
CITY OF KELOWNA

MEMORANDUM

Date: March 1, 2004
File No.: Z04-0007

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z04-0007
AT: 1635 Smithson Place

OWNER: Melanie & Mathias Steppuhn
APPLICANT: Melanie & Mathias Steppuhn

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 WITHIN AN EXISTING SINGLE DETACHED DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s ZONE – LARGE 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. Z04-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7, Section 29, Township 26, ODYD, Plan 31799, located on Smithson Place, 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 are seeking 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 the basement of the existing a single detached dwelling.

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 a suite to be built in the lower level of the existing house. The proposed secondary suite, measuring 88m², includes a bedroom, kitchen, living room, office, laundry facilities and a bathroom. An attached garage can accommodate two vehicles with parking for two vehicles in the adjacent driveway. A second driveway on the opposite side of the house provides space for several additional parking spaces.

Currently the site coverage including driveways and parking exceeds the 50% permitted. In order to meet the regulations for site coverage in the Zoning Bylaw, the applicants will be required to install concrete barriers at the rear of the property to limit the area paved for driveway/parking. The concrete barriers will be used to create a basketball court/play area at the rear of the property. While there is a lane at the back of the subject property, access from the lane is not available due to the grade at the back of the property.

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)	855m ²	550.0 m ²
Lot Width (m)	30.0m	16.5 m
Lot Depth (m)	30.0m	30.0m
Site Coverage (%)	29.2% 50%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) -House -Secondary suite	261.3m ² 88.0m ²	N/A The lesser of 90 m ² or 40% of the total floor area of the principal building
Height (Accessory)	n/a	4.5m
Setbacks-House (m)		
-Front	6.1 m	4.5 m or 6.0 m from a garage or carport having vehicular entry from the front
-Rear	7.5 m	7.5 m
-Side	2.11 m	2.0 m
-Side	6.0+m	2.0 m
Parking Spaces (Total)	6	3

3.2 Site Context

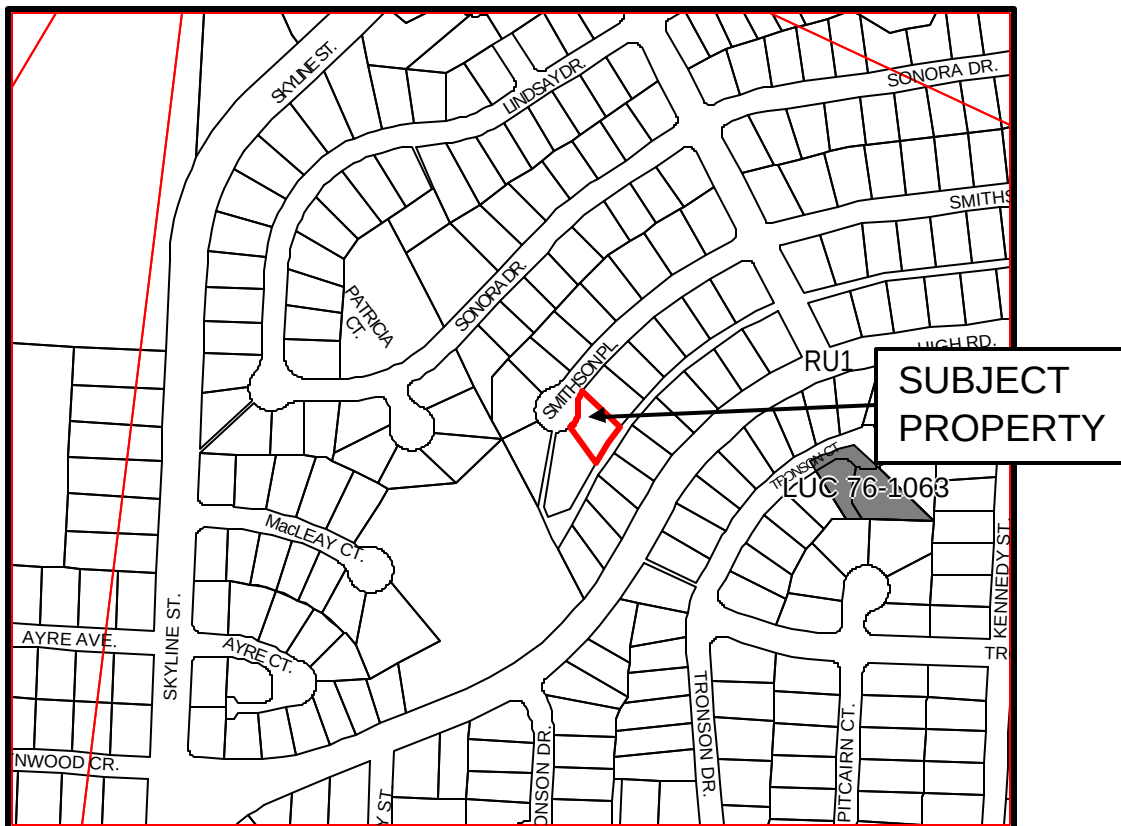
The subject property is located on Smithson Place west of High Road.

Adjacent zones and uses are:

- North - RU1 - Large lot housing – single family dwelling
- East - RU1 - Large lot housing – single family dwelling
- South - RU1 - Large lot housing – single family dwelling
- West - RU1 - Large lot housing – single family dwelling

Site Location Map

Subject Property: 1635 Smithson Place



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 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 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).

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 objections. Provided the required off street parking is provided.

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 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 supported by Kelowna's Strategic Plan.

The proposed suite will be located in the lower level of the existing house and accessed via an existing side entrance to the house. Parking on-site exceeds the required minimum of three parking stalls. The addition of the suite will therefore have no negative visual impact on the single-family character of the area. The applicant has committed to creating a basketball court/play area at the rear of the property thus ensuring that the property meets the site coverage regulations including driveways and parking outlined in the Zoning Bylaw. As the paved area is currently used for recreational purposes, the applicant does not wish to remove the pavement. Staff are satisfied with the delineation of the area for recreational purpose and the use of concrete barriers to prohibit the use of this area for parking.

Andrew Bruce
Development Services Manager

Approved for inclusion

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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.: | Z04-0007 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Melanie & Mathias Steppuhn |
| · ADDRESS | 1635 Smithson Place |
| · CITY | Kelowna |
| · POSTAL CODE | V1Y 8N5 |
| 4. APPLICANT/CONTACT PERSON: | Melanie & Mathias Steppuhn |
| · ADDRESS | 1635 Smithson Place |
| · CITY | Kelowna |
| · POSTAL CODE | V1Y 8N5 |
| · TELEPHONE/FAX NO.: | 861-6851 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | February 2, 2004 |
| Date Application Complete: | February 2, 2004 |
| Servicing Agreement Forwarded to Applicant: | n/a |
| Servicing Agreement Concluded: | n/a |
| Staff Report to Council: | |
| 6. LEGAL DESCRIPTION: | Lot 7, Section 29, Township 26, ODYD, Plan 31799 |
| 7. SITE LOCATION: | On Smithson Place west of Clifton Road |
| 8. CIVIC ADDRESS: | 1635 Smithson Place |
| 9. AREA OF SUBJECT PROPERTY: | 780 m ² |
| 10. AREA OF PROPOSED REZONING: | 780 m ² |
| 11. EXISTING ZONE CATEGORY: | RU1 |
| 12. PROPOSED ZONE: | RU1s |
| 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 WITHIN AN EXISTING SINGLE DETACHED DWELLING. |
| 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
- Floor plans