
CITY OF KELOWNA
MEMORANDUM

Date: May 3, 2001
File No.: (3360-20) **Z01-1025**

To: City Manager
From: Planning and Development Services Department

Subject:
APPLICATION NO. Z01-1025 OWNER: STEVE PANTA AND
JOLAN PANTA

AT: 380 VIEWCREST COURT APPLICANT: STEVE PANTA

PURPOSE: TO PERMIT THE CONSTRUCTION OF A SINGLE FAMILY
DWELLING 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 30, Section 23, Township 28, SDYD, Plan KAP53665, located on Viewcrest 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 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. The site is under construction for a single family dwelling with an unfinished walkout basement level. The applicant wishes to complete a portion of the walkout basement to a secondary suite. The proposed RU1s zone would facilitate this plan.

3.0 BACKGROUND

3.1 The Proposal

The applicant wishes to build a single family dwelling with a secondary suite within the lower walkout basement level of the home. To facilitate this desire, the applicant has applied to rezone the subject property from the existing RU1 – Large Lot Housing zone

to the RU1s – Large Lot Housing with Secondary Suite uses which permits a secondary dwelling unit within a single detached dwelling.

The subject property is located within the Southwest Mission Sector Plan. The area is comprised of predominantly single detached dwelling with most lots having an excellent view of the lake and beyond.

The single detached dwelling being proposed by the applicant has a similar design to others in the area and utilizes the sloping lot by having a walkout basement. It is within the walkout basement section of the lower level that the applicant is proposing to put the secondary suite.

The size of the secondary suite is within the maximum area of 40 % of the principal dwelling to a maximum of 90 m² at an area of 54.5 m² or 20 % of the finished floor area. The secondary suite consists of one bedroom with walk-in closet and built-in laundry facilities, a living area, kitchen nook area and washroom facilities. The secondary suite is located within the central region of the single family dwelling and only has windows facing the rear yard and the view of the lake.

The principal dwelling will include a portion of the lower walk out basement level which has direct access to the rear yard. The unfinished basement will be utilized for storage. On the main level, the principal dwelling has a 2 car garage with workshop area, a great room, a den, a formal dining room as well as a kitchen area with a dinette for less formal eating and a laundry room. The upper floor has two bedrooms with washroom facilities and decks to take advantage of the excellent view. An additional parking stall has been indicated beside the two car garage for use by the tenant of the proposed suite.

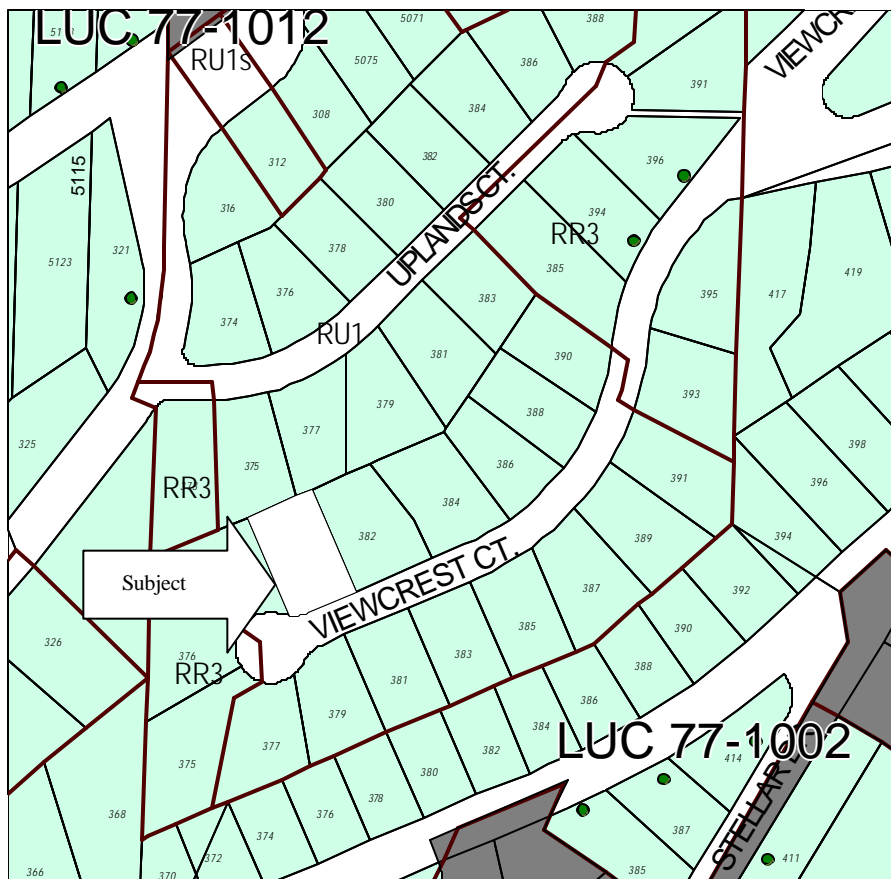
The proposed project as compared to the RU1s zone is as follows:

