
CITY OF KELOWNA

MEMORANDUM

Date: January 5, 2004
File No.: Z03-0068

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z03-0068
AT: 1336 Mountainview

OWNER: Patricia Veitch
APPLICANT: Patricia Veitch

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 Rezoning Application No. Z03-0068 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 20, Section 29, Township 26, ODYD Plan 5070, located on Mountainview Road, 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 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

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 in an accessory building. At the present time, one single-family dwelling exists on the site. The house is located on the west side on Mountainview Street, north of Dilworth Crescent. The proposed accessory structure is 1.5 storeys in height and will include two bedrooms, two bathrooms and an open plan living area to include a dining area, living area and kitchen. A carport located on the north side of the proposed building will provide the required parking stall.

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)	701m ²	550.0m ²
Lot Width (m)	22.86m	15.0m
Lot Depth (m)	30.48	30.0m
Site Coverage (%)	31% 44%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) -House -Secondary suite	171.74m ² 90m ²	N/A 80 m ²
Height (Accessory)	4.5m	4.5m
Setbacks-Suite (m)		
-Front (From Principal Dwelling)	5.93m	5.0m
-Rear	2.44m	1.5m
-South Side	2.98m	2.0m
-North Side	6m	2.0m
Setbacks-House (m)		
-Front	7.5m	4.5m
-Rear	5.93m	5.0m
-South Side	2.98m	2.0m
-North Side	2.64m	2.0m
Proximity of Accessory Building to Principal Building	5.93m	5.0m
Parking Spaces (Total)	3	3

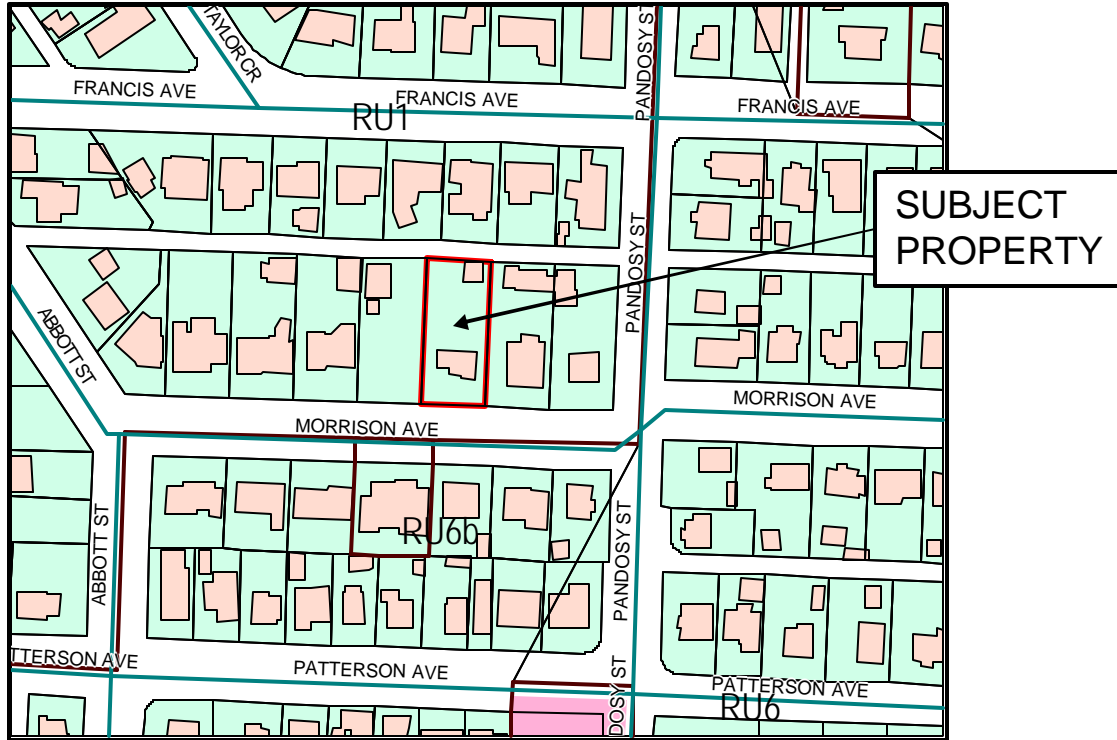
3.2 Site Context

The subject property is located on the west side on Mountainview Street, north of Dilworth Crescent

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).

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 Glenmore/Clifton/Dilworth Sector Plan

The City of Kelowna’s Housing Objectives are to:

- Provide for a diversity of housing in all neighborhoods which addresses the full spectrum of life cycles, life styles, social needs and income levels.
- Sensitively integrate new infill housing with surrounding natural attributes and existing neighborhoods.

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.

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 Glenmore/Clifton/Dilworth 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

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|--|--|
| 1. APPLICATION NO.: | Z03-0068 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Patricia May Veitch |
| . ADDRESS | 1336 Mountainview Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 4N3 |
| 4. APPLICANT/CONTACT PERSON: | As Above. |
| . ADDRESS | |
| . CITY | |
| . POSTAL CODE | |
| . TELEPHONE/FAX NO.: | 762-0134 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | December 9, 2003 |
| Date Application Complete: | December 9, 2003 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | January 27, 2003 |
| 6. LEGAL DESCRIPTION: | Lot 20, Section 29, Township 26, ODYD Plan 5070 |
| 7. SITE LOCATION: | The subject property is located on the west side on Mountainview Street, north of Dilworth Crescent |
| 8. CIVIC ADDRESS: | 1336 Mountainview Street |
| 9. AREA OF SUBJECT PROPERTY: | 701m ² |
| 10. AREA OF PROPOSED REZONING: | 701m ² |
| 11. EXISTING ZONE CATEGORY: | RU1-Large Lot Housing |
| 12. PROPOSED ZONE: | RU1 – 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 FOR 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 plans
- Elevations