
CITY OF KELOWNA

MEMORANDUM

Date: May 30, 2001

File No.: Z01-1031

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z01-1031

OWNER: ARLEX ENTERPRISES LTD. /
PATRICK & JUDITH MAE
BENTLEY / JOHN & GAIL
SCHLOSSER

AT: 4541 GORDON DRIVE

APPLICANT: MICHAEL GASPARI

PURPOSE: 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 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 1, D.L. 358, ODYD, Plan KAP64413, located on Gordon Drive, 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 suite on the ground floor of the house, which is currently under construction.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located on Gordon Drive in the North Mission. 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 fronts onto Gordon Drive. The applicant is in the process of constructing a two-storey home with a two-car garage. He received a building permit for the house and will apply for an additional permit to construct the suite, should this rezoning application be successful. The proposed suite would be located on the ground floor of the house. The one-bedroom suite would contain an open kitchen/living/dining room area, as well as a bathroom. The main entrance to the suite would be located at the rear of the house with access to the living room. The suite will furthermore have access to the shared laundry room. In addition to the suite, the laundry room and the garage, the ground floor would contain an office with en-suite bathroom and a foyer leading to the main dwelling, which is located on the second floor of the house.

Parking for the main dwelling and the secondary suite will be located in a two-car garage and on the driveway. The applicant will be required to accommodate the ability for vehicles to turn around on the site to prevent backing onto Gordon Drive as a condition of the building permit for the secondary suite.

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)	812m ²	550m ²
Lot Width (m)	18.0m	16.5m
Lot Depth (m)	45.1m	30.0m
Site Coverage (%)	24.3% 34.8%	40% (house with garage) 50% (with driveway)
Total Floor Area (m ²) - Existing house - Secondary suite	334m ² 79.3m ²	N/A 90m ² or 40% of the total floor area of the principal building
Storeys (#)	2	2 ½ storeys / 9.5m
Setbacks (m)		
- Front	7.0m	6.0m
- Rear	21.6m	7.5m
- Side		
- North	3.5m	2.3m
- South	2.3m	2.3m
Parking Spaces	4	3 spaces minimum

3.2 Site Context

The subject property is located in the North Mission, on the east side of Gordon Drive and south of Raymer Road. The subject property is zoned for RU1– Large Lot Housing. The surrounding neighbourhood is predominantly zoned RU1 – Large Lot Housing. Several RU1s – Large Lot Housing with Secondary Suite and RU6 – Two-

Dwelling Housing zoned lots are located on Gordon Drive and McClure Road. Since 1996, six complaints about illegal suites have been made for a total of four properties in the vicinity of the subject site.

Adjacent zones and uses are, to the:

- 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 - P2 – Education and minor institutional – Okanagan Mission Secondary School

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 RU1s – Large Lot Housing with Secondary Suite zoning.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The property is designated as Single/Two Family Residential in the Official Community Plan. 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). The application is therefore consistent with this designation.

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 North Mission / Crawford Sector Plan (1997)

The Urban Design policies included in the Sector Plan specify that the stability and liveability of existing neighbourhoods should be maintained by ensuring that intensification in the form of infill and conversions are consistent with the neighbourhood structure and character. The application is consistent with this policy.

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. Works and Utilities Department

1. Domestic Water and Fire Protection

- (a) This lot has been pre-serviced with a single water service, which must be used for the proposed main residence and the proposed suite.
- (b) A single water meter must be purchased from the City of Kelowna and installed inside the residence. Metered water must be distributed to both residences. A single City of Kelowna water utility bill will be issued to the owner for both residences

2. Sanitary Sewer

- (a) This lot has been pre-serviced with a 100mm-diameter sanitary sewer service, which must be used for both residences.
- (b) The City Utility Billing Department must be notified to add a second residential unit onto the sanitary sewer user cost for this address.

3. Road Improvements

Road upgrading requirements were attended to when this lot was created by subdivision. It should be noted that Gordon Drive is an arterial roadway. If this rezoning is approved, there must be provision made within the front yard for vehicles to turn – around on the site, to avoid having to back-out onto Gordon drive.

4. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by underground services. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

5. Geotechnical Report

A geotechnical engineer's report was provided for this lot at the time of subdivision. No additional geo-technical report is required, but it must be noted, that there is a perforated storm drainage pipe within a statutory right-of-way along the north property line of this lot.

6. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

7. Site Related Issues

As stated in Item 3 above, there must be a vehicle turn-around space provided on the site to avoid vehicles backing-out onto Gordon Drive.

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 supported by the policies on intensification through infill and conversions in the North Mission/Crawford Sector Plan.

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.: | Z01-1031 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Arlex Enterprises Ltd./Patrick Bentley and Judith Mae Bentley/John and Gail Schlosser |
| <ul style="list-style-type: none"> · ADDRESS · CITY · POSTAL CODE | 1) #200-1465 Ellis St.
2) 275 Beach Avenue
3) 4539 Gordon Drive
Kelowna, BC
1) V1Y 2A3
2) V1Y 5R9
3) V1Y 1T3 |
| 4. APPLICANT/CONTACT PERSON: | Michael Gaspari |
| <ul style="list-style-type: none"> · ADDRESS · CITY · POSTAL CODE · TELEPHONE/FAX NO.: | 920 Morrison Ave.
Kelowna
V1Y 8A6
763-8868 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | May 8, 2001 |
| Date Application Complete: | |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | May 30, 2001 |
| 6. LEGAL DESCRIPTION: | Lot 1, D.L. 358, ODYD, Plan KAP64413 |
| 7. SITE LOCATION: | North Mission, south of Raymer Rd., on the east side of Gordon Drive |
| 8. CIVIC ADDRESS: | 4541 Gordon Drive
Kelowna, BC |
| 9. AREA OF SUBJECT PROPERTY: | 812m ² |
| 10. AREA OF PROPOSED REZONING: | 812m ² |
| 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 addition of a suite in a house currently under construction |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| 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