
CITY OF KELOWNA

MEMORANDUM

Date: October 10, 2001

File No.: Z01-1041

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z01-1041

OWNER: JIM DICKSON

AT: 2238 WILKINSON STREET

APPLICANT: JIM DICKSON

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU2 – MEDIUM LOT HOUSING ZONE TO THE RU2s – MEDIUM LOT HOUSING WITH SECONDARY SUITE ZONE TO PERMIT THE CONSTRUCTION OF A SECONDARY SUITE IN AN UNFINISHED BASEMENT

EXISTING ZONE: RU2 – MEDIUM LOT HOUSING

PROPOSED ZONE: RU2s ZONE – MEDIUM 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 A, D.L. 136, ODYD, Plan KAP64648, located on Wilkinson St., Kelowna, B.C., from the RU2 – Medium Lot Housing zone to the RU2s – Medium 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 his property from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone to construct a secondary suite in the basement of an existing house.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located in the Central City, north of Guisachan Road, between Gordon Drive and Burtch Road. The lot is zoned RU2 – Medium Lot Housing. The purpose of this zone is to provide for single detached housing and compatible secondary uses on medium sized

serviced urban lots. Secondary suites are allowed on lots with RU2s – Medium Lot Housing with Secondary Suite zoning.

The 1 ½ -storey high house fronts onto Wilkinson Street. The ground floor of the house contains a two-car garage, three bedrooms, a kitchen, a family room and a living room. From the vestibule at the main entrance, a set of stairs leads down to the basement. In addition to the proposed suite, the basement will contain a games room, a bathroom and an office to be used by the residents of the main dwelling.

The two bedroom suite will include a bathroom with washer and drier, as well as an open kitchen/living room area. The main entrance to the suite is on the south side of the house where a staircase leads to the basement.

Parking for the proposed suite and the main dwelling is located in the two-car garage and in the driveway in front of the garage.

The application meets the requirements of the RU2s – Medium Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU2s ZONE REQUIREMENTS
Lot Area (m ²)	737 m ²	400 m ²
Lot Width (m)	15.8m	13 m
Lot Depth (m)	46.9m	30 m
Site Coverage (%)	29.7% 38.8%	40% (house) 50% with driveway
Total Floor Area (m ²) - House - secondary suite	379.2m ² 89.4m ²	N/A 90 m ² max. or 40% of principal building
Height (# of storeys/m)	1 ½ storeys	2 ½ storeys/ 9.5m
Setbacks (m)		
- Front	8.5m	6.0m
- Rear	15.8m	6.0m
- Side		
- North	1.5m	1.5m
- South	2.0m	1.5m
Parking stalls	3	3 min., 4 max.

3.2 Site Context

The subject property is located north of Guisachan Road and east of Gordon Drive. The lot is zoned for RU2 – Single detached housing on medium sized lots. The west side of Wilkinson Street, on which the property is located, is predominantly zoned RU2 as well, with two lots zoned for two-dwelling housing (RU6). The area east of Wilkinson Street is zoned for RU1 – Large Lot Housing and for RU2 – Medium Lot Housing.

Several properties in the vicinity of the subject property are zoned RU6 – Two Dwelling Housing. Since 1996, a total of seven illegal suite complaints have been received for this area. The complaints were made for seven properties, located on McBride Road, Wilkinson Street, and Stillingfleet Road.

Adjacent zones and uses are, to the:

North - RU2 – Medium Lot Housing – Single Family Dwelling
East - RU1 – Large Lot Housing – Single Family Dwelling
South - RU2 – Medium Lot Housing – Single Family Dwelling
West - RU2 – Medium Lot Housing – Single Family Dwelling

Site Location Map



3.3 Existing Development Potential

The property is zoned RU2 – Medium 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 RU2s – Large Lot Housing with Secondary Suite zoning.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The proposal is consistent with the designation of Single/Two Family Residential in the Official Community Plan future land use designation. 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).

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.

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. Inspection Services Department

The department has no concerns. The basement is unfinished and all health and safety issues will be addressed through the building permit.

4.2 West Kootenay Power

The application does not impact existing facilities.

4.3 Works & Utilities

1. General

The proposed rezoning application does not compromise Works and Utilities requirements.

2. 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.

3. Sanitary Sewer

- (a) This lot has been pre-serviced with a 100mm-diameter sanitary sewer service, which must be used for both residences.

The City Utility Billing Department must be notified to add a second residential unit onto the sanitary sewer user cost for this address.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns regarding the proposed rezoning of the property from RU2 – Medium Lot Housing to RU2s – Medium Lot Housing with Secondary Suite. The proposal is consistent with the designation of Single/Two Family Residential use in the Official Community Plan future land use designation and with the OCP policy on Secondary Suites.

The subject property is located in an area that already has a number of different housing forms, zoning and future land use designations. It is furthermore in walking distance to commercial developments on Guisachan Road. The lot is of sufficient size to accommodate the required parking stalls, and the suite is not expected to have a negative impact on the neighbourhood.

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.: | Z01-1041 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Jim Dickson |
| · ADDRESS | 2238 Wilkinson Rd. |
| · CITY | Kelowna |
| · POSTAL CODE | V1Y 7Z1 |
| 4. APPLICANT/CONTACT PERSON: | Same |
| · ADDRESS | |
| · CITY | |
| · POSTAL CODE | |
| · TELEPHONE/FAX NO.: | Phone: (250) 860-7619 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | August 28, 2001 |
| Date Application Complete: | |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | October 10, 2001 |
| 6. LEGAL DESCRIPTION: | Lot A, Sec., D.L. 136, ODYD, Plan KAP64648 |
| 7. SITE LOCATION: | Central City, north of Guisachan Rd, between Gordon Dr. and Burtch Rd. |
| 8. CIVIC ADDRESS: | 2238 Wilkinson R.
Kelowna, BC
V1Y 7Z1 |
| 9. AREA OF SUBJECT PROPERTY: | 737m" |
| 10. AREA OF PROPOSED REZONING: | 737m" |
| 11. EXISTING ZONE CATEGORY: | RU2 – Medium Lot Housing |
| 12. PROPOSED ZONE: | RU2 – Medium Lot Housing with Secondary Suite |
| 13. PURPOSE OF THE APPLICATION: | To permit the construction of a secondary suite in the basement of an existing house |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
- NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY**

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plans
- Elevations
- Photos of existing house