
CITY OF KELOWNA
MEMORANDUM

Date: March 12, 2003
File No.: Z03-0006

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z03-0006
AT: 795 Hollywood Road

OWNER: Bob Volk
APPLICANT: Bob Volk

PURPOSE: TO REZONE THE PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU1s- LARGE LOT HOUSING WITH SECONDARY SUITE TO LEGALIZE AN EXISTING SECONDARY SUITE IN AN ACCESSORY BUILDING

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s – LARGE 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. Z03-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 26, Township 26 DL 143, ODYD, Plan 31306 located on Hollywood Rd North, 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;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the connection to the City's sanitary sewer system being completed to the satisfaction of the Works & Utilities Department and the Interior Health Authority.

2.0 SUMMARY

The applicant is seeking to rezone the subject property from the RU1 –Large Lot Housing to the RU1s – Large Lot Housing with Secondary Suite in order to legalize an existing secondary suite in an accessory building.

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking to rezone the subject property from the RU1 – Large Lot Housing to the RU1s – Large Lot Housing with Secondary Suite to legalize an existing secondary suite in an accessory building. The accessory building contains a kitchen, living room, dining room, washroom, bedroom, and garage. The accessory building is located in the rear yard with access from the lane running along the side (north) property line.

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)	1027m ²	550.0 m ²
Lot Width (m)	19.81m	16.5 m
Lot Depth (m)	51.28m	30.0m
Site Coverage (%)	26.5% 42.0%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) -House -Secondary suite	231.88m ² 52.03m ²	N/A The lesser of 90 m² or 75% of the total floor area of the principal building
Size of Accessory Building	83.0m ²	90.0m ²
Height (Accessory)	3.6	4.5m
Setbacks		
Distance between House & Accessory Building	5.22m	5.0m
-Rear	13.72m	7.5 m
-South Side	10.67m	2.0 m
-North Side	2.0m	2.0 m
Parking Spaces (Total)	5+	3

