
CITY OF KELOWNA

MEMORANDUM

Date: February 28, 2001
File No.: Z01-1006

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z01-1006

OWNER: KNELLER HOLDINGS LTD.

AT: 1156 KNELLER COURT

APPLICANT: HANS KRUISWYK,
KNELLER HOLDINGS

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU2 – MEDIUM LOT HOUSING ZONE TO THE RU2s – MEDIUM LOT HOUSING WITH SECONDARY SUITE ZONE TO PERMIT THE CONSTRUCTION OF A SECONDARY SUITE ON THE GROUND FLOOR OF THE FUTURE HOUSE

EXISTING ZONE: RU2 – MEDIUM LOT HOUSING

PROPOSED ZONE: RU2s ZONE – MEDIUM 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 A, Sec. 27, Twp. 26, O.D.Y.D., Plan KAP68048, located on Kneller Court, Kelowna, B.C., from the RU2 – Medium Lot Housing zone to the RU2s – Medium 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 his property from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone to construct a secondary suite on the ground floor of the future house.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located in Rutland, north of Highway 33 and east of Kneller Road. The lot is zoned RU2 – Medium Lot Housing. The purpose of this zone is to provide for single detached housing and compatible secondary uses on medium sized serviced urban lots. Secondary suites are allowed on lots with RU2s – Medium Lot Housing with Secondary Suite zoning.

The subject property fronts onto the cul-de-sac at Kneller Court, a short east-west street off Kneller Road. The main access to the future house will be off Kneller Court. At this point, the applicant is applying for the rezoning of the property only. Should this application be successful, he will apply for a building permit for a house with secondary suite. Since all zoning and building code requirements will have to be met at the building permit stage, this rezoning application includes conceptual plans only.

The proposed secondary suite will be located at the ground floor of a two storey single family house. The suite would be located at the back of the house, with a two-car garage located at the front.

Due to the conceptual nature of the application material, specific information regarding size of the house and its siting on the lot cannot be determined at this point. The plans are subject to change upon the requirements of a future purchaser of the lot. The requirement to receive a building permit will ensure that the conditions of the RU2s – Medium Lot Housing with Secondary Suite zone will be met.

CRITERIA	PROPOSAL	RU2s ZONE REQUIREMENTS
Lot Area (m ²)	748 m ²	400 m ²
Lot Width (m)	13 m	13 m
Lot Depth (m)	48 m	30 m
Site Coverage (%)	15%	40% (house)
Total Floor Area (m ²)		
- House	220 m ²	N/A
- secondary suite	65m ²	90 m ² max. or 40% of principal building
Parking Spaces	3	3 min., 4 max.

3.2 Site Context

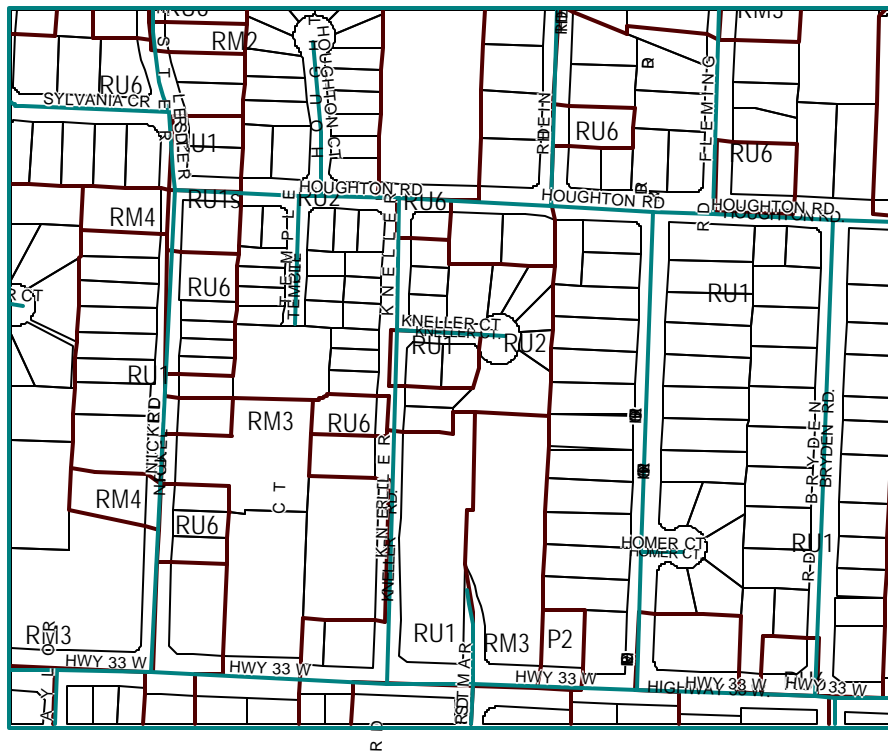
The subject property is located in Rutland, north of Highway 33 and east of Kneller Road. The lot is zoned for RU2 – Single detached housing on medium sized lots. The area west of Kneller Road is predominantly zoned RU2 as well, with RU6 (Two Dwelling Housing) and RM3 (Low Density Multiple Housing) to the south. The neighbourhood east of the subject property is zoned RU1 (Large Lot Housing). Generally, the larger area has a number of varying zones and densities, ranging from single family dwellings on large lots to transitional low density multiple housing.

