
CITY OF KELOWNA
MEMORANDUM

Date: June 14, 2002
File No.: Z02-1013

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z02-1013
AT: 1124 KELVIEW STREET

OWNER: BRENDA CSOLLE
APPLICANT: LESLIE CSOLLE

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 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. Z02-1013 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7, Section 30, Twp. 26, ODYD, Plan 4411, located on Kelview Street, 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 an attached garage.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located in South Glenmore, south of Mountain Avenue, on the west side of Kelview Street. The applicant would like to construct a building addition to

accommodate a two- car garage. On top of the garage, a one-bedroom suite would be located. Access to the suite would be via a staircase located at the north side of the house. Parking for the house and the suite would be provided in the two-car garage and on the driveway in front of the 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)	4300 m ²	550 m ²
Lot Width (m)	34.4m	16.5m
Lot Depth (m)	125m	30.0m
Site Coverage (%)	5% 7.5%	40% for the house, 50% with parking and driveway
Total Floor Area (m ²) - House with addition - Secondary suite	430m ² 46m ²	90m ² or 40% of the principal building
Storeys (#)	2 storeys	2 ½ storeys
Setbacks (m)		
- Front	12.0m	4.5m for house 6.0m for garage or carport
- Rear	80m	7.5m
- Side		
- North	2.63m	2.3m
- South	7.52m	2.3m
Parking Spaces	3	3

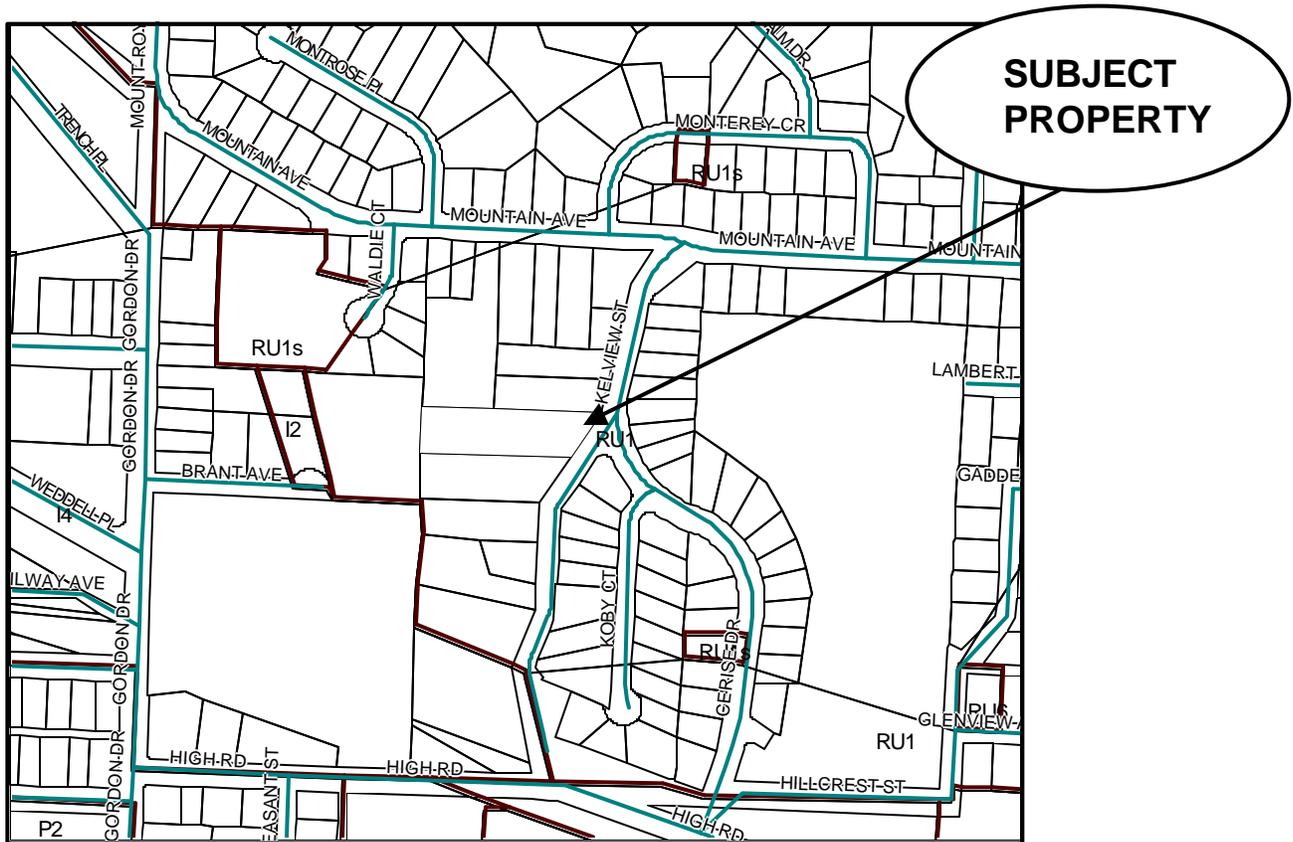
3.2 Site Context

The subject property is located in South Glenmore. It is currently zoned RU1 – Large Lot Housing. The neighbourhood is predominantly zoned RU1, with some properties zoned for a secondary suite. In the past six years, the City of Kelowna has received eleven complaints regarding illegal suites for seven properties in this area. One of these properties has since been rezoned to RU1s – Large Lot Housing with Secondary Suite.

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 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

The renovation is under construction. Application shall ensure the fire rating comply with code. A 34 hour separation is required between the suite and existing garage and renovated 2nd floor. A sewer development fee in the amount of \$300 is required.

4.2 Utilicorp Networks Canada

Applicant should convert to underground service.

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 in a building addition, on top of an attached garage. The form and finishing materials of the addition are consistent with the existing house, and the suite is therefore not expected to have a negative impact on the single-family character of the neighbourhood.

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.:** Z01-1013
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Brenda Csolle
· **ADDRESS** 1124 Kelview Drive
· **CITY** Kelowna, BC
· **POSTAL CODE** V1Y 3N8
4. **APPLICANT/CONTACT PERSON:** Leslie Csolle
· **ADDRESS** 4 –555 Glenmeadows Drive
· **CITY** Kelowna, BC
· **POSTAL CODE** V1V 1V5
· **TELEPHONE/FAX NO.:** 762-6373 / 762-6373
5. **APPLICATION PROGRESS:**
Date of Application: April 10, 2002
Date Application Complete:
Servicing Agreement Forwarded to Applicant: N/A
Servicing Agreement Concluded: N/A
Staff Report to Council: June 10, 2002
6. **LEGAL DESCRIPTION:** Lot 7, Section 30, Twp. 26, ODYD, Plan 4411
7. **SITE LOCATION:** South Glenmore, south of Mountain Aver on the west side of Kelview Street
8. **CIVIC ADDRESS:** 1124 Kelview Drive
9. **AREA OF SUBJECT PROPERTY:** 4300 m²
10. **AREA OF PROPOSED REZONING:** 4300 m²
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