
CITY OF KELOWNA
MEMORANDUM

Date: June 26, 2006

File No.: Z06-0017

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z06-0017

OWNER: Alfred Kuschat

AT: 610 Bell Road

APPLICANT: (as above)

PURPOSE: TO REZONE THE PROPERTY FROM RU1- LARGE LOT HOUSING ZONE TO RU1s- LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO ALLOW A SECONDARY SUITE WITHIN A NEW SINGLE DETACHED DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s ZONE – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: NELSON WIGHT

1.0 **RECOMMENDATION**

THAT Rezoning Application No. Z06-0017 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, Sec 23, Twp 26, ODYD, Plan 15597, located on Bell 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;

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 for the construction of a secondary suite within an existing single detached dwelling.

3.0 **BACKGROUND**

3.1 **The Proposal**

The applicant is proposing to construct a secondary suite within the basement of the existing single detached dwelling. As the applicant is proposing to convert the entire basement level for use as a secondary suite, the size of the suite does not comply with the zoning bylaw requirements. Prior to obtaining a building permit for the suite, a Development Variance Permit will be required to allow a secondary suite that is 90.8 m²,

equalling 42% of floor area of the building, where only the maximum permitted suite size is 90.0m² or 40% of the total floor area of principal building, whichever is less. The secondary suite consists of the entire basement level of the existing house. Two bedrooms, a bathroom, living room, kitchen, laundry room, and storage room are proposed. The applicant is also proposing to expand the upper level of the house by filling in the existing covered deck (principle unit) for use as a rec room. The principle unit also includes a living room, kitchen/dining room, bathroom, and three bedrooms. One parking space is to be provided within a single vehicle carport with one tandem space. A third parking space is to be located adjacent to the driveway. The minimum required 3 parking spaces have therefore been provided.

The table below shows this application's compliance/non-compliance with the requirements of the proposed RU1s – Large Lot Housing with Secondary Suite zone:

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Lot Area (m ²)	850.0m ²	550.0 m ²
Lot Width (m)	20.0m	16.5 m
Lot Depth (m)	41.0m	30.0m
Site Coverage (%)	17% 23%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) -House -Secondary suite	215m ² (230.9) 90.8/42% ²	N/A The lesser of 90 m ² or 40% of the total floor area of the principal building
Setbacks-House (m)		
-Front	9.3m	4.5 m or 6.0 m from a garage or carport having vehicular entry from the front
-Rear	13.86m	7.5 m
-Side	9.18m	4.5 m flanking street
-Side	3.74m	2.3 m
Parking Spaces (Total)	3	3

