
CITY OF KELOWNA
MEMORANDUM

Date: September 16, 2003

File No.: Z03-0049

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z03-0049

AT: 1086 Raymer Ave.

OWNER: Pierre and Amber Piche

APPLICANT: Pierre and Amber Piche

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

EXISTING ZONE: RU2 – MEDIUM LOT HOUSING

PROPOSED ZONE: RU2s ZONE – MEDIUM 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. Z03-0049 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8, DL. 135, ODYD Plan 29776, located on Raymer Avenue, Kelowna, B.C., from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone;

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 RU2 – Medium Lot Housing to the RU2s – Medium Lot Housing with Secondary Suite to permit a secondary suite on the ground floor of an existing house that is currently undergoing a renovation and will be raised to become a two-storey house.

3.0 BACKGROUND

3.1 The Proposal

The applicants are seeking to rezone the subject property from the RU2 – Medium Lot Housing to the RU2s – Medium Lot Housing with Secondary Suite to allow a secondary on the ground floor of a single-family dwelling. The applicant is planning to raise the existing one storey single-family dwelling and add a second storey. The applicant is proposing to provide parking for three vehicles on-site.

The application meets the requirements of the proposed RU2s – Medium Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU2s ZONE REQUIREMENTS
Lot Area (m ²)	481m ²	400m ²
Lot Width (m)	15.24m	13m
Lot Depth (m)	31.39m	30m
Site Coverage (%)	24%	40%
Total Floor Area (m ²) -House -Secondary suite	182m ² 68m ²	72.8m ²
Height	2 storeys	2.5 storeys
Setbacks-House (m)		
-Front	6.62	4.5m
-Rear	10m	6.0m
-East Side	2.13	1.8m
-West Side	2.12	1.8m
Parking Spaces (Total)	3	3

3.2 Site Context

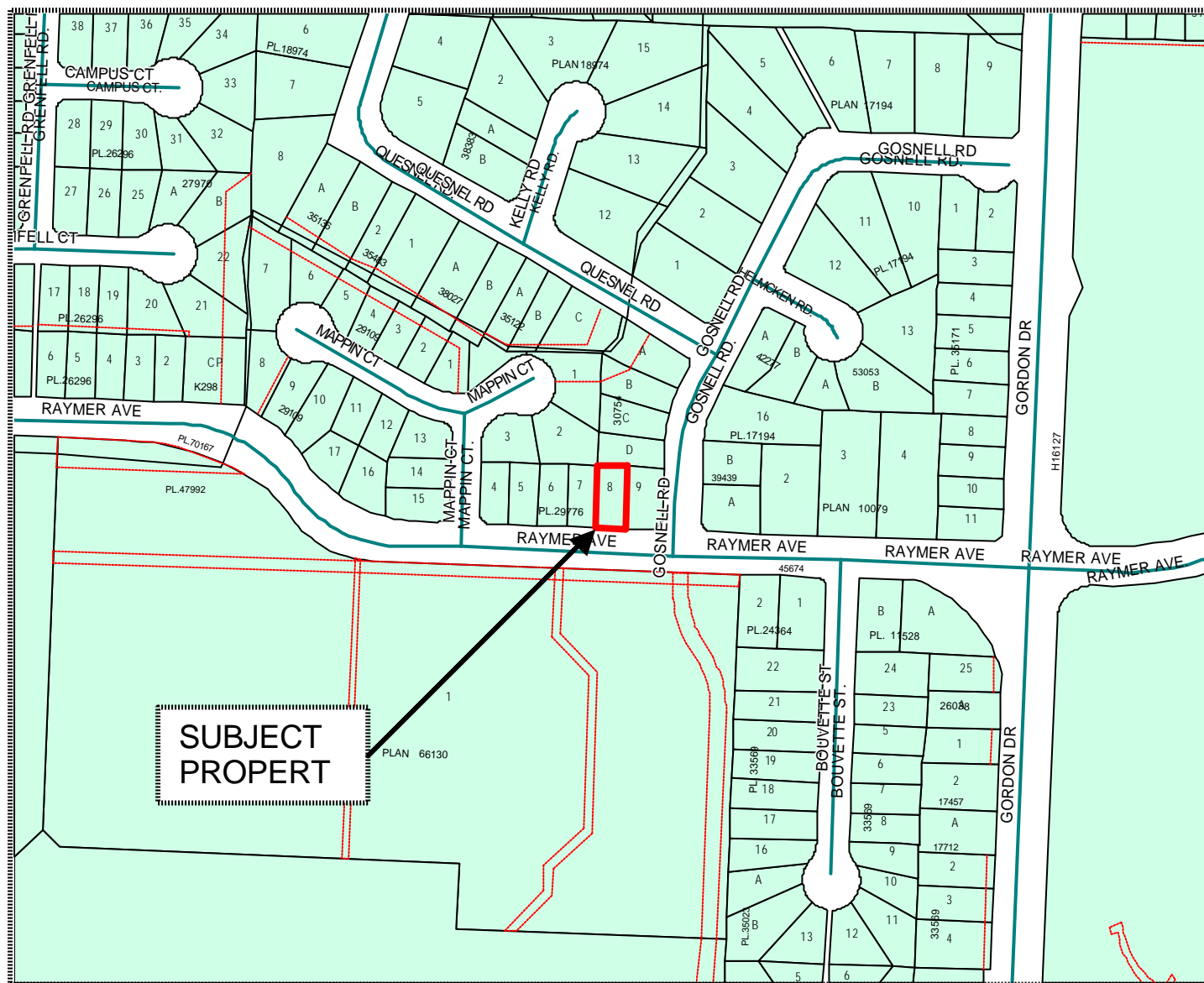
The subject property is located on Raymer Avenue west of its intersection with Gosnell Road and north of KSS.

