
CITY OF KELOWNA
MEMORANDUM

Date: September 25, 2001
File No.: Z01-1036

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z01-1036 OWNER: TIM WEIGEL AND ELAINE WEIGEL

AT: 136 KATHLER ROAD APPLICANT: AS ABOVE

PURPOSE: TO REZONE THE PROPERTY FROM RR3 – RURAL RESIDENTIAL 3 TO RR3S – RURAL RESIDENTIAL 3 WITH SECONDARY SUITE TO FACILITATE A SUITE IN AN ACCESSORY BUILDING

EXISTING ZONE: RR3 – RURAL RESIDENTIAL 3

PROPOSED ZONE: RR3s - RURAL RESIDENTIAL 3 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 4, Section 4, Township 23, O.D.Y.D., Plan 20730, located on Kathler Road, Kelowna, B.C., from the RR3 – Rural Residential 3 zone to the RR3s – Rural Residential 3 with Secondary Suite zone;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER 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 build an accessory building at the rear of the existing house to accommodate a secondary suite. The proposed accessory building will front onto Millard Place while the principal dwelling fronts onto Kathler Road as the lot is double fronting. The accessory building will have a garage on the lower level and a two bedroom suite above.

3.0 ADVISORY PLANNING COMMISSION

The Advisory Planning Commission supports rezoning application Z01-1036 by Tim & Elaine Weigel for Lot 4, Plan 20730, Sec. 4, Twp. 23, ODYD to rezone from the RR3-Rural Residential 3 zone to the RR3s – Rural Residential 3 with Secondary Suite zone to create a secondary suite in an accessory building dwelling.

4.0 BACKGROUND

4.1 The Proposal

The subject property is located in the northern portion of the Glenmore Valley in an established area of older and newer homes. The Kathler Road frontage faces the older established area while the Millard Place frontage faces newer, two storey homes. The property is a large lot for the area (1288 m²); however; it is not deep enough to be subdivided into two lots (49 m depth). The application for the suite utilizes an area of the rear yard and gives a presence to the property along Millard Place.

The existing single family dwelling was built as a two storey residence with three bedrooms in 1971. The secondary suite is proposed to be located in an accessory building in the rear yard, facing Millard Court. The proposed secondary suite is located above a garage and will contain two bedrooms and an open living and dining area. The first floor is a two car garage. The design of the garage is simple and yet it does incorporate some of the elements from Millard Court by the use of shutters and a hip roof over the garage doors.

The proposal as compared to the proposed RR3s – Rural Residential 3 with Secondary Suite zone is as follows:

CRITERIA	PROPOSAL	RR3s ZONE REQUIREMENTS
Site Area (m ²)	1288 m ²	1600 m ²
Site Width (m)	21.09 m	18 m
Site Depth (m)	49.76 m	30 m
Site Coverage (%)	18 %	30%
Total Area at Grade	232 m ² including proposed accessory building	
Total Floor Area of Principal Dwelling (m ²)	196.2 m ²	
Area of Suite (m ²)	82.35 m ²	75 % of Principal dwelling to a max of 90 m ²
Storeys (#)	2 storey with single storey carport	2 ½ storeys
Setback between principal dwelling and accessory dwelling	6.6 m	5 m
Setbacks (m) Principal Dwelling		

- Front Kathler Rd	10.66 m	6 m
- Front Millard Place	23.88 m	6 m
- North Side	1.8 m Note 1	2 m
- South Side	6.6m	2.3m
Setbacks (m) Accessory Dwelling		
- Front Kathler Rd	32.48 m	6
- Front Millard Place	6.0 m	6 m
- North Side	3 m	2.3 m
- South Side	12.74 m	2.3 m
Parking Stalls (#)	3	3

Note 1: The applicant is currently reviewing the option of modifying the existing structure to meet the 2 m setback. The Building Inspector has been out to the site and inspected the proposed change to the structure to meet the minimum 2 m setback. The Inspector has reviewed the option and has confirmed that the proposal is workable.

4.2 Site Context



The property is located in North Glenmore and the adjacent zones and uses are, to the:

- North - RR3 – Rural Residential 3
- East - RR3 – Rural Residential 3
- South - RU2 – Medium Lot Housing
- West - RU2 – Medium Lot Housing

3.3 Existing Development Potential

The existing RR3-Rural Residential zone allows for the principal use of a single detached housing unit and secondary uses of bed and breakfast homes, care centres - intermediate and minor, group homes - minor, home businesses - major and minor, and secondary suites where the property is zoned RR3s.

