

Memo



Date: September 9, 2011

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z11-0064 **Applicant:** Gyula Schweigert

Address: 1340 Chichester Ct **Owner:** Gyula & Gyongi Schweigert

Subject: Rezoning Application (Secondary Suite)

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. Z11-0064 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot A, Section 35, Township 26, ODYD, Plan 36846 at Chichester Court, 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 a building permit for the suite be applied for prior to final adoption of the zone;

AND THAT final adoption of the zone amending bylaw be considered subject to the requirements of the Development Engineering branch & BMID completed to their satisfaction.

2.0 Purpose

The applicant is proposing to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone in order to construct a secondary suite within an accessory building.

3.0 Land Use Management

Secondary suites are an important source to provide increased housing density and availability at all price points, especially in areas that are generally less dense, or have low vacancy rates.

This is an example of sensitive integration into a neighbourhood, given that the subject property is large enough to easily accommodate the proposed secondary suite within an accessory building and achieve the requirements of the Zoning Bylaw 8000. Other properties in the area are zoned RU6 and RU1s with existing secondary suites.

A handwritten signature in blue ink, located in the bottom right corner of the page.

4.0 Proposal

4.1 Project Description

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 new accessory building would replace an existing garage at the rear of the property. The modest bachelor suite contains a small kitchenette and a living space. The building is being constructed as an accessible home for a family member who has some disabilities.

The proposed application meets the requirements of RU1s - Large Lot Housing with Secondary Suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS (for Secondary Suite in Accessory Building)
Subdivision Regulations		
Lot Area	829m ²	800m ²
Lot Width (street frontage)	18.0m	16.5m
Lot Depth	~42m	30.0m
Development Regulations		
Site Coverage (buildings)	15 %	40%
Site Coverage (buildings/parking)	35.5 %	50%
Existing Dwelling		
Height	5.2m	2 ½ storeys / 9.5 m
Total floor area	214m ²	n/a
Proposed Accessory Building		
Height	4.5m	Lesser of 4.5 m or height of existing dwelling
Front Yard	n/a	4.5 m
Rear Yard	9.0m	1.5 m
Side Yard (S)	~13.0m	2.0m
Side Yard (N)	2.0m	2.0m
Suite floor area	89.2m ²	May not exceed lessor of 90 m ² or 75% of principal dwelling
Separation distance between dwellings	6.5m	4.5 m
Other Requirements		
Parking Stalls (#)	Exceeds requirements	3 spaces
Private Open Space	Exceeds requirements	30 m ² of private open space per dwelling

4.2 Site Context

The subject property is located in North Rutland, backing onto Chichester Wetland Park. Land uses in the immediate neighbourhood are predominantly single family residential. Specifically, the adjacent zones and land uses are:

Direction	Zone	Land Use
North	RU1 - Large Lot Housing	Single Family Housing
South	RU1 - Large Lot Housing	Single Family Housing
East	RU1 - Large Lot Housing	Single Family Housing
West	RM3 - Low Density Multiple Housing	Chichester Wetland Park

4.3 Subject Property Map -1340 Chichester Ct



5.0 Current Development Policies

No supporting policy information is available in *2030 Kelowna Official Community Plan*. Housing policy documentation is expected to be reviewed by Council shortly.

Policy 5.2.3 Complete Suburbs.¹ Support a mix of uses within Kelowna's suburbs (see Map 5.1 - Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

Policy 5.3.2 Compact Urban Form.² Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre

¹ Official community plan Objective 5.2 Community Sustainability

² Official community plan Objective 5.3 Focus development to designated growth areas.

walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Policy 10 .1 Housing Availability. ³Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter).

6.0 Technical Comments

6.1 Building & Permitting Branch

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).
- The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the garage.
- A Structural Engineer is required for the foundation walls greater than 4'-0" as well as the retaining walls.
- A cross section thru the garage ramp and trench drain is required to verify compliance with maximum slope of driveway and minimum drainage requirements.
- The existing driveway configuration to be confirmed with the Development Engineering division for allowance.
- 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

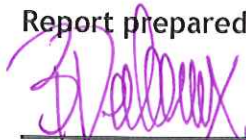
- An unobstructed and easily distinguishable firefighter access path, of 1100 mm, from the street to the back of the property line as well to the secondary detached suite main entrance is required.
- If a fence is ever constructed between the dwellings an 1100 mm, clear width, gate is required. Any gate is to open without special knowledge.
- The addresses for both residences are to be visible from Dougall Rd.

7.0 Application Chronology

Date of Application Received August 5, 2011

³ Official Community Plan Objective 10.3 Support the creation of affordable and safe rental, non-market and/or special needs housing.