3.2 Site Context

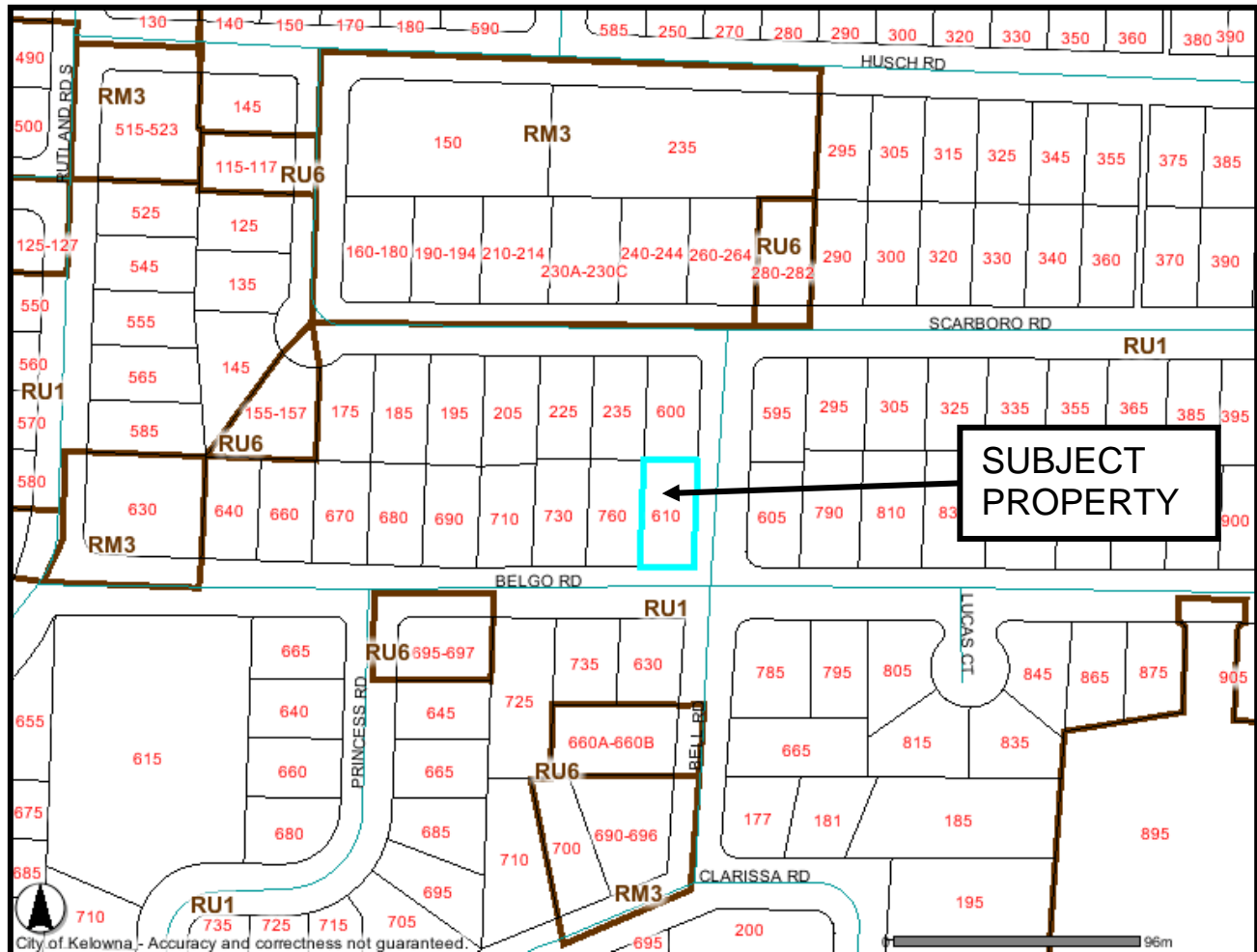
The subject property is located on the northwest corner of Bell and Venus Road.

Adjacent zones and uses are:

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: 610 Bell Road



3.3 Existing Development Potential

The property is zoned RU1 – Large 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 RU1s – Large Lot Housing with Secondary Suite zoning.

3.4 Current Development Policy

3.4.1 City of Kelowna Strategic Plan (2004)

Objectives of the Strategic Plan include: to realize construction of housing forms and prices that meet the needs of Kelowna residents; to achieve accessible, high quality living and working environments; to sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

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 Inspection Services Department

If suite is existing it will require a building permit to upgrade it to BCBC 1998 standards, if a new suite it will require a building permit to BCBC 1998 standards. No concern about being oversized by 2%.

4.2 Interior Health

Support is subject to sanitary sewer & city water.

4.3 Works & Utilities

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RU1 to RU1s are as follows:

- a) The plan for the proposed rezoning application for a suite does not compromise Works and Utilities as far as servicing is concerned.
- b) Parking is provided on-site. Parking spaces must meet minimum size requirements.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Development Services Department is generally supportive of the proposed rezoning of the property to the RU1s- Large Lot Housing with Secondary Suite zone. The Official Community Plan designates the future land use of the subject property is Single / Two Unit Residential. The proposed land use (single unit housing with a secondary suite) is therefore consistent with the future land use designation. Prior to obtaining a building permit, a development variance permit will be required to allow the oversized suite. As the suite is within the existing house, there will be no negative visual impact on the single-family character of the area. Adequate parking is also available on site.

Shelley Gambacort
Current Planning Supervisor

Approved for inclusion

Signe K. Bagh, MCIP
Manager, Policy, Research & Strategic Planning
Acting Director Planning and Development Services

NW/nw

Attachments:

Location of subject property

Site plan

Elevations (2 pages)

Floor plans (2 pages)