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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** April 9, 2001  
**File No.:** (3360-20) **Z01-1014**

**To:** City Manager

**From:** Planning and Development Services Department

**Subject:**

APPLICATION NO. Z01-1014 OWNER: JOE PAGLIARO

AT: 1281 MONTEREY CRESCENT APPLICANT: AS ABOVE

PURPOSE: TO REZONE TO PERMIT THE CONTINUING USE OF AN EXISTING SUITE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: BARB WATSON

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### 1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 10, Section 30, Township 26, ODYD, Plan 16843, located on Monterey Crescent, 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 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 is proposing to rezone the subject property from the existing RU1 – Large Lot Housing zone to the proposed RU1s – Large Lot Housing with Secondary Suite zone. There is an existing suite within the lower level of the single family dwelling which the applicant wishes to continue to use, and therefore, is requesting a change to the zoning to permit this.

### 3.0 BACKGROUND

#### 3.1 The Proposal

The owner is requesting a change in the existing zoning of RU1 – Large Lot Housing to facilitate the use of an existing suite. The applicant wishes to rezone the property to the RU1s – Large Lot Housing with Secondary suite zone to permit the continuing use of the suite.

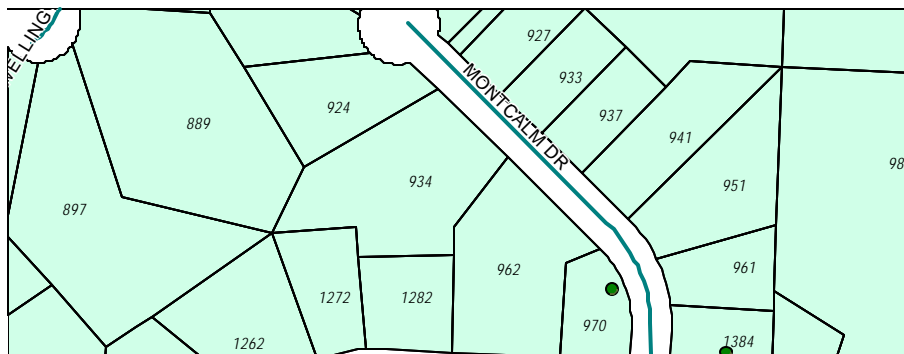
The property is located in an established area of Old Glenmore, west of High Road and north of Mountain Avenue. The area is predominantly single family dwellings on large lots that are in the range of 700 m2 to 850 m2.

The building was originally built in the late 1960's and is a single storey with a walk out basement at the rear. The property has mature landscaping consisting of established hedges and flower beds. The property has a single carport and additional parking along the side to meet the standards for Bylaw 8000. The principal dwelling includes a kitchen, dining room, living room, 2 bedrooms on the main floor, and a rec room on the lower level. The suite includes two bedrooms, a combination kitchen, living room, and dining room.

The subject property meets all the requirements of the requested RU1s – Large Lot Housing with Secondary Suite zone as set out below:

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Site Area (m <sup>2</sup> )	809 m2	550 m2
Site Depth (m)	31.699 M	30 m
Site Width (m)	22.86 M	16.5 m
Site Coverage (%)	22 %	40 %
Building at Grade (m <sup>2</sup> )	177 m2	
Total Area of Dwelling	233 m2	
Total Area of Suite	65 m2	90 m2
Storeys (#)	1 ½ Storeys	2 Storeys
Setbacks (m)		
- Front	9.58 m	4.5 m and 6.0 m from a garage
- Rear	8.87 m	7.5 m
- East Side	3 m	2.3 m
- West Side	2.74 m	2.3 m
Parking Stalls (#)	3 parking stalls	3 parking stalls

#### 3.2 Site Context



The subject property is located in old Glenmore with the adjacent zones and uses being as follows:

North - RU1 – Large Lot Housing, single family dwelling  
East - RU1 - Large Lot Housing, single family dwelling  
South - RU1 - Large Lot Housing, single family dwelling  
West - RU1 - Large Lot Housing, single family dwelling

### 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, child care, churches and parks.

The Official Community Plan encourages new residential development to be sensitively integrated with the surrounding natural and built environment.

#### 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 Glenmore, Clifton Dilworth Sector Plan

The Glenmore, Clifton, Dilworth Sector Plan designates the subject property as single/two family residential. The proposed land use is consistent with the direction of this policy document.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the guidelines in that the design elements of the single detached dwelling encourages interaction between neighbours by use of low shrubbery amid flower beds in the front yard, as well as an inviting building facade with plenty of windows. In addition, the access to the suite will be located in a well-lit area.

5.0 TECHNICAL COMMENTS

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

The Inspection Services Department have identified upgrades and request that final reading for this rezoning be withheld until confirmation that all guidelines have been met under the BC Building Code and Bulletin 88-02.

The Bylaw Enforcement Department has noted that there is an active file pertaining to the suite and that all action on this file is on hold pending the outcome of this rezoning application.

6.0 PLANNING AND DEVELOPMENT SERVICE DEPARTMENT COMMENTS

The Planning and Development Services has reviewed the request to rezone the subject property to facilitate the continuing use of the suite. The proposal is consistent with the Official Community Plan designation of single/two family residential. Therefore, the Planning and Development Services Department has no concerns subject to the input of the neighbourhood.

In light of the above, the Planning and Development Services Department requests Council's favourable consideration for this application.

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Andrew Bruce  
Current Planning Manager

Approved for inclusion



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

BW/hb  
Attach.

**FACT SHEET**

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|---|--|
| <b>1. APPLICATION NO.:</b>                              | Z01-1014   |
| <b>2. APPLICATION TYPE:</b>                             | Rezoning   |
| <b>3. OWNER:</b>  | Joe Pagliaro   |
| • ADDRESS   | 1281 Monterey Crescent   |
| • CITY  | Kelowna, BC  |
| • POSTAL CODE   | V1X 3M6  |
| <b>4. APPLICANT/CONTACT PERSON:</b>                     | As above   |
| • TELEPHONE/FAX NO.:                                    | 861-8008/8616133   |
| <b>5. APPLICATION PROGRESS:</b>                         |  |
| Date of Application:                                    | March 9, 2001  |
| Date Application Complete:                              | March 23, 2001   |
| Servicing Agreement Forwarded to Applicant:             | N/A  |
| Servicing Agreement Concluded:                          | N/A  |
| Staff Report to Council:                                | April 9, 2001  |
| <b>6. LEGAL DESCRIPTION:</b>                            | Lot 10 Section 30 Township 26 ODYD<br>Plan 16843                   |
| <b>7. SITE LOCATION:</b>                                | High Road to west on Mountain Ave to<br>north on Monterey Crescent |
| <b>8. CIVIC ADDRESS:</b>                                | 1281 Monterey Crescent   |
| <b>9. AREA OF SUBJECT PROPERTY:</b>                     | 809 m2   |
| <b>10. AREA OF PROPOSED REZONING:</b>                   | 809 m2   |
| <b>11. EXISTING ZONE CATEGORY:</b>                      | RU1 – Large Lot Housing  |
| <b>12. PROPOSED ZONE:</b>                               | RU1s – Large Lot Housing with Secondary<br>Suite                   |
| <b>13. PURPOSE OF THE APPLICATION:</b>                  | To permit a  |
| <b>14. DEVELOPMENT PERMIT MAP 13.2<br/>IMPLICATIONS</b> | N/A  |

**ATTACHMENTS**

Title search  
Location Map  
Photos of elevations  
Floor Plans  
Site Plan