

REPORT TO COUNCIL



Date: December 23, 2011
To: City Manager
From: Land Use Management, Community Sustainability (LT)
Application: Z11-0088 **Applicant:** Marketa Pimer
Address: 185 Bornais Street **Owner:** Milada Loskot
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. Z11-0088 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 8, Section 23, Township 26, ODYD, Plan 32836, 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 final adoption of the zone amending bylaw be considered subject to the requirements of the Development Engineering Branch & Rutland Waterworks District 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

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 this large site.

Staff will continue to work with the property owner through a staff-directed Development Permit process to achieve appropriate accessory building design.

A handwritten signature in blue ink, appearing to be a stylized 'h' or similar character.

4.0 Proposal

4.1 Project Description

The new accessory building would be placed in an existing landscaped area at the rear of the property. The proposed building is a single storey, one-bedroom suite, which is similar to the approved and constructed accessory suite constructed in 2010 by the neighbours to the immediate north. Should the rezoning be approved by Council, a staff-directed Development Permit will be required to endorse the form and character of the proposed accessory building.

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	1290m ²	800m ²
Lot Width (street frontage)	20.0m	16.5m
Lot Depth	64.5m	30.0m
Development Regulations		
Site Coverage (buildings)	~24 %	40%
Site Coverage (buildings/parking)	~37 %	50%
Existing Dwelling		
Height	5.0m	2 ½ storeys / 9.5 m
Total floor area	142m 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	~14.0m	1.5 m
Side Yard (S)	~11.0m	2.0m
Side Yard (N)	2.0m	2.0m
Suite floor area	90m ² / 63%	May not exceed lessor of 90 m ² or 75% of principal dwelling
Separation distance between dwellings	12 m	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 east of the Uptown Rutland Urban Centre, south of Highway 33. Land uses in the immediate neighbourhood are predominantly single family residential. Specifically, the adjacent zones and land uses are:

Direction	Zone	Land Use
North	RU1s - Large Lot Housing	Single Family Housing (w/ Suite in Accessory)
South	RU1 - Large Lot Housing	Single Family Housing
East	RU2 - Medium Lot Housing	Single Family Housing
West	RU1 - Large Lot Housing	Single Family Housing

5.0 Current Development Policies

The application complies with Official Community Plan 2030.

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). 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

No requirements for rezoning.

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 Bornais St.

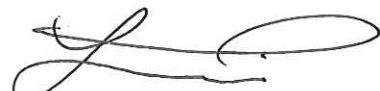
6.5 Irrigation District (Rutland Waterworks)

See attached.

7.0 Application Chronology

Date of Application Received December 2, 2011

Report prepared by:



Luke Turri, Land Use Planner

Approved for inclusion:



Shelley Gambacort, Director, Land Use Management

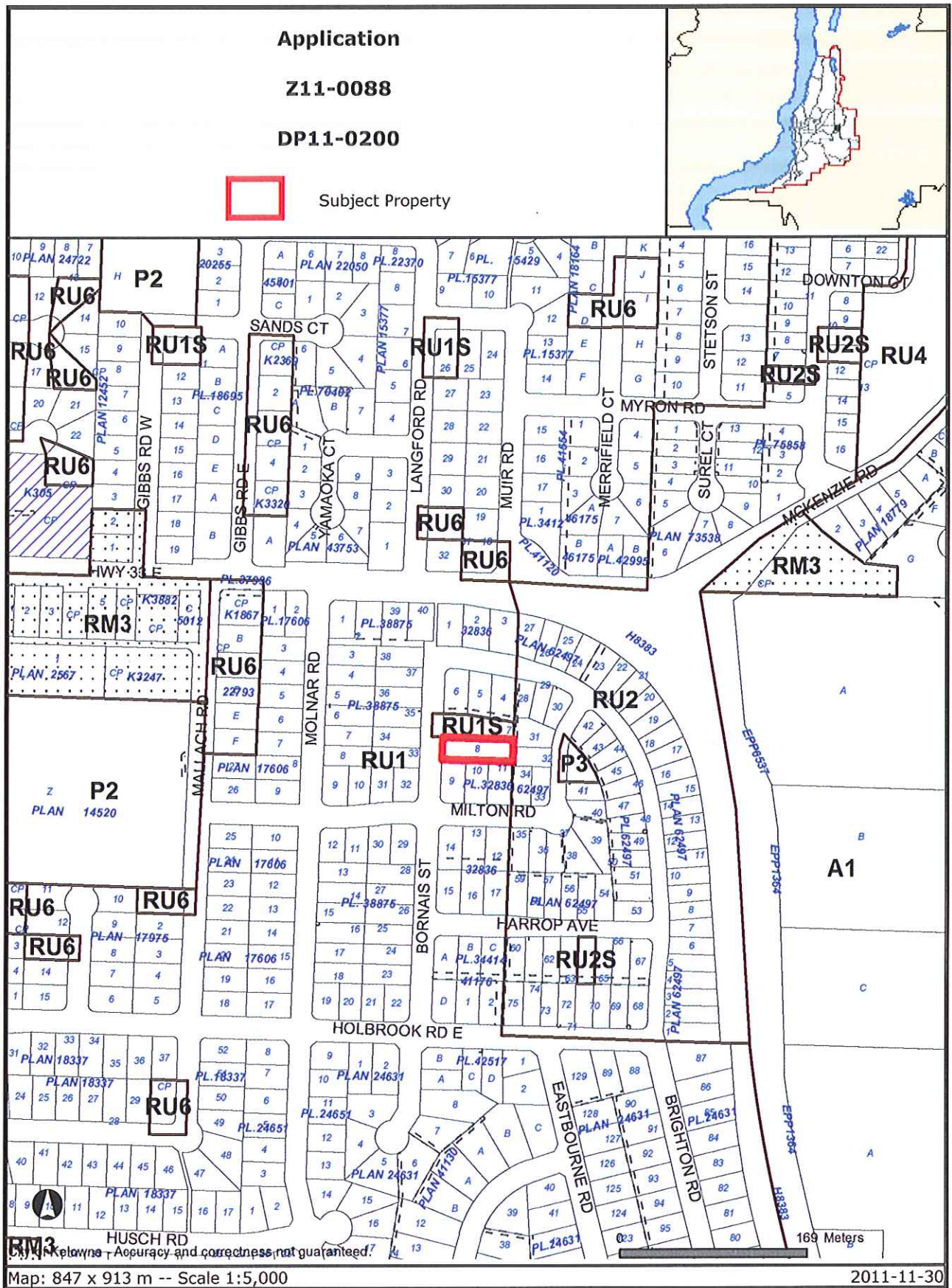
Attachments:

