
CITY OF KELOWNA

MEMORANDUM

Date: June 19, 2003
File No.: Z03-0030

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z03-0030
AT: 934 Ackerman Crescent

OWNER: Jaskaran Kandola
APPLICANT: Axel Hilmer

PURPOSE: TO CONSTRUCT A SINGLE FAMILY DWELLING WITH A
SECONDARY SUITE (ADD "S" ZONE)

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. Z03-0030 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Sec.24, Twp.26, ODYD, Plan 48233, located on Ackerman Crescent, 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 seek 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 walkout basement of the principal dwelling.

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 secondary suite in the walkout basement of the principal dwelling. At the present time the site is undeveloped however, the applicant is planning to construct a two storey single family dwelling with a walkout basement. The applicant is proposing to provide parking for three vehicles on-site

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)	668m ²	550.0m ²
Lot Width (m)	18m	15.0m
Lot Depth (m)	34m	30.0m
Site Coverage (%)	33%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) -House -Secondary suite	m ² m ²	N/A 90 m ²
Height	2 Storeys	4.5m
Setbacks-House (m)		
-Front	6.0m	4.5m
-Rear	7.9m	7.5m
-North Side	2.5m	2.0m
-West Side	5.4m	2.0m
Parking Spaces (Total)	3	3

3.2 Site Context

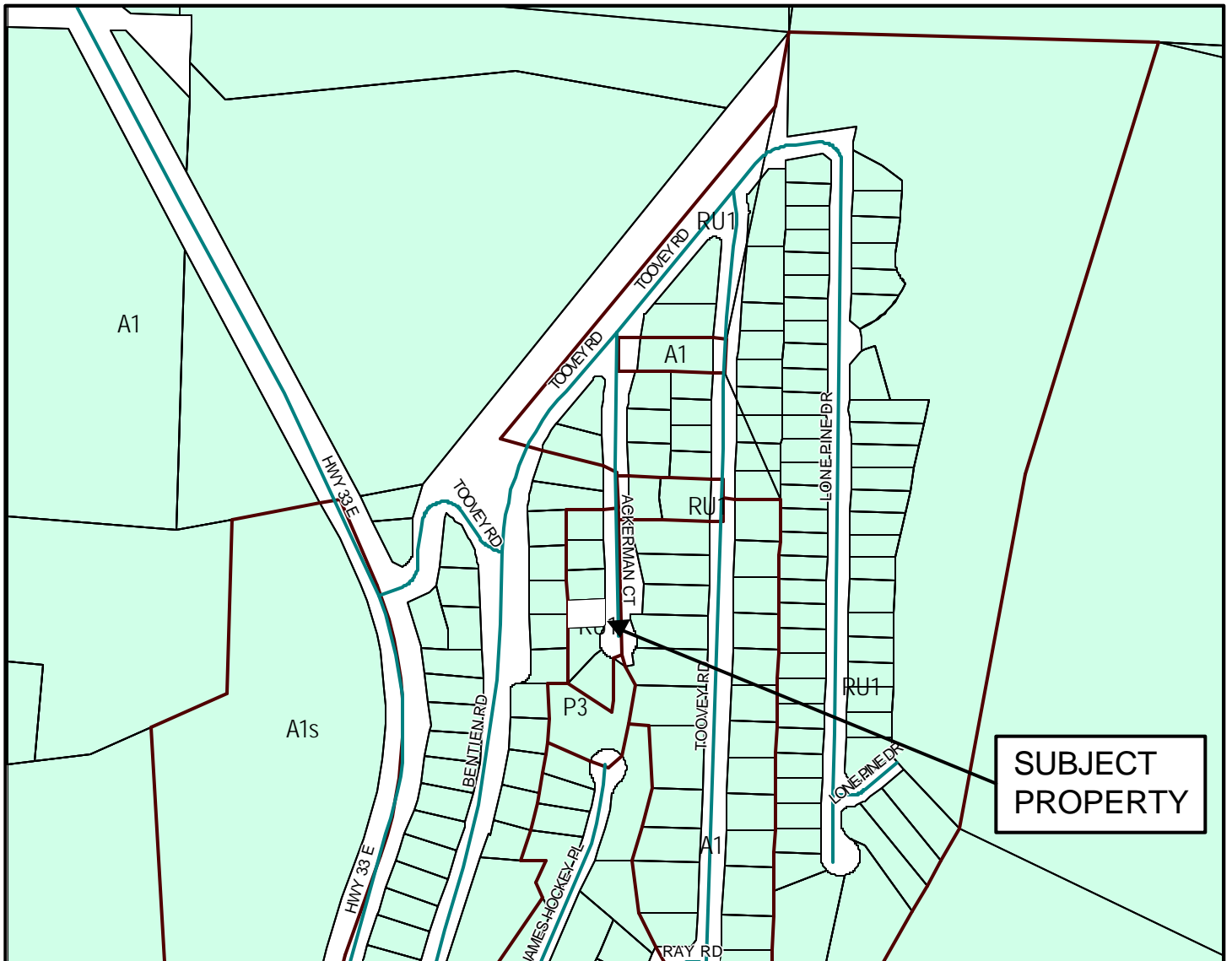
The subject property is located east off Hwy.33 and South of Toovey Road in the Black Mountain Sector.

