
CITY OF KELOWNA

MEMORANDUM

Date: December 6, 2002

File No.: Z02-1053

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z02-1053
AT: 662 McClure Road

OWNER: Ned and Stana Kos
APPLICANT: Ned and Stana Kos

PURPOSE: TO REZONE THE PROPERTY FROM RU1-LARGE LOT HOUSING TO RU1s-LARGE LOT HOUSING WITH SECONDARY SUITE TO ALLOW FOR THE CONSTRUCTION OF A SECONDARY SUITE IN AN ACCESSORY BUILDING

EXISTING ZONE: RU1 – LARGE LOT HOUSING

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

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z02-1053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, DL 357, SDYD, Plan KAP68500, 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 forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The applicants are seeking to rezone the subject property from the RU1 – Large Lot Housing to the RU1s – Large Lot Housing with Secondary Suite to permit a secondary suite in an accessory building.

3.0 BACKGROUND

3.1 The Proposal

The applicants seek to rezone the subject property from the RU1 – Large Lot Housing to the RU1s – Large Lot Housing with Secondary Suite to allow a suite in an accessory building. The applicants are planning to construct a new single family dwelling on the front of the lot. The proposed secondary suite will be located above a three-car garage, in an accessory building on northeastern corner of the lot. The proposed 1.5 storey accessory structure measuring 65m² will include one bedroom, a kitchen, dining room, lounge area and bathroom.

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)	658m ²	550.0m ²
Lot Width (m)	19.81m	17.0m (Corner Lot)
Lot Depth (m)	33.5m	30.0m
Site Coverage (%)	30.3% 45.4%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) -House -Secondary suite	113m ² 65m ²	N/A 84.75 m ²
Height (Accessory)	3.6m	4.5m
Setbacks-Suite (m)		
-Front (From Principal Dwelling)	5m	5.0m
-Rear	1.5m	1.5m
-West Side	10.0m	2.0m
-East Side	2.43m	2.0m
Setbacks-House (m)		
-Front	4.57m	4.5m
-Rear (Between House and Suite)	5.0m	5.0m
-East Side	2.43m	2.3m
-West Side	4.57m	4.5m
Parking Spaces (Total)	3	3

3.2 Site Context

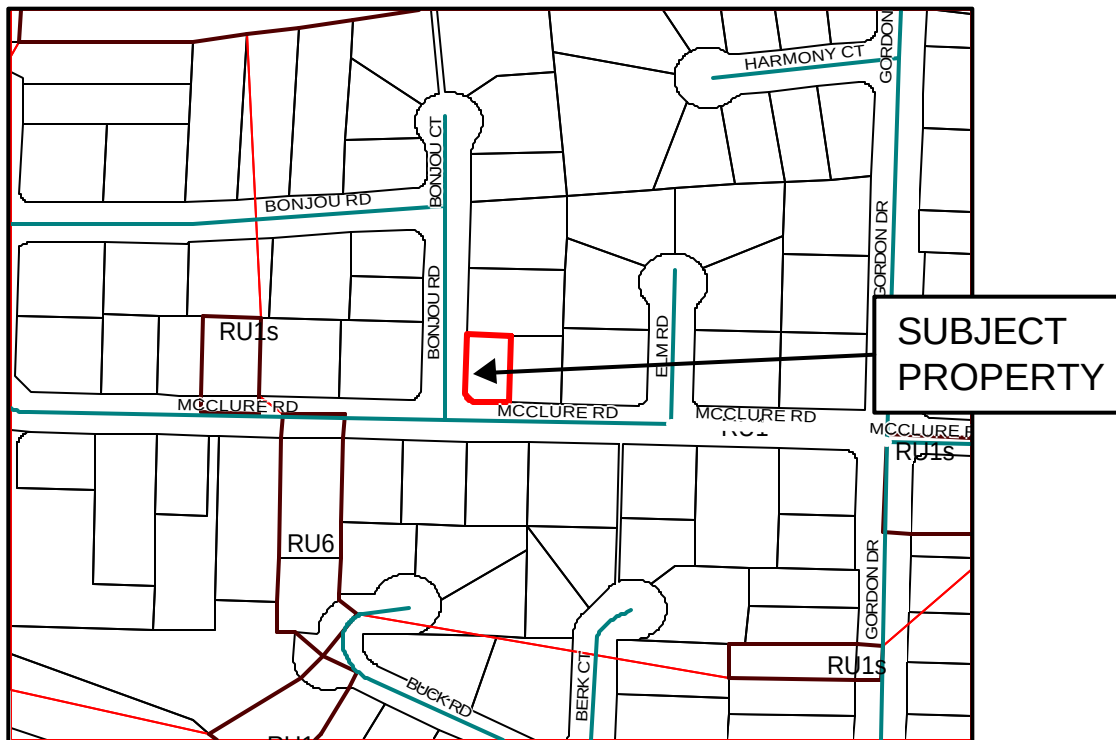
The subject property is located in the Southwest Okanagan Mission Sector on McClure Road between Gordon Drive and Lakeshore Road.

