
CITY OF KELOWNA
MEMORANDUM

Date: August 13, 2003
File No.: Z03-0031/HAP03-0004

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z03-0031/
HAP03-0004

OWNER: Charlie Roberts

AT: 1969 Knox Crescent

APPLICANT: Charlie Roberts

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 ACCESSORY BUILDING.

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

5 RECOMMENDATION

THAT Rezoning Application No. Z03-0031 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, District Lot 14, ODYD, Plan 2767, located on Knox 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;

AND THAT final adoption of the zoning bylaw be considered in conjunction with Council's consideration of Heritage Alteration Permit HAP03-0004.

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 a 1.5 storey accessory building.

3.0 COMMUNITY HERITAGE COMMISSION

The Community Heritage Commission at the meeting of July 29, 2003 considered the application HAP02-0005, and the following resolution was passed:

THAT the Community Heritage Commission does not support Heritage Alteration Permit No. HAP03-0004 – 1969 Knox Crescent.

4.0 BACKGROUND

4.1 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 a proposed accessory building. The proposed secondary suite will include a single car garage, half bathroom, laundry area, living/dining room and kitchen on the main level. An additional half storey within a gambrel roof will contain two bedrooms and a full bathroom. The proposed accessory building with secondary suite meets the regulations as outlined in the Zoning Bylaw.

The subject property is located in the Abbott Street Heritage Conservation Area on the northeast side of Knox Crescent between Park Avenue and Water Street. At the present time one single-family dwelling and an accessory building (garage) are located on the site. The proposed accessory building with secondary suite will replace the existing garage.

The building materials proposed for the accessory building will match that of the existing house. Beige siding with a dark green stucco at the base of the building is proposed with grey asphalt shingles. The applicants are also proposing to use similar window types to ensure that the accessory building ties in with the look of the main house. In addition to the one car garage that is part of the proposed accessory building, two parking stalls will be provided on site. The applicant will be required to remove landscaping along the rear lot line to provide access to the parking. The existing cedar hedges along the property line, however, will be maintained providing significant privacy from the adjacent property.

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) | 613m ² | 550.0m ² |
| Lot Width (m) | 16.75 | 17.0m |
| Lot Depth (m) | 36.60 | 30.0m |
| Site Coverage (%) | 28.7% 36.1% 13.1% | 40% (building) 50% (with driveway and parking) 14% (accessory building) |
| Total Floor Area (m ²) -House -Secondary suite | 166.5 m ² 89.83m ² | N/A 90m² or 75% of the total floor area of the building, whichever is less |
| Accessory Building | | |
| Height | 4.42m | 4.5m |
| Setbacks-Suite (m) | | |
| -Front | 7.8m | 4.5m |
| -Rear | 1.5m | 1.5m |
| -North Side | 2.0m | 2.0m |
| -South Side | 3.79m | 2.3m |
| Setbacks-House (m) | | |
| -Front | 10.5m | 4.5m |
| -Rear | 7.8m | 7.5m |
| -North Side | 2.0m | 2.0m |
| -South Side | 5.0m | 2.0m |
| Proximity of Accessory Building to Principal Building | 7.8m | 5.0m |
| Parking Spaces | 3 | 3 |

4.2 Site Context

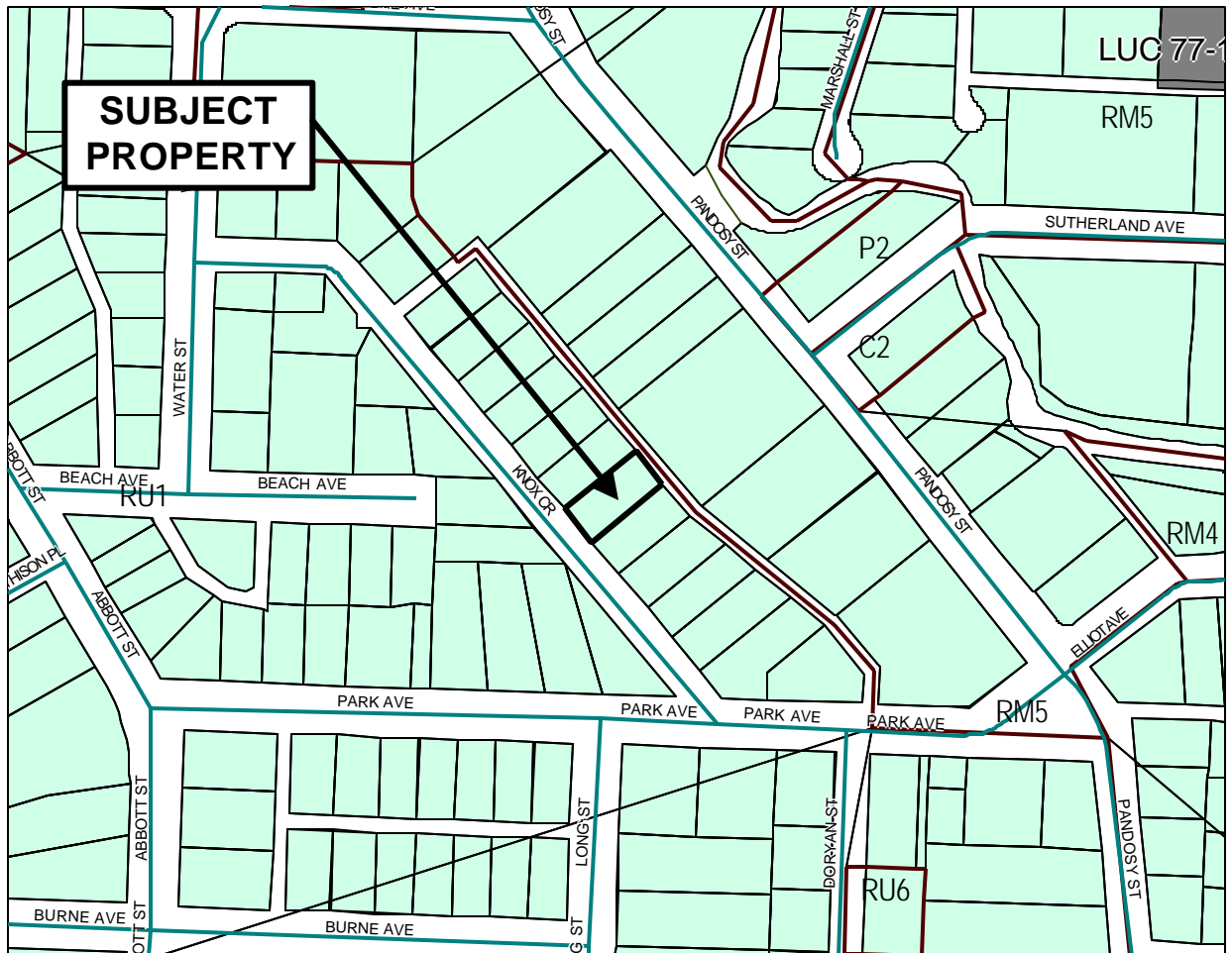
The subject property is located in the Abbott Street Heritage Conservation Area on the north-eastern side of Knox Crescent. The neighbourhood is zoned predominantly for single family housing. There are no other secondary suites within 100m of the subject property. However, there are several multi-family buildings directly across the lane to the east that range from three to five storeys in height.

