
CITY OF KELOWNA
MEMORANDUM

Date: January 12, 2001
File No.: (3360-20) **Z00-1046**

To: City Manager

From: Planning & Development Services Department

Subject:
APPLICATION NO. Z00-1046 OWNER: MERLE LOIS SERHAN

AT: 575 WHITE ROAD APPLICANT: AS ABOVE

PURPOSE: TO PERMIT THE CONSTRUCTION OF AN ACCESSORY
BUILDING WITH A SECONDARY SUITE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: BARB WATSON

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 4, Sec. 23, Twp. 26, O.D.Y.D., Plan 16489, located on 575 White Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Inspection Services Department being completed to their satisfaction.

2.0 SUMMARY

The applicant wishes to continue the use of a secondary suite located within the basement of a single family dwelling. The applicant is pursuing a rezoning application from the RU1 Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone

3.0 BACKGROUND

3.1 The Proposal

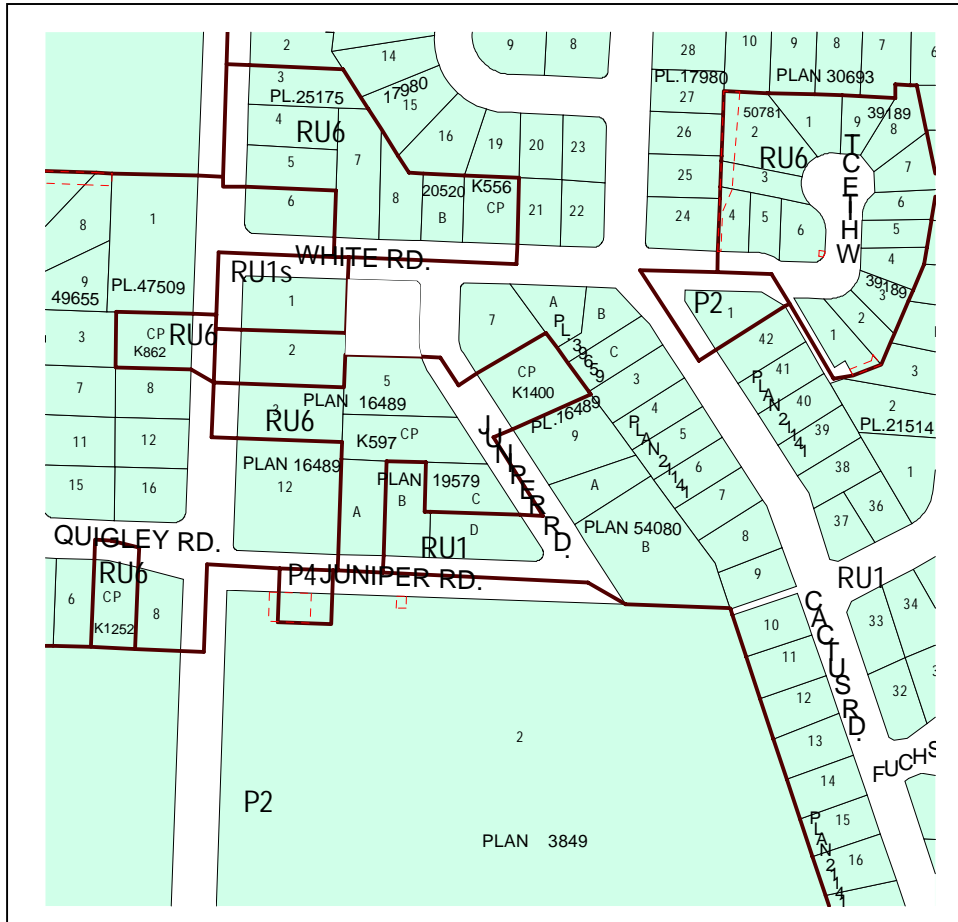
The subject property is located on the south side of White Road within the first block east of Hollywood Road. The property is currently zoned for RU1 Large Lot Housing uses. The applicant wishes to rezone to the RU1s – Large Lot Housing with secondary suite zone in order to permit the continuing use of an existing secondary suite.

The existing principal dwelling is located on a corner lot with access from both White Road and Juniper Road. The house is a one and one half storey with the suite located in the rear of the lower level. The site has adequate parking with a carport accessed from White Road and a two car garage accessed from Juniper Road. The principal dwelling unit is located primarily on the main floor. The lower level consists of a one bedroom self-contained suite, a family room for the main house and a storage area. The Health Unit has reviewed the application and determined that the existing septic field and tank are adequate to handle the flows from the single family home and secondary suite.