Adjacent zones and uses are:

- North - RU2 – Medium lot housing – Single Family Dwelling
- East - RU2 – Medium lot housing – Single Family Dwelling
- South - P2 – Education and Minor Institutional
- West - RU2 – Medium lot housing – Single Family Dwelling

Site Location Map

Subject Property: 1086 Raymer Avenue



3.3 Existing Development Potential

The property is zoned for single detached housing, and compatible secondary uses, on medium sized serviced urban lots.

Secondary suites are a permitted use on lots with RU2s – Medium 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 South Pandosy/KLO Sector Plan

This sector plan encourages:

- that enough special needs, affordable and rental housing is provided to meet the needs of residents in the sector
- a wide range of housing forms and tenures in the sector

The City of Kelowna will:

Give consideration to secondary suites in areas currently zoned to allow one and two dwelling units, within walking distance (500m) of Okanagan College and the Urban Town Centre.

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

No comment.

4.2 Inspection Services Department

- Suite exceeds 40% of the principal dwelling.

*The applicants have addressed this concern by revising the floor plans for the house to decrease the size of the suite.

4.3 Works and Utilities Department

a) General

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

Required off-street parking must be provided for this proposed building layout.

b) Domestic water and fire protection

The subject site is presently serviced with 19mm diameter water, which may be retained for the proposed new development if they are of sufficient size. If a larger service is required, it will be provided by the City of Kelowna at the developer's cost. New service costs will include decommissioning existing services.

c) 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.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department supports the proposed rezoning of the property from RU2 – Medium Lot Housing to RU2s – Medium 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 South Pandozy/KLO Sector Plan.

Andrew Bruce
Development Services Manager

Approved for inclusion



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

RM/AB/rs

Attach**FACT SHEET**

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|-----|---|---|
| 1. | APPLICATION NO.: | Z03-0049 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER:
· ADDRESS
· CITY
· POSTAL CODE | Pierre and Amber Piche
1080 Raymer Avenue
Kelowna, BC
V1Y 4Z9 |
| 4. | APPLICANT/CONTACT PERSON:
· ADDRESS
· CITY
· POSTAL CODE
· TELEPHONE/FAX NO.: | Pierre Piche
1080 Raymer Avenue
Kelowna, BC
V1Y 4Z9
317-6194 |
| 5. | APPLICATION PROGRESS:
Date of Application:
Date Application Complete:
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council: | August 27, 2003
August 27, 2003
N/A
N/A |
| 6. | LEGAL DESCRIPTION: | Lot 8, DL. 135, ODYD Plan 29776 |
| 7. | SITE LOCATION: | The subject property is located on Raymer Avenue west its intersection with Gosnell Road. |
| 8. | CIVIC ADDRESS: | 1086 Raymer Ave. |
| 9. | AREA OF SUBJECT PROPERTY: | 481m ² |
| 10. | AREA OF PROPOSED REZONING: | 481m ² |
| 11. | EXISTING ZONE CATEGORY: | RU2 |
| 12. | PROPOSED ZONE: | RU2s |
| 13. | PURPOSE OF THE APPLICATION: | Rezone to add "s" zone |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | N/A |
| 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