
CITY OF KELOWNA

MEMORANDUM

Date: May 2, 2005
To: City Manager
From: Planning and Corporate Services Department
Subject:

APPLICATION NO. Z05-0026/DP05-0063
OWNER: Ronald Routledge
AT: 405 Dougall Road
APPLICANT: Ronald Routledge

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. Z05-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 26, Township 26, ODYD Plan 5889, located on Dougall Road North, 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 in conjunction with Council's consideration of a Development Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Inspection Services Department and Works & Utilities 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 an addition to 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 an addition to an existing single family dwelling. The subject property is located on the east side of Dougall Road North between Leathhead Road and McIntosh Road.

The proposed suite will measure 84.2m² 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 stalls in the driveway and one in a carport) and the applicant is providing a lit pathway between the parking area and the entrance to the suite.

The proposed building addition will be finished with white vinyl siding and brown trim to match the existing building.

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)	1111m ²	550m ²
Lot Width (m)	22.86m	16.5m
Lot Depth (m)	48.80m	30.0m
Site Coverage (%) (existing)	10.5%	40%
Site Coverage (%) (existing)	18.5%	40%
Total Floor Area (m ²) -House -Secondary suite	116.65m 84.2m ²	90m ²
Height	1.5 storeys	2.5 Storeys
Setbacks-House (m)		
-Front	13.7m	4.5m (6.0m to a garage or carport)
-Rear	9.5m	7.5m
-North Side	2.2m	2.3m
-South Side	10.7m	2.3m
Private Open Space (m ²)	60m ²	60.0m ²
Parking Spaces (Total)	3	3

3.2 Site Context

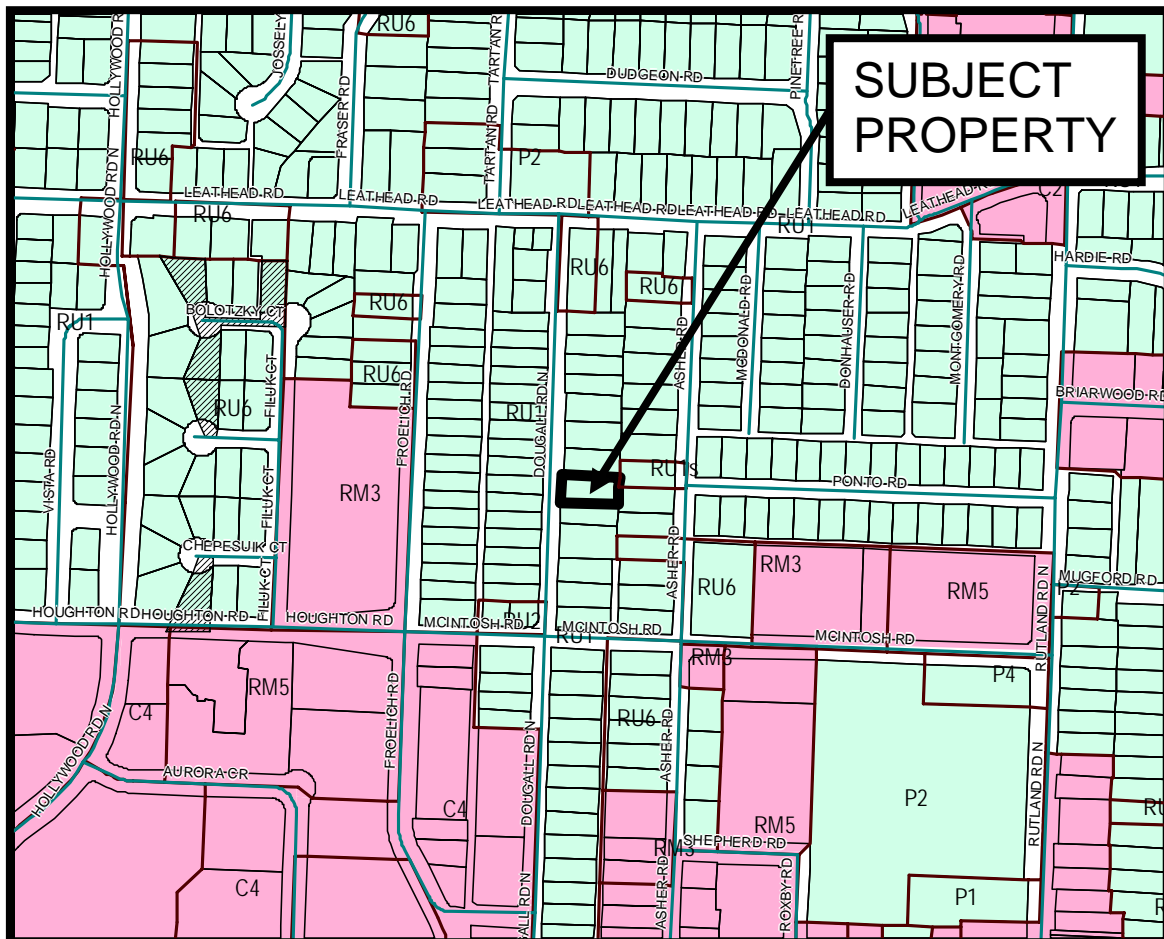
The subject property is located on the east side of Dougall Road North between Leathhead Road and McIntosh Road.

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: 405 Dougall Road North



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 subject property is designated as Medium Density Multiple Unit Residential on the Generalized Future Land Use map in the OCP. The proposed land use (single unit housing with a secondary suite) is not consistent with the direction of this policy document. Making improvements to the subject property may either limit or restrict the ability to redevelop the neighbouring properties for Multiple Unit Residential purposes.

Development of the proposed suite is subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in chapter 8 of the Official Community Plan. The intent of the Development Guidelines is to give consideration to the form, character and landscaping of all secondary, new secondary suites and two dwelling forms of housing. The applicant has incorporated building design features that are consistent with the Development Guidelines.

3.4.2 City of Kelowna Strategic Plan (2005)

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 subject property is within the service area of the Rutland Waterworks District (RWWD). The developer is required to make satisfactory arrangements with the RWWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWWD. The Inspection Services Dept. must determine if the existing service is of sufficient size to provide adequate water for both dwelling units. Any service upgrade would be at the applicant's cost.

4.2.2 Sewer

This property is currently serviced by the municipal sewer system.

4.2.3 Access/Parking

Parking is provided onsite and should be constructed with a dust free surface.

4.2 Inspection Services Department

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

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 an addition to 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. The proposal to rezone the property, although not technically in compliance with the OCP designation of Multiple Unit Residential – medium density could be supported as the zoning would still be in the same category as currently exists.

The applicant has proposed to add a storage area as part of the addition. Originally this storage area had been connected to the secondary suite; however, due to size constraints the applicant has elected to maintain this area as a carport.

Andrew Bruce
Manager of Development Services



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

RM/AB/rs
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

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