
CITY OF KELOWNA
MEMORANDUM

Date: June 14, 2002
File No.: Z02-1020

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z02-1020

OWNER: JEREMY AND AMANDA
WELDER

AT: 1627 BLONDEAUX CR.

APPLICANT: LYNN WELDER
CONSULTING LTD.

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 ON THE MAIN FLOOR OF THE
HOUSE

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. Z02-1020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, Section 29, Twp. 26, ODYD, Plan KAP67511, located on Blondeaux Crescent, 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.

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 on the main floor of the house.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located in South Glenmore, east of High Road, on the south side of Blondeaux Crescent. The house is currently under construction, and the applicant would like to add a suite on the main floor.

The suite would contain one bedroom, a kitchen with nook and a living room, as well as a full bathroom with laundry facilities. Access to the suite would be through the main entrance of the house and an internal hallway. The remainder of the main floor would contain a study to be used by the tenants of the principal dwelling, as well as a two-car garage. In addition to two parking stalls in the garage, the driveway provides room for at least one more vehicle.

The subject property is in a Natural Environment Development Permit area. A DP Waiver for the house, for changes to the driveway and for the removal of some trees has been issued in March 2002.

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)	702m ²	550 m ²
Lot Width (m)	20m	16.5m
Lot Depth (m)	35m	30.0m
Site Coverage (%)	22% 41%	40% for the house, 50% with parking and driveway
Total Floor Area (m ²) - House - Secondary suite	303m ² 55.8m ²	90m ² or 40% of the principal building
Storeys (#)	2 storeys	2 ½ storeys
Setbacks (m)		
- Front	14.5m	4.5m for house 6.0m for garage or carport
- Rear	8.65m	7.5m
- Side		
- West	2.65m	2.3m
- East	2.65m	2.3m
Parking Spaces	3	3

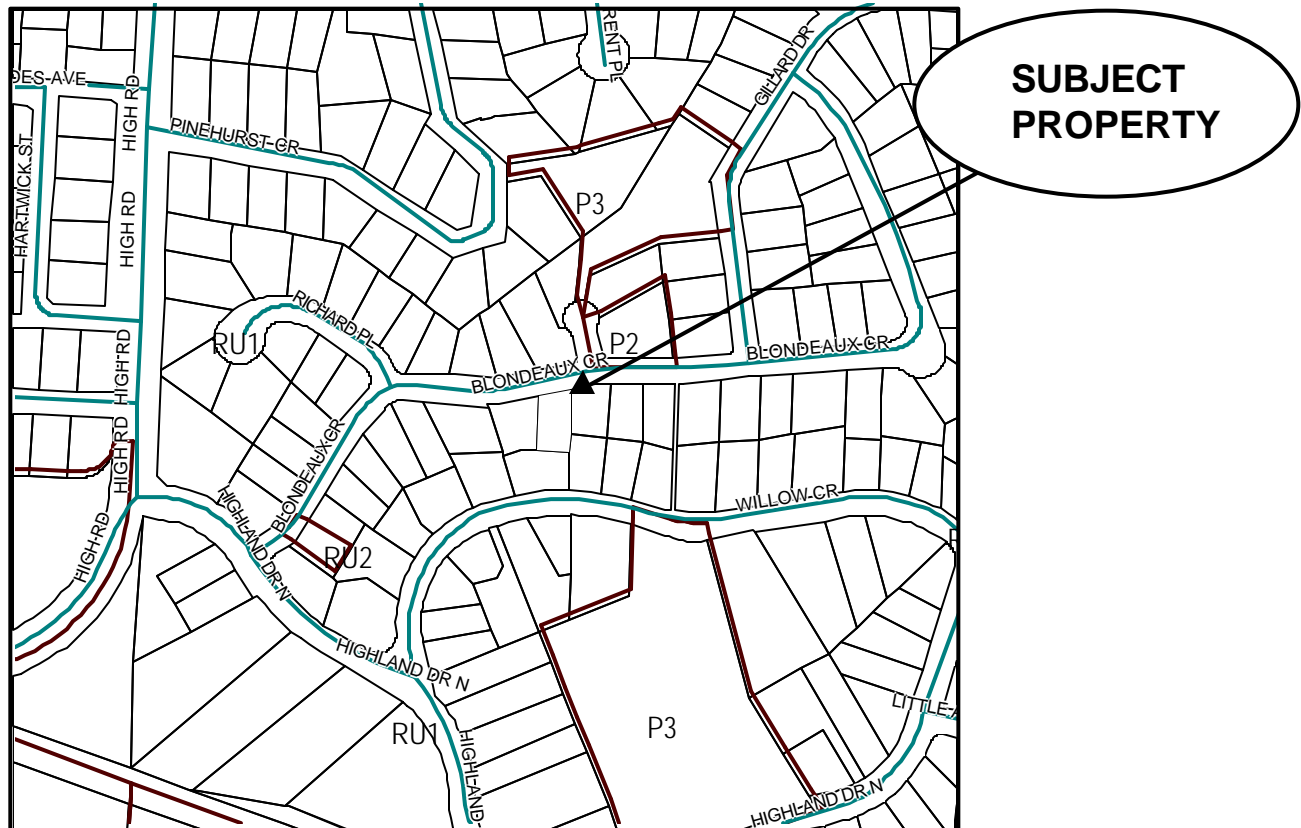
3.2 Site Context

The subject property is located in South Glenmore. It is currently zoned RU1 – Large Lot Housing. The neighbourhood is predominantly zoned RU1, with a P2 zoned property on the north side of Blondeaux Crescent. No properties in the area are zoned to permit a secondary suite. In the past six years, the City of Kelowna has received three complaints regarding illegal suites for three properties in this area.

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 under construction

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. The application is therefore consistent with this designation.

In addition, the Official Community Plan encourages the creation of secondary suites, provided that they meet the requirements of the zoning bylaw.

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

New home under construction. Code issues will be handled during construction.

4.2 Works & Utilities

1. General

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

2. Domestic water and fire protection

This development is within the City service area. This property is currently serviced by the municipal water main. The existing 25mm-diameter copper water service should be adequate for the proposed additional suite and may be retained.

3. Sanitary Sewer

This property is currently serviced by the municipal sanitary sewer system. The existing 100mm-diameter service will be adequate for the proposed additional suite and may be retained.

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 would be located on the main floor and would be accessed through the main entrance of the house. It therefore would have no negative visual impact on the single-family character of the area. The suite would conform to the Building and Fire Codes. In addition, there is sufficient room on the site for a minimum of three parking stalls.

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.:** Z01-1020
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Jeremy and Amanda Welder
· **ADDRESS** 1255 Ridgeway Street
· **CITY** Kelowna, BC
· **POSTAL CODE** V1Y 4L9
4. **APPLICANT/CONTACT PERSON:** Lynn Welder Consulting Ltd/Lynn Welder
· **ADDRESS** 13 – 980 Dilworth Drive
· **CITY** Kelowna, BC
· **POSTAL CODE** V1V 1S6
· **TELEPHONE/FAX NO.:** 868-8304 / 868-8354
5. **APPLICATION PROGRESS:**
 Date of Application: May 16, 2002
 Date Application Complete:
 Servicing Agreement Forwarded to Applicant: N/A
 Servicing Agreement Concluded: N/A
 Staff Report to Council: June 14, 2002
6. **LEGAL DESCRIPTION:** Lot B, Section 29, Twp. 26, ODYD, Plan KAP67511
7. **SITE LOCATION:** South Glenmore, east of High Road, on the south side of Blondeaux Crescent
8. **CIVIC ADDRESS:** 1627 Blondeaux Cr.
9. **AREA OF SUBJECT PROPERTY:** 702m²
10. **AREA OF PROPOSED REZONING:** 702m²
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 on the main floor of a 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
- Elevations