
CITY OF KELOWNA
MEMORANDUM

Date: February 17, 2003
File No.: Z03-0002

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z03-0002
AT: 2085 Inkar Road

OWNER: Fred Geismayr
APPLICANT: Fred Geismayr

PURPOSE: TO REZONE THE PROPERTY FROM RU2 – MEDIUM LOT HOUSING TO RU2s- MEDIUM LOT HOUSING WITH SECONDARY SUITE TO ALLOW FOR THE CONSTRUCTION OF A SECONDARY SUITE IN AN ACCESSORY BUILDING

EXISTING ZONE: RU2 – MEDIUM LOT HOUSING

PROPOSED ZONE: RU2s – MEDIUM LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: KEIKO NITTEL

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z03-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 19, Township 26, ODYD, Plan 23622 located on Inkar Road, Kelowna, B.C. from the RU2 –Medium Lot Housing zone to the RU2s – Medium 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 applicant is seeking to rezone the subject property from the RU2 –Medium Lot Housing to RU2s – Medium Lot Housing with Secondary Suite to permit a secondary suite in an accessory building.

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking to rezone the subject property from the RU2 – Medium Lot Housing to RU2s – Medium Lot Housing with Secondary Suite to allow a secondary suite in an accessory building. At the present time, a single detached dwelling exists on the site. The proposed two-storey accessory building will include a kitchen, living area, dining room, and computer room on the main floor. A bathroom and two bedrooms will be located on the upper level. The proposed building also includes a single car garage, laundry room and yard storage room. A covered patio is located on the south elevation of the building. The garage and the driveway provide parking exceeding that required.

The application meets the requirements of the proposed RU2s – Medium Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU2s ZONE REQUIREMENTS
Lot Area (m ²)	1662m ²	400.0m ²
Lot Width (m)	15.24m	13.0m
Lot Depth (m)	47.59m	30.0m
Site Coverage (%)		40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) --Secondary suite	83.03m ²	the lesser of 90 m² or 75% of the total floor area of the principal building
Height (Accessory)	4.5m	4.5m
Setbacks-Suite (m)		
-Front (From Principal Dwelling)	13.0m	5.0m
-Rear	4.5m	1.5m
- Side (North)	3.0m to 6.0m	1.8m
- Side (South)	42.0 m+	1.8m
Proximity of Accessory Building to Principal Building	13.0m	5.0m
Parking Spaces (Total)	3+	3

