
CITY OF KELOWNA

MEMORANDUM

Date: January 31, 2001

File No.: Z01-1003

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z01-1003

OWNER: VINTAGE PROPERTIES INC.

AT: 1716 MARONA COURT

APPLICANT: GREG DUSIK

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1s ZONE – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO PERMIT THE CONSTRUCTION OF A SECONDARY SUITE IN A NEW HOUSE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s ZONE – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 18, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP68018, located on Marona Court, 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.

2.0 SUMMARY

The applicant seeks to rezone the subject property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone to permit the construction of a secondary suite in a new house.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located in a new subdivision in South Glenmore. The property can be found west of Glenmore Road, at the corner of Spruceview Place South and Marona Court. The lot is zoned RU1 – Large Lot Housing. The purpose of this zone is to provide for single

detached housing and compatible secondary uses on larger serviced urban lots. Secondary suites are allowed on lots with RU1s – Large Lot Housing with Secondary Suite zoning.

The subject property is a corner lot with frontages on Spruceview Place South and Marona Court. The main entrance of the house will be facing west onto Spruceview Place South. The main dwelling will be located on the upper floor of the two-storey house, with the proposed secondary suite on the ground floor. In addition, the building will contain a basement for storage purposes and a three-car garage.

The applicant provided conceptual drawings of the future house and the proposed suite. Specific drawings showing the final layout of the house and the suite will be provided by the applicant at the building permit stage following the rezoning.

The conceptual drawings show a one-bedroom secondary suite with an open kitchen/living room/dining room area, as well as a master suite with three-piece en-suite bathroom. The main access to the suite is located at the Spruceview Place South frontage of the building. Two doors, located in the dining room and in the en-suite bathroom respectively, provide access to the common area of the house. The common area includes a laundry room, the foyer to the main dwelling, and stairs leading to the basement. An additional storage room is located next to the laundry room. A covered patio is located at the south and west elevations of the house. The patio can be accessed through a French door located in the kitchen of the suite, as well as from the outside of the house. Due to the existence of two sun decks on the upper floor, the patio provides relatively private open space for the tenants of the secondary suite.

The upper floor of the house contains the main dwelling, consisting of three bedrooms, two bathrooms, kitchen, laundry room, dining room, living room and family room, as well as the above mentioned sun decks.

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

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Lot Area (m ²)	743 m ²	550m ²
Lot Width (m)	20.0 m	17.0m
Lot Depth (m)	38.0 m	30.0m
Site Coverage (%)	35.9% 42.0%	40% (building and garage) 50% (with driveway)
Total Floor Area (m ²) - Existing house - Secondary suite	536.5m ² (with bsmt.) 89.1m ²	N/A 90m ² or 40% of the total floor area of the principal building
Storeys (#)	2 storeys	2 ½ storeys / 9.5m
Setbacks (m)		
- Front	5.6m	4.5m
- Rear	7.5	7.5m
- Side		
- West	5.1m	4.5m
- East	2.3m	2.3m
Parking Spaces	3	3

3.2 Site Context

The subject property is located in South Glenmore, west of Glenmore Road and Glenmeadows Road, and south of Spruceglen Drive. The subject property is zoned for RU1– Large Lot

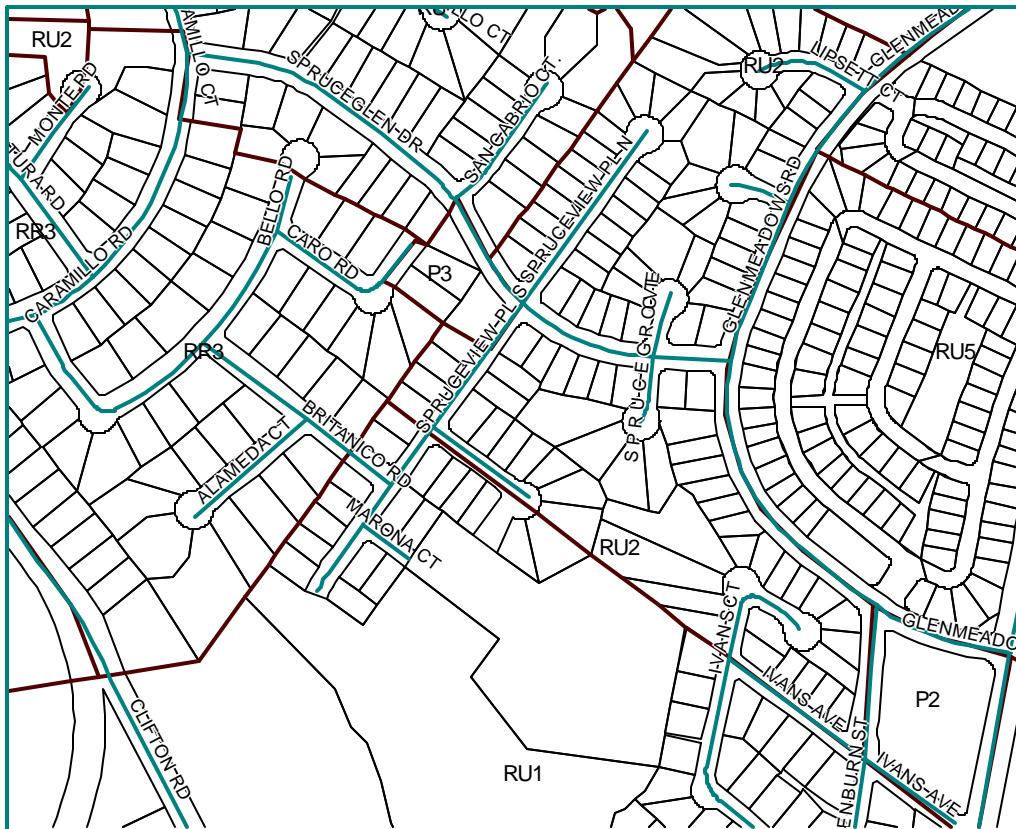
Housing. The same zoning applies to the remainder of the new subdivision. At this point, most of the lots are vacant. One single-family dwelling is currently under construction across from the subject property at the corner of Spruceview Place South and Britanico Road.

