
CITY OF KELOWNA

MEMORANDUM

Date: June 16, 2004
File No.: Z04-0039

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z04-0039
AT: 142 Celano Crescent

OWNER: Beverly and Gary Billings
APPLICANT: Liz Bennet

PURPOSE: TO REZONE THE PROPERTY FROM RU2- MEDIUM LOT HOUSING TO RU2s- MEDIUM LOT HOUSING WITH SECONDARY SUITE TO ALLOW FOR A SECONDARY SUITE WITHIN A SINGLE DETACHED DWELLING.

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. Z04-0039 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 30, Section 4, Township 23, ODYD, Plan KAP46412, located on Celano Crescent, Kelowna, B.C. from the RU2 – Medium Lot Housing zone to the RU2s – Medium 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;

AND THAT final adoption of the zone amending bylaw be withheld pending inspection and approval of the proposed secondary suite by the Inspection Services Department.

2.0 SUMMARY

The applicants are seeking to rezone the subject property from the RU2 – Medium Lot Housing to the RU2s – Medium Lot Housing with Secondary Suite to allow for the construction of a secondary suite in the basement of a new single detached dwelling.

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking to rezone the subject property from the RU2 – Medium Lot Housing to the RU2s – Medium Lot Housing with Secondary Suite to allow for the construction of a secondary suite in the basement of a new single detached dwelling. An attached garage, located on the west side of the dwelling, can accommodate two vehicles. The front driveway provides at least two additional parking spaces. There is no lane access to the site. The proposed secondary suite, measuring 56.6 m², includes a bedroom, living room, kitchen, and bathroom. Shared laundry facilities, also located in the basement, are accessible from the suite. A sliding glass door from the living room provides access to a concrete patio providing private amenity space for the occupants of the secondary suite.

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)	466m ²	400.0 m ²
Lot Width (m)	14.75m	13.0 m
Lot Depth (m)	32.00m	30.0m
Site Coverage (%)	18% 39.8%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) -House -Secondary suite	218.4m ² 60m ²	N/A The lesser of 90 m ² or 40% of the total floor area of the principal building (0.4 *218.4 = 87.36 m ²)
Height	2 stories	lesser of 9.5m or 2.5 stories
Setbacks-House (m)		
-Front	6.4m	4.5 m or 6.0 m from a garage or carport having vehicular entry from the front
-Rear	11.27m	7.5 m
-East Side	5.95m	1.8 m
-West Side	1.8m	1.8 m
Parking Spaces (Total)	3 spaces	3 spaces

3.2 Site Context

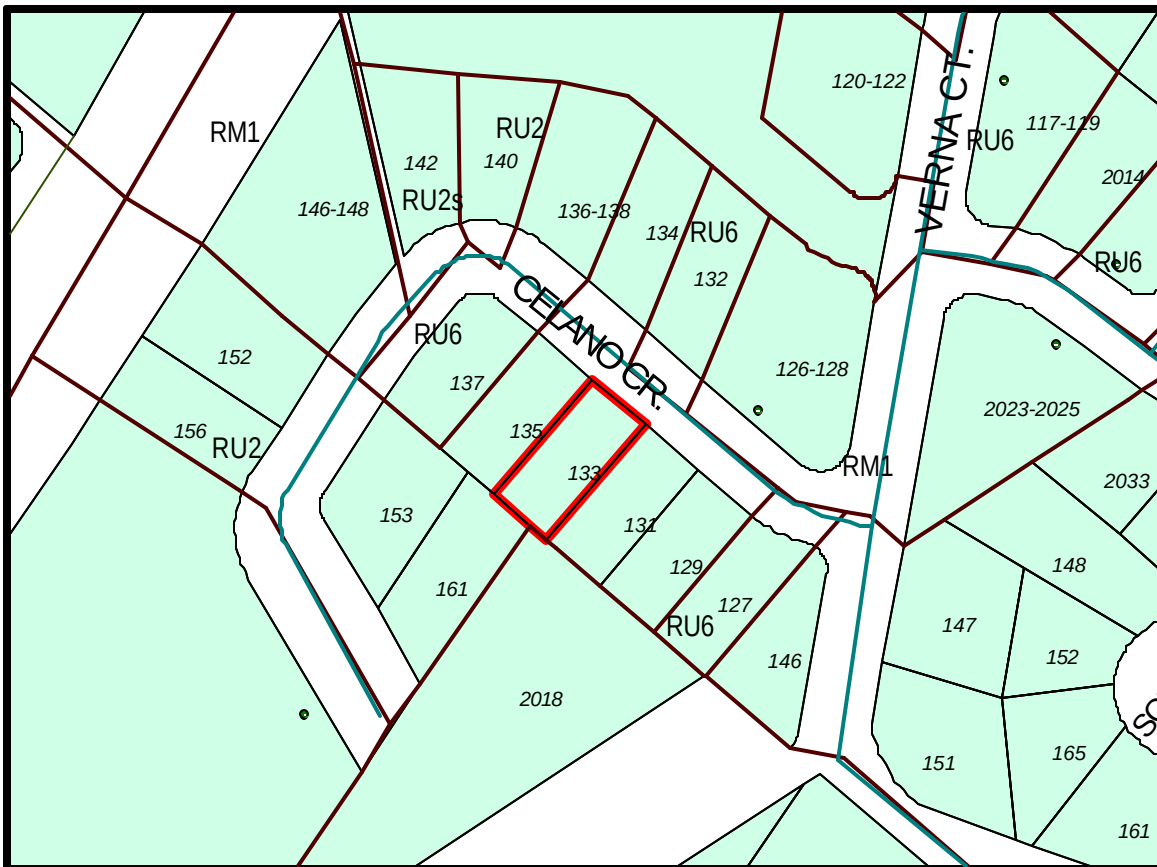
The subject property is located on Celano Crescent. There is mix of RU2 – Medium Lot Dwelling and RU6- Two Dwelling Housing zoning in the adjacent neighbourhood.

