
CITY OF KELOWNA

MEMORANDUM

Date: March 25, 2002
File No.: Z02-1003

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z02-1003 OWNER: STEVEN KEELEY

AT: 142 KATHLER ROAD APPLICANT: STEVEN KEELEY

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RR3 –
RURAL RESIDENTIAL 3 ZONE TO THE RR3s – RURAL
RESIDENTIAL 3 WITH SECONDARY SUITE ZONE TO
PERMIT THE CONSTRUCTION OF A SUITE ON TOP OF A
DETACHED GARAGE

EXISTING ZONE: RR3 – RURAL RESIDENTIAL 3

PROPOSED ZONE: RR3s – RURAL RESIDENTIAL 3 WITH SECONDARY
SUITE

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT Rezoning Application No. Z02-1003 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Section 4, Twp. 23, ODYD, Plan 20730, located on Kathler Road, Kelowna, B.C. from the RR3 – Rural residential 3 zone to the RR3s – Rural residential 3 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 RR3 – Rural residential 3 zone to the RR3s – Rural residential 3 with Secondary Suite zone in order to be permitted the construction of a secondary suite on top of a detached garage.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located in the Glenmore Road Sector, north of Union Road and west of Glenmore Road.

The proposed suite would be located on top of a new detached garage at the Millard Place frontage of this “through lot”. The suite would be approximately 60m” in size and would contain a bedroom, a combined living / dining room, as well as a kitchen and a bath. All building and fire code requirements will be addressed at the building permit stage. The existing garage would be removed.

An existing house is located at the Kathler Road frontage of the lot. Parking will be accommodated in the new garage, as well as on an existing driveway.

The application meets the requirements of the RR3s – Rural residential 3 with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RR3s ZONE REQUIREMENTS
Lot Area (m ²)	1161m” ^❶	1600m”
Lot Width (m)	24.4m	18.0m
Lot Depth (m)	49.8m	30.0m
Site Coverage (%)		30%
Total Floor Area (m ²) - Existing house - Secondary suite	195m” 60m”	90m” or 75% of the existing house, whichever is less
Storeys (#)	2 storeys for house 2 storeys for garage	2 ½ storeys
Setbacks (m)		
- Front	11.2m	6.0m
- Rear	6.1m	6.0m
- Side - North - South	3.7m for house 2.25m garage 3.0m house 11.4m garage	2.3m for house 2.0m for garage
Parking Spaces	4	3

Notes

- ❶ According to Section 1.8.4 of Zoning Bylaw No. 8000, the “S” notation to allow a secondary suite as a secondary use can be added to undersized lots.

