
CITY OF KELOWNA

MEMORANDUM

Date: June 18, 2002
File No.: Z02-1022

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z02-1022

OWNER: CHRIS AND ALICE
GREENWAY

AT: 453 GROVES AVENUE

APPLICANT: CHRIS GREENWAY

PURPOSE: TO REZONE THE PROPERTY TO ALLOW FOR THE CONSTRUCTION
OF A SECONDARY SUITE IN A NEW HOUSE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s ZONE – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: KIRSTEN G. BEHLER

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z02-1022 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Amended Lot 13, D.L. 14, ODYD, Plan 3856, located on Groves Avenue, 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 to permit the construction of a secondary suite in a house currently under construction.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located in the South Pandosy Town Centre, west of Pandosy Street, on the south side of Groves Avenue. The applicant is in the process of constructing a single-

detached house. He would like to add a secondary suite on top of the attached garage and has therefore made application to rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite.

The one-bedroom suite would have access from a door located at the east side of the house, where a staircase leads to the second floor. In addition to one bedroom, the suite would contain an open kitchen/living room area, a full bath and a small storage space. Parking for the principal dwelling and the suite would be located in the double-car garage and on the driveway.

The application meets the requirements of the proposed RU1s – Large Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Lot Area (m ²)	583 m ²	550m ²
Lot Width (m)	24.0m	15.0m
Lot Depth (m)	25.5m ^①	30.0m
Site Coverage (%)	25% 31%	40% (house) 50% with parking and driveway
Total Floor Area (m ²) - House - Secondary suite	291m ² 55m ²	N/A 90m ² or 40% of the total floor area of the building, whichever is less
Storeys (#)	2 storeys	2 ½ storeys / 9.5m
Setbacks (m)		
- Front	5.4m house 6.4m garage	4.5m house 6.0m garage
- Rear	10.4m	7.5m 1.5m for accessory buildings
- West Side - East Side	2.75m 2.75	2.3m 2.3m
Parking Spaces	3	3

Notes:

- ① The lot was created prior to the adoption of Zoning Bylaw No. 8000. According to section 1.8.4 of the said bylaw, undersized lots can be rezoned to permit a secondary suite, provided they meet all other requirements of the bylaw and were in existence prior to the bylaw, which is the case with the subject property.

3.2 Site Context

The subject property is located in the South Pandosy Town Centre, west of Pandosy Street, on the south side of Groves Avenue. This section of Groves Avenue is zoned RU1 – Large Lot Housing, with C4 – Town Centre Commercial zoning at Pandosy Street. Only one property in the vicinity of the subject property is zoned to permit a suite or a second dwelling unit on an RU6 – Two-Dwelling Housing lot. In the past six years, the City of Kelowna has received three complaints regarding illegal suites for two properties in the area.

Adjacent zones and uses are, to the:

- North - RU1 - Large Lot Housing – single family dwelling
- East - RU1 - Large Lot Housing – single family dwelling
- South - RU1 - Large Lot Housing – single family dwelling
- West - RU1 - Large Lot Housing – single family dwelling

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, such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses. 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 future land use of the property is designated as Multi-Unit Residential – Medium Density Transition. The proposal is not consistent with this designation, which would support the creation of medium density apartment development as a transition from the more intensive commercial uses along Pandosy Street to the lower density residential uses along Abbott Street. The rezoning to allow a suite in the new residence, while significantly below the supported density, may be an appropriate interim use of the site until market conditions support redevelopment to higher densities in the general areas west of Pandosy Street.

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 South Pandosy / KLO Sector Plan

The South Pandosy / KLO Sector Plan specifies that the City of Kelowna will give consideration to secondary suites in areas currently zone to allow one and two dwelling units within walking distance (500m) of Okanagan University College and the Urban Town Centre. The subject property is less than 500m from the retail and office uses in the South Pandosy Town Centre and less than 900m from OUC.

4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, none of which had concerns with the proposed 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 RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite. Although the proposal is not consistent with the OCP future land use designation of Multiple Unit – Medium Density Transitional, the rezoning to allow a suite may be an appropriate interim use of the site until higher densities develop in the area west of Pandosy Street.

The suite meets the provision for secondary suites in the City of Kelowna zoning bylaw. The door to the suite is located on the side of the house, and the suite is not expected to have a negative visual impact on the single-detached character of the neighbourhood. In addition, the subject property provides sufficient room for parking for both the main dwelling and the 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.: | Z02-1022 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Christiaan and Alice Greenway |
| | . ADDRESS | 275 Avonlea Way |
| | . CITY | Kelowna, BC |
| | . POSTAL CODE | V1V 1N2 |
| 4. | APPLICANT/CONTACT PERSON: | Chris Greenway |
| | . ADDRESS | As above |
| | . CITY | |
| | . POSTAL CODE | |
| | . TELEPHONE/FAX NO.: | 862-3339, ext. 358 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | May 14, 2002 |
| | Date Application Complete: | |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to Council: | June 17, 2002 |
| 6. | LEGAL DESCRIPTION: | Amended Lot 13, D.L. 14, ODYD, Plan 3856 |
| 7. | SITE LOCATION: | South Pandosy Town Centre, west of Pandosy Street, on the south side of Groves Avenue |
| 8. | CIVIC ADDRESS: | 493 Groves Avenue
Kelowna, BC |
| 9. | AREA OF SUBJECT PROPERTY: | 583m" |
| 10. | AREA OF PROPOSED REZONING: | 583m" |
| 11. | EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 12. | PROPOSED ZONE: | RU1s – Large Lot Housing with Secondary Suite |
| 13. | PURPOSE OF THE APPLICATION: | To rezone the property to allow the construction of a secondary suite a new 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 and floor plans
- Elevations