4.4 Current Development Policy

4.4.1 Kelowna Official Community Plan

The Official Community Plan and the Glenmore / Dilworth / Clifton Sector Plan both designate the subject property as Single / Two Family Residential. The proposed land use (single family dwelling with a secondary suite in an accessory building) is consistent with the direction of these policy documents.

The OCP encourages new residential development to be sensitively integrated with the surrounding natural and built environment. In order to achieve this objective, it is recommended that the applicant give further consideration to the following:

- Incorporating landscaping that would provide private outdoor living space for the tenants of the suite.
- Providing a well-lit area between the driveway access and the entrance of the proposed secondary suite.

4.4.2 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...”

4.4.3 Glenmore/Clifton Dilworth Sector Plan

The land use is consistent with the single two family designation of the sector Plan. The Urban Form and Design includes objectives to include a range of residential housing types with each neighbourhood which serves to improve the integration of human needs and thereby ensuring a diversity in the population.

5.0 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. The placement of the accessory building fronting onto Millard Court will provide for more surveillance and discourage any potential trespass though to Kathler Road. The building will also have an inviting building facade with plenty of windows. In addition, the access to the suite will be located in a well-lit area.

6.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and no relevant concerns were expressed.

We are recommending that final reading of the zone amending bylaw be held until confirmation has been received from the Inspection Services Department, that the applicant has made the modifications to the existing residence such that the building will meet the minimum 2m side yard building setback for the RR3s zone.

7.0 PLANNING AND DEVELOPMENT SERVICE DEPARTMENT COMMENTS

The Planning and Development Department has reviewed the RR3s rezoning proposal and has no concerns. The applicant has met with the Building Inspector to review the modifications required to the carport structure that will be modified to meet the 2 m side yard building setback of the RR3s – Rural Residential 3 with Secondary Suite zone. Approval of the modification by the Inspection Services Department is a condition of the final approval of the zoning. The applicant is proposing to provide an additional living unit on a large lot, which will give a new option of housing for this neighbourhood. The property is located close to bus routes on Glenmore and Union Roads. As well, Glenmore Road is a bike lane route. The property is also located close to schools. Overall, the subject property appears to be a good example of utilizing a large lot that would have traditionally gone undeveloped.

In light of the above, the Planning and Development Services Department is recommending that Council forward this rezoning application to a Public Hearing for further consideration.

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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|---------------|---|---|----------------|------------|-------------|----------------|
| 1. | APPLICATION NO.: | Z01-1036 | | | | |
| 2. | APPLICATION TYPE: | Rezoning | | | | |
| 3. | OWNER:
· ADDRESS
· CITY
· POSTAL CODE | Tim Weigel and Elaine Weigel
136 Kathler Rd
Kelowna, BC
V1V 2E2 | | | | |
| 4. | APPLICANT/CONTACT PERSON:
· TELEPHONE/FAX NO.: | As above
861-6823 | | | | |
| 5. | APPLICATION PROGRESS:
Date of Application:
Date Application Complete:
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council: | August 2, 2001
N/A
N/A
N/A
September 25, 2001 | | | | |
| 6. | LEGAL DESCRIPTION: | Lot 4 Sec 4 TWP 23 ODYD Plan 20730 | | | | |
| 7. | SITE LOCATION: | North on Glenmore to west on Kathler Road | | | | |
| 8. | CIVIC ADDRESS: | 136 Kathler Road | | | | |
| 9. | AREA OF SUBJECT PROPERTY: | 1288 m2 | | | | |
| 10. | AREA OF PROPOSED REZONING: | 1288 m2 | | | | |
| 11. | EXISTING ZONE CATEGORY: | RR3 – Rural Residential 3 | | | | |
| 12. | PROPOSED ZONE: | RR3s - Rural Residential 3 with Secondary Suite | | | | |
| 13. | PURPOSE OF THE APPLICATION: | To rezone the property to facilitate the construction of an accessory building with a secondary suite | | | | |
| 14. | DEVELOPMENT IMPLICATIONS | <table border="0"> <tr> <td style="padding-right: 20px;">PERMIT</td> <td style="padding-right: 20px;">MAP</td> <td style="padding-right: 20px;">13.2</td> <td>Not Applicable</td> </tr> </table> | PERMIT | MAP | 13.2 | Not Applicable |
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ATTACHMENTS

Title search
Location Map
Site Plan
Elevations
Floor Plans