
CITY OF KELOWNA

MEMORANDUM

Date: December 12, 2001

File No.: Z01-1049

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z01-1049

OWNER: NINO & AIMEE
GIAMMARINO

AT: 874 RAYMER ROAD

APPLICANT: NINO & DENISE
GIAMMARINO

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 A SUITE IN AN ACCESSORY BUILDING

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT Rezoning Application No. Z01-1049 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot F, D.L. 580A, SDYD, Plan 25951, located on Raymer Road, 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 in order to be permitted to construct a single-family dwelling on the lot and convert the existing dwelling into a secondary suite.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located on the northwest corner of Roma Court and Raymer Road. A small house exists in the centre of the 1740m² large lot. The owners of the lot wish to construct a second house on the site, which is proposed to be approximately 130m² in size. The existing house, which is 80m² large, would be converted to the secondary suite.

The applicant proposes to construct the principal dwelling north of the existing small house. The new one-storey house would meet or exceed all setback requirements for this zone. The new house would have access off Roma Court and would have an attached carport.

The suite would be located in the existing house and would consist of two bedrooms, one bathroom, a kitchen and a living room. Parking for the suite would be located in the existing driveway off of Raymer Road. An existing single car garage, located at the west property line, would be removed in order to meet the City of Kelowna Zoning Bylaw requirements for maximum area of accessory buildings.

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)	1738m ²	550m ²
Lot Width (m)	32.0m	17.0m
Lot Depth (m)	36.7m	30.0m
Site Coverage (%)	14.3% 26%	40% (buildings) 50% with driveways and parking areas
Total Floor Area (m ²) - New house - Secondary suite	130m ² 80m ²	N/A 90m ² or 75% of the total floor area of the principal dwelling, whichever is less
Storeys (#)	1 storey	2 ½ storeys / 9.5m
Setbacks (m)		
- Front	16.1m	4.5m
- Rear	7.5m	7.5m
- Side		
- West	9.9m	2.0m
- East	6.1m	4.5m
Distance between house and suite	5.0m	5.0m
Parking Spaces	4	3

