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## CITY OF KELOWNA

### MEMORANDUM

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**Date:** November 10, 2003  
**File No.:** Z03-0054  
**To:** City Manager  
**From:** Planning and Corporate Services Department  
**Subject:**

APPLICATION NO. Z03-0054                      OWNER: Robert & LeeAnne Ursel  
AT: 4684 Fordham Road                      APPLICANT: Robert & LeeAnne Ursel

**PURPOSE:** TO REZONE THE PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU1s- LARGE LOT HOUSING WITH SECONDARY SUITE TO ALLOW A SECONDARY SUITE IN AN ACCESSORY BUILDING

**EXISTING ZONE:** RU1 – LARGE LOT HOUSING

**PROPOSED ZONE:** RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

**REPORT PREPARED BY:** KEIKO NITTEL

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**SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS**

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#### 1.0 RECOMMENDATION

THAT Rezoning Application No. Z03-0054 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, DL 357, ODYD, Plan 18457 located on Fordham Rd 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 applicant is seeking to rezone the subject property from the RU1 –Large Lot Housing to the RU1s – Large Lot Housing with Secondary Suite to allow for the construction of an accessory building with a secondary suite.

### 3.0 BACKGROUND

#### 3.1 The Proposal

The applicant is seeking to rezone the subject property from the RU1 – Large Lot Housing to the RU1s – Large Lot Housing with Secondary Suite to allow for the construction of an accessory building with a secondary suite. The accessory building will be located at the front of the subject property as the existing house is setback at the rear. As there is no rear lane, a driveway running along the north side of the house will provide access to the accessory building. The proposed accessory building consists of a two-car garage on the main floor with stairs leading to a kitchen, living room, 2 bedrooms, and bathroom will be located above. There is sufficient on-site parking in both the driveway and driveway.

The application meets the requirements of the proposed RU1s – Large Lot Housing with Secondary Suite zone as follows:

<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>RU1s ZONE REQUIREMENTS</b>
Lot Area (m <sup>2</sup> )	1012m <sup>2</sup>	550.0 m <sup>2</sup>
Lot Width (m)	17.60m	16.5 m
Lot Depth (m)	57.49m	30.0m
Site Coverage (%)	18.5% 49.01%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m <sup>2</sup> ) -House -Secondary suite	120.14m <sup>2</sup> 66.9m <sup>2</sup>	N/A The lesser of <b>90 m<sup>2</sup></b> or 75% of the total floor area of the principal building
Size of Accessory Building	66.9m <sup>2</sup>	90.0m <sup>2</sup>
Height (Accessory)	4.5m	4.5m
Setbacks		
Distance between House & Accessory Building	27.2m	5.0m
- Front yard	4.5 m	7.5 m
-South Side	8.0m	2.0 m
-North Side	8.2m	2.0 m
Parking Spaces (Total)	5+	3

