
CITY OF KELOWNA

MEMORANDUM

Date: March 19, 2002
File No.: Z01-1068

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z01-1068

OWNER: PHILIP A. FLETT

AT: 2205 BONN ROAD

APPLICANT: PHILIP A. FLETT

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE A1 – AGRICULTURE 1 ZONE TO THE A1s – AGRICULTURE 1 WITH SECONDARY SUITE ZONE TO PERMIT THE CONTINUING USE OF A SUITE IN THE BASEMENT OF THE HOUSE

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: A1s – AGRICULTURE 1 WITH SECONDARY SUITE

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT Rezoning Application No. Z01-1068 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4, Section 4, Twp. 23, ODYD, Plan 22394, located on Bonn Road, Kelowna, B.C. from the A1 – Agriculture 1 zone to the A1s – Agriculture 1 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 and to the applicant submitting confirmation from the Public Health Officer that the septic system meet their requirements for the main dwelling and the suite.

2.0 SUMMARY

The applicant seeks to rezone the subject property from the A1 – Agriculture 1 zone to the A1s – Agriculture 1 with Secondary Suite zone in order to be permitted the continuing use of a secondary suite in the basement of the house.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located in the Glenmore Road Sector, east of Valley Road North, on the south side of Bonn Road.

The suite is located in the basement of the house. In addition to one bedroom, it contains a living room, a kitchen and a full bath. The den for the principal dwelling, as well as the shared laundry room are also located in the basement of the house. Access to the suite is through a door in the garage.

Parking on the site is provided in a single-car garage, on the driveway to the garage, as well as on a driveway leading to an accessory building at the rear of the lot.

The application meets the requirements of the A1s – Agriculture 1 with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	A1s ZONE REQUIREMENTS
Lot Area (m ²)	1646m ² ❶	2.0ha
Lot Width (m)	36.5m ❶	40.0m
Lot Depth (m)	44.5m	N/A
Site Coverage (%)	10%	10% for residential uses
Total Floor Area (m ²)		
- House	296m ²	
- Secondary suite	71.8m ²	
Storeys (#)	2 storeys	2.5 storeys
Setbacks (m)		
- Front	6.0m	6.0m
- Rear	30.0m	10.0
- Side		
- East	10.9m	3.0m
- West	6.4m	3.0m
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.

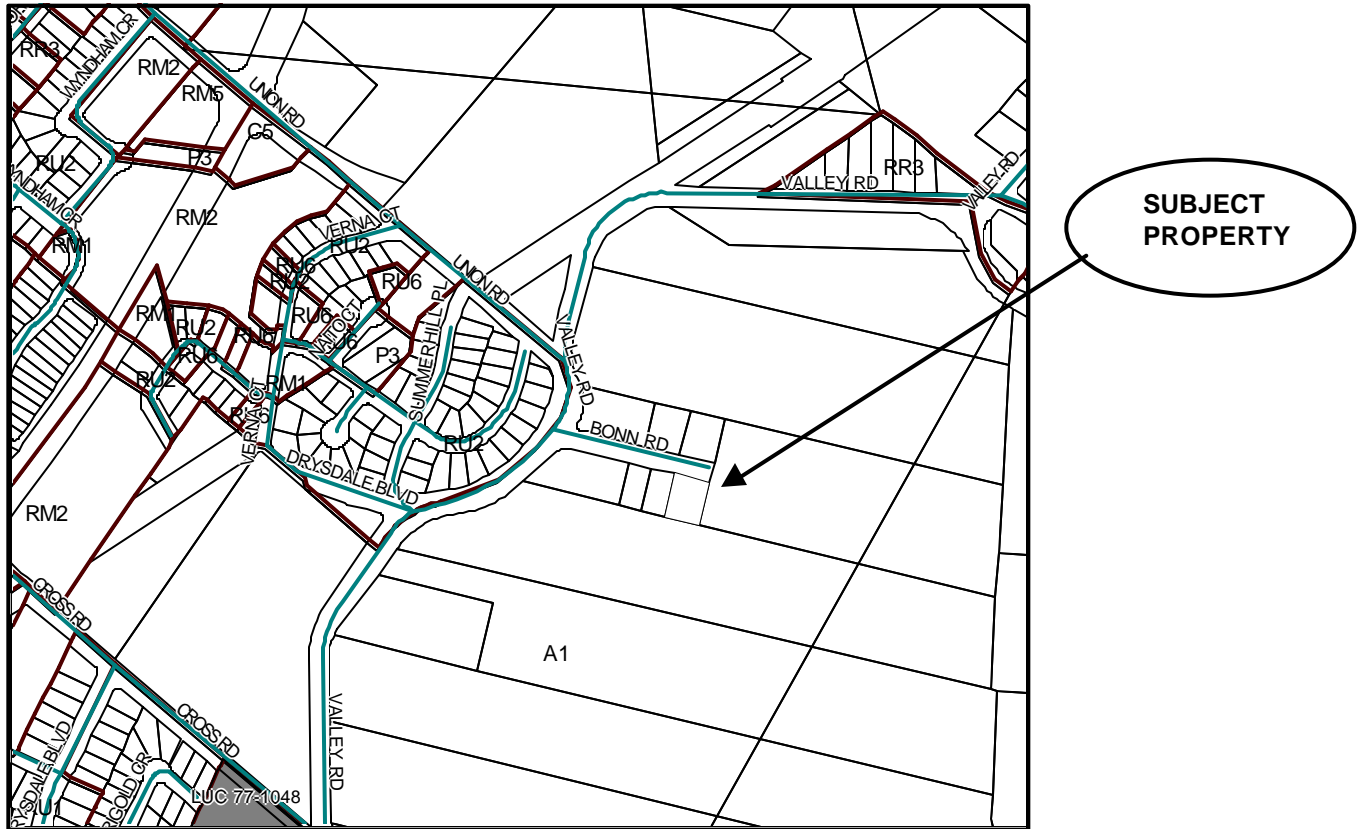
3.2 Site Context

The subject property is located in the Glenmore / Dilworth Sector. It is currently zoned A1 – Agriculture 1. The area east of Valley Road is predominantly zoned A1, with RU2 – Medium Lot Housing located west of Valley Road. No properties in the vicinity of the subject property are currently zoned to allow a secondary suite.

Adjacent zones and uses are, to the:

- North - A1 – Agriculture 1: Single-Detached Dwelling
- East - A1 - Agriculture 1: Orchard
- South - A1 - Agriculture 1: Orchard
- West - A1 - Agriculture 1: Single-Detached Dwelling

3.3 Site Location Map



3.3 Existing Development Potential

The property is zoned A1 – Agriculture 1. 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 A1s – Agriculture 1 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

Must comply with Building Code and parking requirements. The applicant has made application for a building permit to upgrade the suite to the building and fire codes.

4.2 Glenmore-Ellison Improvement District

The District does not have any concerns relating to the water service to this dwelling. The current District Policy is that secondary suites developed within an existing single family dwelling will be levied a CEC charge that is 25% of the standard for regular residential. The current rate is \$2,100 for a single family dwelling, which converts to \$525 for a secondary suite. The Board of Trustees approves the rezoning for 2205 Bonn Road subject to receipt of the \$525 Capital Expenditure Charge.

4.3 Public Health Inspector

The on site sewage disposal system will be assessed and some modifications will be required to handle the increased sewage flows. The applicant will have to provide written confirmation that the septic field has been upgraded to accommodate the suite prior to final rezoning.

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 A1 – Agriculture 1 zone to the A1s – Agriculture 1 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.

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.:** Z01-1068
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Philip Flett
· **ADDRESS** 2205 Bonn Road
· **CITY** Kelowna, BC
· **POSTAL CODE** V1V 2E7
4. **APPLICANT/CONTACT PERSON:** As above
· **ADDRESS**
· **CITY**
· **POSTAL CODE**
· **TELEPHONE/FAX NO.:** 763-3698 / --
5. **APPLICATION PROGRESS:**
 Date of Application: January 15, 2002
 Date Application Complete:
 Servicing Agreement Forwarded to Applicant: N/A
 Servicing Agreement Concluded: N/A
 Staff Report to Council: March 19, 2002
6. **LEGAL DESCRIPTION:** Lot 4, Section 4, Twp. 23, ODYD, Plan 22394
7. **SITE LOCATION:** Glenmore, east of Valley Rd., at the South side of Bonn Road
8. **CIVIC ADDRESS:** 2205 Bonn Road
Kelowna, BC
V1V 2E7
9. **AREA OF SUBJECT PROPERTY:** 1646m"
10. **AREA OF PROPOSED REZONING:** 1646m"
11. **EXISTING ZONE CATEGORY:** A1 - Agriculture 1
12. **PROPOSED ZONE:** A1a - Agriculture 1 with Secondary Suite
13. **PURPOSE OF THE APPLICATION:** To permit the continuing use 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
- Floor plans of existing basement with suite and remainder of house
- Photos of existing house