Adjacent zones and uses are:

- 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

Subject Property: 662 McClure Road



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 proposal is consistent with the designation of Single/Two Family Residential in the Official Community Plan future land use designation. 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 (OCP, Chapter 15).

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 these objectives and with their accompanying strategies.

3.4.3 Southwest Okanagan Mission Sector Plan (1993)

The City of Kelowna will:

- Encourage a well-integrated, efficient and safe community that suits the landscape and people living in it.
- Encourage a greater range of housing forms and densities.

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 Services Department

No Concerns

4.2 Works and Utilities Department

The Works & utilities Department has the following comments and requirements associated with this application to rezone from RU-1 to RU-1s.

4.2.1 General

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

4.2.2 Domestic water and fire protection

This development is within the City service area. This property is currently serviced by the municipal water main. A 19mm-diameter water service should be adequate for the proposed development.

4.2.3 Sanitary Sewer

This property is currently serviced by the municipal sanitary sewer system. The existing 100mm-diameter service will be adequate for the proposed development. An inspection chamber (IC) must be installed on the service at the owner's cost as required by the sewer-use bylaw.

4.2.4. Development Permit and Site Related Issues

The Site Grading Plan prepared for the applicant by Pilling and Associates at time of subdivision (S99-039) requires a 3.0m drainage easement along the northerly property line of Lot A. This easement is still a requirement for lot grading and drainage purposes.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department supports the proposed rezoning of the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite. The proposal is consistent with the OCP future land use designation of Single/Two Family Residential use and with OCP policies on Secondary Suites. Furthermore, Kelowna's Strategic Plan and the South Pandosy/KLO Sector Plan also support the proposal.

The Planning and Development Services Department notes that the only concern with the proposed development of the subject property is in regard to the design of the principal dwelling. Staff recognises that the proposed house meets the requirements of the RU1 zone but the design of the house does not seem to fit into the established character of the surrounding area. Staff encourages the applicant to consider redesigning the main house to be more consistent with the character of the area.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

RWS
Attach.

FACT SHEET

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|--|---|
| 1. APPLICATION NO.: | ZO2-1053 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Ned and Stana Kos |
| . ADDRESS | 622 McClure Road |
| . CITY | Kelowna BC, BC |
| . POSTAL CODE | V1W 1L9 |
| 4. APPLICANT/CONTACT PERSON: | Ned and Stana Kos |
| . ADDRESS | 622 McClure Road |
| . CITY | Kelowna BC, BC |
| . POSTAL CODE | V1W 1L9 |
| . TELEPHONE/FAX NO.: | 764-8297 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | November 19 rd , 2002 |
| Date Application Complete: | November 19 th , 2002 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | |
| 6. LEGAL DESCRIPTION: | Lot A, Section 30, Twp. 29, DL 357, SDYD, Plan KAP68500 |
| 7. SITE LOCATION: | The subject property is located in the Southwest Okanagan Mission Sector on McClure Road between Gordon Drive and Lakeshore Road. |
| 8. CIVIC ADDRESS: | 662 McClure Road, Kelowna , BC |
| 9. AREA OF SUBJECT PROPERTY: | 658m ² |
| 10. AREA OF PROPOSED REZONING: | 658m ² |
| 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 in an accessory building |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | N/A |
| 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 and floor plan
- Elevations