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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** February 27, 2002  
**File No.:** Z01-1067

**To:** City Manager

**From:** Planning and Development Services Department

**Subject:**

APPLICATION NO. Z01-1067

OWNER: DEBY HELPARD & DAVID  
GELPKE

AT: 956 RYDER DRIVE

APPLICANT: DEBY HELPARD & DAVID  
GELPKE

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  
CONSTRUCTION OF A SUITE IN THE BASEMENT OF THE  
HOUSE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: KIRSTEN G. BEHLER

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**1.0 RECOMMENDATION**

THAT Rezoning Application No. Z01-1067 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10, Section 29, Twp. 26, ODYD, Plan 24397, located on Ryder Drive, 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 the construction of a secondary suite in the basement of the house.

### 3.0 BACKGROUND

#### 3.1 The Proposal

The subject property is located in South Glenmore, east of Glenmore Drive and south of Summit Drive, in an area known as the Golfview neighbourhood.

The suite would be located in the basement of the existing house. The suite would contain a living room, one bedroom, an open kitchen / dining room area, a full bath, as well as a laundry and storage room. The main access to the suite would be from a door on the south elevation, leading into the kitchen/eating area.

The remainder of the basement contains three bedrooms, a bathroom, as well as a storage area, all of which form part of the principal dwelling. Furthermore, the main dwelling contains two bedrooms, a living room, a dining room, a kitchen, a mudroom with laundry facilities, and a family room on the main floor. Parking on the site is provided in a double-car garage, as well as on the existing driveway.

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

| <b>CRITERIA</b>   | <b>PROPOSAL</b>                             | <b>RU1s ZONE REQUIREMENTS</b>                       |
|---|---|---|
| Lot Area (m <sup>2</sup> )  | 1018 m <sup>2</sup>                         | 550 m <sup>2</sup>                                  |
| Lot Width (m)   | 27.9m                                       | 16.5m   |
| Lot Depth (m)   | 36.7m                                       | 30.0m   |
| Site Coverage (%)   | 20.5% house and garage<br>25.0% overall     | 40% for the house, 50% with parking and driveway    |
| Total Floor Area (m <sup>2</sup> )<br>- Existing house<br>- Secondary suite | 372.0 m <sup>2</sup><br>82.2 m <sup>2</sup> | 90m m <sup>2</sup> or 40% of the principal building |
| Storeys (#)   | 2 storeys                                   | 2 ½ storeys   |
| Setbacks (m)  |   |   |
| - Front   | 12.0m<br>7.2m                               | 4.5m for house<br>6.0m for garage or carport        |
| - Rear  | 10.5m                                       | 7.5m  |
| - Side  |   |   |
| - North   | 5.4m  | 2.3m  |
| - South   | 3.0m  | 2.3m  |
| Parking Spaces  | 3   | 3   |