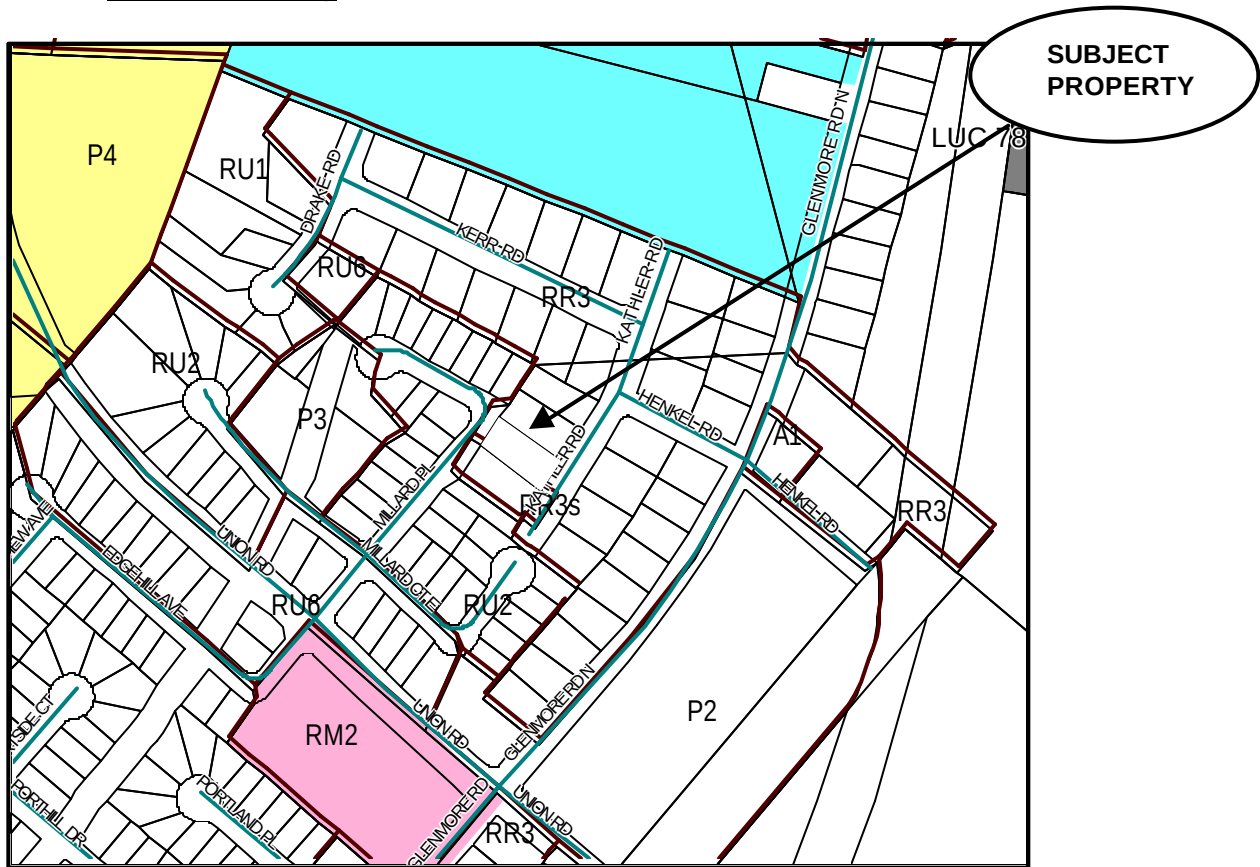
3.2 Site Context

The subject property in Glenmore. It is currently zoned RR3 – Rural Residential 3. The surrounding neighbourhood has a mix of residential zones, ranging from RR3 – Rural Residential lots to RU1 – Large Lot Housing and RU2- Medium Lot Housing zones. The property to the south of the subject lot is zoned RR3s – Rural Residential 3 with secondary suite, and an RM2 – Low Density Row Housing zoned lot is located south of the subject property at the corner of Glenmore Road North and Union Road.

Adjacent zones and uses are, to the:

- North - RR3 - Rural Residential 3: Single-Detached Dwelling
- East - RR3 - Rural Residential 3: Single-Detached Dwelling
- South - RR3s - Rural Residential 3 with secondary suite: Single-Detached Dwelling with garage and suite under construction
- West - RU2 – Medium Lot Housing: Semi-Detached Dwellings

3.3 Site Location Map



3.3 Existing Development Potential

The property is zoned RR3 – Rural residential 3. The purpose of this zone is to provide for country residential developments on smaller lots, and complementary uses, in areas of high natural amenity and limited urban services. Secondary suites are allowed on lots with RR3s – Rural Residential 3 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 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. Glenmore Ellison Improvement District

No concerns regarding the proposed service. Prior to the issuance of a water letter, the applicant must remit to the District the following fees for the single detached dwelling:

Capital Expenditure Charge \$2,100 - Inspection Fee \$75 - Connection Charge \$850
- Total \$3,025.

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 RR3 – Rural residential 3 zone to the RR3s – Rural residential 3 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 and with the Glenmore/Clifton/Dilworth Sector Plan. The lot provides ample room for the existing house and the new accessory building, as well as for parking. The proposed secondary suite would take a similar form to the abutting property to the south which has been rezoned recently to the RR3s zone.

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.: | Z02-1003 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Steven Keeley |
| · ADDRESS | 142 Kathler Road |
| · CITY | Kelowna, BC |
| · POSTAL CODE | V1V 2E2 |
| 4. APPLICANT/CONTACT PERSON: | As above |
| · ADDRESS | |
| · CITY | |
| · POSTAL CODE | |
| · TELEPHONE/FAX NO.: | 862-4729 / -- |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | February 5, 2002 |
| Date Application Complete: | |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | March 27, 2002 |
| 6. LEGAL DESCRIPTION: | Lot 3, Section 4, Twp. 23, ODYD, Plan 20730 |
| 7. SITE LOCATION: | Glenmore, west of Glenmore Road N., north of Union Road |
| 8. CIVIC ADDRESS: | 142 Kathler Road
Kelowna, BC
V1V 2E2 |
| 9. AREA OF SUBJECT PROPERTY: | 1161m" |
| 10. AREA OF PROPOSED REZONING: | 1161m" |
| 11. EXISTING ZONE CATEGORY: | RR3 - Rural Residential 3 |
| 12. PROPOSED ZONE: | RR3a - Rural residential 3 with Secondary Suite |
| 13. PURPOSE OF THE APPLICATION: | To permit the construction of a secondary suite on the ground floor of the 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
- Conceptual floor plan and elevation of suite