
CITY OF KELOWNA
MEMORANDUM

Date: February 24, 2003
File No.: Z03-0001

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z03-0001
AT: 240 Sadler Road

OWNER: Helfrich, Darrell
APPLICANT: Helfrich, Darrell

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 WITHIN AN EXISTING SINGLE DETACHED DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s ZONE – 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. Z03-0001 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 26, Township 26, ODYD, Plan 13119, located on Sadler 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 the basement of the existing a single detached dwelling.

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 allow a suite to be built in the basement of the existing house. An attached carport, located on the south side of the dwelling, can accommodate one vehicle. The front driveway provides three additional tandem parking spaces. There is no lane access to the site. The proposed secondary suite, measuring 75.30 m², includes a bedroom, kitchen, living room and a bathroom. Shared laundry facilities, also located in the basement, are accessible from the suite.

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)	856 m ²	550.0 m ²
Lot Width (m)	19.19 m	16.5 m
Lot Depth (m)	46.1 m	30.0m
Site Coverage (%)	14.35% 21.5%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) -House -Secondary suite	122.81 m ² 75.30 m ²	N/A The lesser of 90 m ² or 40% of the total floor area of the principal building ($0.4 * 193.6 = 77.44 \text{ m}^2$)
Height (Accessory)	n/a	4.5m
Setbacks-House (m)		
-Front	10.36 m	4.5 m or 6.0 m from a garage or carport having vehicular entry from the front
-Rear	26.5 m	7.5 m
-East Side	0.91 m ^①	2.0 m
-West Side	2.74 m	2.0 m
Parking Spaces (Total)	4	3

① Development Variance Permit not required for existing non-conforming setback.

3.2 Site Context

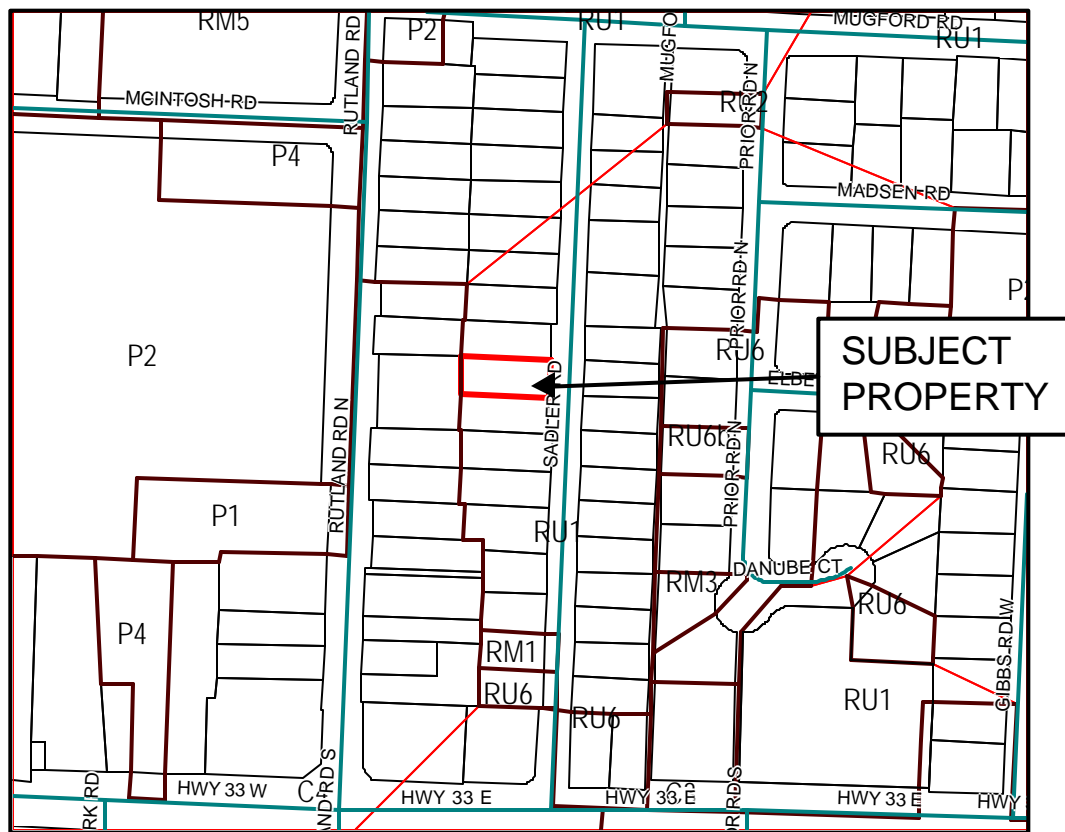
The subject property is located in the Rutland Sector on Sadler Road between Highway 33 East and Mugford Road.

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 - C4 - Town Centre Commercial

Site Location Map

Subject Property: 240 Sadler 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 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).

3.4.2 Kelowna Official Community Plan

The future land use designation in the Official Community Plan is Multiple Family Residential (low density). The expectation is that the density in this area close to the commercial core of the Rutland Urban Centre would be higher than single or two family residential.

The OCP, however, also supports the use of secondary suites as a method of sensitively integrating high density into neighbourhoods. The proposed suite is not a separate building addition, but use of existing space. Such an expanded use of existing space, as an interim step, seems reasonable given that this area does not currently appear to be close to redeveloping and it may be some time before more intensive land uses in this area become reality.

3.4.3 Rutland Sector Plan (1997)

The Rutland Sector plan designates the subject property as Multiple Unit Residential. As also outlined in the OCP, a density transition from higher to lower is encouraged as distances from the Town Centre increases.

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

The development is within the service area of the Rutland Water Works District (RWWD). All charges for service connection and upgrading costs are to be paid directly to the RWWD.

4.2.3 Sanitary Sewer

The property is currently serviced by the municipal sanitary sewer system. The existing 100mm diameter sanitary sewer service is adequate for the requested rezoning application.

4.2.4 Access and Parking

There is sufficient parking provided on site

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.

Though the OCP future land use designation is Multiple Family Residential Use (low density), the proposal is consistent with its policies with regards to Secondary Suites. Such an expanded use of existing dwelling as an interim step seems reasonable given that this area does not currently appear to be close to redeveloping and it may be some time before more intensive land uses in this area become reality.

The proposed suite will be located in the basement of the existing house and accessed via an existing side entrance to the house. There is sufficient room on the site for a minimum of three parking stalls. The addition of the suite will therefore have no negative visual impact on the single-family character of the area.

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.: | Z03-0001 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Darrell Helfrich |
| . ADDRESS | 240 Sadler Road |
| . CITY | Kelowna |
| . POSTAL CODE | V1W 2Y7 |
| 4. APPLICANT/CONTACT PERSON: | Darrell Helfrich |
| . ADDRESS | 240 Sadler Road |
| . CITY | Kelowna |
| . POSTAL CODE | V1W 2Y7 |
| . TELEPHONE/FAX NO.: | 491-1353 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | January 6, 2003 |
| Date Application Complete: | January 6, 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 13119 |
| 7. SITE LOCATION: | The site is located in the Rutland Sector between Highway 33 E and Mugford Road. |
| 8. CIVIC ADDRESS: | 240 Sadler Road |
| 9. AREA OF SUBJECT PROPERTY: | 856 m ² |
| 10. AREA OF PROPOSED REZONING: | 856 m ² |
| 11. EXISTING ZONE CATEGORY: | RU1 |
| 12. PROPOSED ZONE: | RU1s |
| 13. PURPOSE OF THE APPLICATION: | To rezone the subject property to permit a secondary suite within the existing single detached dwelling. |
| 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