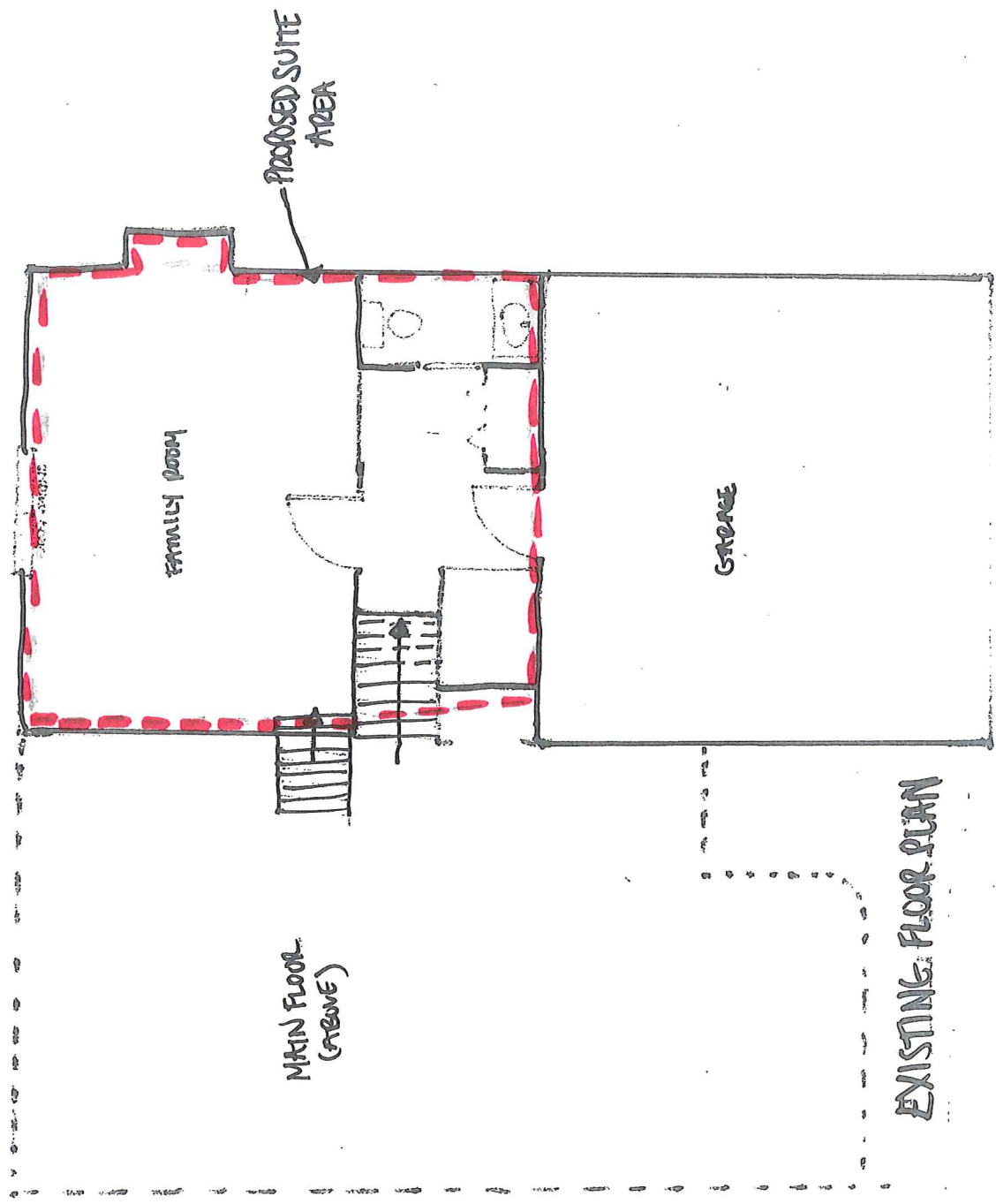
CITY OF KELOWNA
Building Dept.