Report prepared by:



Birte Decloux, Land Use Planner

Reviewed by :



Danielle Noble, Manager, Urban Land Use Branch

Approved for inclusion:



Shelley Gambacort, Director, Land Use Management

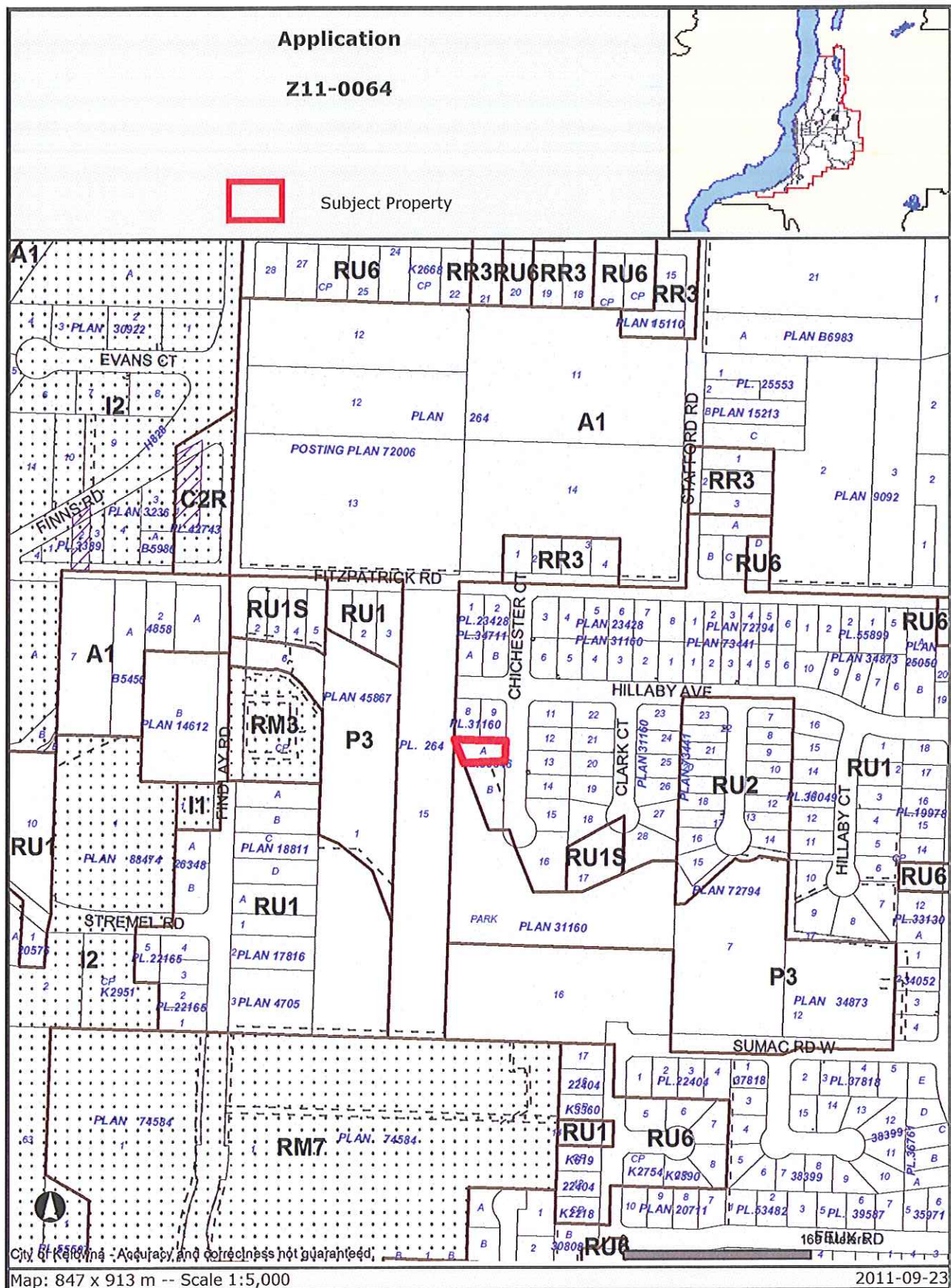
Attachments:

Subject Property Map

Site Plan

Accessory Building Plans

Development Engineering Branch Memorandum

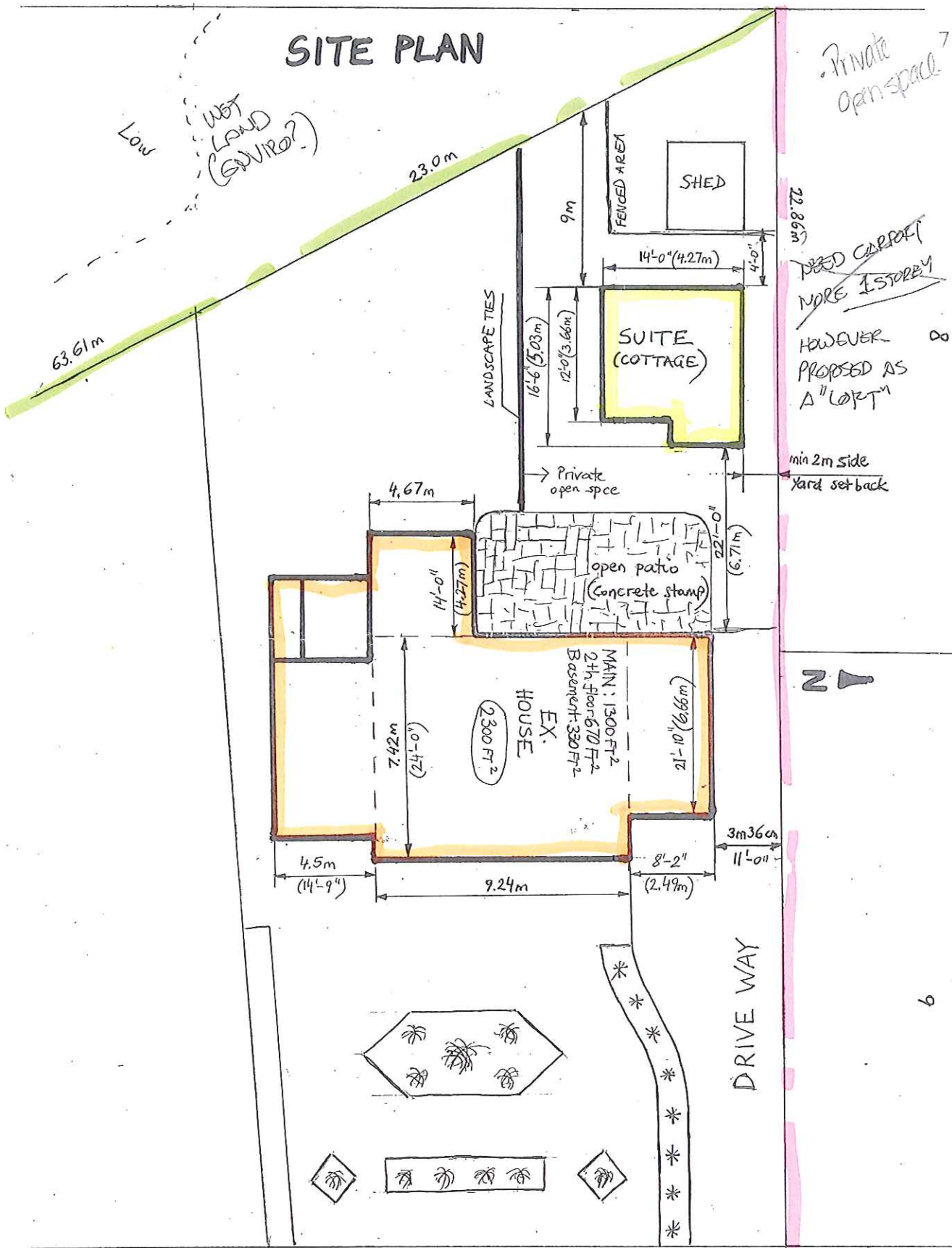


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

GYULA SCHWEIGERT 250-765-0796

Low
(Wet
LAND
GUVIRO?)