The proposal is subject to the minimum subdivision regulations of the RU1s – Large Lot Housing with Secondary Suite zone. The proposal meets the requirements of the RU1s – Large Lot Housing with Secondary Suite zone as follows:

| CRITERIA | PROPOSAL | RU1s ZONE REQUIREMENTS |
|-------------------------------------|-----------------------|--|
| Site Area (m ²) | 1,336 m ² | 550 m ² min. |
| Site Depth (m) | 38.1 m | 30 m min. |
| Site Width (m) | 33.53 m | 16.5 m min. |
| Site Coverage (%) | 32% | 40 % max. |
| Building at Grade (m ²) | 424.38 m ² | |
| Total Area of Principal Dwelling | 353.5 m ² | |
| Total Area of Suite | 87.9 m ² | 90 m ² max. |
| Storeys (#) 1 1/2 | Storeys | 2 Storeys max. |
| Setbacks (m) | | |
| - Front | 9.14 m | 4.5 m to building and 6.0 m from a garage min. |
| - Rear | 17.25m | 7.5 m min. |
| - East Side | 12.63m | 2.3 m min. |
| - West Side | 3 m | 2.3 m min. |
| Parking Stalls (#) | 3 parking stalls | 3 parking stalls min. |

3.2 Site Context



The property is located close to Hollywood Road and the adjacent zones and uses are, to the:

- North - RU6 – Two Dwelling Housing
- East - RU1 – Large Lot Housing
- South - RU6 – Two Dwelling Housing
- West - RU1s – Large Lot Housing with Secondary Suite

3.3 Existing Development Potential

The existing RU1 - Large Lot Housing zone allows for the principal use of a single detached housing unit and secondary uses of bed and breakfast homes, minor care centres, minor group homes, minor and major home businesses, and secondary suites where the property is zoned RU1s.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

This proposal is consistent with the designation of single/two family residential and associated uses, which includes uses such as local commercial, childcare, churches and parks. It is also noted that many of the dwellings in this neighbourhood are already semi-detached or duplex units. An additional unit in the form of a legal suite will have minimal impact.

3.4.2 City of Kelowna Strategic Plan (1992)

The proposal is generally consistent with the Strategic Plan objective of developing a “more compact urban form by increasing densities through infill and redevelopment within existing urban areas...”

3.4.3 Rutland Sector Plan

The proposed suite is consistent with the single/two family designation of the Rutland Sector Plan. The Sector Plan also supports a diverse housing supply to provide for various housing needs.

4.0 TECHNICAL COMMENTS

The various departments have been circulated and no comments or concerns were raised. It is noted that the Bylaw Enforcement Department have an active file. The applicant has been working with the Bylaw Officer and has come forward to upgrade the suite and make application for rezoning in order to meet all City of Kelowna Bylaw requirements.

Building Inspections

The following items are required to bring the suite up to current Building Code standards:

1. The fire separation between the suite and the main residence shall be repaired and maintained. All doors between the suites and common areas shall be 20 min. rated.
2. A photoelectric type smoke alarm conforming to CAN/ULC-S531 is installed in each suite and interconnected.
3. Each suite shall have a smoke alarm conforming to CAN/ULC-S531 Standard for Smoke Alarms to alert the tenant of the suite of any emergency within their own suite. It shall be installed between the bedrooms and living area of the suite at or near the ceiling. The alarm shall be wired with a permanent connection to an electric circuit.

4. The sill of the bedroom windows in the basement suite shall be no more than 5' above the floor. The permanent step will be required if the height exceeds 5'.
5. Laundry facilities are required for both suites.
6. Each suite shall have a separate heating system.
7. An exhaust hood vented to the exterior is required for the range.

Bylaw Enforcement

There is an open Bylaw Enforcement investigation on this property, File No. 00-883, for licensing and zoning violations. The file was opened March 16, 2000 for a complaint of unsightly premises. During the investigation process of this complaint, the Bylaw Officer discovered the existing suite. The unsightly material has been removed and now the applicant, through this application to rezone, is attempting to rectify the violation for the suite.

5.0 PLANNING AND DEVELOPMENT SERVICES

The Planning and Development Services Department has reviewed the proposed application and have no concerns subject to the suite being upgraded to meet all building code requirements. The applicant has approached her neighbours who have signed a petition in support of the application. As noted under the Official Community Plan comments, this area is predominantly two family dwelling uses and the addition of a suite within an existing single family dwelling will have a minimal affect to the diversity of the overall neighbourhood.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning and Development Services

BW/hb

FACT SHEET

- | | | |
|-----|--|--|
| 1. | APPLICATION NO.: | Z00-1046 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Merle Lois Serhan |
| | • ADDRESS | 575 White Road |
| | • CITY | Kelowna, BC |
| | • POSTAL CODE | V1X 1G4 |
| 4. | APPLICANT/CONTACT PERSON: | As above |
| | • TELEPHONE/FAX NO.: | 860-5031 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | September 19, 2000 |
| | Date Application Complete: | October 31, 2000 |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to Council: | November 9, 2000 |
| 6. | LEGAL DESCRIPTION: | Lot 4, Section 23, Township 26, ODYD, Plan 16489 |
| 7. | SITE LOCATION: | Springfield to north on Hollywood Road to east on White Road |
| 8. | CIVIC ADDRESS: | 575 White Road |
| 9. | AREA OF SUBJECT PROPERTY: | 1,336 m2 |
| 10. | AREA OF PROPOSED REZONING: | 1,336 m2 |
| 11. | EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 12. | PROPOSED ZONE: | RU1s – Large Lot Housing with Secondary suite |
| 13. | PURPOSE OF THE APPLICATION: | To permit the continuing use of an existing suite |
| 14. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS

State of Title
Subject Property Map
2 pages of site elevations / diagrams
Buffer Map