The adjacent neighbourhoods are zoned RR3 – Rural Residential 3 to the west and RU2 – Medium Lot Housing to the north. Both zones allow secondary suites on properties that are rezoned accordingly. At the time of this application, no legal secondary suites exist in the immediate vicinity of the subject property. However, an application for the legalization of an existing secondary suite has been made for 594 Spruceview Place, located north of the subject property. In the past years, the City has received several complaints regarding illegal suites on Spruceview Place North and South.

Adjacent zones and uses are, to the:

- North - RU1 - Large lot housing – vacant
- East - RU1 - Large lot housing – vacant
- South - RU1 - Large lot housing – vacant
- West - RU1 - Large lot housing – one single family dwelling under construction, one site vacant

3.3 Site Location Map



3.3 Existing Development Potential

The property is zoned RU1 – Large Lot Housing. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses, such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses.

Secondary suites are allowed on lots with RU2s – Large Lot Housing with Secondary Suite zoning.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The proposal is consistent with the designation of Single/Two Family Residential in the Official Community Plan future land use designation. The Single/Two Family Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 15).

In addition, the Official Community Plan encourages secondary suites as a form of rental or affordable housing and as an effective tool to increase densities in existing neighbourhoods without major impacts on the form and character of the neighbourhood (Section 4.6.18).

3.4.2 City of Kelowna Strategic Plan (1992)

One of the objectives of the Strategic Plan is “to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas” (Objective 1.1). The proposal is consistent with this objective and with its accompanying strategies.

3.4.3 Glenmore / Clifton / Dilworth Sector Plan (1998)

The Glenmore / Clifton / Dilworth Sector Plan encourages “a range of housing types within each neighbourhood which serve to improve the integration of human needs”. Secondary suites meet this objective by being an often more affordable alternative to the single family dwelling, therefore allowing people with lower incomes to live in this area. Furthermore, secondary suites are often a desirable form of housing for seniors who wish to live with their families. Overall, secondary suites encourage diversity in the population of Glenmore and are therefore consistent with the Sector Plan.

4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

4.1. Inspection Services Department

The conceptual drawings show two separate staircases side by side to the basement. The final number and locations of staircases will be addressed at the building permit stage.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns regarding the proposed rezoning of the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite. The proposal is consistent with the OCP future land use designation of Single/Two Family Residential use and with OCP policies on Secondary Suites. It is furthermore consistent with the Glenmore / Clifton / Dilworth Sector Plan objective of encouraging a range of housing types. The final design of the secondary suite will be subject to the approval of a building permit.

The applicant has contacted future neighbours and residents of the existing neighbourhood, the majority of whom were in favour of the application.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

KGB
Attach.

FACT SHEET

1. **APPLICATION NO.:** Z01-1003
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Vintage Properties Inc.
 - . **ADDRESS** 106-1460 Pandosy Street
 - . **CITY** Kelowna, BC
 - . **POSTAL CODE** V1Y 1P3
4. **APPLICANT/CONTACT PERSON:** Mr. Greg Dusik
 - . **ADDRESS** 118 Summerhill Place
 - . **CITY** Kelowna, BC
 - . **POSTAL CODE** V1V 1T7
 - . **TELEPHONE/FAX NO.:** 717-6965
717-1559
5. **APPLICATION PROGRESS:**
 - Date of Application:** January 15, 2001
 - Date Application Complete:** January 23, 2001
 - Servicing Agreement Forwarded to Applicant:** N/A
 - Servicing Agreement Concluded:** N/A
 - Staff Report to Council:** January 31, 2001
6. **LEGAL DESCRIPTION:** Lot 18, Plan 68018, Sec. 32, Twp. 26, ODYD
7. **SITE LOCATION:** South Glenmore, west of Glenmore Road and south of Spruceglen Drive, at the corner of Spruceview Place South and Marona Court
8. **CIVIC ADDRESS:** 1716 Marona Court
Kelowna, BC
9. **AREA OF SUBJECT PROPERTY:** 743 m²
10. **AREA OF PROPOSED REZONING:** 743 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 construction of a secondary suite in a new house
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** N/A
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY
15. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** N/A

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plans
- Elevations