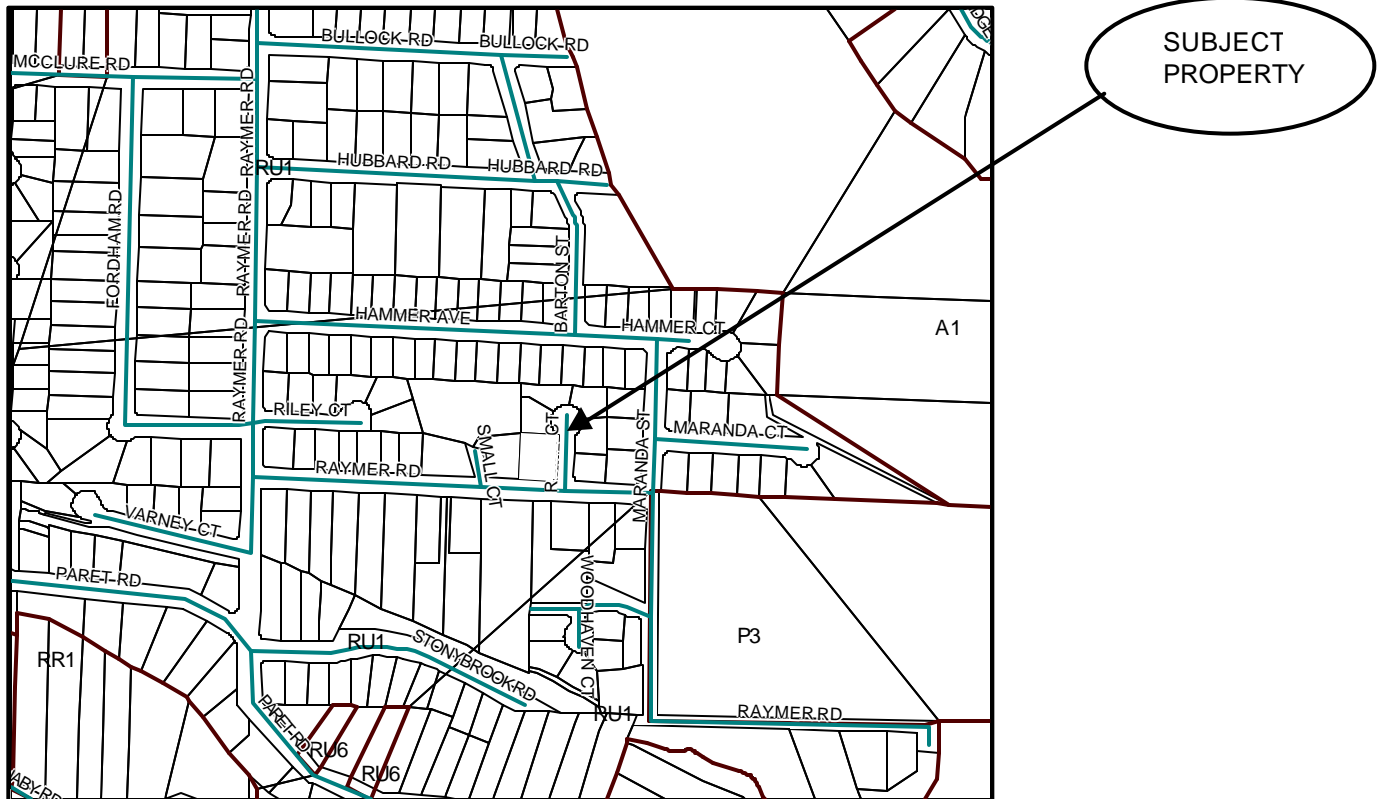
3.2 Site Context

The subject property is located in the North Mission. It is zoned RU1 – Large Lot Housing. The surrounding neighbourhood is entirely zoned RU1 – Large Lot Housing, with agricultural and parks land to the east. In the past six years, the City of Kelowna received four complaints regarding illegal suites for four properties in the vicinity of the subject property.

Adjacent zones and uses are, to the:

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

The proposal meets the plan’s policy to maintain and enhance the stability and liveability of existing neighbourhoods by ensuring that intensification in the form of infill and conversions are consistent with neighbourhood structure and character (Chapter 4.2, Policy 1).

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 General

The existing house will remain (proposed as the “suite”) while a new house will be constructed beside it. Planning has indicated that the existing house will satisfy bylaw requirements for a “suite” designation. Therefore, according to Council Policy 263, Works and Services will not be required (the RU-1 zone would normally require frontage road upgrades (i.e. curb and gutter)).

.2 Water

This development is within the City service area. Only one service is permitted; therefore, the existing service is to be used for the suite and the new home. The new house (as well as the “suite”) must be serviced after the existing water meter.

.3 Sanitary Sewer

This property is currently serviced by the municipal sanitary sewer system. Only one service is permitted; therefore, the existing service is to be used for the suite and the new house.

.4 Road Works

No upgrading required.

.5 Road dedications and SROW's

No dedications or Statutory Rights-of-Way required.

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 consistent with the policy on sensitive infill 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

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| 1. | APPLICATION NO.: | Z01-1049 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Gino & Aimee Giammarino |
| | . ADDRESS | 874 Raymer Road |
| | . CITY | Kelowna, BC |
| | . POSTAL CODE | V1W 1J8 |
| 4. | APPLICANT/CONTACT PERSON: | Gino & Denise Giammarino |
| | . ADDRESS | As above |
| | . CITY | |
| | . POSTAL CODE | |
| | . TELEPHONE/FAX NO.: | 861-0558 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | October 2, 2001 |
| | Date Application Complete: | November 19, 2001 |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to Council: | December 12, 2001 |
| 6. | LEGAL DESCRIPTION: | Lot F, D.L. 580A, SDYD, Plan 25951 |
| 7. | SITE LOCATION: | North Mission, at the corner of Raymer Road and Roma Court |
| 8. | CIVIC ADDRESS: | 874 Raymer Road
Kelowna, BC |
| 9. | AREA OF SUBJECT PROPERTY: | 1738m" |
| 10. | AREA OF PROPOSED REZONING: | 1738m" |
| 11. | EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 12. | PROPOSED ZONE: | RU1 – Large Lot Housing with Secondary Suite |
| 13. | PURPOSE OF THE APPLICATION: | To be permitted to use the existing house as a secondary suite and construct a new principal dwelling |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | 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 of existing suite and proposed house
- Photos of existing house