
CITY OF KELOWNA

MEMORANDUM

Date: March 16, 2004
File No.: Z04-0005

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z04-0005
AT: 1441 Springfield Road

OWNER: Ronald and Sharon Egert
APPLICANT: Ronald and Sharon Egert

PURPOSE: TO REZONE THE PROPERTY FROM RU2-MEDIUM LOT HOUSING TO RU2s-MEDIUM LOT HOUSING WITH SECONDARY SUITE TO ALLOW FOR A SECONDARY SUITE IN THE BASEMENT OF THE EXISTING DWELLING UNIT

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. Z04-0005, to amend City of Kelowna Bylaw No. 8000 by changing the zoning classification of Lot B, Section 19, Township 26, ODYD Plan 35362, located on Springfield Road, Kelowna, B.C, from the RU2 – Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone **not** be approved by Council;

2.0 SUMMARY

The applicants seek to rezone the subject property from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite to permit a secondary suite in the basement of the existing dwelling.

3.0 BACKGROUND

A two storey single family dwelling currently occupies the subject property.

3.1 The Proposal

The applicant is seeking to rezone the property to allow a secondary suite in the basement of an existing single family dwelling. The proposed suite will measure 48.3m² in size and will contain 1 bedroom, 1 bathroom, and a kitchen/living area. A washer and dryer will also be located within the suite. The main floor of the existing dwelling measures 116.1m² in size. The applicant is proposing to accommodate the 3 required parking stalls with a turn-around area in the rear yard of the subject property.

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)	658.0m ²	400.0m ²
Lot Width (m)	23.168m	13.0m
Lot Depth (m)	28.399m	30.0m
Site Coverage (%)	19.7% 48.0%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) -House -Secondary suite	164.4m ² (Approx.) 48.3m ²	N/A 90 m ²
Height (Accessory)	N/A	N/A
Setbacks-House (m)		
-Front	2.75m ❶	4.5m
-Rear	11.19m	7.5m
-East Side	2.30m	2.0m
-West Side	1.96m	1.5m
Parking Spaces (Total)	3	3

❶Note: Front yard is an existing non-conformity with regard to the provisions of Zoning Bylaw No.8000.

3.2 Site Context

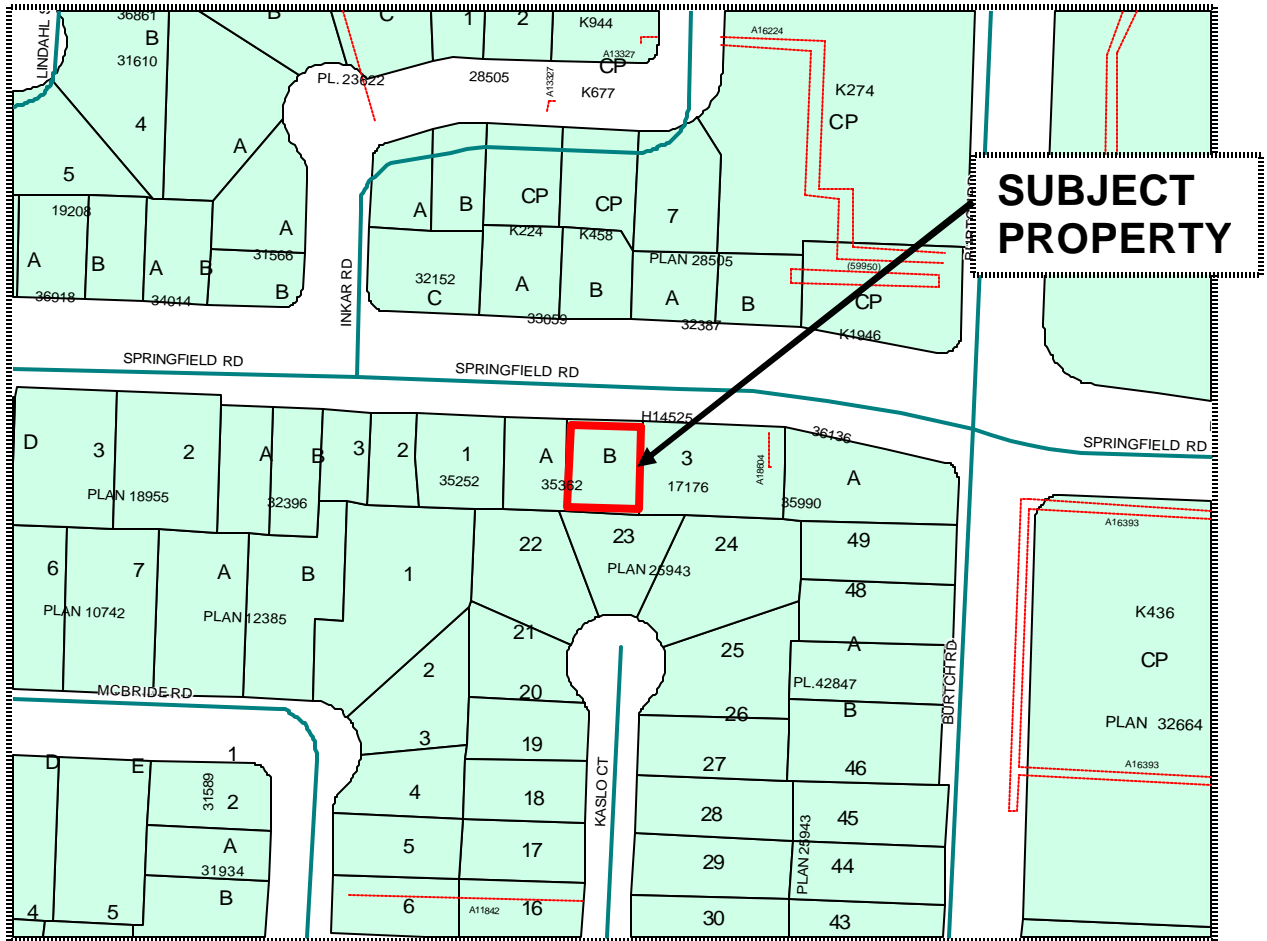
The subject property is located on the south side of Springfield Road between Burtch Road and Wilkinson Street.

