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## CITY OF KELOWNA

### MEMORANDUM

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**Date:** June 18, 2004  
**File No.:** Z04-0035

**To:** City Manager

**From:** Planning and Corporate Services Department

**Subject:**

**APPLICATION NO. Z04-0035**  
**AT:** 3967 Bluebird Road

**OWNER:** Hugh Culver  
**APPLICANT:** Hugh Culver

**PURPOSE:** TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO ACCOMMODATE A SECONDARY SUITE IN THE BASEMENT OF AN EXISTING SINGLE FAMILY DWELLING

**EXISTING ZONE:** RU1 – Large Lot Housing

**PROPOSED ZONE:** RU1s – Large Lot Housing with Secondary Suite

**REPORT PREPARED BY:** RYAN SMITH

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

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#### 1.0 RECOMMENDATION

THAT Rezoning Application No. Z04-0035 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Sec.1, Twp. 25, ODYD Plan 7334, located on Bluebird 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 are seeking to rezone the subject property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone to accommodate a secondary suite in the basement of the existing single family dwelling.

### 3.0 BACKGROUND

#### 3.1 The Proposal

The applicant is proposing to rezone the subject property in order to allow for a secondary suite in the basement of an existing single family dwelling. The subject property is located on the north side of Bluebird Road between Lakeshore Road and Mission Creek.

The proposed suite will measure 60.3m<sup>2</sup> in size and will have a kitchen, living area, bedroom, bathroom and shared laundry facilities. The entrance will be via a stairwell at the rear of the dwelling.

The applicant has accounted for the 3 required parking stalls on the site plan (accessed via the lane); however, the site could potentially accommodate more stalls if required.

As the proposed suite will be located in the same building as the principal dwelling no development permit is required.

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 <sup>2</sup> )                                                  | 1076m <sup>2</sup>                      | 550m <sup>2</sup>                                    |
| Lot Width (m)                                                               | 20.70m                                  | 16.5m                                                |
| Lot Depth (m)                                                               | 66.05                                   | 30.0m                                                |
| Site Coverage (%) (existing)                                                | 10%                                     | 40%                                                  |
| Total Floor Area (m <sup>2</sup> )<br>-House (existing)<br>-Secondary suite | 195m <sup>2</sup><br>60.2m <sup>2</sup> | 195m <sup>2</sup> x 40%= 78m <sup>2</sup> (max size) |
| Height                                                                      | 2 storeys                               | 2.5 Storeys                                          |
| Setbacks-House (m)                                                          |                                         |                                                      |
| -Front                                                                      | 9.14                                    | 4.5m                                                 |
| -Rear                                                                       | 40m (approx.)                           | 7.5m                                                 |
| -East Side                                                                  | 6.10m                                   | 2.3m                                                 |
| -West Side                                                                  | 2.43m                                   | 2.3m                                                 |
| Private Open Space (m <sup>2</sup> )                                        | 200m <sup>2</sup> +                     | n/a                                                  |
| Parking Spaces (Total)                                                      | 3+                                      | 3                                                    |

#### 3.2 Site Context

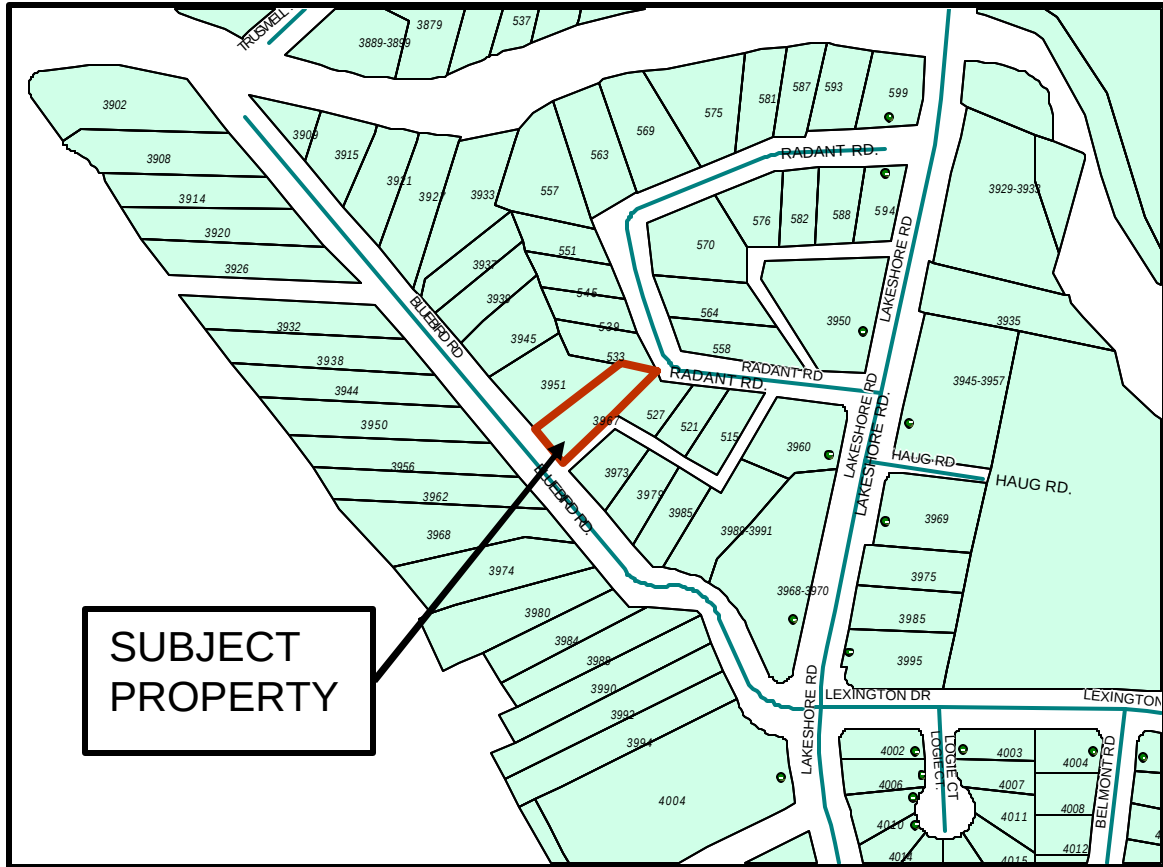
The subject property is located on the north side of Bluebird Road between Mission Creek and Lakeshore Road.

