
CITY OF KELOWNA

MEMORANDUM

Date: December 5, 2001
File No.: Z01-1057

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z01-1057 OWNER: COMO DEVELOPMENTS LTD.
AT: 371 GLENWOOD AVENUE APPLICANT: RON MOLINA

PURPOSE: TO REZONE THE PROPERTY TO ALLOW FOR THE CONSTRUCTION OF A SECONDARY 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

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z01-1057 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8, D.L. 14, ODYD, Plan 3393, located on Glenwood Avenue, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone be considered by Council;

AND THAT the zone amending bylaw be forward 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 secondary suite in a house to be constructed on the site. The existing house will be removed, which, due to the location of the property in the Abbott Street Heritage Conservation Area, will require a Minor Heritage Alteration Permit. The applicant has made application for the permit under HAP01-014.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located in the Abbott Street Heritage Conservation Area, on Glenwood Avenue between Abbott Street and Long Street. Presently, a one-storey house, constructed in 1947, is located on the lot. The applicant wishes to demolish the house, which requires a Minor Heritage Alteration Permit. He wishes to then construct a one-storey house to include the principal dwelling and a secondary suite.

The principal dwelling will be located in the western half of the main floor. The approximately 170m² large dwelling will include two bedrooms, a living room with den, a kitchen, two bathrooms and a dining room. The one-bedroom secondary suite, located on the same level on the eastern side of the house, will measure approximately 60m² and will include an open kitchen/living room area and a bathroom. Each unit would have a patio at the rear of the house, separated by a timber fence.

Parking will be provided at the rear of the lot with access off the lane. A double carport will serve the principal dwelling and a single carport will provide the required parking stall for the secondary suite. The existing open space and three existing trees – two Blue Spruce trees in front of the house and an apricot tree at the rear, will be retained.

The house will be finished with timber siding and stucco. The overall design is consistent with many houses on the block and meets the Abbott Street & Marshall Street Heritage Conservation Areas development guidelines. It is suggested, however, that the applicant revisit the design of the front of the house, to make the entrance to the main dwelling more prominent and reduce the visual impact of the entrance to the secondary suite. This would be more in line with the development guidelines and would strengthen the single-family dwelling appearance of the house. The applicant agreed to consider redesigning the front elevation. The Community Heritage Commission reviewed the application for a Minor Heritage Alteration Permit on December 4, 2001, and is not in support of the proposed design.

The application meets the requirements of the proposed RU1s – Large Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Lot Area (m ²)	783m ²	550m ²
Lot Width (m)	19.8m	15.0m
Lot Depth (m)	39.6m	30.0m
Site Coverage (%)	38.7%	40% (building and carport)
Total Floor Area (m ²)		
- House	228.4m ²	N/A
- Secondary suite	60.2m ²	90m ² or 40% of the total floor area of the building, whichever is less
Storeys (#)	1 storey	2 ½ storeys / 9.5m
Setbacks (m)		
- Front	8.9m	4.5m
- Rear	15.0m 1.5 for carport	7.5m 1.5m for accessory buildings
- West Side	2.0m	2.0m
- East Side	2.0m	2.0m
Parking Spaces	3	3

3.2 Site Context

The subject property is located in the Abbott Street Heritage Conservation Area. The site is located on the south side of Glenwood Avenue between Abbott Street and Long Street. The neighbourhood is predominantly zoned for single family housing, with one RU6 – Two Dwelling Housing lot one block east of the subject property. In the past five years, the City of Kelowna received one complaint regarding an illegal suite in the area.

Adjacent zones and uses are, to the:

- North - RU1 - Large Lot Housing – single family dwellings
- East - RU1 - Large Lot Housing – single family dwelling
- South - RU1 - Large Lot Housing – single family dwelling
- West - RU1 - Large Lot Housing – single family dwelling

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 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).

The OCP designates the area in which the subject property is located as the Abbott Street Heritage Conservation Area. The purpose of the Heritage Conservation Area designation is to provide objectives and guidelines for the conservation of the areas' heritage resources and distinct character. One of the objectives of Conservation Areas is to encourage additions and new houses that are compatible with the form and character of the existing neighbourhood context. The proposed development is consistent with this objective.

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 Works and Utilities

.1 Domestic Water and Fire Protection

- (a) This lot has been pre-serviced with a single 13mm-diameter water service, which may 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 Access and parking.

- (a) There is ample parking provided on site.

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. The new house is consistent with the Abbott Street & Marshall Street Heritage Conservation Area development guidelines and will improve the visual quality of this site. However, the applicant is encouraged to and agreed to reconsider the design of the front elevation to put more emphasis on the entrance to the main dwelling in order to strengthen the single-family dwelling character of the house.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

KGB
Attach.

FACT SHEET

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| 1. | APPLICATION NO.: | Z01-1057 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Como Developments Ltd. |
| | . ADDRESS | 4474 Lakeland Road |
| | . CITY | Kelowna, BC |
| | . POSTAL CODE | V1W 1C9 |
| 4. | APPLICANT/CONTACT PERSON: | Ron Molina |
| | . ADDRESS | As above |
| | . CITY | |
| | . POSTAL CODE | |
| | . TELEPHONE/FAX NO.: | 764-7466 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | October 25, 2001 |
| | Date Application Complete: | |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to Council: | December 5, 2001 |
| 6. | LEGAL DESCRIPTION: | Lot 8, D.L 14, ODYD, Plan 3393 |
| 7. | SITE LOCATION: | Abbott Street Heritage Conservation Area, Glenwood Avenue between Abbott Street and Long Street |
| 8. | CIVIC ADDRESS: | 391 Glenwood Avenue
Kelowna, BC |
| 9. | AREA OF SUBJECT PROPERTY: | 783m" |
| 10. | AREA OF PROPOSED REZONING: | 783m" |
| 11. | EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 12. | PROPOSED ZONE: | RU1s – Large Lot Housing with Secondary Suite |
| 13. | PURPOSE OF THE APPLICATION: | To rezone the property to allow the construction of a secondary suite a new house |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site and floor plan
- Elevations