
CITY OF KELOWNA

MEMORANDUM

Date: May 13, 2003
File No.: Z03-0023

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z03-0023
AT: 3522 Landie Road

OWNER: Sue & Jayson Gordon
APPLICANT: Sue & Jayson Gordon

PURPOSE: TO REZONE THE PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU1s- LARGE LOT HOUSING WITH SECONDARY SUITE TO ALLOW A 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. Z03-0023 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4, DL 134, ODYD, Plan 7981 located on Landie Rd 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 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 for the construction of an accessory building with a secondary suite.

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 for the construction of an accessory building with a secondary suite. The accessory building will be located at the rear of the subject property. As there is no rear lane, a driveway running along the south side of the house will provide access to the accessory building. The existing carport and shed will be removed from the site in order to facilitate the driveway. The proposed accessory building consists of a two-car garage and laundry facilities on the main floor with stairs leading to a kitchen, living room, bedroom, and bathroom will be located above. There is sufficient on-site parking in both the driveway and driveway.

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)	1012m ²	550.0 m ²
Lot Width (m)	17.60m	16.5 m
Lot Depth (m)	57.49m	30.0m
Site Coverage (%)	18.5% 49.01%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) -House -Secondary suite	120.14m ² 60.39m ²	N/A The lesser of 90 m² or 75% of the total floor area of the principal building
Size of Accessory Building	66.89m ²	90.0m ²
Height (Accessory)	4.5m	4.5m
Setbacks		
Distance between House & Accessory Building	27.2m	5.0m
-Rear	1.83m	7.5 m
-South Side	5.41m	2.0 m
-North Side	3.05m	2.0 m
Parking Spaces (Total)	5+	3

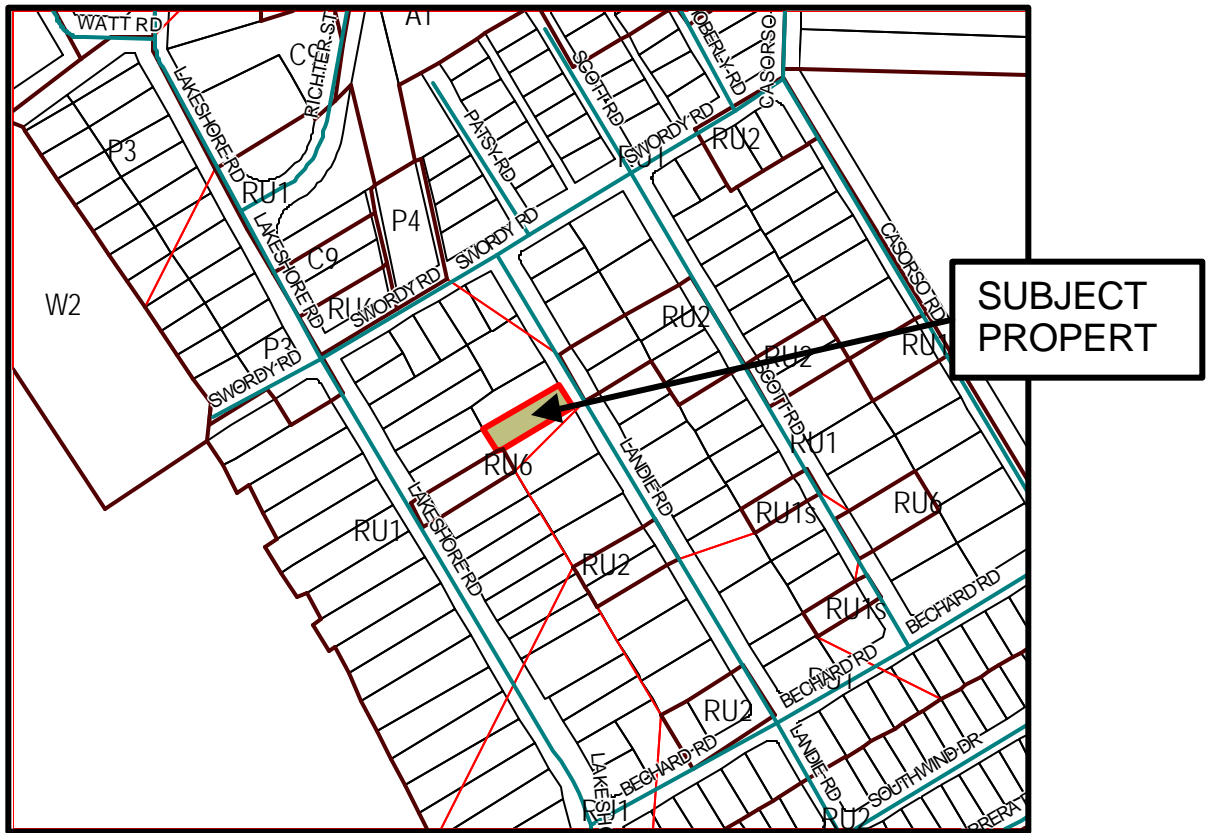
3.2 Site Context

The subject property is located on Landie Road between Swordy Road and Bechard 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
- RU6- Two Dwelling 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 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. The water service issues will be reviewed when a Building Permit application including a mechanical plan is submitted. If a service change is required, it can be provided at the applicant's cost.

4.1.3. 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. An inspection chamber (IC) must be installed on the service at the owner's cost as required by the sewer-use bylaw.

4.2 Interior Health

Approval is subject to sewer & water.

4.3 Inspections

While it is possible to achieve proper headroom over the required minimum floor area, it is suggested that the applicant reconfigure the layout of the suite prior to making application for the building permit. There are no other 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.

The Department has noted, however, that the proposed floor plan is not very functional due to the slope of the roof. As this is a concept plan, revisions to the plan are not necessary until such time that a building permit required. In addition, though the proposal meets the requirements of the Zoning Bylaw, the applicant is encouraged to consider locating the proposed building further away from the rear property line and/or using glass block windows in order to ensure greater privacy for the adjacent neighbours. It is acknowledged, however, that mature trees at the rear of the property do provide some screening from adjacent properties.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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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.: | ZO3-0023 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Sue & Jayson Gordon |
| . ADDRESS | 3522 Landie Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 3E9 |
| 4. APPLICANT/CONTACT PERSON: | Sue & Jayson Gordon |
| . ADDRESS | 3522 Landie Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 3E9 |
| . TELEPHONE/FAX NO.: | 717-8918 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | April 30, 2003 |
| Date Application Complete: | April 31, 2003 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | |
| 6. LEGAL DESCRIPTION: | Lot 4, DL 134, ODYD, Plan 7981 |
| 7. SITE LOCATION: | The subject property is located on Landie Road between Casorso Road and Bechard Road |
| 8. CIVIC ADDRESS: | 3522 Landie Road, Kelowna , BC |
| 9. AREA OF SUBJECT PROPERTY: | 1012 m ² |
| 10. AREA OF PROPOSED REZONING: | 1012 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 allow for the construction of an accessory building with a secondary suite. |
| 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
- Airphoto
- Elevations
- Site plans
- Floor plans