
CITY OF KELOWNA

MEMORANDUM

Date: December 6, 2001
File No.: Z01-1053

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z01-1053 OWNER: FRED SHERBININ

AT: 975 GUISACHAN ROAD APPLICANT: FRED SHERBININ

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 THE ADDITION OF A SUITE IN AN EXISTING 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. Z01-1053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, D.L. 136, ODYD, Plan 30065, located on Guisachan 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;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Inspection Services Department being completed to the Department's satisfaction.

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 secondary suite in an existing accessory building located at the rear of the lot.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located in the South Central City, on the south side of Guisachan Road between Ethel Street and Gordon Drive.

The principal dwelling, a two-storey rancher style house, is located at the front of the lot with access onto Guisachan Road. The proposed one-bedroom suite would be located in an existing one-storey accessory building, located at the rear of the lot. The accessory building was originally constructed as a garage and both the foundation and the roof will have to be upgraded substantially for the building to serve as a residential suite.

The suite will consist of one bedroom, a combined kitchen and living room, a bathroom and a mechanical room. In addition, the suite will have its own washer and dryer.

Parking for the principal dwelling is provided in a single carport and in the existing driveway. An additional parking stall for the suite will be located adjacent to the accessory building with access onto the lane, as required by Zoning Bylaw No. 8000.

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)	865m ²	550m ²
Lot Width (m)	23.2	16.5m
Lot Depth (m)	37.25	30.0m
Site Coverage (%)	25.7% 35.5%	40% for buildings 50% including driveways and parking
Total Floor Area (m ²) - Existing house - Secondary suite	252m ² 48.9m ²	N/A 90m ² or 75% of the principal building, whichever is less
Storeys (#)	2 storeys 1 storey, approx. 4m	2 1/2 storeys/ 9.5m 6.0m for accessory building with suite
Setbacks (m)		
- Front	6.1m	6.0m
- Rear	22m 1.8m	7.5m for house 1.5m for accessory building
- Side - West - East	2.2m❶ 1.3m❶	2.3m 2.3m
Separation house and suite	13.4m	5.0m
Parking Spaces	3	3

Notes:

- ❶ Existing non-conforming side yard setback of deck and carport. Distance between house and property line is 3.3m on the east side and 6.2m on the west side.