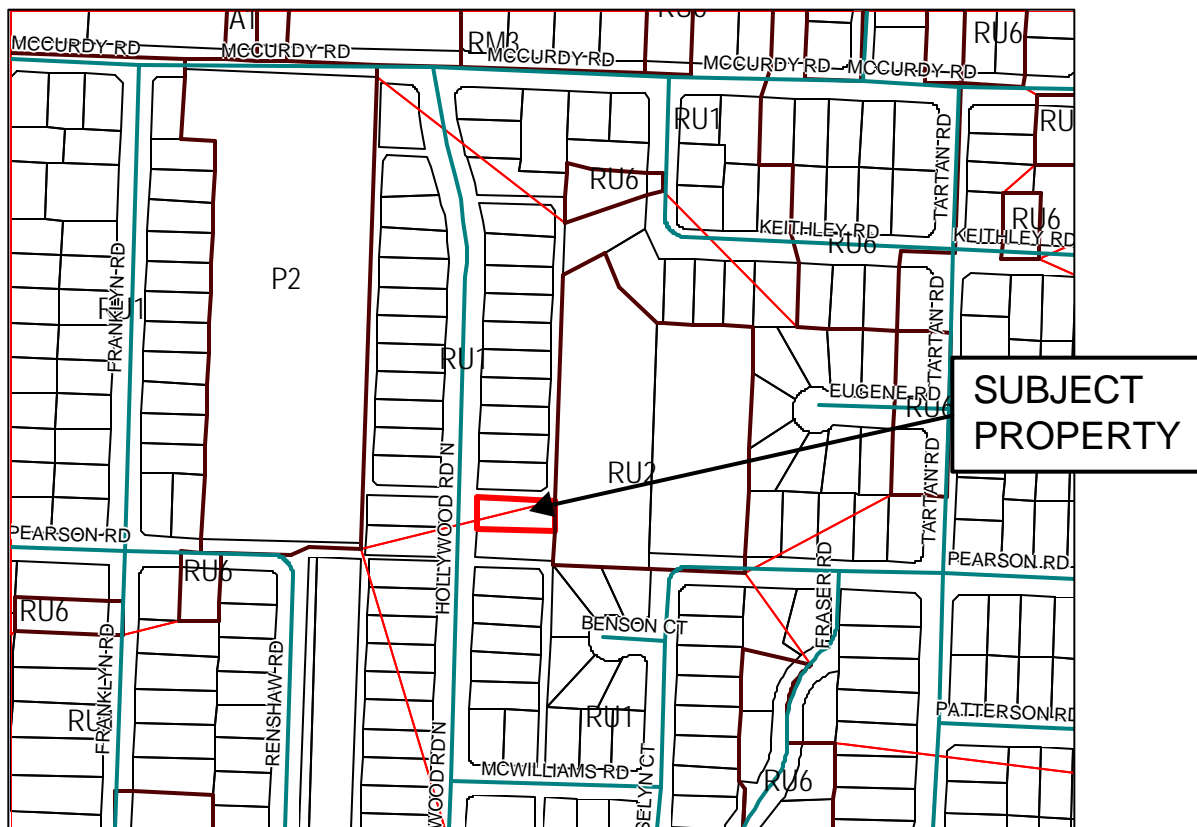
3.2 Site Context

The subject property is located in the Central City Sector on Hollywood Road between McCurdy Road and McWilliam Road.

Adjacent zones and uses are:

- North - RU1 - Large Lot housing
- East - RU2 - Medium Lot housing
- South - RU1 - Large Lot housing
- West - RU1 - Large Lot housing

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 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 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application to rezone from RU1 to RU1s are as follows:

4.1.1. General.

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

4.1.2. Domestic water and fire protection.

This development is within the service area of the Black Mountain Irrigation District (BMID). All charges for service connection, and upgrading costs are to be paid directly to the BMID.

4.1.3. Sanitary Sewer.

This property is not currently serviced by the municipal wastewater collection system. This item is under the jurisdiction of the Public Health Officer.

4.1.4. Access and parking.

There is sufficient parking provided on site.

4.2 Interior Health

Until the property is serviced by a community sewer system, Interior Health is unable to provide positive comment to the rezoning proposal. The on-site sewage system is not sized for the additional living unit and there is no temporary solution to the problem.

4.3 Inspections

No concerns.

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 subject property is designated as Single / Two Unit Residential in the Official Community Plan (OCP). The OCP supports the use of secondary suites as an appropriate method of increasing density in low density areas without a significant impact on the existing neighbourhood. This site in particular has lane access to the proposed suite and parking which should alleviate potential concerns regarding excess parking in front yard areas.

The property is currently not hooked up to a community sewer system and the on-site septic system does not meet the capacity required for the secondary suite. Interior Health is therefore unable to support the application at this time. The subject property, however, is in Zone A of the North Rutland Sewer Specified Area No. 20 that is scheduled for connection to the sewer system in the fall of 2003. Staff therefore recommend that the application be supported and held at third reading until such time that connection to the sewer system is complete.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

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Attach.

FACT SHEET

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| 1. APPLICATION NO.: | ZO3-0006 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Bob Volk |
| . ADDRESS | 795 Hollywood Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1X 5Y8 |
| 4. APPLICANT/CONTACT PERSON: | Bob Volk |
| . ADDRESS | 795 Hollywood Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1X 5Y8 |
| . TELEPHONE/FAX NO.: | 762-6643 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | February 12, 2003 |
| Date Application Complete: | February 12, 2003 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | |
| 6. LEGAL DESCRIPTION: | Lot 2, Section 26, Township 26, ODYD, Plan 31306 |
| 7. SITE LOCATION: | The subject property is located on Hollywood Road between McWilliams Road and McCurdy Road |
| 8. CIVIC ADDRESS: | 795 Hollywood Road North, Kelowna , BC |
| 9. AREA OF SUBJECT PROPERTY: | 1025 m ² |
| 10. AREA OF PROPOSED REZONING: | 1025 m 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 legalize an existing 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
- Elevations
- Site plan and floor plan