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Site Area (m ²)	1378 m ²	550 m ²
Site Depth (m)	47 m	30 m
Site Width (m)	22.16 m	16.5 m
Site Coverage (%)	10 %	40 %
Building at Grade (m ²)	135 M ²	
Total Area of Dwelling	273.77 m ²	
Total Area of Suite	20 %	40 %
Total Area of Suite	54.5 m ²	
Storeys (#)	2 Storeys with walk out basement	2 ½ Storeys
Setbacks (m)		
- Front	20.418 M	4.5 m and 6.0 m from a garage
- Rear	17 M	7.5 m
- South Side	7 M	2.3 m
- North Side	3 M	2.3 m
Parking Stalls (#)	3 parking stalls	3 parking stalls

3.2 Site Context

The subject property is located in the Viewcrest subdivision within the South West Mission Sector Plan area. The property is surrounded by new large view homes and the adjacent zones and uses are, to the:

- North - RU1 – Large Lot Housing RU1 – Large Lot Housing East -
RU1 – Large Lot Housing with the home being a single detached dwelling
- South - RU1 – Large Lot Housing with the 2 end lots of the Cul de sac being zoned RR3 – Rural Residential 3 with the homes being single detached dwellings
- West - RU1 – Large Lot Housing RU1 – Large Lot Housing



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 include uses such as local commercial, childcare, churches and parks.

The subject property is designated as Single / Two Family Residential in the OCP. The proposed zoning to allow construction of a new dwelling with a suite would be consistent with the OCP.

In addition, the OCP supports the concept of suites in all areas of the City as an appropriate way to increase density without a major impact on the neighbourhood and as an affordable housing option.

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 Southwest Mission Sector Plan

This proposal is consistent with the single / two family land use designation of the sector plan as well as with the policy to develop a comprehensive supply of new housing to satisfy a range of lifestyle needs.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the guidelines in that the design elements of the single detached dwelling encourage interaction between neighbours by use of low shrubbery and inviting building facades with plenty of windows. In addition, the access to the suite will be located in a well-lit area on the opposite side of the dwelling to the front door providing additional surveillance to the property.

5.0 TECHNICAL COMMENTS

The various Departments and agencies were circulated and no comments were received for this proposal. However, Works and Utilities have noted that there is potential fill on the Statutory Right of Way located at the rear of the lot. The applicant will need to get approval from Works and Utilities for the fill to remain or remove the fill. This is being address through the Building Permit.

6.0 PLANNING AND DEVELOPMENT SERVICE DEPARTMENT COMMENTS

The Planning and Development Services Department has reviewed the proposed application. The applicant has been sensitive to the neighbours in that the dwelling is consistent in size, style and quality of the neighbourhood. As well, the suite is located on the lower walkout basement level of the dwelling with windows that only face the applicants' rear yard. The suite is located in the centre section of the building and is not immediately adjacent to any neighbour. The south neighbour uses the subject property to access their site and as such, the siting of the dwelling is well back from the road and south property line.

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

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

BW/hb
Attach.

FACT SHEET

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| 1. | APPLICATION NO.: | Z00-1025 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Steve Panta and Jolan Panta |
| | · ADDRESS | 380 Viewcrest Court |
| | · CITY | Kelowna, BC |
| | · POSTAL CODE | V1W 4J9 |
| 4. | APPLICANT/CONTACT PERSON: | Steve Panta |
| | · TELEPHONE/FAX NO.: | 861-3238 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | April 10, 2001 |
| | Date Application Complete: | May 2, 2001 |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to Council: | May 2, 2001 |
| 6. | LEGAL DESCRIPTION: | Lot 30 Section 23 Township 28 SDYD
Plan KAP53665 |
| 7. | SITE LOCATION: | Pandosy to Lakeshore Road to east
on Viewcrest and south on Viewcrest
Court |
| 8. | CIVIC ADDRESS: | 380 Viewcrest Court |
| 9. | AREA OF SUBJECT PROPERTY: | 1378 m2 |
| 10. | AREA OF PROPOSED REZONING: | 1378 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 a secondary suite within the
lower level of a single family dwelling |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | N/A |
| 15. | DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | N/A |

ATTACHMENTS

Title search
Location Map
Elevations
Floor Plans
Site Plan