Lothar T. Schwendtmayer

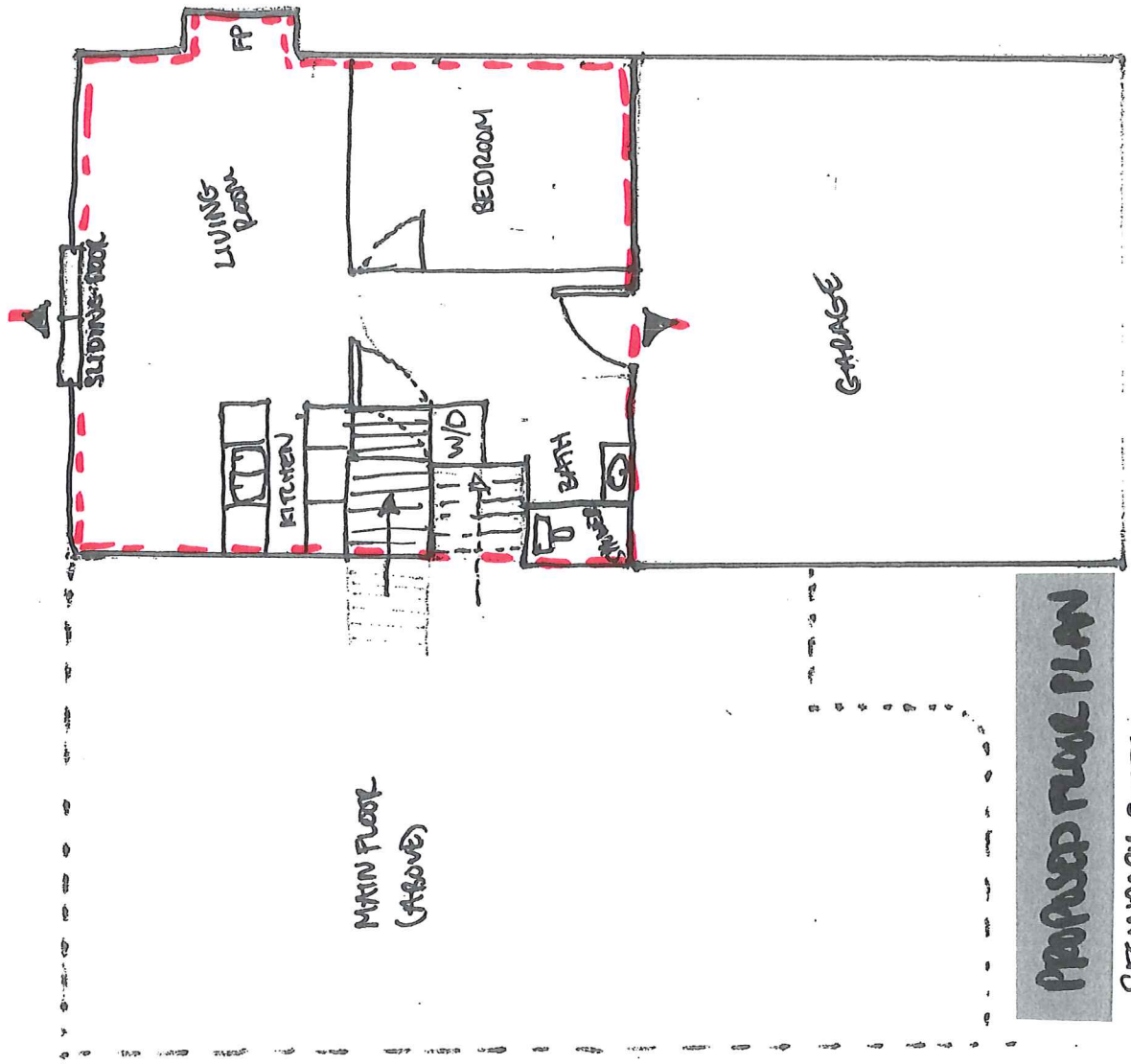
B.C. Land Surveyor
No 3-369 Queensway Ave, Kelowna, B.C.
V1Y-8E6

NOTE: This certificate shows the relative location of improvements constructed on the above lot and is not intended for property line re-establishment. We accept no responsibility for the unauthorized use.

Certified Correct this 4th day of August 1988.



211-0055
RU2 to RU2s



Z11-0055
 R12 to R12S

CITY OF KELOWNA
MEMORANDUM

FILE COPY

Date: July 8, 2011
File No.: Z11-0055

To: Land Use Management Department (LT)

From: Development Engineering Manager

Subject: 1075 Wintergreen Drive Lot 22 Plan 39898 Suite in Residence

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water

This property is currently serviced with a 19mm-diameter copper water service. The service will be adequate for this application.

2. Sanitary Sewer


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

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.



Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf