
CITY OF KELOWNA

MEMORANDUM

Date: April 30, 2002
File No.: Z02-1007

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z02-1007

OWNER: PAUL JOLLYMORE

AT: 573 McCLURE ROAD

APPLICANT: PAUL JOLLYMORE

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 SECONDARY SUITE ON TOP OF AN ATTACHED GARAGE

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. Z02-1007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, D.L. 167, ODYD, Plan 18442, located on McClure Road, 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 top of a new garage attached to the house.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located in North Mission, east of Lakeshore Road, on the southeast corner of the intersection of Poplar Road and McClure Road. A one-storey

single family home is presently located on the property. The applicant would like to construct an attached garage and a second storey. A section of the second storey would contain a secondary suite, should Council approve the rezoning application to RU1s – Large Lot Housing with Secondary Suite.

The suite would be located on top of the new garage. It would contain a living room, one bedroom, a full bath, and a kitchen, as well as a washer and dryer. The remainder of the second storey will consist of a master bedroom with ensuite, two additional bedrooms and a bathroom, all to be part of the principal dwelling.

The main access to the suite would be at the rear of the house, where a staircase located in the garage would lead to the upper floor. Parking for the suite would be provided in the driveway in front of the two-car garage.

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)	1476m ²	550 m ²
Lot Width (m)	21.4m	16.5m
Lot Depth (m)	51.0m	30.0m
Site Coverage (%)	13.5% 20.4%	40% for the house 50% with parking and driveway
Total Floor Area (m ²) - House - Secondary suite	388m ² 83m ²	Max. 90m ² or 40% of the principal building
Storeys (#)	2 storeys	2 ½ storeys
Setbacks (m)		
- Front	13.6m	4.5m for house 6.0m for garage or carport
- Rear	20m	7.5m
- Side		
- North	4.5m	4.5m
- South	2.1m 3.2m	2.0m for 1 st storey 2.3m for 2 nd storey
Parking Spaces	3	3

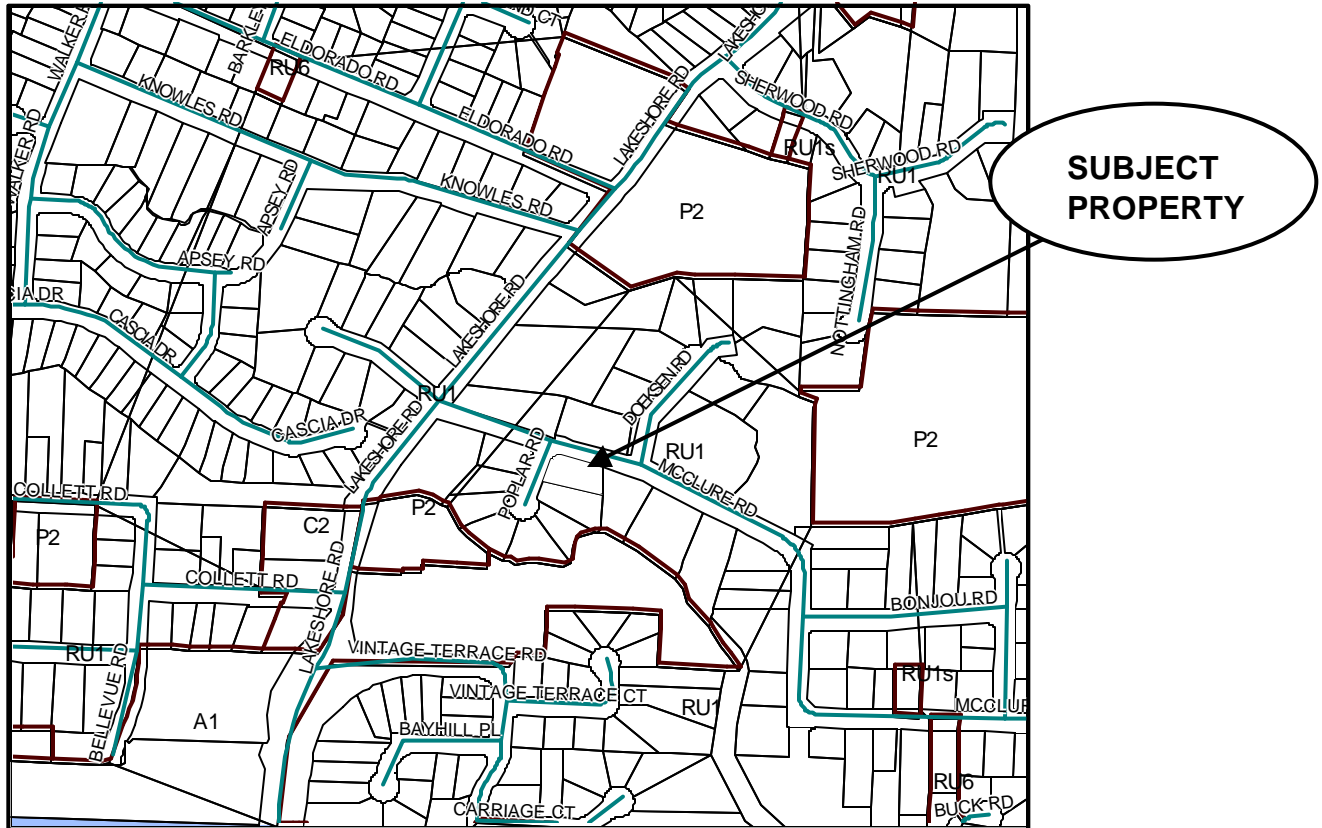
3.2 Site Context

The subject property is located in the North Mission, east of Lakeshore Road, at the corner of Poplar Road and McClure Road. It is currently zoned RU1 – Large Lot Housing. The neighbourhood is predominantly zoned for single family housing, with some commercial and public uses on Lakeshore Road. In the past five years, the City of Kelowna has received two complaints about illegal suites for one property 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

3.3 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. North Mission / Crawford Sector Plan (1997)

At the time the North Mission / Crawford Sector Plan was written, the City of Kelowna committed to reviewing its position on secondary suites, leading to current policies on secondary suites in the Official Community Plan. The North Mission / Crawford Sector Plan states that the City of Kelowna would maintain and enhance the stability and liveability of existing neighbourhoods by ensuring that intensification in the form of infill and conversions is consistent with the neighbourhood structure and character. Secondary suites maintain the single-family character of existing neighbourhoods and are therefore an acceptable form of intensification. In addition, the plan refers to the City of Kelowna’s housing objective to provide for a diversity of housing which addresses the full spectrum of life cycles and income levels. Secondary suites meet this objective by providing a form of rental housing or living space for family members of all ages.

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

Move the north edge of the proposed driveway 2m south of the corner rounding iron pin. Grade the proposed driveway for a minimum of 2% for 2 m from the existing edge of pavement.

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 application is also consistent with policies on housing and urban form in the North Mission / Crawford Sector Plan.

The suite would be located on the second storey of the house. It would be newly constructed, and all building and fire code items will be addressed at the Building Permit stage. The lot provides ample parking and open space for the residents of the principal dwelling and the secondary suite.

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.: | Z02-1007 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Paul Jollymore |
| | . ADDRESS | 3777 Mission Springs Drive |
| | . CITY | Kelowna, BC |
| | . POSTAL CODE | V1W 3M1 |
| 4. | APPLICANT/CONTACT PERSON: | As above |
| | . ADDRESS | |
| | . CITY | |
| | . POSTAL CODE | |
| | . TELEPHONE/FAX NO.: | 762-3300 / 470-6203 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | March 4, 2002 |
| | Date Application Complete: | |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to Council: | April 30, 2002 |
| 6. | LEGAL DESCRIPTION: | Lot 9, D.L. 167, ODYD, Plan 18442 |
| 7. | SITE LOCATION: | North Mission, east of Lakeshore Road, at the corner of Poplar Road and McClure Road |
| 8. | CIVIC ADDRESS: | 573 McClure Road
Kelowna, BC |
| 9. | AREA OF SUBJECT PROPERTY: | 1476m" |
| 10. | AREA OF PROPOSED REZONING: | 1476m" |
| 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 top of an attached garage |
| 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