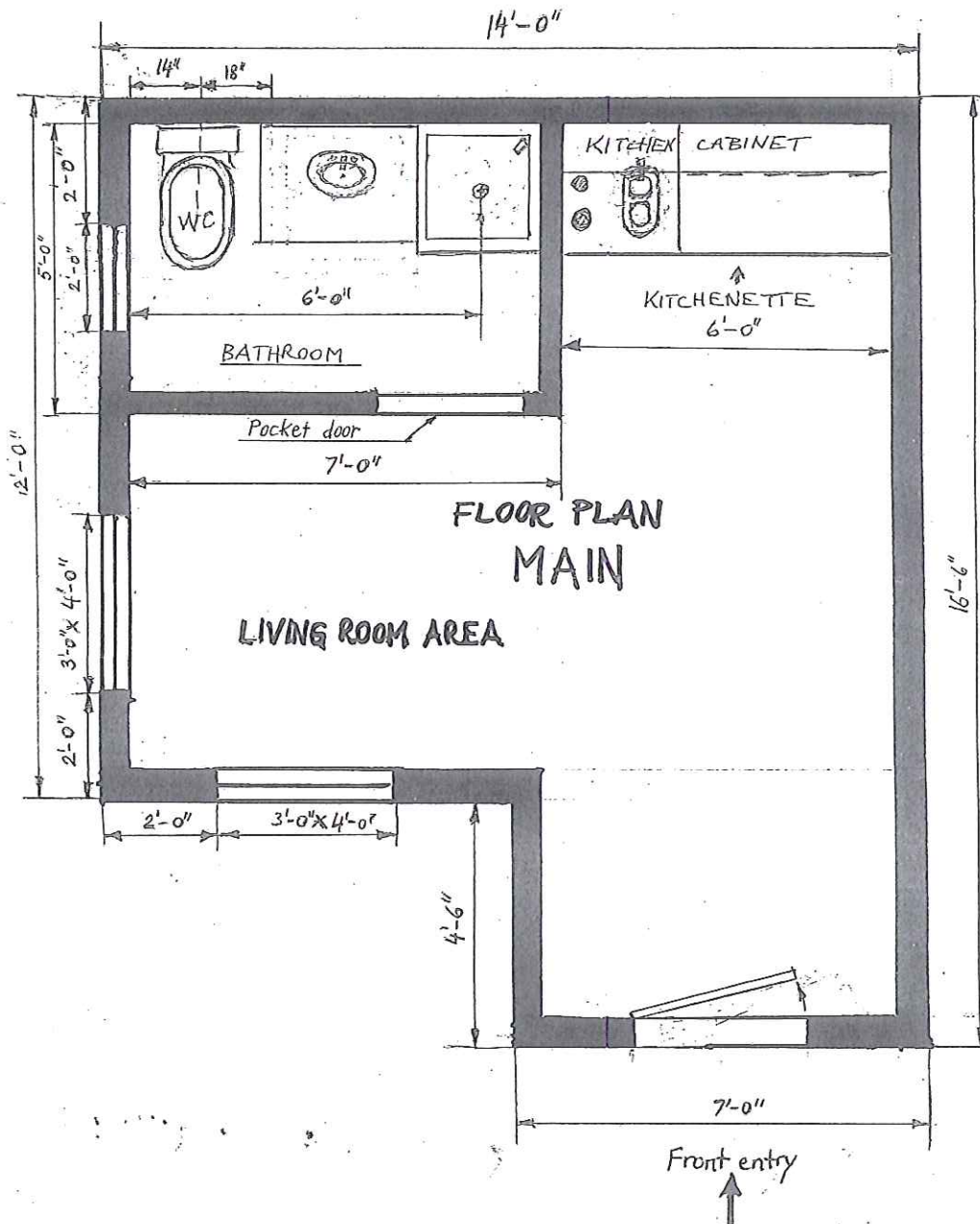
Private
open space



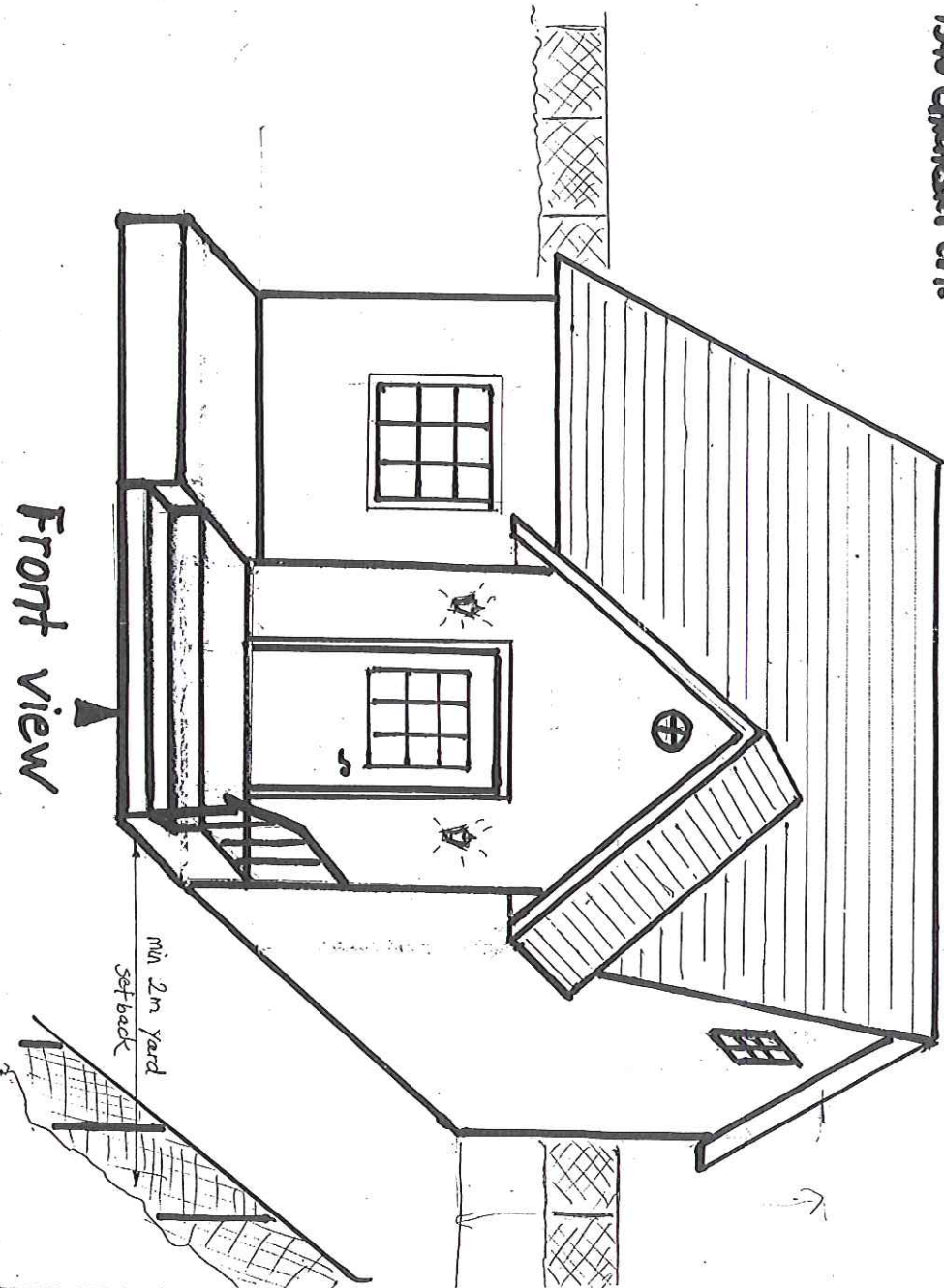
RU 9 Zane

