
CITY OF KELOWNA

MEMORANDUM

Date: May 28, 2002
File No.: Z02-1014

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z02-1014
AT: 308 UPLANDS DRIVE

OWNER: HERNANI SILVA
APPLICANT: HERNANI AND WILLA-MAE
SILVA

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 –
LARGE LOT HOUSING TO THE RU1s – LARGE LOT
HOUSING WITH SECONDARY SUITE ZONE TO BE
PERMITTED TO CONSTRUCT A SUITE IN A NEW HOME

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s – RURAL RESIDENTIAL WITH SECONDARY SUITE

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT Rezoning Application No. Z02-1014 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Section 23, Township 28, SDYD, Plan KAP53665, located on Uplands Drive, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone be considered by Council;

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 to the RU1s – Large Lot Housing with Secondary Suite zone in order to be permitted the addition of a suite in a home currently under construction.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located on Uplands Drive in the Southwest Mission. The two-storey house is currently under construction. The owners wish to include a suite in the basement of the house, and are therefore asking Council to rezone the property to the RU1s – Large Lot Housing with Secondary Suite zone.

The approximately 80m² large secondary suite would be located in the basement of the two-storey home and would have access from the southwest side of the house, as well as an additional access inside the home. The suite would have two bedrooms, a living room, a kitchen and a full bathroom with laundry facilities. The remainder of the basement would be used for storage and a two-car garage.

Parking for the house and the suite would be provided in the two-car garage and in two surface parking stalls located at the end of the driveway at the northeast property line. The driveway access, secured through a right-of-way, is across the property to the southwest.

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)	1130m ²	550 m ²
Lot Width (m)	31m	16.5m
Lot Depth (m)	45m	30.0m
Site Coverage (%)	17.3% 32.2%	40% for the house 50% with parking and driveway
Total Floor Area (m ²) - House - Secondary suite	390m ² 79m ²	Max. 90m ² or 40% of the principal building
Storeys (#)	2 storeys	2 ½ storeys
Setbacks (m)		
- Front	10.6m	4.5m for house 6.0m for garage or carport
- Rear	14.11m	7.5m
- Side - Southwest - Northeast	6.7m 3.9m	2.0m for 1 st storey 2.3m for 2 nd storey
Parking Spaces	4	3

