
CITY OF KELOWNA
MEMORANDUM

Date: September 10, 2003
File No.: Z03-0046
To: City Manager
From: Planning and Development Services Department
Subject:

APPLICATION NO. Z03-0046 OWNER: Robert Dewdney
AT: 142 Celano Crescent APPLICANT: Timothy Pincin

PURPOSE: TO REZONE THE PROPERTY FROM RU2- MEDIUM LOT HOUSING TO RU2s- MEDIUM LOT HOUSING WITH SECONDARY SUITE TO ALLOW FOR THE CONSTRUCTION OF A SECONDARY SUITE WITHIN A SINGLE DETACHED DWELLING.

EXISTING ZONE: RU2- MEDIUM LOT HOUSING

PROPOSED ZONE: RU2s ZONE – MEDIUM 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. Z03-0046 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 26, Section 4, Township 23, ODYD, Plan KAP46412, located on Celano Crescent, Kelowna, B.C. from the RU2 – Medium Lot Housing zone to the RU2s – Medium 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 RU2 – Medium Lot Housing to the RU2s – Medium Lot Housing with Secondary Suite to allow for the construction on a secondary suite in the basement of a new single detached dwelling.

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking to rezone the subject property from the RU2 – Medium Lot Housing to the RU2s – Medium Lot Housing with Secondary Suite to allow for the construction of a secondary suite in the basement of a new single detached dwelling. An attached garage, located on the west side of the dwelling, can accommodate two vehicles. The front driveway provides at least two additional parking spaces. There is no lane access to the site. The proposed secondary suite, measuring 56.6 m², includes a bedroom, living room, kitchen, and bathroom. Shared laundry facilities, also located in the basement, are accessible from the suite. A sliding glass door from the living room provides access to a concrete patio providing private amenity space for the occupants of the secondary suite.

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)	581m ²	400.0 m ²
Lot Width (m)	20.42m	13.0 m
Lot Depth (m)	31.57m	30.0m
Site Coverage (%)	20.9% 34.8%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) -House -Secondary suite	195.3m ² 56.6m ²	N/A The lesser of 90 m ² or 40% of the total floor area of the principal building (0.4 *195.3 = 78 m ²)
Height	2 stories	lesser of 9.5m or 2.5 stories
Setbacks-House (m)		
-Front	6.10m	4.5 m or 6.0 m from a garage or carport having vehicular entry from the front
-Rear	13.41m	7.5 m
-East Side	1.83m	1.8 m
-West Side	2.50m	1.8 m
Parking Spaces (Total)	4 spaces	3 spaces

3.2 Site Context

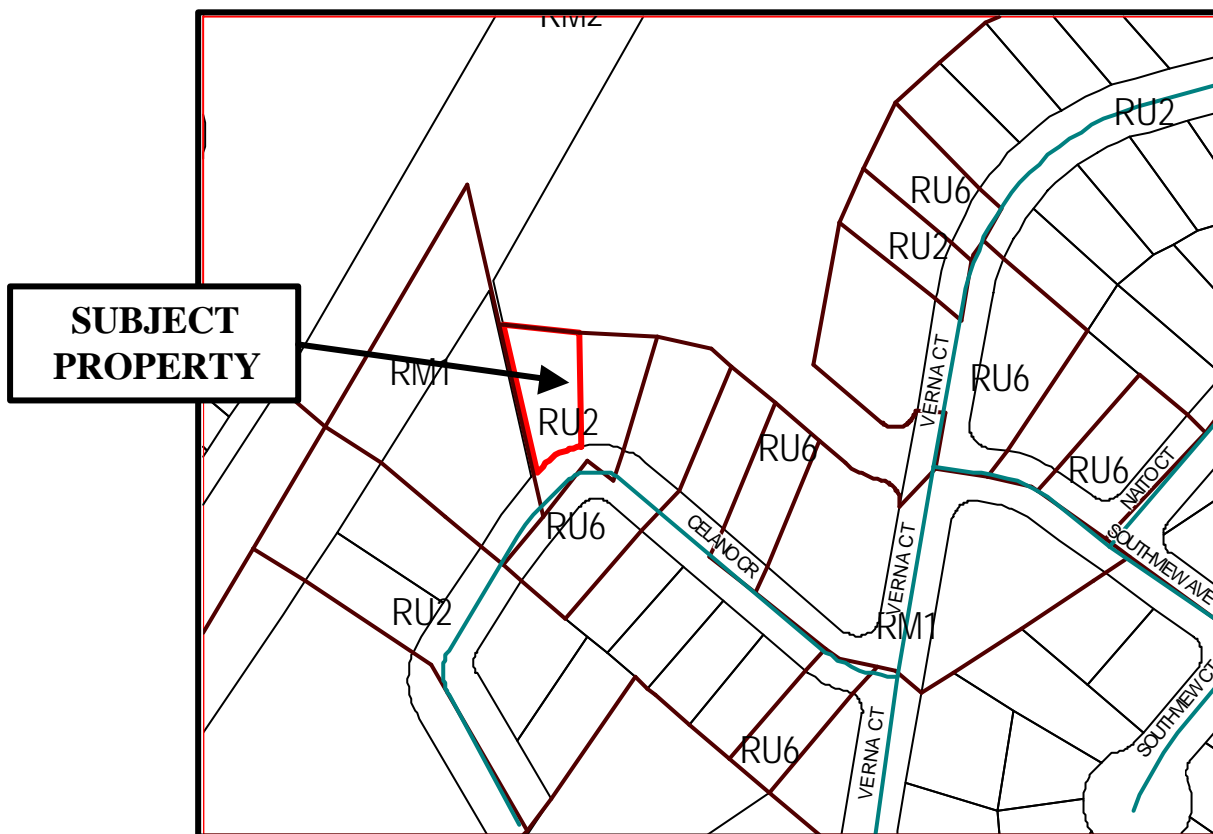
The subject property is located on Celano Crescent. There is mix of RU2 – Medium Lot Dwelling and RU6- Two Dwelling Housing zoning in the adjacent neighbourhood.