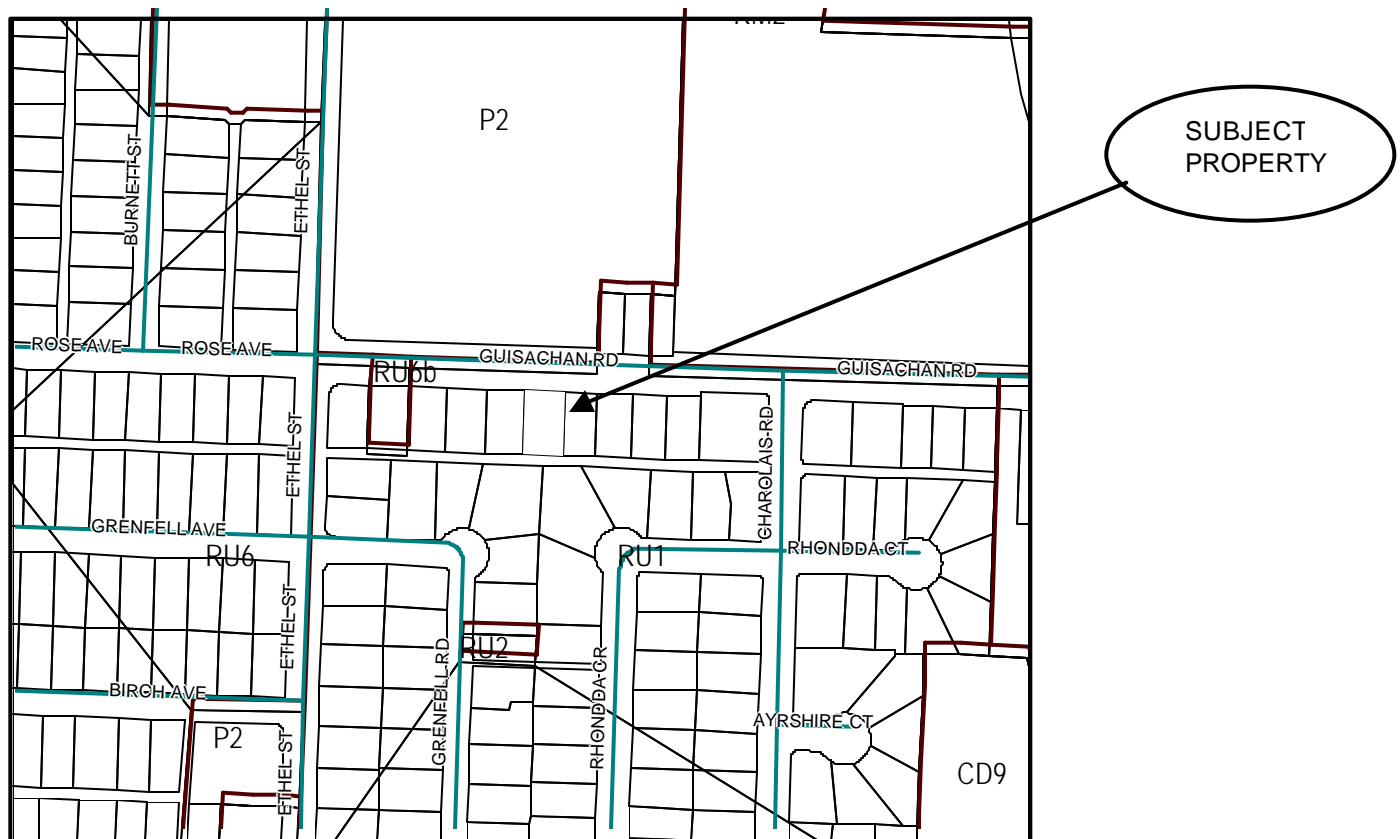
3.2 Site Context

The subject property is located in the South Central City. It is currently zoned RU1 – Large Lot Housing. The surrounding neighbourhood is zoned RU1 – Large Lot Housing as well, with RU6 – Two Dwelling Housing zoning west of Ethel Street. On the north side of Guisachan Road, institutional, single family and multiple family zones exist. In the past five years, the City has received eight complaints regarding illegal suites for two properties located in the vicinity of the subject property.

Adjacent zones and uses are, to the:

- North - P2 – Education and Minor Institutional: Health Region; RU1 – Large Lot Housing: Single-Detached Dwellings
- East - RU1 - Large Lot Housing: Single-Detached Dwelling
- South - RU1 - Large Lot Housing: Single-Detached Dwellings
- West - RU1 - Large Lot Housing: Single-Detached Dwelling

3.3 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).

The property is located at the south border of the Guisachan Residential Urban Village. Residential Urban Villages are transit-and pedestrian-oriented, mixed-use areas where shopping, personal services, employment, institutional services and residential developments coexist. Sensitive intensification, such as through the addition of secondary suites, is appropriate in Residential Urban Villages.

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 South Pandosy / KLO Sector Plan

The South Pandosy / KLO Sector Plan designates the subject property as Single / Two Family Residential. The proposed land use is consistent with the direction of this policy documents.

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. Utilicorp Networks Canada

Proposed suite to be serviced from existing house.

4.2. Works and Utilities Department

1. General

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

2. Domestic Water and Fire Protection

- (a) This lot has been pre-serviced with a single 19mm-diameter 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.
- (b) The City Utility Billing Department must be notified to add a second residential unit onto the sanitary sewer user cost for this address.

4. Parking

There is ample parking provided on site.

4.3. Inspection Service Department

- 1. This building is badly in need of repair.
- 2. Ventilation is required for the attic.
- 3. Proper insulation and a vapour barrier are required.
- 4. The applicant will have to expose the foundations for inspection. If the foundation is only a slab on grade, underpinning may be required. An engineer may accept the existing construction.
- 5. The building needs to be re-roofed.
- 6. The roof structure appears to be home made trusses. Design must be verified.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns regarding the proposed rezoning of the property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone. 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 South Pandosy / KLO Sector Plan. The additional suite would be accommodated in an existing building and is not expected to have a negative impact on the single family character of 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

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|-----|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| 1. | APPLICATION NO.: | Z01-1053 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Fred Sherbinin |
| | . ADDRESS | 2024 Tarris Road |
| | . CITY | Castlegar, BC |
| | . POSTAL CODE | V1N 4N1 |
| 4. | APPLICANT/CONTACT PERSON: | As above |
| | . ADDRESS | |
| | . CITY | |
| | . POSTAL CODE | |
| | . TELEPHONE/FAX NO.: | 604-980-5098 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | October 11, 2001 |
| | Date Application Complete: | |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to Council: | November 30, 2001 |
| 6. | LEGAL DESCRIPTION: | Lot B, D.L. 136, ODYD, Plan 30065 |
| 7. | SITE LOCATION: | South Central City, on the south side of Guisachan Road between Ethel Street and Gordon Drive. |
| 8. | CIVIC ADDRESS: | 975 Guisachan Road
Kelowna, BC |
| 9. | AREA OF SUBJECT PROPERTY: | 865m" |
| 10. | AREA OF PROPOSED REZONING: | 865m" |
| 11. | EXISTING ZONE CATEGORY: | RU1 - Large Lot Housing |
| 12. | PROPOSED ZONE: | RU1a - Large Lot Housing with Secondary Suite |
| 13. | PURPOSE OF THE APPLICATION: | To permit the addition of a suite in an existing accessory building |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| | 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 plan
- Floor plan of suite
- Photos of existing house and accessory building