One property in the vicinity of the subject property is zoned RU1s – Large Lot Housing with Secondary Suite. This property is located at 1277 Houghton Road, at the corner of Nickel Road. Other than this suite, no other legal secondary suites exist in the area. Since 1996, a total of 19 illegal suite complaints have been received for this area of Rutland. The complaints were made for eight properties, located on Kneller Road, Houghton Road, Homer Road, Nickel Road and Highway 33 respectively.

Adjacent zones and uses are, to the:

North - RM3 – Low Density Multiple Housing – Row Housing
East - RU1 – Large Lot Housing – Single Family Dwellings
South - RU2 – Medium Lot Housing – Vacant lot
West - RU2 – Medium Lot Housing – Single Family Dwellings

3.3 Site Location Map



3.3 Existing Development Potential

The property is zoned RU2 – Medium 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). Areas south and north of Kneller Court are designated as Low Density Multiple Family Residential. Therefore, the incorporation of secondary suites is

very compatible with the character and densities of existing housing and future development in the area.

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. Rutland Sector Plan (1997)

The proposal is consistent with the Rutland Sector Plan. Specifically, the proposed suite helps move toward a more compact urban form, which is one of the Urban Form Policies of the plan. In addition, the proposal is consistent with several Housing Policies, such as the policy on supporting secondary suites (4.6.8) and the policy on supporting the continued infill of low density single/two family housing within existing neighbourhoods that are not selected for redevelopment to higher densities (4.6.7).

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

All requirements to meet the building code and the zoning will be dealt with at the building permit stage.

4.2 Public Health Inspector

The community sewer system must be utilized.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns regarding the proposed rezoning of the property from RU2 – Medium Lot Housing to RU2s – Medium Lot Housing with Secondary Suite. The proposal is consistent with the designation of Single/Two Family Residential use in the Official Community Plan future land use designation and with the OCP policy on Secondary Suites. It is furthermore supported by the policies on secondary suites, infill and a more compact urban form in the Rutland Sector Plan.

The subject property is located in an area that already has a number of different housing forms, zoning and future land use designations. Given the mix of Single Family and Multiple Family Dwellings, secondary suites are very compatible with the existing and future urban form of the neighbourhood. The applicant has contacted a number of residents in the area, who were in favour of the proposed suite.

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.:** Z01-1006
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Kneller Holdings Ltd.
- **ADDRESS** 1165 Kneller Court
- **CITY** Kelowna
- **POSTAL CODE** V1X 6V6
4. **APPLICANT/CONTACT PERSON:** Hans Kruiswyk
- **ADDRESS** 1470 Harvey Avenue
- **CITY** Kelowna, BC
- **POSTAL CODE** V1Y 9K8
- **TELEPHONE/FAX NO.:** Office Phone: (250) 860-7500
Home Phone: (250) 868-2488
5. **APPLICATION PROGRESS:**
Date of Application: January 26, 2001
Date Application Complete: January 26, 2001
Servicing Agreement Forwarded to Applicant: N/A
Servicing Agreement Concluded: N/A
Staff Report to Council: February 28, 2001
6. **LEGAL DESCRIPTION:** Lot A, Sec. 27, Twp. 26, ODYD, Plan KAP68048
7. **SITE LOCATION:** Rutland, north of Hwy. 33 and east of Kneller Road
8. **CIVIC ADDRESS:** 1165 Kneller Court
Kelowna, BC
V1x 6V6
9. **AREA OF SUBJECT PROPERTY:** 748m²
10. **AREA OF PROPOSED REZONING:** 748m²
11. **EXISTING ZONE CATEGORY:** RU2 – Medium Lot Housing
12. **PROPOSED ZONE:** RU2 – Medium Lot Housing with Secondary Suite
13. **PURPOSE OF THE APPLICATION:** To permit the construction of a secondary suite in a future house
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** 02-081-19081
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Conceptual floor plans and front elevation
