
CITY OF KELOWNA
MEMORANDUM

Date: March 13, 2006
File No.: Z06-0010

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z06-0010

OWNERS:
Hume-Smith Contracting & Development Co.
Larry Shoemaker,
Varitec Enterprises Ltd.
APPLICANT: Kenyon Sinclair

AT: 824 GALBRAITH PLACE

PURPOSE: TO REZONE THE PROPERTY FROM RU2- MEDIUM LOT HOUSING TO RU2s- MEDIUM LOT HOUSING WITH SECONDARY SUITE TO ALLOW A SECONDARY SUITE WITHIN A SINGLE DETACHED DWELLING.

EXISTING ZONE: RU2 – MEDIUM LOT HOUSING

PROPOSED ZONE: RU2s ZONE – MEDIUM LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: KEIKO NITTEL

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0010 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 22, Section 26, Township 26, ODYD, Plan KAP76591, located on Galbraith 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

The applicants are seeking to rezone the subject property from the RU2 – Medium Lot Housing to the RU2s – Medium Lot Housing with Secondary Suite for the construction of a secondary suite within a single detached dwelling.

3.0 BACKGROUND

3.1 The Proposal

The applicant is in the process of constructing a new two storey single detached dwelling on the subject property. The applicant is proposing to rezone the subject property to allow a secondary suite within a single detached dwelling. The proposed house is to be approximately 223 m² (2400 ft²) in area with a 76m² (818 ft²) suite on the first floor. Significant architectural detailing is proposed. A double car garage is located on the west side of the house. Located on the first floor, the secondary suite would consist of two bedrooms, a bathroom, a living room, and a kitchen. In addition to the double car garage, a paved driveway will provide 2 parking spaces. Four defined parking spaces are therefore provided.

The application meets the requirements of the proposed RU2s – Large Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU2s ZONE REGULATIONS
Site Area (m ²)	464.4m ²	400m ² (440m ² corner lot)
Site Width (m)	12.9m	12.0m (lane) 13.0m (no lane) 15.0m (corner)
Site Depth (m)	36.0m	30.0m
Site Coverage (%)	33.0%	40%
Site Coverage including bldgs, dwys, and prking (%)	48.6%	50%
Parking Stalls (#)	4	3 stalls * if lane access to lot is available all parking must be accessed from lane, existing front driveways must be removed)
Parking Stall Size	2.5/2.7m 6.0m	Width of 2.5 m (2.7 m /3.0 m/3.3m) *width is dependant on obstructions at sides, e.g. columns, walls, fence, doors – see Bylaw) Length of 6.0m or 5.0m small car (max. 1 space) *an additional 1.2 length required if directly accessed from lane.
Floor Area of Secondary Suite (m ²)	76.0m ²	40% total floor area of principal building or 90m ² (lesser) in which it is located <u>or</u> 75% of total floor area of principal building or 90m ² (lesser) when is an accessory bldg
Total Floor Area of Principal Building (m ²)	223m ²	
Setbacks (m):		
- Front	6.11m	3.0m or 6.0m if to a garage/carport, lane may be front yard
- Rear	10.99m	6.0m (1.5 storeys) or 7.5m (2-2.5 storeys)
- Side	2.33m	1.5m (1.5 storeys) or 1.8 m (2-2.5 storeys) or 4.5m flanking street, or 3.0 m where no direct access to rear yard
- Side	2.34m	1.5m (1.5 storeys) or 1.8 m (2-2.5 storeys) or 4.5m flanking street, one side yard 3.0 m where no direct access to rear yard
Private open space (m ²)	30.0m ² +	Min. 30.0 m ²
Height (m)	2 storeys/<9.5m	9.5m/ 2.5 storeys
Lit Pathway between street and accessory building	Provided	Lit Pathway between street and accessory building – check to make sure provided