1340 CHICHESTER CRT FRONT

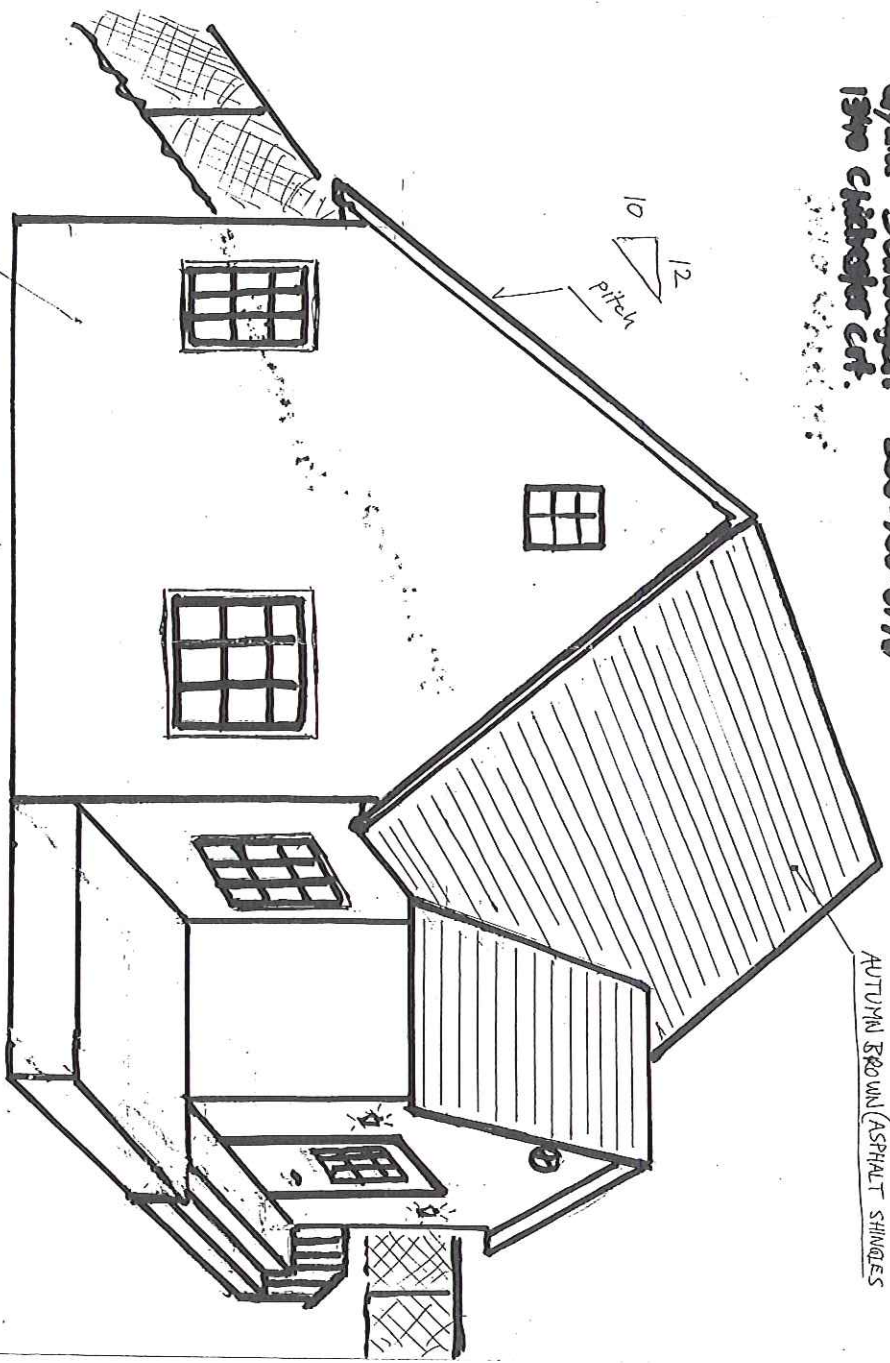
GYULA SCHWEIGERT
1340 CHICHESTER CRT
250-765-0796