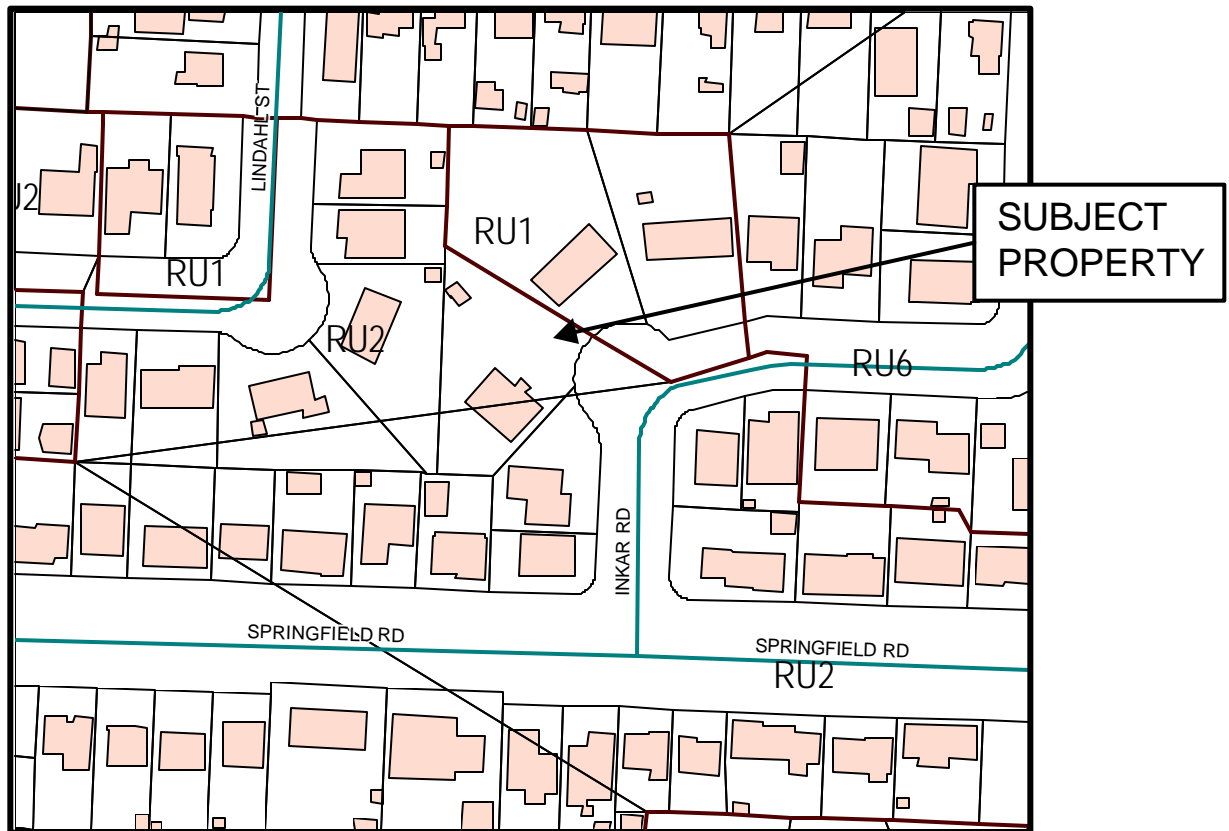
3.2 Site Context

The subject property is located in the Central City Sector on Inkar Road between Springfield Road and McKinnes Avenue.

Adjacent zones and uses are:

- North - RU1 - Large Lot Housing – Single family dwelling
- East - RU1 - Large Lot Housing – Single family dwelling
- South - RU6 - Two Dwelling Housing – Single family dwelling
- West - RU2 - Medium Lot housing – Single family dwelling

Site Location Map



3.3 Existing Development Potential

The property is zoned RU2 – Medium 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 permitted on lots with RU2s – Medium 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.

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

The revised drawings comply with the bylaw.

4.2 Works and Utilities Department

The Works & utilities Department has the following comments and requirements associated with this application to rezone from RU2 to RU2s

1. General

The proposed rezoning application does not comprise Works & Utilities requirements.

2. Domestic water and fire protection

This development is within the City service area. This property is currently serviced by the municipal water main. The existing 19mm diameter copper water service should be adequate for the proposed additional suite and may be retained.

Confirm fire flows are sufficient for higher density development.

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 additional suite and may be retained.

4. Access and Parking

There is sufficient parking provided on site

5. Site Related Issues

The increase to proposed side yard setback for the additional structure, from the originally proposed 2.0 m, addresses concerns with regard to the impact on the neighbour's large healthy tree.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department supports the proposed rezoning of the property from RU2 – Medium Lot Housing to RU2s – 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, the proposal is supported by Kelowna's Strategic Plan. The applicant has revised the proposed plans in order to meet the secondary suite regulations as outlined in the Zoning Bylaw. In addition, the northern side yard setback was increased in order to address Engineering concerns for the health of a large tree on the neighbouring property.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

RWS
Attach.

FACT SHEET

- | | |
|---|--|
| 1. APPLICATION NO.: | ZO3-0002 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Fred Geismayr |
| . ADDRESS | 810 Crawford Rd |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 4N3 |
| 4. APPLICANT/CONTACT PERSON: | Fred Geismayr |
| . ADDRESS | 810 Crawford Rd |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 4N3 |
| . TELEPHONE/FAX NO.: | 764-1140 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | January 13, 2003 |
| Date Application Complete: | January 13, 2003 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | |
| 6. LEGAL DESCRIPTION: | Lot A, Section 19, Township 26, ODYD, Plan 23622 |
| 7. SITE LOCATION: | The subject property is located on Inkar Road between Springfield Rd and McInnes Avenue. |
| 8. CIVIC ADDRESS: | 2085 Inkar Road, Kelowna , BC |
| 9. AREA OF SUBJECT PROPERTY: | 1662 m ² |
| 10. AREA OF PROPOSED REZONING: | 1662 m ² |
| 11. EXISTING ZONE CATEGORY: | RU2 – Medium Lot Housing |
| 12. PROPOSED ZONE: | RU2s – Medium 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.: | 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 and floor plans
- Elevations