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: 1969 Knox Crescent



4.3 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.

4.4 Current Development Policy

4.4.1 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).

The OCP designates the area in which the subject property is located as the Abbott Street Heritage Conservation Area. The purpose of the Heritage Conservation Area designation is to provide objectives and guidelines for the conservation of the areas' heritage resources and distinct character. One of the objectives of Conservation Areas is to encourage additions that are compatible with the form and character of the existing neighbourhood context.

4.4.2 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.

5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

5.1 Aquila Networks Canada

No comment

5.2 Fire Department

No comment

5.3 Inspection Services Department

Suite must not exceed 90.0m²

5.4 Ministry of Transportation
No objections.

5.5 Interior Health
No concerns.

5.6 Works and Utilities

5.6.1 General

The proposed rezoning application does not compromise W & U requirements.

5.6.2 Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (13 mm) copper water service which is substandard. Adequate metered water service must be provided to meet current bylaw requirements. The installation of the new service will be by City forces. The applicant will be responsible for the cost of the new service.

5.6.2 Sanitary Sewer

This property is currently serviced by the municipal sanitary sewer system. The existing 100 mm diameter service will be adequate for the proposed additional suite and may be retained.

5.6.4 Development Permit and Site Related Issues

Additional parking is provided on site and the proposed garage and suite will access a paved lane at the rear of the property.

6.0 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 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 in line with Kelowna's Strategic Plan and will help the City Of Kelowna increase densities in urban areas through infill and redevelopment. The proposed accessory building with secondary suite meets the requirements of the zoning bylaw.

The applicant is proposing to use vinyl siding, stucco, and asphalt shingle that match that of the main house. In addition, the use of similar window types to that found on the existing house will further tie in the design of the two buildings.

The proposed accessory building is to be located at the rear of the subject property with access from the rear lane. The applicant has addressed issues with privacy by reducing the size of the parking pad at the rear of the property to allow for the retention of the cedar hedges along the south property. An apartment building is located directly across the lane from the proposed secondary suite.

Andrew Bruce
Development Services Manager

Approved for inclusion ☐

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

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Attach.

FACT SHEET

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|---|--|
| 1. APPLICATION NO.: | Z03-0031 (Also see HAP03-0004) |
| 2. APPLICATION TYPE: | Rezoning/Heritage Alteration Permit |
| 3. OWNER: | Charlie Roberts |
| . ADDRESS | 1684 Scott Crescent |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Z 2Y2 |
| 4. APPLICANT/CONTACT PERSON: | Charlie Roberts |
| . ADDRESS | 1684 Scott Crescent |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Z 2Y2 |
| . TELEPHONE/FAX NO.: | 769-3031 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | May 28, 2003 |
| Date Application Complete: | May 28, 2003 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | August 13, 2003 |
| 6. LEGAL DESCRIPTION: | Lot 6, District Lot 14, ODYD, Plan 2767 |
| 7. SITE LOCATION: | The subject property is located in the Abbott Street Heritage Conservation Area on the northeast side of Knox Crescent between Park Avenue and Water Street. |
| 8. CIVIC ADDRESS: | 1969 Knox Crescent |
| 9. AREA OF SUBJECT PROPERTY: | 613m ² |
| 10. AREA OF PROPOSED REZONING: | 613m ² |
| 11. EXISTING ZONE CATEGORY: | RU1 |
| 12. PROPOSED ZONE: | RU1s |
| 13. PURPOSE OF THE APPLICATION: | To rezone the subject property from RU1 to RU1s to allow for the construction of secondary suite within 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 main floor plan
- Plan of upper floor with suite
- Elevations
- Landscaping Plan
- Info Package from the Applicant