Greiner Schreinerwerk 250-765-0796
1340 Christopher crt.



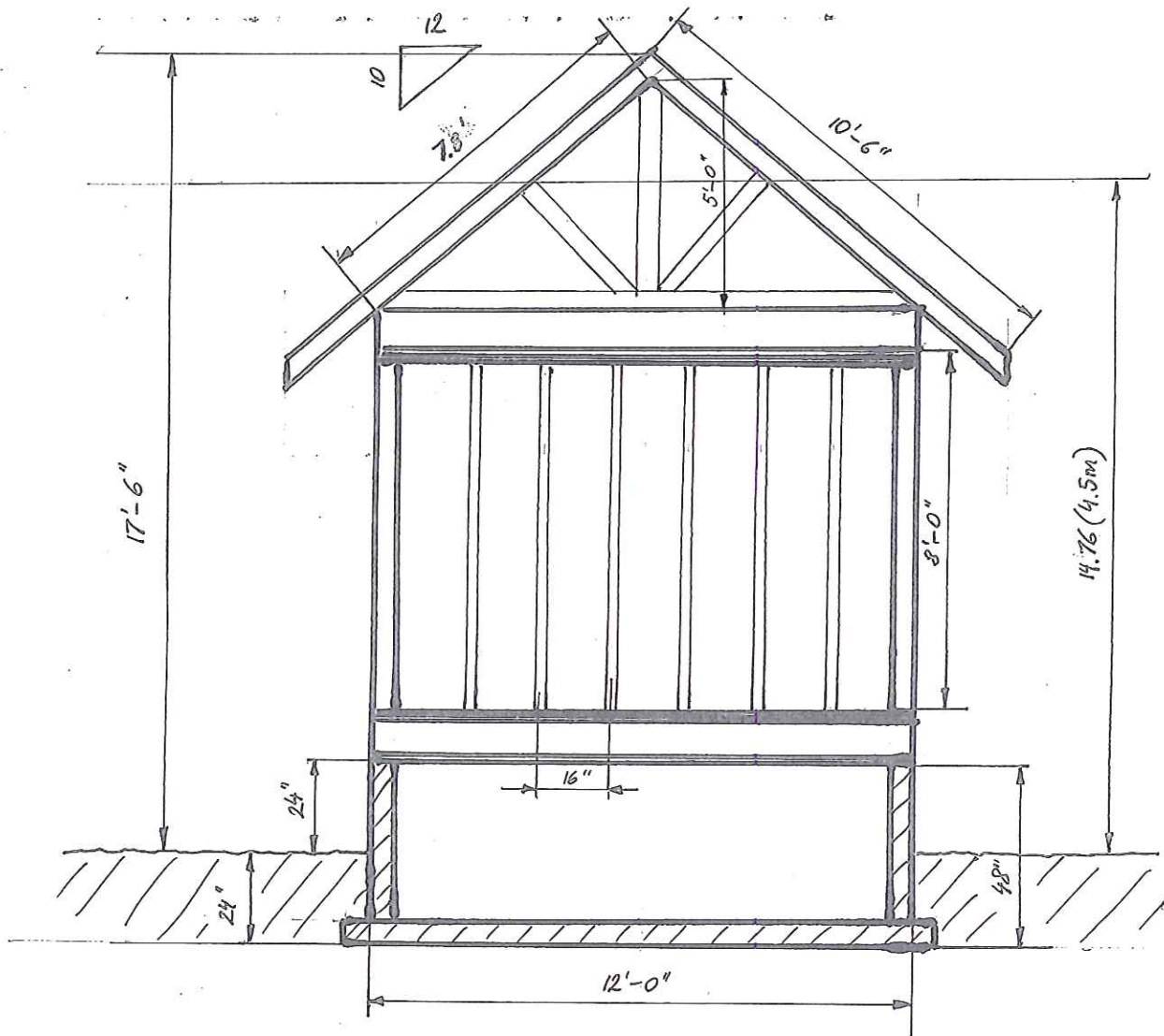
Gyula Schwelger 250-765-0796
1370 Chiswick Ct.



