
**CITY OF KELOWNA
MEMORANDUM**

Date: September 22, 2005
To: City Manager
From: Planning & Corporate Services Department
Subject:

APPLICATION NO. Z05-0044 **APPLICANT:** Giovanni and Michelina Molinaro

AT: 4002 Santa Anita Place. **OWNERS:** Giovanni and Michelina Molinaro

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU2 – MEDIUM LOT HOUSING ZONE TO THE RU2s – MEDIUM LOT HOUSING WITH SECONDARY SUITE ZONE.

EXISTING ZONE: RU2 – MEDIUM LOT HOUSING

PROPOSED ZONE RU2s – MEDIUM LOT HOUSING WITH SECONDARY SUITE ZONE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, Section 6, Township 26, O.D.Y.D. Plan 40896, located on Santa Anita Place, 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.

2.0 SUMMARY

This rezoning application seeks to rezone the subject property from RU2 – Medium Lot Housing to RU2s – Medium Lot Housing with Secondary Suite zone to legalize an existing suite within the single family residence on the subject property.

3.0 BACKGROUND

3.1 The Proposal

There is an existing 344 m² (3,700 ft²) house on the subject property. A 46 m² (500 ft²) portion of the main floor has been developed as a secondary suite.

An attached garage provides two parking spaces for the principal dwelling, and there is ample surface parking for at least one space for the secondary suite.

The table below shows this application's compliance with the requirements of the RU2s zone:

CRITERIA	PROPOSAL	RU2s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	846 m ² (0.2 ac)	400 m ²
Lot Width	17.0 m	13.0 m
Lot Depth	35.0 m	30.0 m
Development Regulations		

Site Coverage (buildings)	27%	40%
Site Coverage (buildings/parking)	33%	50%
Height (existing house)	1 ½-storeys	2 ½ storeys / 9.5 m
Front Yard	6.6 m	4.5 m or 6.0 m to a garage
Side Yard (east)	2.5 m	1.5 m
Side Yard (west)	4.05 m	1.5 m
Rear Yard	6.7 m	6.0 m
Other requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

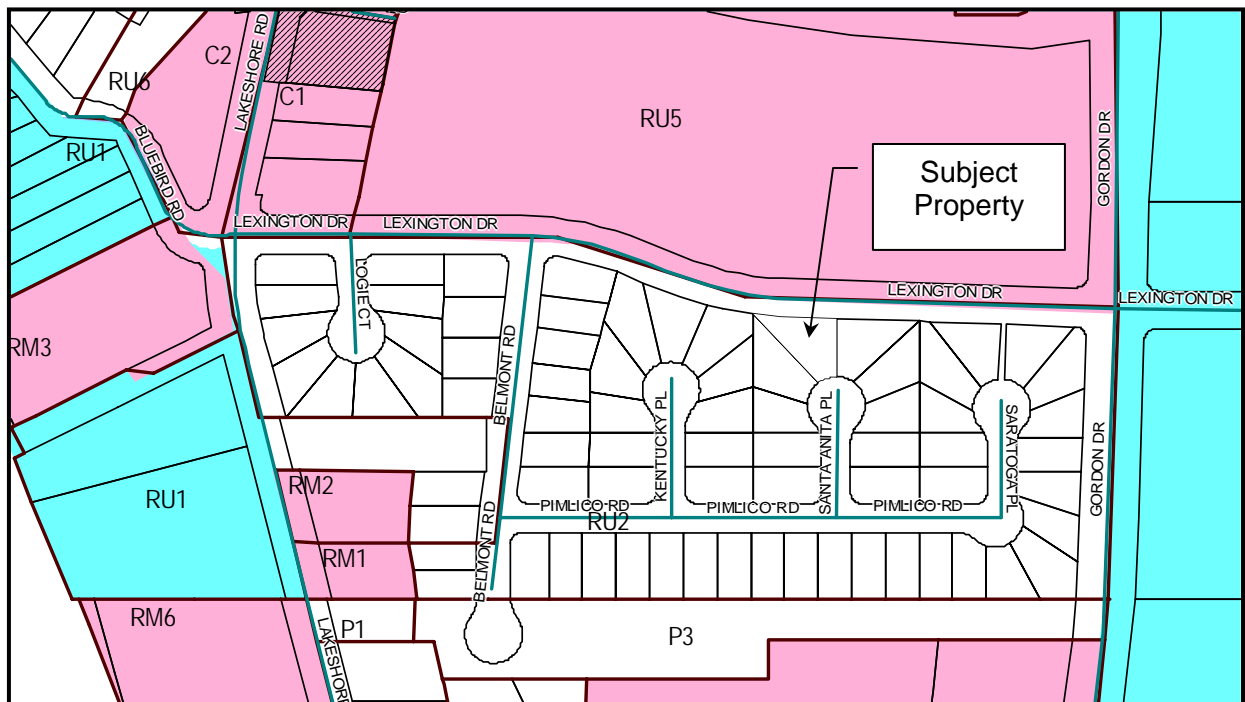
3.2 Site Context

The subject property is located on Santa Anita Place, which is south of Lexington Drive, in between Gordon Drive and Lakeshore Road. The surrounding area has been developed primarily as a single-family neighbourhood, with RU2 the predominant zoning. More specifically, the adjacent land uses are as follows:

- North- RU5 – Bareland Strata Housing
- East RU2 – Medium Lot Housing 1
- South RU2 – Medium Lot Housing
- West RU2 – Medium Lot Housing

Site Location Map

Subject property: 4002 Santa Anita Place



3.3 Existing Development Potential

The property is zoned RU2 – Medium Lot Housing. The purpose is to provide a zone for single detached housing, and compatible secondary uses, on medium sized 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.

3.4 Current Development Policy

3.4.1 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.

3.4.2 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 RU2s 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.

4.0 TECHNICAL COMMENTS

Fire Department

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Engineered fire flows should determine hydrant requirements.

Inspection Services

The approval of the rezoning shall be subject to obtaining a valid building & plumbing permit to assure all compliance as required by the City of Kelowna and issuance of an occupancy permit.

Works and Utilities

Domestic water and fire protection

The subject property is provided with a 19 mm 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.

Sanitary Sewer

The subject property is provided with a single 100mm-diameter sanitary The subject property is provided with a single 100 mm 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.

Site Related Issues

Site Related Issues - The subject property fronts a cul de sac turnaround. Adequate off street parking must be provided. The proposed onsite parking spaces shall meet the requirements of the zoning bylaw 8000.

5.0 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.

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

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ATTACHMENTS

Location of subject property
Site Plan (surveyor's certificate)
Floor Plans
Elevations