Subject Property Map

Site Plan

Accessory Building Plans

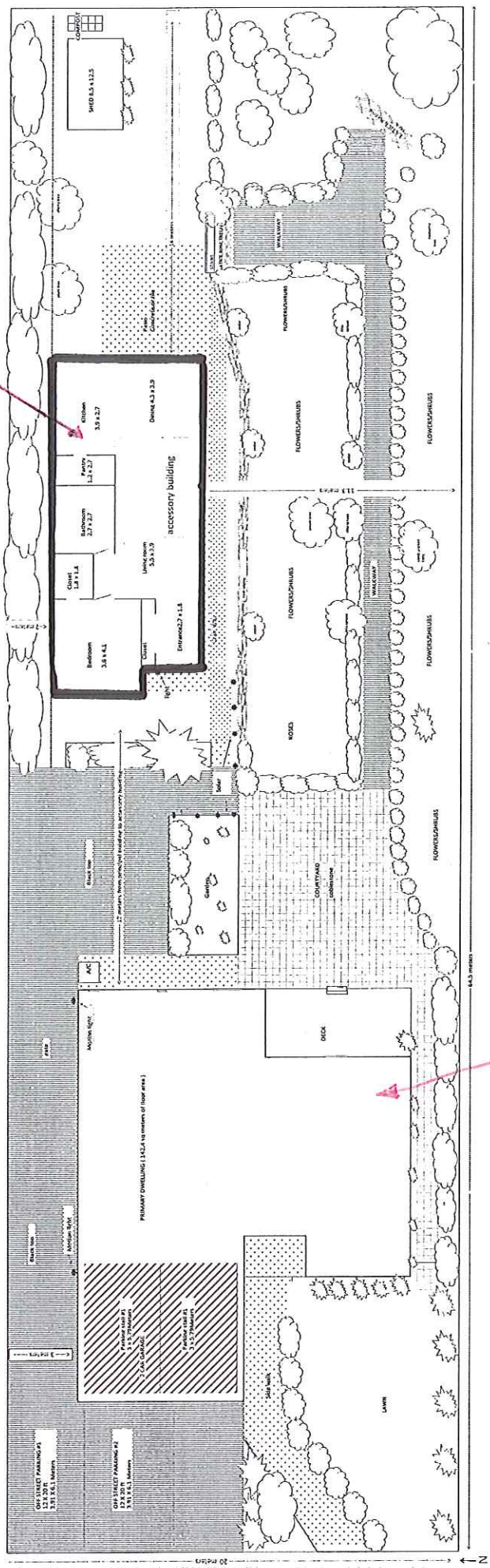
Rutland Waterworks District Letter dated Dec. 8, 2011



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.