BEHR
390C-1
Capri Cream

Side view

GYULA SCHWEIGERT 250-765-0796

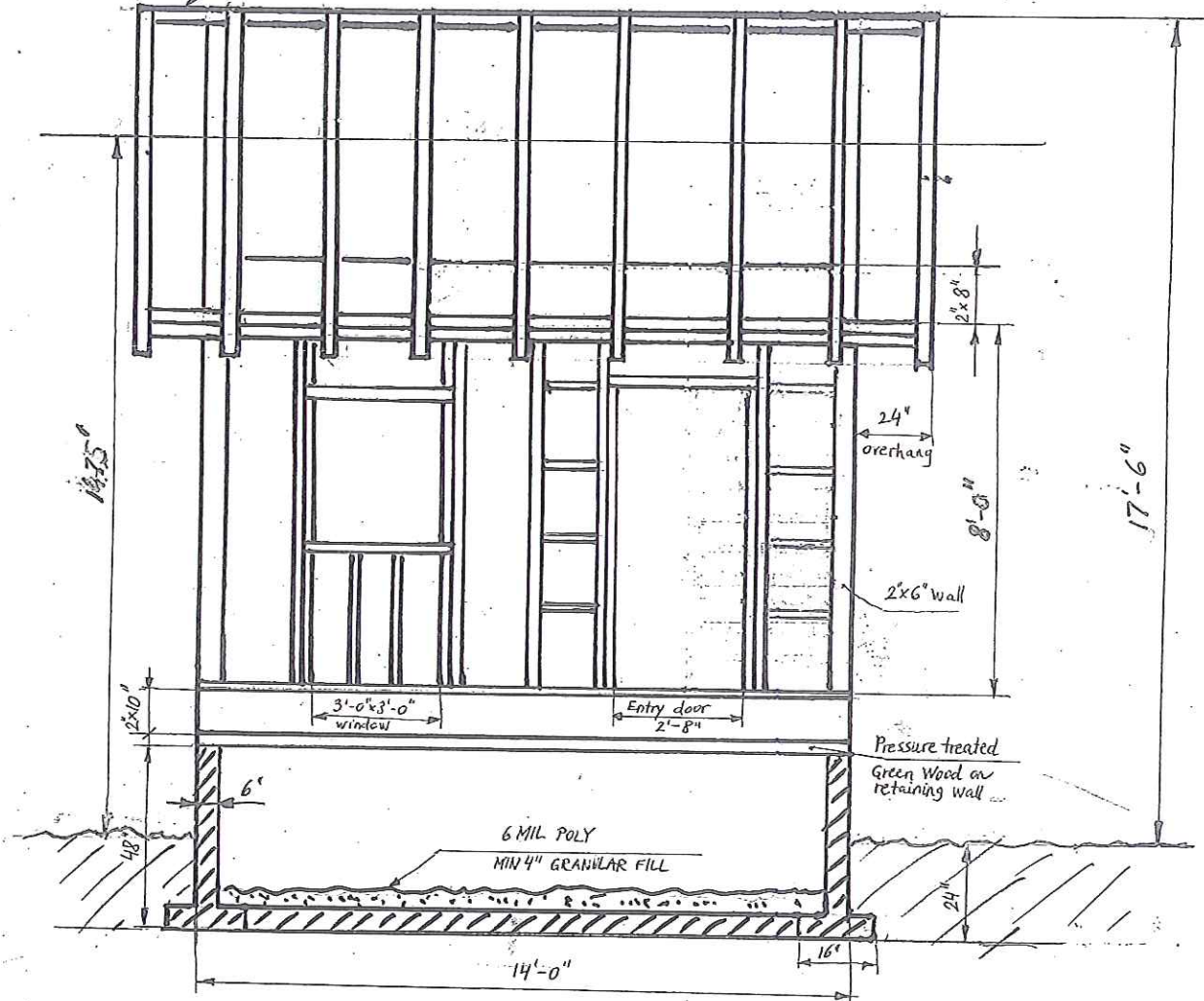


N
↑
SIDE VIEW

FRONT VIEW

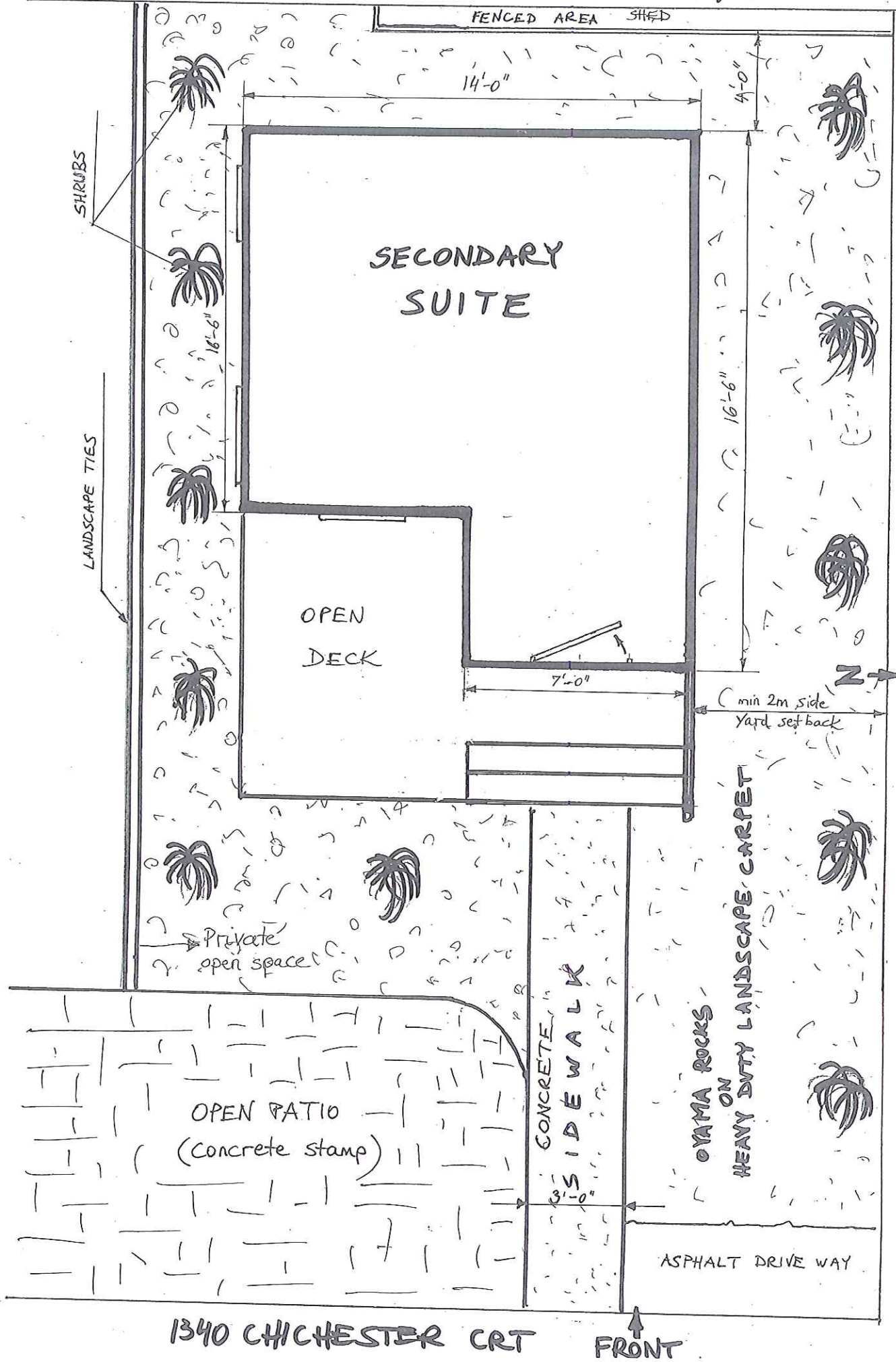
ACRYLIC STUCCO WALL [CAPRI CREAM colour: 390C-1" BEHR
 ASPHALT SHINGLES (AUTUMN BROWN)
 BUILDING PAPER
 ROOF SHEETING
 MIN 2x8 @ 24" O.C.
 R40 INSULATION
 2x8 SPF CEILING JOIST @ 24" O.C.
 6 MIL POLY
 1/2" DRYWALL

GYULA SCHWEIGERT
 250-765-0796



FRONT VIEW

1340 CHICHESTER CRT





CITY OF KELOWNA

MEMORANDUM

Date: August 15, 2011
File No.: Z11-0064
To: Land use Management (LT)
From: Development Engineer Manager (SM)
Subject: 1340 Chichester court – Lot A, Plan 36846, Sec. 35, Twp. 26, ODYD

The Development Engineering comments and requirements regarding this application to rezone from RU-1 to RU-1s (carriage) 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) in 2006. 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 \$4,024.42 per SFE and the total charge is in the amount of **\$2,012.21**. The charge is valid until March 31, 2012.

4. Bonding and Levies Summary.

Levies

Local Service Area #20 charges	<u>\$ 2,012.21</u>
--------------------------------	---------------------------

Steve Muenz, P.Eng.
Development Engineering Manager

BB