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: 934 Ackerman Crescent



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 Black Mountain Sector Plan (1990)

Objectives:

- To maintain the single family residential character of the Black Mountain Area recognizing that the area presently offers a residential environment which is relatively homogenous in residential use.
- To provide for residential densities which are generally consistent with existing densities recognizing, however, that somewhat higher single family residential densities may be warranted to reflect increased costs of providing services including the provision of sanitary sewer.
- To limit residential development in the plan area to single family residential uses only.

4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments and no concerns have been expressed.

4.1 Public Health Inspector

Property must utilise sanitary sewer & water.

4.2 Inspection Services Department

No concerns. Home not constructed.

4.3 Works and Utilities Department

a) General.

The proposed rezoning application for the vacant property does not compromise Works and Utilities requirements.

b) Domestic water and fire protection.

This development is within the service area of the Black Mountain Irrigation District (BMID). The Developer is required to make satisfactory arrangements with the RWWD for these items. All charges for service connection, and upgrading costs are to be paid directly to the BMID.

c) Sanitary Sewer.

This property is currently serviced by the municipal sanitary sewer system.

d) Access and parking.

Parking will be looked into at the time when an application is made for a building permit

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Corporate 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, the proposal is also supported by Kelowna's Strategic Plan.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

RWS
Attach.

FACT SHEET

- | | | |
|-----|---|--|
| 1. | APPLICATION NO.: | Z03-0030 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Jaskaran Kandola |
| | · ADDRESS | 504 Klassen Road |
| | · CITY | Kelowna, BC |
| | · POSTAL CODE | V1X 7P3 |
| 4. | APPLICANT/CONTACT PERSON: | Axel Hilmer |
| | · ADDRESS | 203-1823 Harvey Avenue |
| | · CITY | Kelowna, BC |
| | · POSTAL CODE | V1Y 6G4 |
| | · TELEPHONE/FAX NO.: | 860-7526 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | May 27, 2003 |
| | Date Application Complete: | June 9, 2003 |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to Council: | |
| 6. | LEGAL DESCRIPTION: | Lot 3, Sec.24, Twp.26, ODYD, Plan 48233 |
| 7. | SITE LOCATION: | The subject property is located east off Hwy.33 and South of Toovey Road in the Black Mountain Sector. |
| 8. | CIVIC ADDRESS: | 934 Ackerman Crescent |
| 9. | AREA OF SUBJECT PROPERTY: | 668m2 |
| 10. | AREA OF PROPOSED REZONING: | 668m2 |
| 11. | EXISTING ZONE CATEGORY: | RU1-Large Lot Housing |
| 12. | PROPOSED ZONE: | RU1s-Large Lot Housing with Secondary Suite |
| 13. | PURPOSE OF THE APPLICATION: | Rezone to add "S" designation. |
| 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)

- Subject property map
- Site plan and floor plans
- Elevations