

MEMORANDUM

REPORT PREPARED BY: KIRSTEN G. BEHLER

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 a secondary suite in a new home.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located in Rutland, south of Highway 33 and east of Hollywood Road. The lot is currently vacant, and the applicant wishes to construct a house with a secondary suite.

The suite would be located in the basement of the new one-storey house. The suite would contain a living room, one bedroom, a full bath, a kitchen, and a living room. The remainder of the basement will be unfinished. The main access to the suite would be on the south side of the house via a staircase leading to the living room of the suite.

The principal dwelling on the main floor will have three bedrooms with ensuite bathrooms, a living / entertainment area, as well as a kitchen.

Parking for the main dwelling and the suite will be accommodated in a garage and a double-wide carport.

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)	654m ²	550 m ²
Lot Width (m)	20.7m	16.5m
Lot Depth (m)	31.2m	30.0m
Site Coverage (%)	36.5% 47.6%	40% for the house 50% with parking and driveway
Total Floor Area (m ²) - House - Secondary suite	265m ² 79m ²	Max. 90m ² or 40% of the principal building
Storeys (#)	1 storey	2 ½ storeys
Setbacks (m)		
- Front	4.9m house 6.4m carport	4.5m for house 6.0m for garage or carport
- Rear	9.8m	7.5m
- Side		
- North	2.05m	2.0m
- South	2.05m	2.0m
Parking Spaces	3	3

3.2 Site Context

The subject property is located in Rutland, south of Highway 33 and east of Hollywood Road. It is currently zoned RU1 – Large Lot Housing. The neighbourhood is predominantly zoned for single family housing, with some local commercial uses on Hollywood Road. In the past five years, the City of Kelowna has received eight complaints about illegal suites for eight 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 Dwelling
- South - RU1 - Large Lot Housing: Single-Detached Dwelling
- West - RU1 - Large Lot Housing: Single-Detached Dwelling



3.4 Current Development Policy

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. Rutland Sector Plan (1997)

The proposal is consistent with the Rutland Sector Plan. Specifically, the proposed suite helps move toward a more compact urban form, which is one of the Urban Form Policies of the plan. In addition, the proposal is consistent with several Housing Policies, such as the policy on supporting secondary suites (4.6.8) and the policy on supporting the continued infill of low density single/two family housing within existing neighbourhoods that are not selected for redevelopment to higher densities (4.6.7).

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. General

The rezoning application for the vacant property does not compromise Works & Utilities requirements.

2. Domestic Water and Fire Protection

The development is within the service area of the Rutland Waterworks District. The developer is required to make satisfactory arrangements with the RWWD. All charges for service connection and upgrading costs are to be paid directly to RWWD.

3. Sanitary Sewer

This property is currently serviced by the municipal sanitary sewer.

4. Parking will be addressed at the building permit stage.

4.2 Rutland Waterworks District

The water service is adequate. A \$200.00 CEC charge payable to Rutland Waterworks District as per Bylaw #192 must be received prior to building permit issuance.

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. Furthermore, it is consistent with policies on housing and urban form in the Rutland Sector Plan.

The suite will be located in the basement of the proposed single-detached dwelling and is therefore 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. All building code requirements will be addressed through the building permit for the house and the suite.

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

1. **APPLICATION NO.:** Z02-1006
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Jozsef and Elizabeth Csiki
 - **ADDRESS** 1172 Koby Court
 - **CITY** Kelowna, BC
 - **POSTAL CODE** V1Y 9J9
4. **APPLICANT/CONTACT PERSON:** Jozsef Csiki
 - **ADDRESS** As above
 - **CITY**
 - **POSTAL CODE**
 - **TELEPHONE/FAX NO.:** 762-9265 / --
5. **APPLICATION PROGRESS:**
 - Date of Application:** February 25, 2002
 - Date Application Complete:**
 - Servicing Agreement Forwarded to Applicant:** N/A
 - Servicing Agreement Concluded:** N/A
 - Staff Report to Council:** March 25, 2002
6. **LEGAL DESCRIPTION:** Lot 7, Section 23, Twp. 26, ODYD, Plan KAP44682
7. **SITE LOCATION:** Rutland, south of Hwy. 33, east of Hollywood Road S.
8. **CIVIC ADDRESS:** 455 Hollywood Ct.
Kelowna, BC
9. **AREA OF SUBJECT PROPERTY:** 654m"
10. **AREA OF PROPOSED REZONING:** 654m"
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 a new 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
- Layout of proposed suite