Adjacent zones and uses are:

- North - RU1 - Large lot housing – single family dwelling
- East - RU2 - Medium lot housing – single family dwelling
- South - RU1 - Large Lot Housing – single family dwelling
- West - RU1 - Medium lot housing – single family dwelling

Site Location Map

Location: 1441 Springfield Road



3.3 Existing Development Potential

The property is zoned RU2 – Medium Lot Housing. The purpose is to provide a zone for single detached housing, and compatible secondary uses, on medium sized serviced urban lots.

Secondary suites are allowed 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.

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

Existing non-conforming siting. No other concerns.

4.2 Works and Utilities Department

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-2 to RU-2S are as follows:

4.2.1 General

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

4.2.2 Domestic Water and Fire Protection

The existing house is provided with a 19mm-water service that may continue to be used to supply the main residence and the proposed suite. Metered water from the main residence must be extended to supply the suite. Only one water meter will be provided and one utility bill will be issued by the City for water and sewer-use at this address.

4.2.3 Sanitary Sewer

The existing house is provided with a single 100mm-diameter sanitary sewer service that should be used to service the main residence and the proposed suite.

The Utility Billing Department must be notified to add a secondary suite to the sanitary sewer-use charge at this address.

4.2.4 Site Related Issues

Locate the proposed on-site parking stalls a minimum 1.5m from the rear and side yard property lines.

The proposed on-site parking requires that vehicles turn-around on-site and not back onto Springfield Road.

The on-site parking and turn around area must have a dust free surface.

The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of perforated pipe and a drain rock pit.

4.3 Public Health Inspector

Subject to Sanitary sewer and City Water connection.

4.4 Bylaw Enforcement – City of Kelowna

Numerous complaints related to barking dogs between 1996 and 2000. One complaint regarding vehicles parked on sidewalk dated January 13, 2000.

4.5 Fire Department

No concerns.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department does not support the proposed rezoning. Staff have concerns with regard to the non-conforming siting of the existing house and the proposed parking arrangement on the subject property. Staff feel that due to the volume of traffic on Springfield Road, increases in density of this form may lead to traffic safety issues. In addition, staff would like to highlight the concerns of Bylaw Enforcement which note a previous complaint with regards to cars parking on the sidewalk. The Bylaw Enforcement file also indicates that numerous complaints regarding barking dogs have been received.

6.0 ALTERNATE RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot B, Section 19, Township 26, ODYD Plan 35362, located on Springfield Road, Kelowna, B.C., from the RU2 – 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;

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.: | Z04-0005 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Ronald and Sharon Egert |
| . ADDRESS | #4-452 Glenpine Ct. |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1V 1W7 |
| 4. APPLICANT/CONTACT PERSON: | As Above. |
| . ADDRESS | |
| . CITY | |
| . POSTAL CODE | |
| . TELEPHONE/FAX NO.: | |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | March 1, 2003 |
| Date Application Complete: | March 1, 2003 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | |
| 6. LEGAL DESCRIPTION: | Lot B, Section 19, Township 26, ODYD Plan 35362 |
| 7. SITE LOCATION: | The subject property is located on the south side of Springfield Road between Burtch Road and Wilkinson Street. |
| 8. CIVIC ADDRESS: | 1441 Springfield Road |
| 9. AREA OF SUBJECT PROPERTY: | 658m ² |
| 10. AREA OF PROPOSED REZONING: | 658m 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 PROPERTY FROM RU2-MEDIUM LOT HOUSING TO RU2s-MEDIUM LOT HOUSING WITH SECONDARY SUITE TO ALLOW FOR A SECONDARY SUITE IN THE BASEMENT OF THE EXISTING DWELLING UNIT |
| 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** N/A
IMPLICATIONS

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan and floor plan
- Elevations