NEW ACCESSORY BUILDING w/SUITE

185 Bormals Street, Kelowna, BC
Site and Landscape Plan

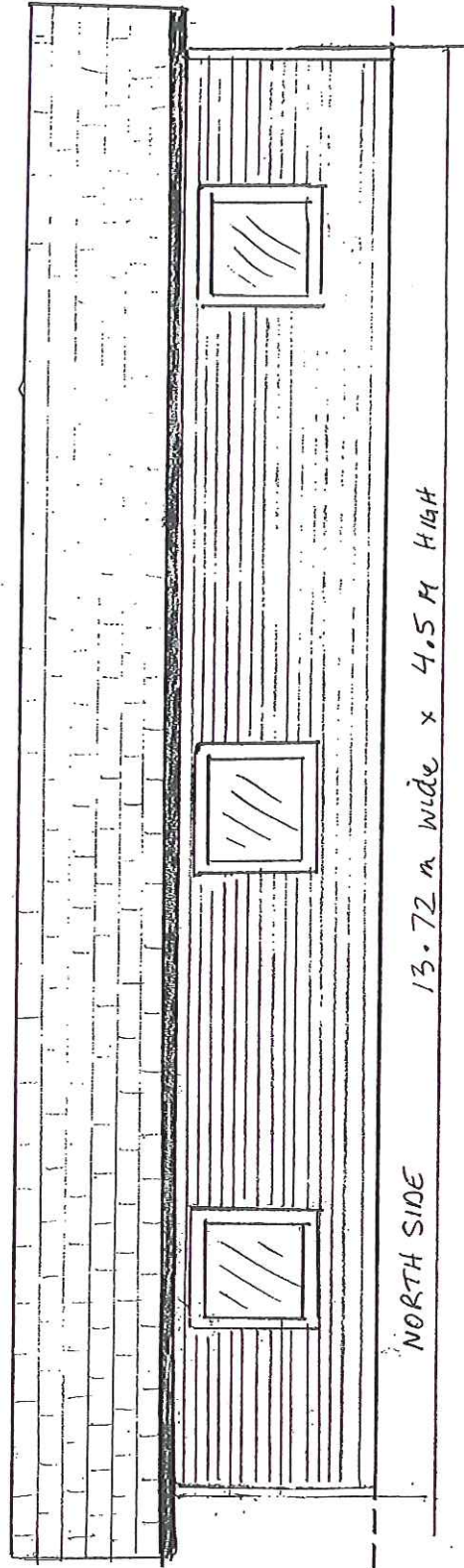
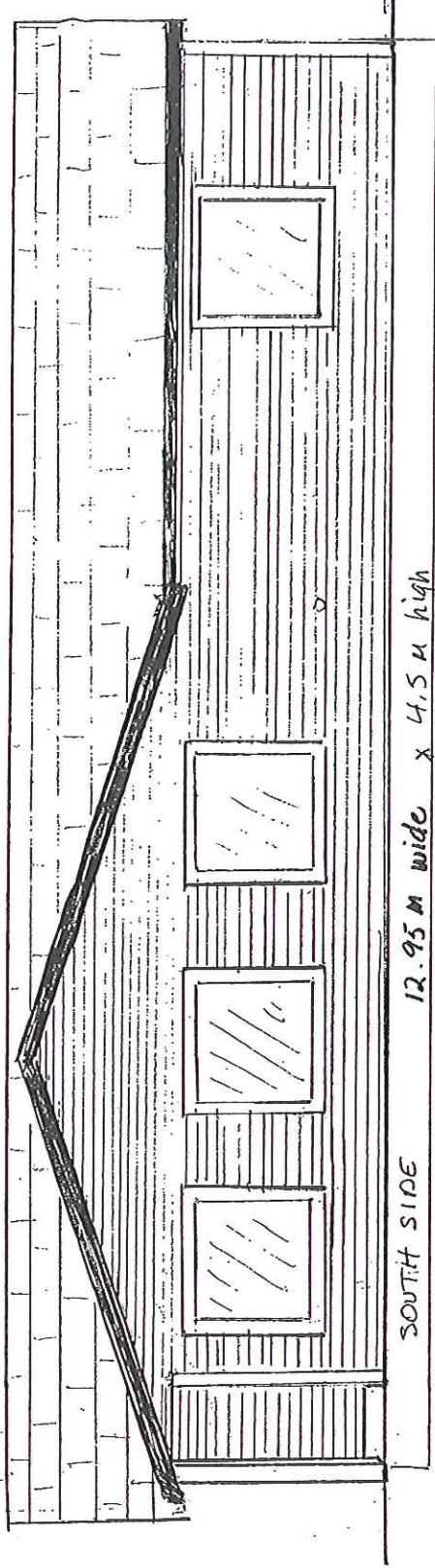