Adjacent zones and uses are:

- North - RM2- Low Density Row Housing
- East - RU2 - Medium lot housing
- South - RU6 – Two Dwelling housing
- West - RM1 – Fourplex Housing

Site Location Map

Subject Property:



3.3 Existing Development Potential

The property is zoned RU2 – Medium 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 RU2s – Medium 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 Official Community Plan designates the future land use of the subject property as Single / Two Unit Residential. The proposed land use (single unit dwelling with a secondary suite) is consistent with the direction of this policy document. The OCP also supports the use of secondary suites as a method of sensitively integrating high density into neighbourhoods. The OCP encourages new residential development to be sensitively integrated with the surrounding natural and built environment. In order to achieve this objective, it is recommended that the applicant give further consideration to the following: Incorporating landscaping / screening that would provide private outdoor living space for the tenants of the secondary suite. Incorporating a well-lit pathway between the street and the suite entrance.

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
No comment.

4.3 Interior Health
No comment.

4.4 Fire Department
No objection.

4.5 Glenmore-Ellison Improvement Irrigation District
The capital expenditure charges were paid at the time of original subdivision and there is a standard ¾” domestic connection at property line. In regards to the legal suite, the District’s standard Capital Charge of \$525.00 will be required at time of water letter as well as the \$75.00 inspection fee. The District will require confirmation from the developer’s mechanical contractor that the ¾” connection is sufficient. If a 1” connection is required the District’s installation cost will be \$1000.00.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department supports the proposed rezoning of the property from RU2 – Medium Lot Housing to RU2s – Medium Lot Housing with Secondary Suite. Staff acknowledge that there is already a significant mix of housing types in the neighbourhood. However, while several of the lots on Celano Crescent are zoned RU6 – Two Dwelling Housing and RM1 – Fourplex Housing, the majority of the properties are currently zoned RU2 – Medium Lot Housing. In addition, the proposal is consistent with both the future land used designation and policies with regards to secondary suites outlined in the Official Community Plan.

The applicant is requesting the "s" designation to apply to the RU2 zoning of the property prior to construction of the home. The proposed suite will be located in the basement of the new house. It is commendable that the owner is seeking appropriate zoning for a suite, as the floor plan and current zoning would allow for a second kitchen in this home. In addition, the suite is within the existing house therefore will have no negative visual impact on the single-family character of the area. In addition, there is sufficient on-site parking in the existing garage, and driveway with two spaces available in the garage and two spaces available in the driveway where only three spaces are required. It is recommended that the applicant provide safe well-lit pedestrian access to the suite rear entrance is recommended.

Staff also notes the potential to facilitate the future development of the suite to be handicapped accessible. Access directly to the main living area from the suite by the means of sliding doors provides future handicapped entrance potential, with the possible addition of an exterior wheelchair ramp. The floor layout would only require minor alterations, such as wider doorways to the bedroom and bathroom, to facilitate future conversions for this purpose.

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.: | Z03-0046 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Robert Dewdney |
| | . ADDRESS | 146B Celano Crescent |
| | . CITY | Kelowna |
| | . POSTAL CODE | V1V 1S9 |
| 4. | APPLICANT/CONTACT PERSON: | Timothy Pincin |
| | . ADDRESS | 843 Coronation Avenue |
| | . CITY | Kelowna |
| | . POSTAL CODE | V1Y 7A4 |
| | . TELEPHONE/FAX NO.: | 717-8993 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | August 20, 2003 |
| | Date Application Complete: | August 20, 2003 |
| | Servicing Agreement Forwarded to Applicant: | n/a |
| | Servicing Agreement Concluded: | n/a |
| | Staff Report to Council: | September 10, 2003 |
| 6. | LEGAL DESCRIPTION: | Lot 26, Section 4, Township 23, ODYD, Plan KAP46412 |
| 7. | SITE LOCATION: | The site is located on Celano Crescent off of Verna Court |
| 8. | CIVIC ADDRESS: | 142 Celano Cr |
| 9. | AREA OF SUBJECT PROPERTY: | 581 m ² |
| 10. | AREA OF PROPOSED REZONING: | 581 m ² |
| 11. | EXISTING ZONE CATEGORY: | RU2 – Medium Lot Housing |
| 12. | PROPOSED ZONE: | RU2s – Medium Lot Housing with Secondary Suite |
| 13. | PURPOSE OF THE APPLICATION: | To rezone the subject property to allow for the construction of a secondary suite within a single detached dwelling. |
| 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)

- Location of subject property
- Site plan
- Elevations
- Floor plans