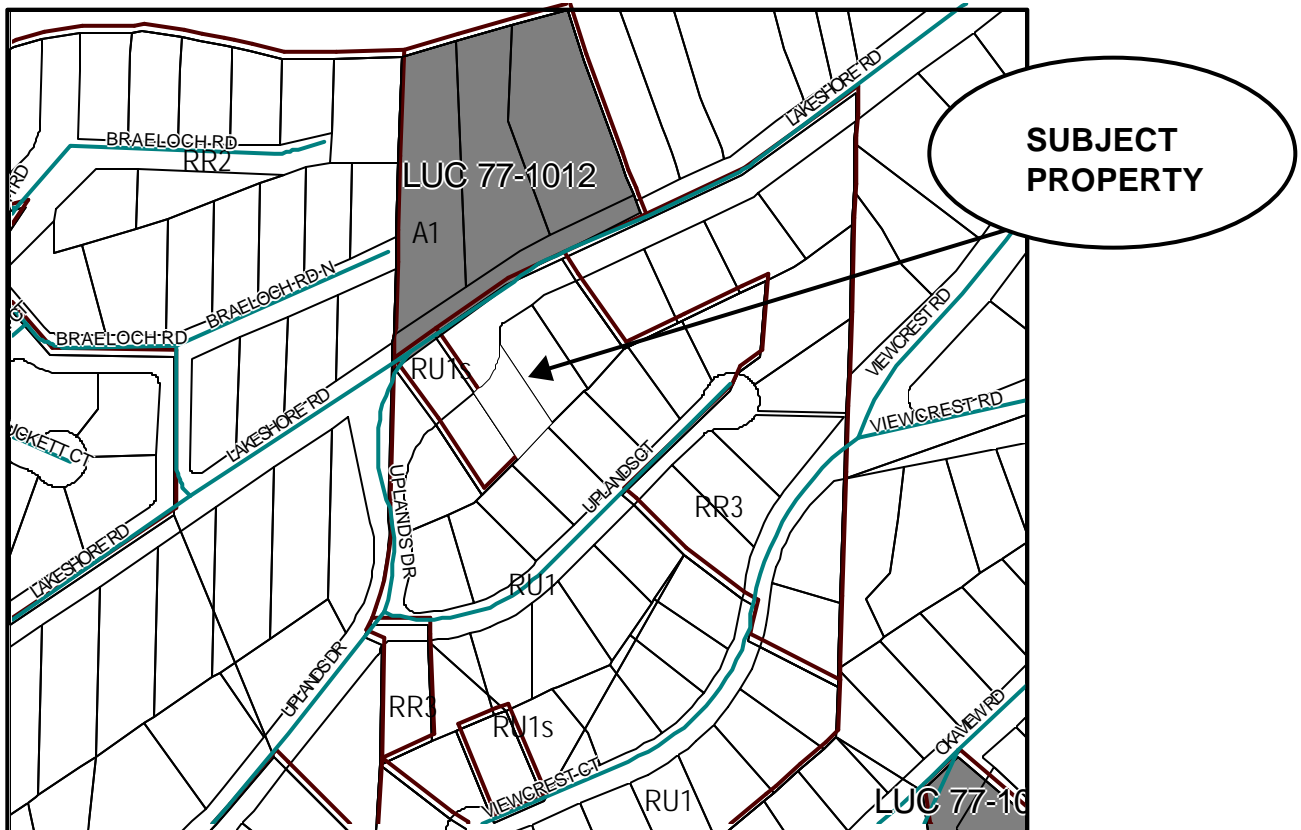
3.2 Site Context

The subject property is located in the Southwest Mission. It is zoned RU1 – Large Lot Housing. The area is predominantly zoned for Rural Residential lots and for RU1 – Large Lot Housing, with agricultural zoning west of Lakeshore Road. The property abutting the subject lot to the southwest is zoned RU1s – Large Lot Housing with Secondary Suite.

Adjacent zones and uses are, to the:

Northwest	-	A1 – Agriculture 1; LUC 77-1012
Northeast	-	RU1 – Large Lot Housing – Single Detached Dwelling
Southwest	-	RU1s – Large Lot Housing with Secondary Suite - Single Detached Dwelling with suite
Southeast	-	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 Southwest Okanagan Mission Sector Plan (1993)

The Southwest Okanagan Mission Sector Plan was completed prior to the drafting of the City’s policies on Secondary Suites and thus makes no reference to secondary suites. However, it identifies the predominant form of housing to be low density single family and cluster housing, and the proposed suite is consistent with this policy.

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 house is under construction; the applicant should ensure that the construction meets the requirements for the suite with respect to fire separations.

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.

The suite would meet the size requirements for secondary suites. It would be located in the basement of the house and would have no negative visual impact on the single family character of the neighbourhood. In addition, all parking requirements for the house and the suite can be met on site.

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.: | Z02-1014 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Hernani and Willa-Mae Silva |
| . ADDRESS | 11 – 217 Franklin Court |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1X 6A9 |
| 4. APPLICANT/CONTACT PERSON: | Hernani Silva |
| . ADDRESS | As above |
| . CITY | |
| . POSTAL CODE | |
| . TELEPHONE/FAX NO.: | 860-0461 / 860-0431 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | April 16, 2002 |
| Date Application Complete: | |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | May 28, 2002 |
| 6. LEGAL DESCRIPTION: | Lot 3, Section 23, Twp. 28, SDYD, Plan KAP53665 |
| 7. SITE LOCATION: | Southwest Mission, east of Lakeshore Road, on the east side of Uplands Drive |
| 8. CIVIC ADDRESS: | 308 Uplands Drive
Kelowna, BC |
| 9. AREA OF SUBJECT PROPERTY: | 1130m" |
| 10. AREA OF PROPOSED REZONING: | 1130m" |
| 11. EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 12. PROPOSED ZONE: | RU1s – Large Lot Housing with Secondary Suite |
| 13. PURPOSE OF THE APPLICATION: | To permit the construction of a suite in the basement of the house |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | |
| 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