EXISTING DWELING

Z11-0088 - SITE PLAN

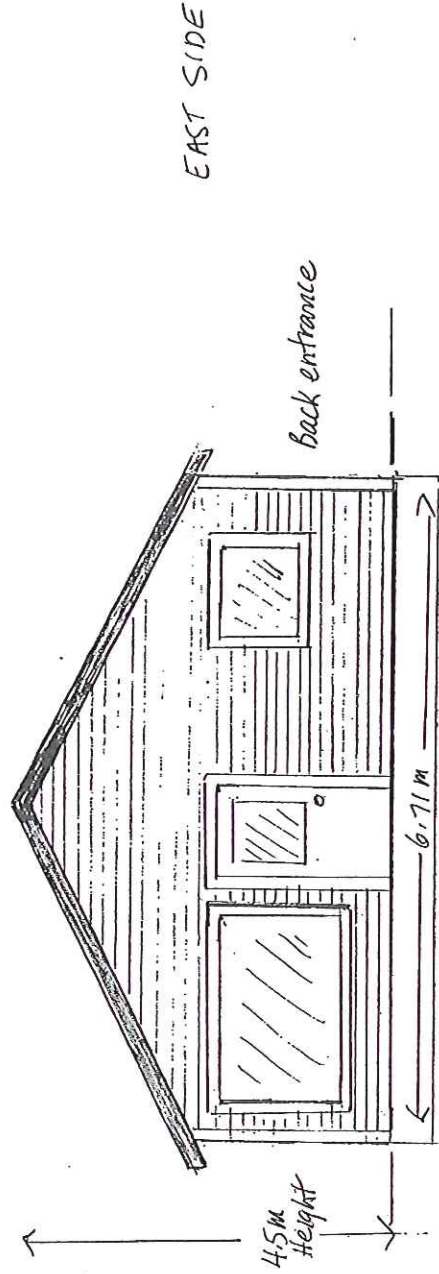
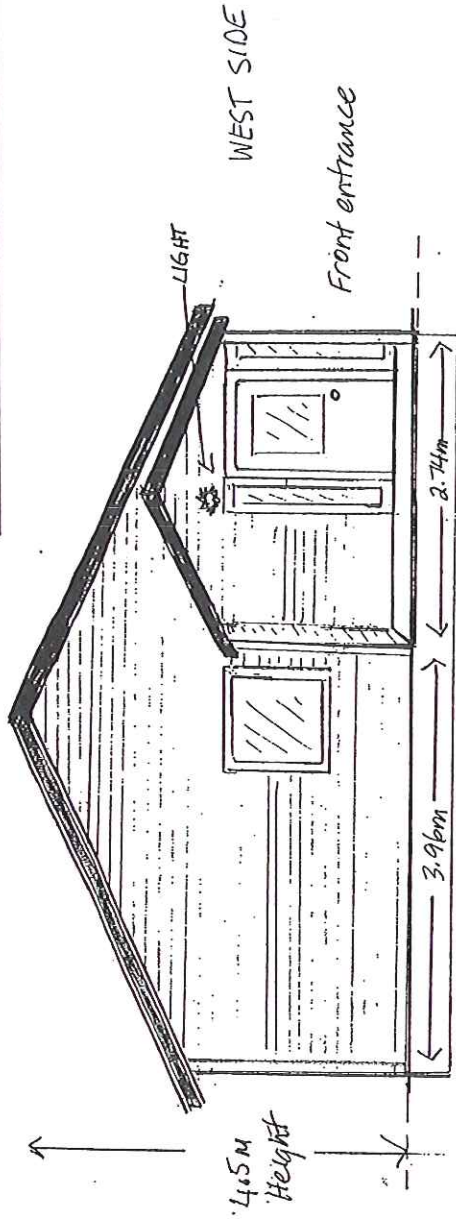
185 Barnais Street.

Proposed carriage house



185 BORNAIS STREET, KELOWNA

PROPOSED CARRIAGE HOUSE





Rutland
WATERWORKS DISTRICT

106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com

December 8, 2011

Milada Loskot
185 Bornais St
Kelowna BC V1X 6J1

RE: Lot 8, Plan 32836 – 185 BORNAIS ST (Zoning)
File # Z11-0088/DP11-0200, RWD File 11/16

In response to City of Kelowna request for comment dated November 30, 2011, the following is a summary of Rutland Waterworks District requirements:

- | | |
|---|-------------------|
| 1. Capital Expenditure Charges for one multi-family unit (Carriage House) | <u>\$1,900.00</u> |
| Total Fees Payable | \$1,900.00 |

Water service for the carriage house is to be extended from the existing single family dwelling (through the existing water meter).

Any outstanding accounts must be brought to current status.

Upon receipt of these fees a water certificate will be issued.

Should you have any questions or require further information, please contact the undersigned.

Sincerely,

Pete Preston
General Manager

- c. City of Kelowna (Planning Department)
Marketa Pimer