
**CITY OF KELOWNA
MEMORANDUM**

Date: June 30, 2005
To: City Manager
From: Planning & Corporate Services Department
Subject:

APPLICATION NO. Z05-0025 **APPLICANT:** Hans Neumann
AT: 3920 Bluebird **OWNERS:** Tarcisio Niccoli
Road. Angelina Niccoli

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1s – TWO DWELLING HOUSING WITH SECONDARY SUITE ZONE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0025 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 1, Township 25, O.D.Y.D. Plan 3107, located on Bluebird Road, Kelowna, B.C. from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite, be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY

This rezoning application seeks to rezone the subject property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow for the construction of a new single family residence with a secondary suite over the attached garage.

3.0 HISTORY

April 12, 2005 – Council approved a development variance permit application, allowing a relaxation to the Okanagan Sight Line requirement from 60 degrees to 50 degrees.

4.0 BACKGROUND

4.1 The Proposal

The Applicant is proposing to construct a 357 m² (3,842 ft²) single family dwelling with a 65 m² (695 ft²) secondary suite above an attached two-car garage on the subject property. The garage/secondary suite portion is to be connected to the main portion of the house by means of a 10 m (32 feet) by 2.4 m (8 foot) corridor.

The proposed secondary suite is accessed by a door on the north side of the garage portion of the dwelling, which leads to a stairway up to the second floor suite area.

The table below shows this application's compliance with the requirements of the RU1s zone:

Project details	Site area:	1,328 m ² (0.33 ac) **to high water line**
	Building Footprint:	318 m ²
	Floor Area (principal dwelling):	357 m ²
	Floor Area (secondary suite)	65 m ²

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,328 m ² (0.33 ac)	550 m ²
Lot Width	23.4 m	16.5 m
Lot Depth	78.4	30.0 m
Development Regulations		
Site Coverage (buildings)	24%	40%
Site Coverage (buildings/parking)	34%	50%
Height	6.9 m / 2 storeys	9.5 m / 2 ½ storeys
Front	4.5 m	4.5 m
Side (north)	2.0 m (main floor) 2.3 (2 nd floor)	2.0 m for a 1 or 1 ½ storey 2.3 m for a 2 or 2 ½ storey
Side (south)	2.3 m	2.0 m for a 1 or 1 ½ storey 2.3 m for a 2 or 2 ½ storey
Rear	21.6 m	7.5 m
Other requirements		
Okanagan Lake Setback	> 15.0 m	15.0 m
Okanagan Sight Lines	50 degrees ^A	60 degrees
Floor Area of Suite	65 m ²	lesser of 40% of principal dwelling or 90 m ²
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

^A A variance was previously approved by Council to allow the reduced sight line (DVP05-0003).