3.2 Site Context

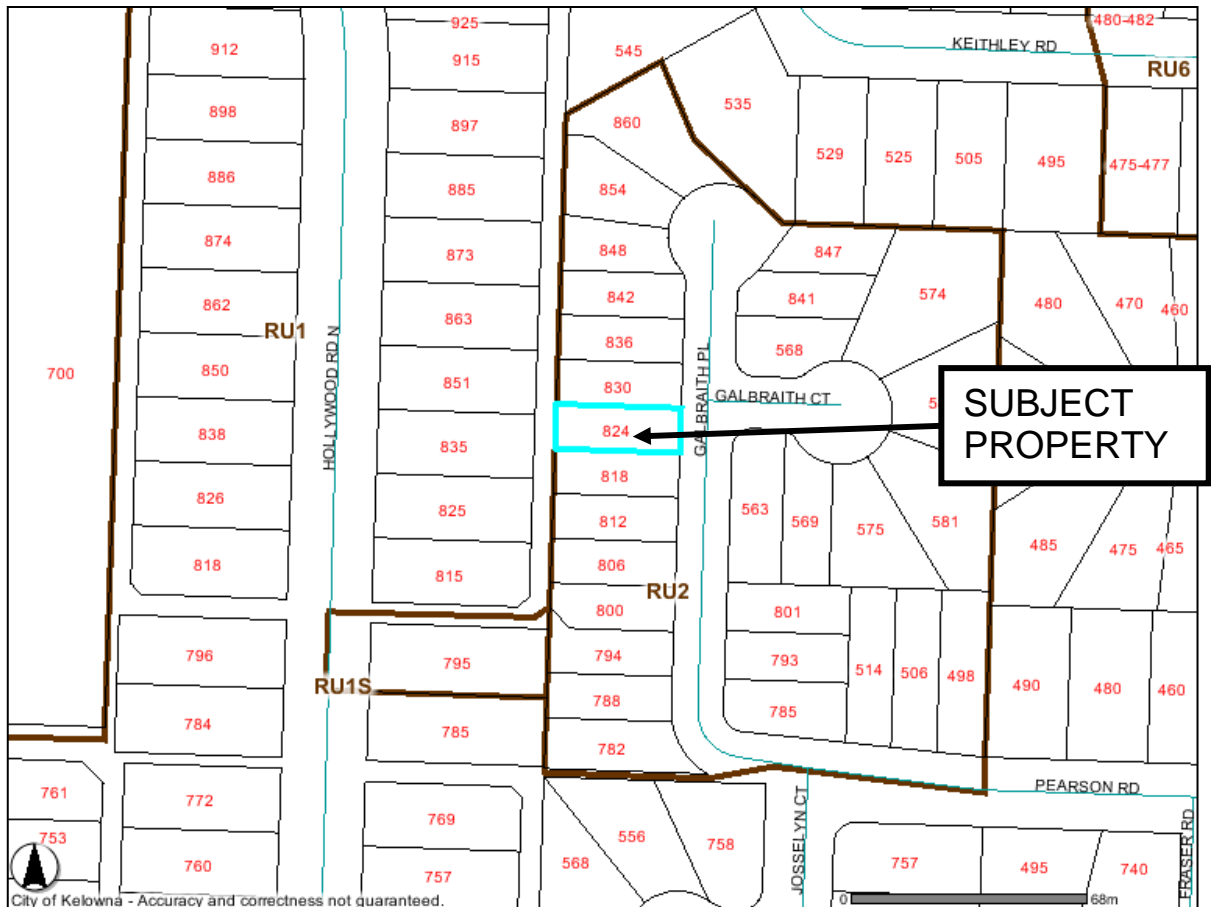
The subject property is located on Galbraith Place north of Pearson Road.

Adjacent zones and uses are:

- North - RU2 - Medium lot housing
- East - RU1 - Large lot housing
- South - RU2 – Medium lot housing
- West - RU2 - Medium lot housing

Site Location Map

Subject Property: 824 Galbraith Place



3.3 Existing Development Potential

The property is zoned RU2 – Medium Lot Housing. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses, such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses.

Secondary suites are allowed on lots with RU2s – Medium Lot Housing with Secondary Suite zoning.

3.4 Current Development Policy

3.4.1 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).

3.4.2 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).

4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

4.1 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Means of egress as per BC Building Code.

4.2 Inspection Services Department

Building permit already issued - dwelling and suite to comply to BCBC1998. Parking to meet requirements of City of Kelowna Zoning Bylaw 4500.

4.3 Interior Health

Sanitary sewer connection required.

4.4 Works & Utilities

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RU2 to RU2s are as follows:

- a) This rezoning application for a suite does not compromise Works and Utilities as far as servicing is concerned.
- b) Parking is provided in the usual ineffective but approved tandem configuration.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Official Community Plan designates the future land use of the subject property as Single / Two Unit Residential. The proposed land use (single unit housing with a secondary suite) is consistent with the direction of this policy document. Development of the proposed housing units 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 secondary new secondary suites and two dwelling forms of housing. The applicant has incorporated building design features that are consistent with the Development Guidelines. The secondary suite is well incorporated into the overall building design. From the exterior, the building has the appearance of a single dwelling unit. The character of the surrounding neighbourhood is therefore not compromised. The applicant has also provided significant on-site parking in the double car garage and driveway. Should the rezoning be approved, the applicant will be required to obtain a development permit prior to obtain a building permit allowing for the construction of the secondary suite.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

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Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Elevations
- Photographs
- Floor plans