
CITY OF KELOWNA

MEMORANDUM

Date: October 20, 2003

File No.: Z03-0051

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z03-0051

AT: 464 Morrison Avenue

OWNER: Poole, David and Joan

APPLICANT: Richardson, Rob

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 IN AN ACCESSORY BUILDING

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 City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 6, DL 14, ODYD, Plan 3398, located on Morrison Avenue, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1s – Large 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 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 an accessory building.

3.0 BACKGROUND

Council considered this proposal (Z02-1047) in January of 2003 and voted not to support the rezoning. At that time the Planning and Corporate Services Department had recommended support for the application based on policy outlined in the Official Community Plan, Strategic Plan and South Pandosy/KLO Sector Plan. It should be noted that the majority of neighbours were opposed to the original application. This application is identical in content to that of Z02-1047.

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 to allow a suite in an accessory building. At the present time, one single-family dwelling exists on the site. The house is located on the south/central portion of the lot and fronts onto Morrison Avenue. The proposed one-storey accessory structure will include two bedrooms, a kitchen, a living area and bathroom. An attached carport will be located on the western side of the accessory building and will accommodate one vehicle.

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)	1029.0m ²	550.0m ²
Lot Width (m)	21.34m	15.0m
Lot Depth (m)	48.28m	30.0m
Site Coverage (%)	17.9%% 25%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) -House -Secondary suite	106m ² (Approx.) 66m ²	N/A 80 m ²
Height (Accessory)	3.6m	4.5m
Setbacks-Suite (m)		
-Front (From Principal Dwelling)	25m (Approx.)	5.0m
-Rear	1.5m	1.5m
-West Side -East Side	2.0m 6.0m (Approx.)	2.0m 2.0m
Setbacks-House (m)		
-Front	9.05m	4.5m
-Rear	25m (Approx.)	7.5m
-East Side	4.30m	2.0m
-West Side	4.10m	2.0m
Proximity of Accessory Building to Principal Building	25m	5.0m
Parking Spaces (Total)	4	3

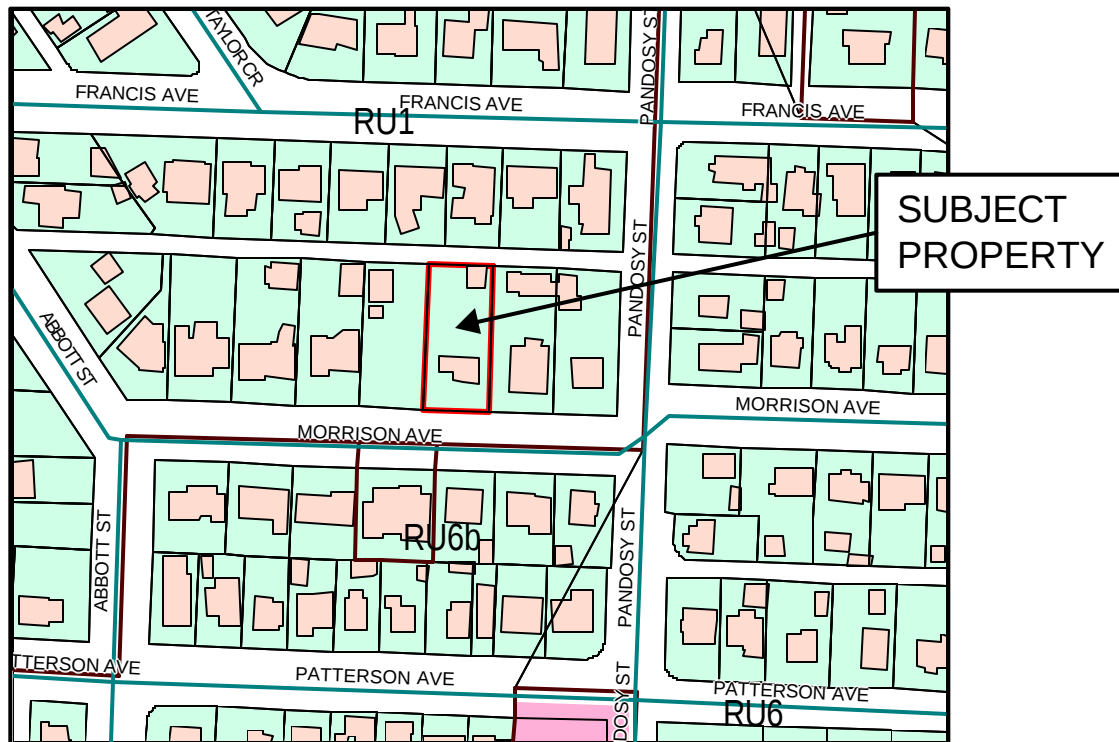
3.2 Site Context

The subject property is located in the South Pandosy/KLO Sector. Morrison Avenue between Abbott and Pandosy Streets.

Adjacent zones and uses are:

- North - RU1 - Large lot housing – single family dwelling
- East - RU1 - Large lot housing – single family dwelling
- South - RU6 – Two Dwelling Housing – single family dwelling
- West - RU1 - Large lot housing – single family dwelling

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).

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.

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 (1997)

The City of Kelowna will:

- 1) 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.
- 2) Establish, through more detailed planning, neighbourhood and sub-areas that will permit secondary suites.

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

The Works & utilities Department has the following comments and requirements associated with this application to rezone from RU-1 to RU-1s

1. General

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

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 by-law requirements. The applicant will be responsible for the cost to provide this upgrade

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 and if other modifications to the existing service are required, they will be provided at the owner's cost.

5.0 PLANNING AND CORPORATE 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 and the South Pandosy/KLO Sector Plan.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

RM/AB/rs
Attach.

FACT SHEET

- | | |
|---|--|
| 1. APPLICATION NO.: | ZO3-0051 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | David and Joan Poole |
| · ADDRESS | 1317-129 A Street |
| · CITY | White Rock, BC |
| · POSTAL CODE | V1Y 5H7 |
| 4. APPLICANT/CONTACT PERSON: | Rob Richardson |
| · ADDRESS | 406 Christleton Avenue |
| · CITY | Kelowna, BC |
| · POSTAL CODE | V1Y 5H7 |
| · TELEPHONE/FAX NO.: | 861-3914 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | October 23 rd , 2002 |
| Date Application Complete: | October 23 rd , 2002 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | |
| 6. LEGAL DESCRIPTION: | Lot 6, DL 14, ODYD, Plan 3398 |
| 7. SITE LOCATION: | The subject property is located in the South Pandosy/KLO Sector. Morrison Avenue between Abbott and Pandosy Streets. |
| 8. CIVIC ADDRESS: | 464 Morrison Avenue, Kelowna , BC |
| 9. AREA OF SUBJECT PROPERTY: | 1029.0m ² |
| 10. AREA OF PROPOSED REZONING: | 1029.0m 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 the construction of a secondary suite in 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 floor plan
- Elevations