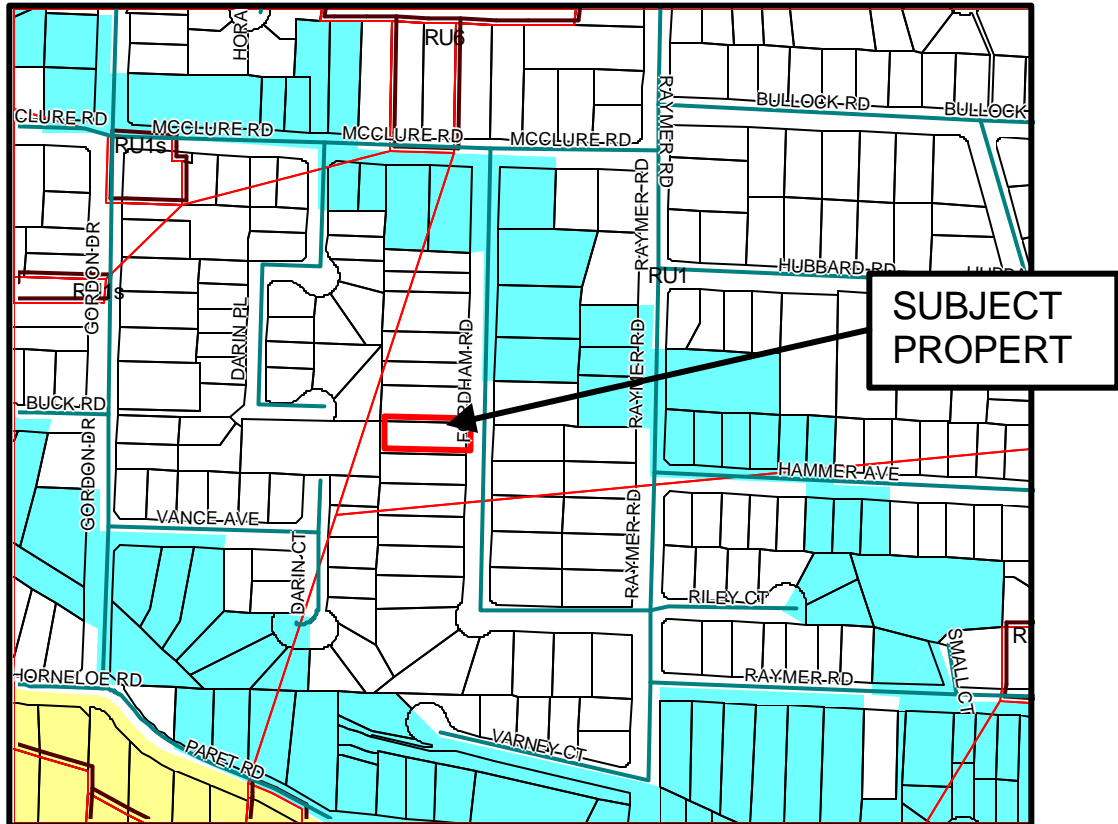
#### 3.2 Site Context

The subject property is located on Fordham Road between McClure Road and Raymer Road.

Adjacent zones and uses are:

North - RU1 - Large Lot housing  
 East - RU1 - Large Lot housing  
 South - RU1 - Large Lot housing  
 West - RU1 - Large Lot housing

### 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).

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.

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 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.

4.1.1. General

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

4.1.2. Domestic water and fire protection

This development is within the service area of the City of Kelowna. All charges for service connection, and upgrading costs are to be paid directly to the City of Kelowna. This property is currently serviced by the municipal water main. The existing 19mm-diameter pvc water service may not be adequate for the requested building addition. The water service issues will be reviewed when a Building Permit application including a mechanical plan is submitted.

4.1.3. 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.

4.1.4. Access and parking

Sufficient parking can be provided on site.

4.1.4. Site Related Issues

Position the proposed carriage home in a way that will utilize a common driveway and provide an area for green space fronting the roadway.

4.2 Fire Department

No comment.

4.3 Interior Health

No comment.

4.4 Inspections

No concerns with re-zoning. More detailed plans required at Building Permit stage.

## 5.0 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 subject property is designated as Single / Two Unit Residential in the Official Community Plan (OCP). The OCP supports the use of secondary suites as an appropriate method of increasing density in low density areas without a significant impact on the existing neighbourhood. The proposed accessory building meets the regulations for secondary suite in accessory buildings as outlined in the Zoning Bylaw. The applicant will be required to ensure at the time of building permit that the dormers do not exceed 50% of the roofline.

As the existing house was constructed at the rear of the property, the location of the secondary suite at the front of the site seems reasonable. The entrance to the garage will be located at the side of the building with access from the existing driveway. The accessory building therefore retains the residential character of the neighbourhood without the visual dominance of the garage doors from the street. In addition, the front entrance to the suite will be located on the west elevation facing Fordham Road with a small pathway providing access to the street. Overall, the design of the proposed new dwelling unit provides visual interest and street appeal.

Currently, however, Staff are in the process of making changes to the Zoning Bylaw that would prohibit the construction of accessory buildings with secondary suites in front of the principal building. Should Council support this application, the applicant will be required to apply for the building permit for the proposed suite prior to the approval of the text amendments in order to avoid needing a development variance permit.

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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.:  | ZO3-0054  |
| 2. APPLICATION TYPE:   | Rezoning  |
| 3. OWNER:  | Leeanne & Robert Ursel  |
| . ADDRESS  | 4684 Fordham Road   |
| . CITY   | Kelowna, BC   |
| . POSTAL CODE  | V1W 1P2   |
| 4. APPLICANT/CONTACT PERSON:                                   | Leeanne & Robert Ursel  |
| . ADDRESS  | 4684 Fordham Road   |
| . CITY   | Kelowna, BC   |
| . POSTAL CODE  | V1W 1P2   |
| . TELEPHONE/FAX NO.:   | 764-8444  |
| 5. APPLICATION PROGRESS:                                       |   |
| Date of Application:   | September 29, 2003  |
| Date Application Complete:                                     | November 7, 2003  |
| Servicing Agreement Forwarded to Applicant:                    | N/A   |
| Servicing Agreement Concluded:                                 | N/A   |
| Staff Report to Council:                                       |   |
| 6. LEGAL DESCRIPTION:  | Lot 6, DL 357, ODYD, Plan 18457   |
| 7. SITE LOCATION:  | The subject property is located on Fordham Road between McClure Road and Raymer Road  |
| 8. CIVIC ADDRESS:  | 4684 Fordham Road, Kelowna , BC   |
| 9. AREA OF SUBJECT PROPERTY:                                   | 1500 m <sup>2</sup>   |
| 10. AREA OF PROPOSED REZONING:                                 | 1500 m <sup>2</sup>   |
| 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 FROM RU1 – LARGE LOT HOUSING TO RU1s- LARGE LOT HOUSING WITH SECONDARY SUITE TO ALLOW 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
- Airphoto
- Elevations
- Site plans
- Floor plans