Adjacent zones and uses are:

- North - RU1s – Large Lot Housing with Secondary Suite – 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: 3967 Bluebird Road



3.3 Existing Development Potential

The purpose of the RU1-Large Lot Housing zone is to provide for single detached housing, and compatible secondary uses, on large serviced urban lots.

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

4.1 Works and Utilities Department

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-1S are as follows:

4.1.1 General

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

4.1.2 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.

4.1.3 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.

4.1.4 Site Related Issues

Adequate off-street parking must be provided. The proposed on-site parking spaces shall meet the requirements of the zoning bylaw No. 8000.

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

4.2 Inspection Services Department

a) Not in compliance to lesser of 40% requirement to Principal Building.

b) No section, No window size, No living room designation etc?

\*Note: The applicant has revised the plans to address these comments.

4.3 Fire Department

No comment.

4.4 Public Health Inspector

No Comment

4.5 Shaw Cable

No comment.

4.6 Terasen

No comment.

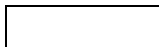
5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns with the proposed change in land use to accommodate a secondary suite in the existing single family dwelling. The subject property is large enough to accommodate all the required parking and abundant private open space for the residents of the suite.

Staff recommends that the applicant incorporate a well-lit pathway from the parking area to the entrance to the secondary suite.

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Andrew Bruce  
Manager of Development Services



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

RM/AB/rs  
Attach.

**FACT SHEET**

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|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. APPLICATION NO.:</b>                                            | <b>Z04-0035</b>                                                                                                                                                                                                       |
| <b>2. APPLICATION TYPE:</b>                                           | Rezoning (s-zone)                                                                                                                                                                                                     |
| <b>3. OWNER:</b>                                                      | Hugh Culver                                                                                                                                                                                                           |
| · ADDRESS                                                             | 4629 Fuller Road                                                                                                                                                                                                      |
| · CITY                                                                | Kelowna, BC                                                                                                                                                                                                           |
| · POSTAL CODE                                                         | V1W 1Z9                                                                                                                                                                                                               |
| <b>4. APPLICANT/CONTACT PERSON:</b>                                   | As above                                                                                                                                                                                                              |
| · ADDRESS                                                             |                                                                                                                                                                                                                       |
| · CITY                                                                |                                                                                                                                                                                                                       |
| · POSTAL CODE                                                         |                                                                                                                                                                                                                       |
| · TELEPHONE/FAX NO.:                                                  | 862-8482                                                                                                                                                                                                              |
| <b>5. APPLICATION PROGRESS:</b>                                       |                                                                                                                                                                                                                       |
| Date of Application:                                                  | May 20, 2004                                                                                                                                                                                                          |
| Date Application Complete:                                            | May 20, 2004                                                                                                                                                                                                          |
| Servicing Agreement Forwarded to Applicant:                           | N/A                                                                                                                                                                                                                   |
| Servicing Agreement Concluded:                                        | N/A                                                                                                                                                                                                                   |
| Staff Report to Council:                                              | June 18, 2003                                                                                                                                                                                                         |
| <b>6. LEGAL DESCRIPTION:</b>                                          | Lot 2, Sec.1, Twp. 25, ODYD Plan 7334                                                                                                                                                                                 |
| <b>7. SITE LOCATION:</b>                                              | The subject property is located on the north side of Bluebird Road between Mission Creek and Lakeshore Road.                                                                                                          |
| <b>8. CIVIC ADDRESS:</b>                                              | 3967 Bluebird Road                                                                                                                                                                                                    |
| <b>9. AREA OF SUBJECT PROPERTY:</b>                                   | 1076m <sup>2</sup>                                                                                                                                                                                                    |
| <b>10. AREA OF PROPOSED REZONING:</b>                                 | 1076m <sup>2</sup>                                                                                                                                                                                                    |
| <b>11. EXISTING ZONE CATEGORY:</b>                                    | RU1 – Large Lot Housing                                                                                                                                                                                               |
| <b>12. PROPOSED ZONE:</b>                                             | RU1s – Large Lot Housing with Secondary Suite                                                                                                                                                                         |
| <b>13. PURPOSE OF THE APPLICATION:</b>                                | TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO ACCOMMODATE A SECONDARY SUITE IN THE BASEMENT OF AN EXISTING SINGLE FAMILY DWELLING |
| <b>14. MIN. OF TRANS./HIGHWAYS FILES NO.:</b>                         | N/A                                                                                                                                                                                                                   |
| <b>NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY</b> |                                                                                                                                                                                                                       |

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| 15. | DEVELOPMENT PERMIT MAP 13.2<br>IMPLICATIONS | N/A |
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**ATTACHMENTS**

**(not attached to the electronic version of the report)**

- Subject property map
- Site plan and floor plans
- Pictures