
CITY OF KELOWNA

MEMORANDUM

Date: September 10, 2004
File No.: **Z04-0054**

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. **Z04-0054**

OWNER: Andjefa Whitehouse and
Stephane Archer

AT: 857 Raymer Road

APPLICANT: Andjefa Whitehouse and
Stephane Archer

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

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z04-0054 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, D.L. 580a, SDYD Plan KAP73731, located on Raymer 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;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Inspection Services Department being completed to their satisfaction;

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 a single family dwelling that is currently under construction.

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 a single family dwelling. The subject property is located on the south side of Raymer Road between Roma Court and Small Court.

The proposed suite will measure 84m² in size and will have a kitchen, living area, two bedrooms, a bathroom and laundry facilities. The entrance will be via a doorway located on the east side of the dwelling.

The applicant has accounted for the 3 required parking stalls on the site plan (two stall in the garage and one stacked behind) and the applicant is providing a lit pathway between the parking area and the entrance to the suite.

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 ²)	792m ²	550m ²
Lot Width (m)	16.51m	16.5m
Lot Depth (m)	48.12m	30.0m
Site Coverage (%) (existing)	21%	40%
Total Floor Area (m ²) -House -Secondary suite	278m ² 84m ²	90m ²
Height	2 storeys	2.5 Storeys
Setbacks-House (m)		
-Front	20.0m	4.5m (6.0m to a garage or carport)
-Rear	7.6m	7.5m
-East Side	2.3m	2.3m
-West Side	2.3m	2.3m
Private Open Space (m ²)	200m ²	30.0m ²
Parking Spaces (Total)	3	3

3.2 Site Context

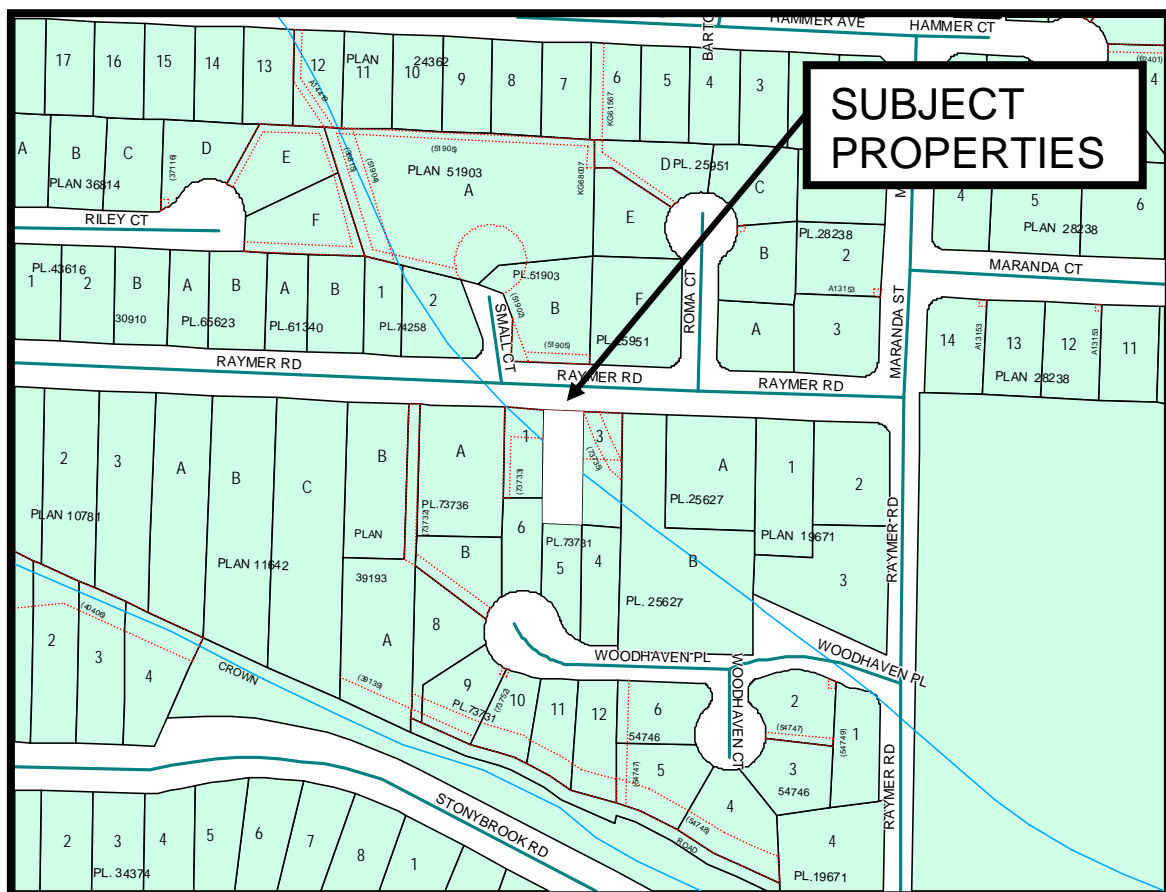
The subject property is located on the south side of Raymer Road between Roma Court and Small Court.

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: 857 Raymer 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

Works and Utilities requirements were addressed as subdivision. The Department has no further requirements at this time.

4.2 Inspection Services Department

Suite must comply with BC Building Code Regulations. Compliance will be verified at building permit stage.

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 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. The applicant has also provided a lit pathway between the parking area and the entrance to the secondary suite.

Andrew Bruce
Manager of Development Services



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

RM/AB/rs
Attach.

FACT SHEET

- | | | |
|-----|--|---|
| 1. | APPLICATION NO.: | Z04-0035 |
| 2. | APPLICATION TYPE: | Rezoning (s-zone) |
| 3. | OWNER: | Hugh Culver |
| | • ADDRESS | 4629 Fuller Road |
| | • CITY | Kelowna, BC |
| | • POSTAL CODE | V1W 1Z9 |
| 4. | APPLICANT/CONTACT PERSON: | As above |
| | • ADDRESS | |
| | • CITY | |
| | • POSTAL CODE | |
| | • TELEPHONE/FAX NO.: | 862-8482 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | August 12, 2004 |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to Council: | September 10, 2004 |
| 6. | LEGAL DESCRIPTION: | Lot 2, Sec.1, Twp. 25, ODYD Plan 7334 |
| 7. | SITE LOCATION: | The subject property is located on the south side of Raymer Road between Roma Court and Small Court. |
| 8. | CIVIC ADDRESS: | 857 Raymer Ave. |
| 9. | AREA OF SUBJECT PROPERTY: | 1076m ² |
| 10. | AREA OF PROPOSED REZONING: | 1076m ² |
| 11. | EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 12. | PROPOSED ZONE: | RU1s – Large Lot Housing with Secondary Suite |
| 13. | PURPOSE OF THE APPLICATION: | 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 A SINGLE FAMILY 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)

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