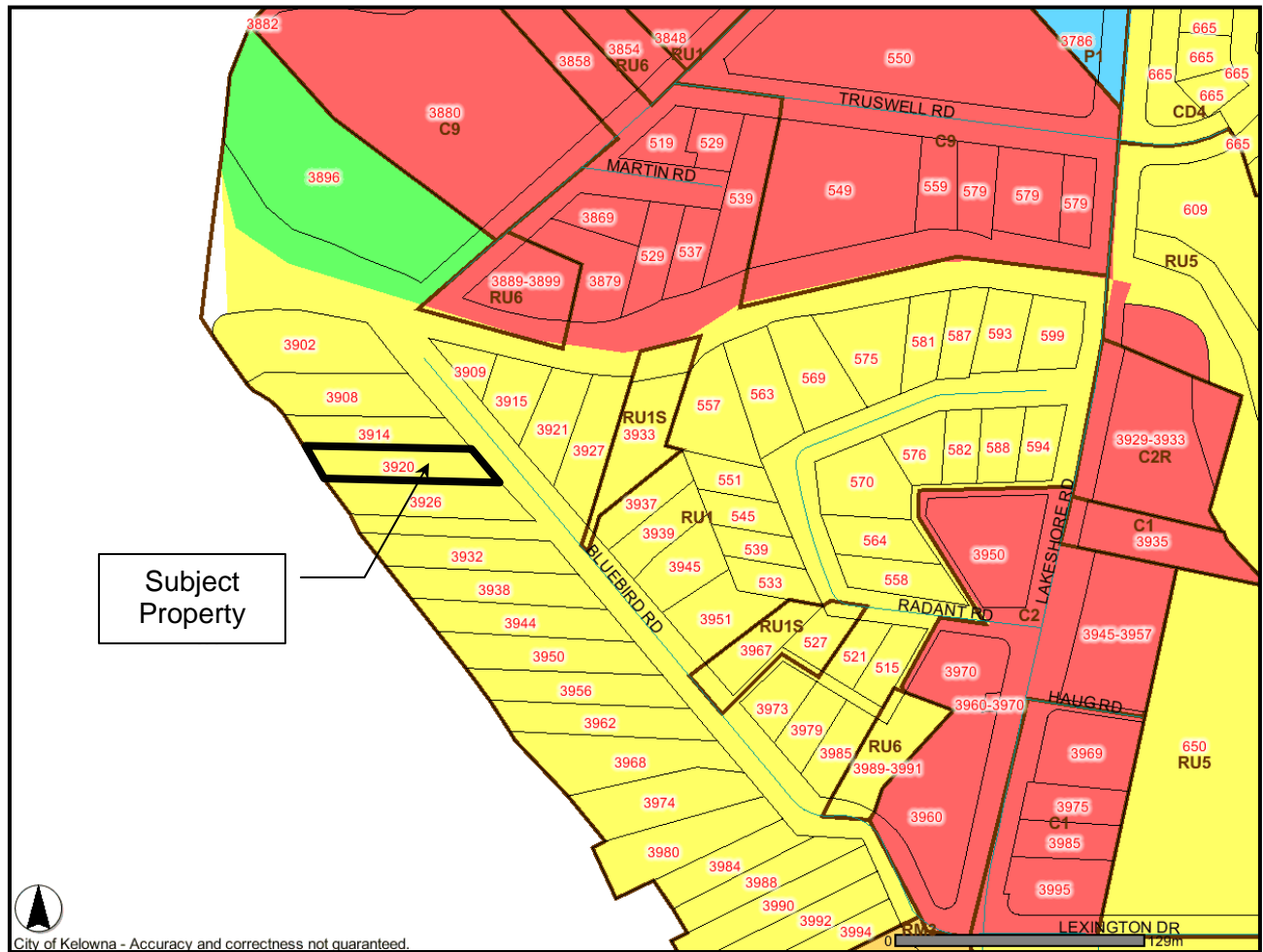
4.2 Site Context

The subject property is a lakefront lot, located on Bluebird Road, just south of Mission Creek. The surrounding area has been developed primarily as a single-family neighbourhood, with the RU1 zone predominating. More specifically, the adjacent land uses are as follows:

North-	RU1 – Large Lot Housing
East	RU1 – Large Lot Housing
South	RU1 – Large Lot Housing
West	RU1 – Large Lot Housing

Site Location Map

Subject property: 3920 Bluebird Road



4.3 Existing Development Potential

The property is zoned RU1 – Large Lot Housing. The purpose is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots. Principal uses are “single dwelling housing”, with secondary uses such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses.

Secondary suites are permitted within the RU1s - Large Lot Housing with Secondary Suite zone.

4.4 Current Development Policy

4.4.1 City of Kelowna Strategic Plan (2004)

Objective #4 – Realize construction of housing forms and prices that meet the needs of Kelowna residents.

Objective #5 – Achieve accessible, high quality living and working environments.

Objective #7 – Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

4.4.2

Kelowna 2020 Official Community Plan (OCP)

Future Land Use Designation - The property is designated Single/Two Unit Residential, pursuant to Map 19.1 of the OCP. The proposed RU1s zone is consistent with that future land use designation.

Development Permit Process - This development is subject to the Development Permit Guidelines for Form and Character of Secondary Suite and Two Dwelling Housing Development.

5.0 TECHNICAL COMMENTS

5.1 Fire Department

Fire dept access, fire flows, and hydrants as per BC Building Code and City of Kelowna Subdivision Bylaw. Smoke alarms as per BC Building Code and City of Kelowna Smoke Alarm Bylaw.

5.2 Inspection Services

No response.

5.3 Works and Utilities

5.3.1 Domestic water and fire protection

The subject property 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.

5.3.2 Sanitary Sewer

The subject property 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.

5.3.3 Site Related Issues

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

The environmental ramifications of new house construction, landscape features including retaining walls, location of onsite storm disposal systems, protection of existing mature trees and building setbacks from Okanagan Lake must be considered. Development Engineering will defer comment on those issues to the City Environment Manager and the Provincial Government.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The OCP designates the future land use of the subject property as Single / Two Unit Residential. The proposed land use (single unit residential and secondary suite) is consistent with the direction of this policy document. OCP Housing Policies state that the City will work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivisions and building permit applications that would allow for smaller lot sizes, suites, duplexes etc that are sensitively integrated into a neighbourhood, and that the City will encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population and satisfies a range of life cycle and lifestyle choices.

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

Staff recommends that this rezoning application be supported, because it represents a sensitive infill project, consistent with the policies contained within the OCP.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

NW/nw

ATTACHMENTS

Location of subject property

Site Plan

Elevations

Floor Plans