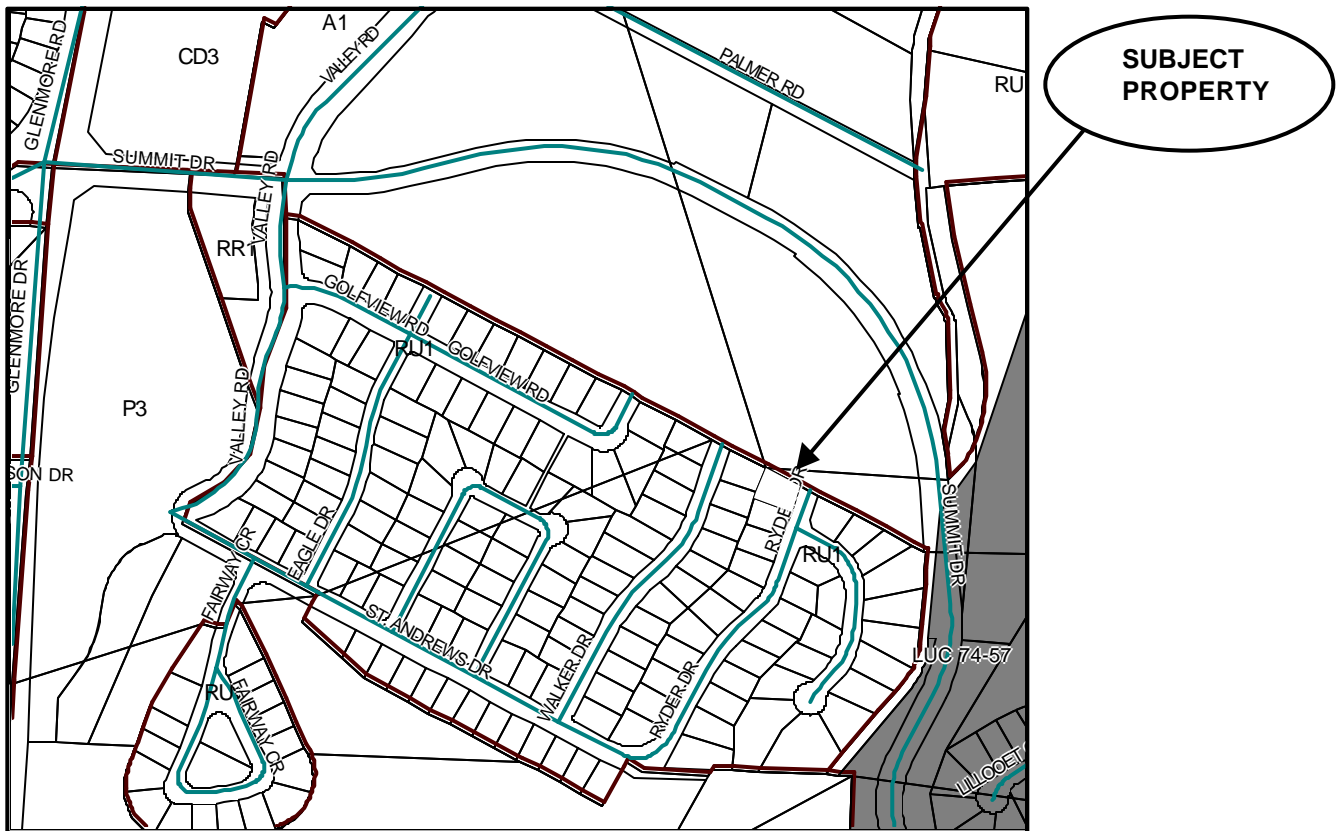
#### 3.2 Site Context

The subject property is located in South Glenmore. It is currently zoned RU1 – Large Lot Housing. The neighbourhood is predominantly zoned RU1, surrounded by agriculturally zoned land and open space. No properties in the vicinity of the subject property are currently zoned to allow a secondary suite. In the past six years, the City of Kelowna has received four complaints regarding illegal suites for three properties in this area. Since the basement of the subject property has not been rented out in the past, no complaints have been received for this property.

Adjacent zones and uses are, to the:

- North - A1 – Agriculture 1: Orchard
- East - RU1 - Large Lot Housing: Single-Detached Dwelling
- South - RU1 - Large Lot Housing: Single-Detached Dwelling
- 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, on large sized serviced urban lots. 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 neighbourhoods (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 Glenmore/Clifton/Dilworth Sector Plan

The Glenmore/Clifton/Dilworth Sector Plan encourages infill and conversions to be consistent with the neighbourhood structure and character. Infill through the addition of a secondary suite is a form of intensification that is consistent with the single-family character of this neighbourhood.

## 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 Service Department

Building code and parking requirements must be met. There was no permit for the basement expansion. A thorough preconstruction inspection is required.

In 1981, a building permit was issued for the enclosure of the sundeck on the upper floor. Subsequently, a permit was issued for the addition of another deck. The lower section of the deck was then enclosed, which created a larger basement. No permit was issued for this basement expansion. There is also no record of a building permit for the downstairs kitchen, however, it had been constructed prior to the current owners purchasing the house in 1991.

### 4.2 Glenmore-Ellison Improvement District

The existing service is sufficient to improve the proposed suite. A water letter will be required, at which time the issue of Capital Charges will be addressed with the homeowner.

## 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.

The suite is located in the existing single-detached dwelling and is not expected to have a negative impact on the single family character of the neighbourhood. The proposed suite meets the size requirements for secondary suites, and the site provides sufficient parking.

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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.:** Z01-1067
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Deby Helpard / David Gelpke  
· **ADDRESS** 956 Ryder Drive  
· **CITY** Kelowna, BC  
· **POSTAL CODE** V1Y 7T5
4. **APPLICANT/CONTACT PERSON:** As above / Deby Helpard  
· **ADDRESS**  
· **CITY**  
· **POSTAL CODE**  
· **TELEPHONE/FAX NO.:** 769-4414 / --
5. **APPLICATION PROGRESS:**  
    **Date of Application:** January 17, 2002  
    **Date Application Complete:**  
    **Servicing Agreement Forwarded to Applicant:** N/A  
    **Servicing Agreement Concluded:** N/A  
    **Staff Report to Council:** February 20, 2002
6. **LEGAL DESCRIPTION:** Lot 10, Section 26, Twp. 26, ODYD, Plan 24397
7. **SITE LOCATION:** South Glenmore, east of Glenmore Drive, south of Summit Drive
8. **CIVIC ADDRESS:** 956 Ryder Drive  
Kelowna, BC  
V1Y 7T5
9. **AREA OF SUBJECT PROPERTY:** 1018m"
10. **AREA OF PROPOSED REZONING:** 1018m"
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 construction of a secondary suite in the basement of house
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
- Layout of proposed suite
- Floor plans of existing basement and house
- Photos of existing house