

Memo



Date: September 15, 2011

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z11-0068

Owner/ Applicant:
Ecer Construction Surveys (2005) Ltd.
(Attn. Daljit S. Dhoot)

Address: 840 Raymer Road

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. Z11-0068 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 4, District Lot 135, ODYD Plan 8268, located on Raymer Avenue, 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 the suite be eligible for final occupancy 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 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 zone to legalize a secondary suite within a single family dwelling.

3.0 Land Use Management

This rezoning application is in direct response to a bylaw investigation. Although staff support the legalization of the suite and the subsequent addition to the rental stock, we do not endorse constructing a suite prior to seeking proper authorization.

As the proposed suite is located within a single family dwelling, and services are already in place it is considered appropriate infill. The proximity to Okanagan College, parks, schools, transit and recreational opportunities make the site appropriate for a suite.

Other RU6 zoned properties with secondary suites exist in the immediate area. 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 Project Description

The proposed two bedroom suite is accessed from the back of the site via a concrete patio that satisfies the required private outdoor space. A parking stall is provided for the suite off the lane. No upgrades are being considered for the exterior of the dwelling or the landscaping on the site.

4.2 Site Context

The subject property is located on the north side of Raymer Avenue in South Pandosy/KLO sector of Kelowna. The surrounding properties are zoned as follows:

Direction	Zone
North/East/West	RU1 - Large Lot Housing
South	P4 - Utilities (Wastewater treatment plant)

4.3 Subject Property Map: 840 Raymer Avenue



4.4 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 (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	766 m ²	550 m ²
Lot Width	18.29 m	16.5 m
Lot Depth	41.91 m	30.0 m
Development Regulations		
Site Coverage (buildings)	14.2 %	40%
Site Coverage (buildings/parking)	32.12 %	50%
Height (existing house)	1.5 storey / 3.96 m	2 ½ storeys / 9.5 m
Floor Area of Secondary Suite / Size ratios	Principal dwelling: 162.7 m ² Suite: 56.21 m ² Ratio: 34.55%	In building can't exceed lessor of 90 m ² or 40%
Front Yard	12.9m	4.5 m / 6.0 m to a garage
Side Yard (east)	3.5 m	2.0 m (1 - 1 ½ storey)
Side Yard (west)	4.4 m	2.0 m (1 - 1 ½ storey)
Rear Yard	18 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² required per dwelling

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.

¹ Official community plan Objective 5.2 Community Sustainability

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 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.

Intensive Residential - Secondary Suite Two Dwelling Housing Design Guidelines - Objectives:

- Preserve and enhance the scale and character of individual neighbourhoods and streetscapes;
- Ensure compatibility with existing dwellings on a lot or with surrounding properties;
- Promote a high standard of design, construction and landscaping;
- Encourage building and landscape designs that promote privacy, safety, and accessibility;
- Contribute to the creation of pedestrian oriented streets;
- Design for livability.

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

6.2 Development Engineering Department

See attached.

6.3 Bylaw Services

Bylaw Services has an open Service Request, #200155, for an illegal suite at this location. File was generated on June 28, 2011 and remains open to date.

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


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: August 23, 2011

Report prepared by:



Birte Decloux, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:

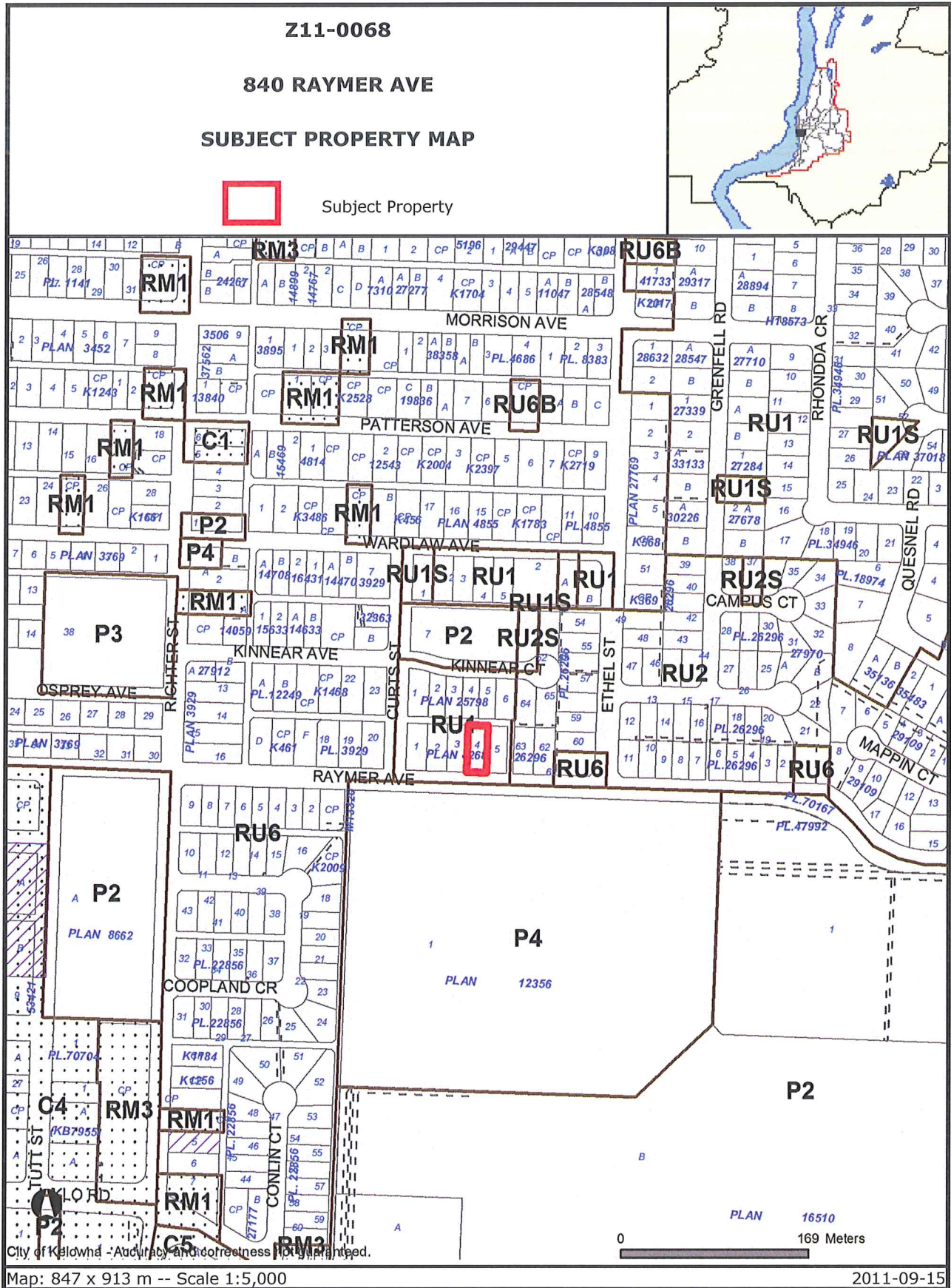


Shelley Gambacort, Director, Land Use Management

Attachments:

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





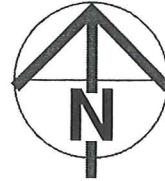
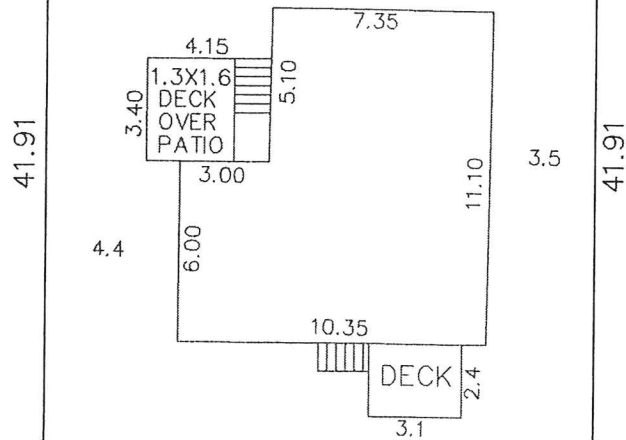
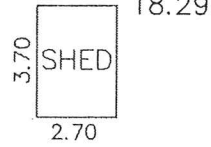
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