Adjacent zones and uses are:

- North - RM2- Low Density Row Housing
- East - RU2 - Medium lot housing
- South - RU6 – Two Dwelling housing
- West - RM1 – Fourplex Housing

Site Location Map

Subject Property: 133 Celano Cr.



3.3 Existing Development Potential

The property is zoned RU2 – Medium 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 RU2s – Medium 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 Official Community Plan designates the future land use of the subject property as Single / Two Unit Residential. The proposed land use (single unit dwelling with a secondary suite) is consistent with the direction of this policy document. The OCP also supports the use of secondary suites as a method of sensitively integrating high density into neighbourhoods. The OCP encourages new residential development to be sensitively integrated with the surrounding natural and built environment. In order to achieve this objective, it is recommended that the applicant give further consideration to the following: Incorporating landscaping / screening that would provide private outdoor living space for the tenants of the secondary suite.

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

To convert an existing illegal suite to a legal suite, confirmation of the compliance to B.C. Building Code and City of Kelowna regulations is required.

A site inspection report to be conducted by Building Inspector to assess the required upgrade prior to final approval of this application.

4.2 Works and Utilities Department

No comment.

4.3 Interior Health

No comment.

4.4 Fire Department

No objection.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department supports the proposed rezoning of the property from RU2 – Medium Lot Housing to RU2s – Medium Lot Housing with Secondary Suite. Staff acknowledge that there is already a significant mix of housing types in the neighbourhood. However, while several of the lots on Celano Crescent are zoned RU6 – Two Dwelling Housing and RM1 – Fourplex Housing, the majority of the properties are currently zoned RU2 – Medium Lot Housing. In addition, the proposal is consistent with both the future land use designation and policies with regards to secondary suites outlined in the Official Community Plan.

The applicant is requesting the "s" designation in order to legalize an existing "illegal" secondary suite. The proposed suite is located in the basement of the existing house. As the suite is located within the existing house, there will be no negative visual impact on the single-family character of the area. In addition, there is sufficient on-site parking in the existing garage, and driveway with two spaces available in the garage and one space available in the driveway

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

RM/AB/rs
Attach.

FACT SHEET

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| 1. APPLICATION NO.: | Z04-0039 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Gary and Beverly Billings |
| · ADDRESS | 20767 51B Ave. |
| · CITY | Langley, BC |
| · POSTAL CODE | V3A 7T2 |
| 4. APPLICANT/CONTACT PERSON: | Liz Bennet |
| · ADDRESS | 2262 Bennett Road |
| · CITY | Kelowna, BC |
| · POSTAL CODE | V1V 2C4 |
| · TELEPHONE/FAX NO.: | 762-6715 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | June 3, 2004 |
| Date Application Complete: | June 3, 2004 |
| Servicing Agreement Forwarded to Applicant: | n/a |
| Servicing Agreement Concluded: | n/a |
| Staff Report to Council: | June 16, 2004 |
| 6. LEGAL DESCRIPTION: | Lot 30, Section 4, Township 23, ODYD, Plan KAP46412 |
| 7. SITE LOCATION: | The site is located on Celano Crescent off of Verna Court |
| 8. CIVIC ADDRESS: | 142 Celano Cr |
| 9. AREA OF SUBJECT PROPERTY: | 466m ² |
| 10. AREA OF PROPOSED REZONING: | 466m 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 subject property to allow for a secondary suite within a single detached dwelling. |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | |
| NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | n/a |
| 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
- Elevations
- Floor plans