

subdivision. The applicant has a preliminary layout approved on the property to subdivide into two lots.

The applicant has positioned the new dwelling to meet the existing setbacks as well as the future setbacks if the lot becomes subdivided. The applicant has applied for a variance for the existing house location. The original house was situated so that Gordon Drive was the front yard, however, under Zoning Bylaw 8000, McClure Road, the narrow of the two frontages, is considered the front yard. This results in the house being too close to the rear property line. This application will come forward under a separate report for DVP01-10,017.

The existing site consists of a two storey single family dwelling, which is well maintained and has several upgrades including new vinyl windows. It consists of two bedrooms up with a third bedroom down and finished recreation room. The new proposed dwelling is a two storey of approximately 56 m². The suite would consist of a living room, dining room and bedroom on the main floor with a loft on the second storey.

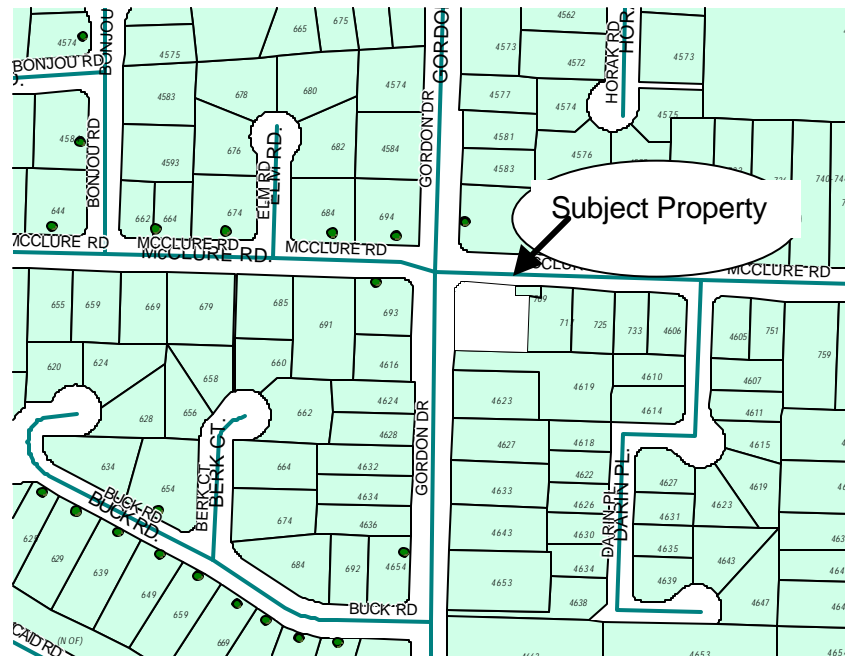
The subject property as compared to the proposed zone is as follows:

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Site Area (m ²)	1,680 m ²	550 m ²
Site Depth (m)	34.37 m	30 m
Site Width (m)	29.39 m	16.5 m
Site Coverage (%)	8 %	40 %
Building at Grade (m ²)	129.97m ²	
Total Area of Dwelling	176.51 m ²	
Total Area of Suite	54 m ²	max 90 m ²
Storeys (#) <i>Principal Dwelling</i>	2 storeys	2 Storeys
Setbacks (m)		
- Front	21 m	4.5 m and 6.0 m from a garage
- Rear	3.12 m ❶	7.5 m
- East Side	24 m	2.3 m
- West Side	10.5 m	4.5 m to the flanking street
Storeys (#) <i>Secondary Suite</i> ❷	2 storeys	2 Storeys
Setbacks (m)		
- Front	6 m	4.5 m and 6.0 m from a garage
- Rear	22 m	1.5 m
- East Side	2.3 m	2.3 m
- West Side	30 m	4.5 m to the flanking street
Parking Stalls (#)	3 parking stalls	3 parking stalls

❶ The applicant has applied for a variance for the rear yard setback under application DVP01- 10,017. Changes under Zoning Bylaw 8000 included setting the front yard for a corner lot to the narrower of the two street frontages. The house was originally positioned to front Gordon, and therefore, the south property line was a side yard verses the rear as is under Zoning Bylaw 8000.

❷ Due to the siting of the accessory dwelling within 18 metres of the front property line, the accessory dwelling must meet the sideyard setbacks of the principal dwelling for siting.

3.2 Site Context



The subject property is located in the Mission along Gordon Drive at the corner of McClure Road. The 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 - 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, childcare, churches and parks.

The OCP encourages new residential to be sensitively integrated with the surrounding natural 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 North Mission/Crawford Sector Plan

The North Mission Sector Plan identifies the subject property as a single/two family designation, which is consistent with this rezoning proposal. The Sector Plan further identifies guiding principles which are included in a Strategic Plan. The City will place greater emphasis on more efficiently using serviced land within existing urban areas through infill and redevelopment.

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 and provide additional surveillance along McClure Road.

5.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and all comments will be addressed through the building permit process.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The application is consistent with the designated land use as well as infill policies of the Official Community Plan. Due to the size and location of the lot, the impact to the adjacent area is minimized. The Planning and Development Services Department has reviewed the application and has no concerns with the proposal 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.

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.: | Z00-1024 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | David Sydney Marshall and
Sandra Marie Marshall |
| . ADDRESS | 3586 Elliot Road |
| . CITY | Westbank, BC |
| . POSTAL CODE | V4T 1M9 |
| 4. APPLICANT/CONTACT PERSON: | David Marshall |
| . TELEPHONE/FAX NO.: | 768-4082 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | March 30,2001 |
| Date Application Complete: | |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | May 23, 2001 |
| 6. LEGAL DESCRIPTION: | Lot A, DL 357, ODYD, Plan 41826 |
| 7. SITE LOCATION: | Gordon Drive to McClure Road |
| 8. CIVIC ADDRESS: | 4611 Gordon Drive |
| 9. AREA OF SUBJECT PROPERTY: | 1,680 m2 |
| 10. AREA OF PROPOSED REZONING: | 1,680 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 an
accessory building with a secondary
suite. |
| 14. DEVELOPMENT VARIANCE PERMIT | DVP01-10,017 |
| 15. PURPOSE OF DEVELOPMENT VARIANCE
PERMIT | To vary the rear yard of the existing
single family dwelling located on the
subject property. |
| 16. MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | |
| 17. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | N/A |

ATTACHMENTS

Title search
Location Map
Site plan
Elevations of new proposed accessory building
Elevations of the existing house
Floor Plans of new proposed accessory building
Floor plans of existing house.