LANE

OIP

S 89d 56'E

OIP



840 RAYMER AVENUE

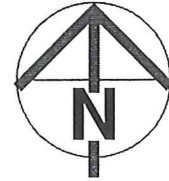
SCALE 1:250

LANE

OIP

S 89d 56'E

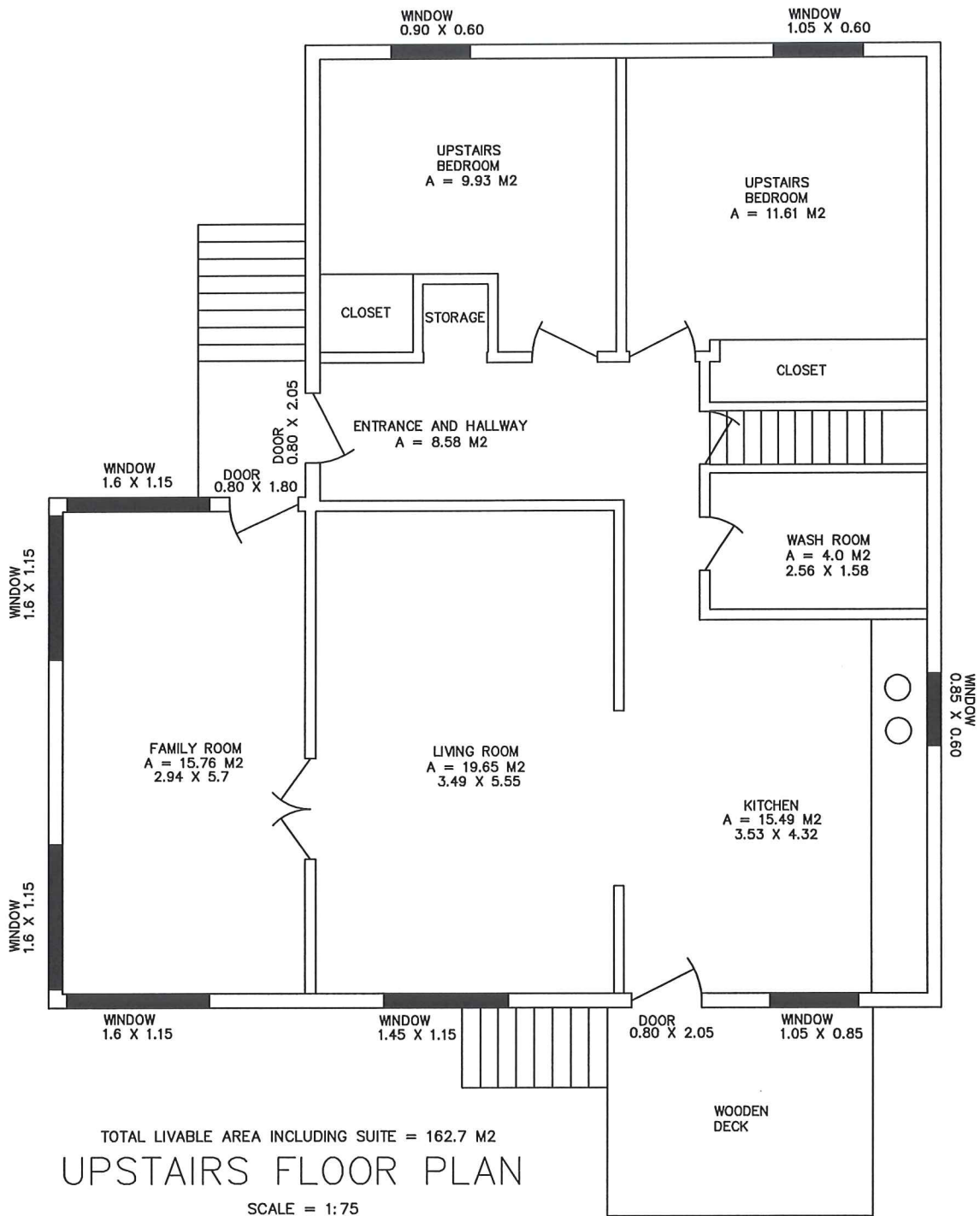
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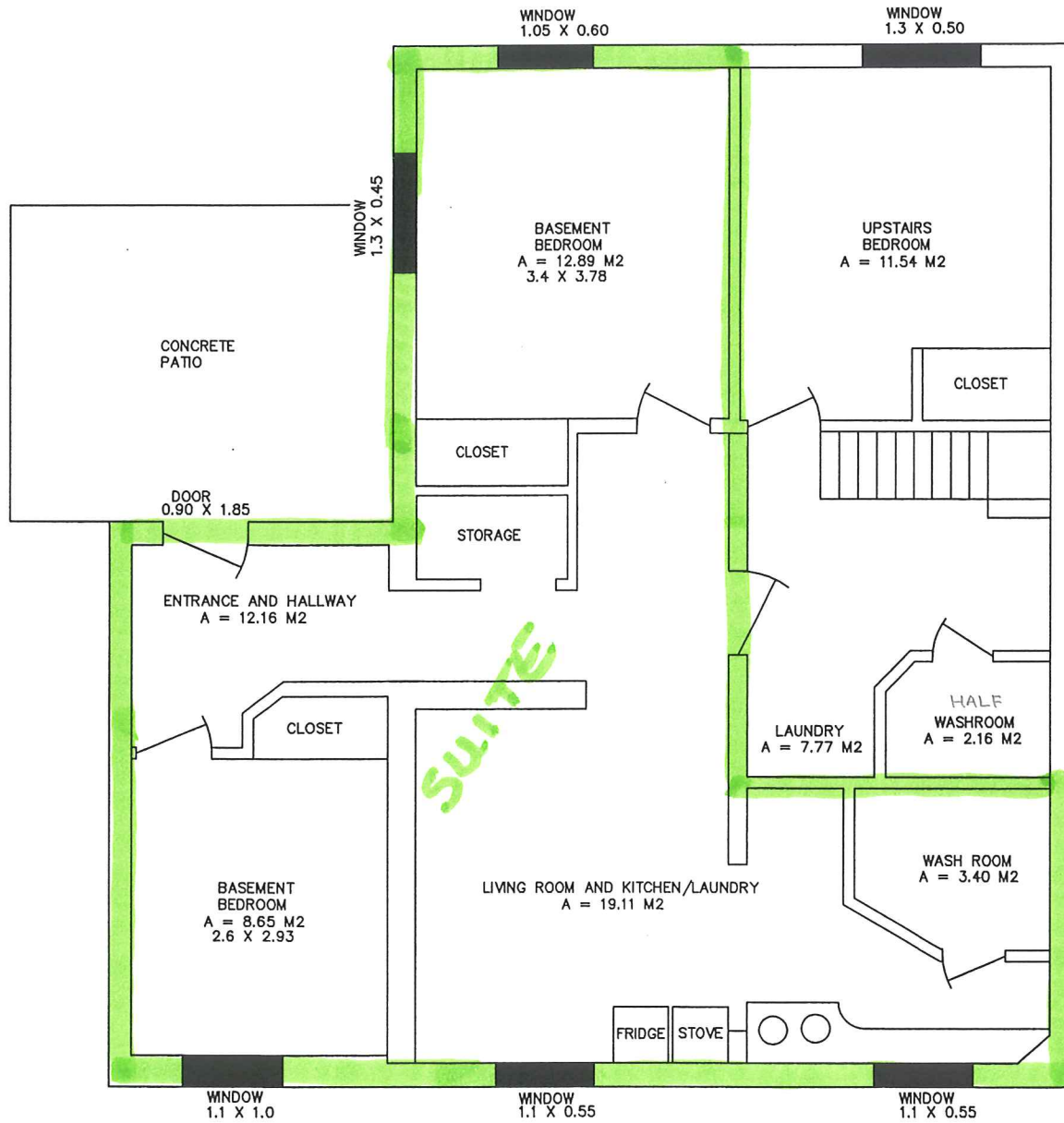
840 RAYMER AVENUE

SCALE 1:250

LANDSCAPING / DRIVEWAY



COPY



TOTAL LIVABLE AREA OF SUITE = 56.21 M²

BASEMENT FLOOR PLAN

SCALE = 1:75

840 Raymer Ave
(211-0068)



↖ Front of housing
↘



Rear of home



entry to suite

CITY OF KELOWNA
MEMORANDUM

Date: August 31 2011
File No.: Z11-0068

To: Land Use Management Department (BD)

From: Development Engineering Manager

Subject: 840 Raymer Ave Lot 4 Plan 8268 Suite in main Dwelling

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 from the rear lane.

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