
**CITY OF KELOWNA
MEMORANDUM**

Date: August 11, 2006
To: City Manager
From: Planning & Development Services Department
Subject:

APPLICATION NO. Z06-0023 **APPLICANT:** Steve and Lindsay Fenwick

AT: 1366 Kloppenburg Road. **OWNERS:** Steve and Lindsay Fenwick

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1H – LARGE LOT HOUSING ZONE (HILLSIDE AREA) TO THE RU1HS – LARGE LOT HOUSING (HILLSIDE AREA) WITH SECONDARY SUITE ZONE.

EXISTING ZONE: RU1h – LARGE LOT HOUSING (HILLSIDE AREA)

PROPOSED ZONE RU1hs – LARGE LOT HOUSING (HILLSIDE AREA) WITH SECONDARY SUITE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0023 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8, Section 13, Township 26, O.D.Y.D. Plan KAP80103, located on Kloppenburg Road, Kelowna, B.C. from the RU1h – Large Lot Housing zone (Hillside Area) to the RU1hs – Large Lot Housing (Hillside Area) 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 RU1h – Large Lot Housing (Hillside Area) to RU1hs – Large Lot Housing (Hillside Area) with Secondary Suite zone to allow for a secondary suite within the single family residence on the subject property.

3.0 BACKGROUND

3.1 The Proposal

The Applicant is in the process of constructing a 190 m² (2,040 ft²) single family dwelling. The lower portion is intended to be developed as a secondary suite, with a floor area of ± 84 m² (± 900 ft²).

An attached garage on the lower level provides one parking space for the secondary suite, and an attached garage on the main level provides two parking spaces for the principal dwelling. There is a storage area on the lower level, which is to be accessible to the principal dwelling, and therefore not part of the secondary suite floor area.

The table below shows this application's compliance with the requirements of the RU1hs zone:

CRITERIA	PROPOSAL	RU1hs ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	961 m ² (0.24 ac)	550 m ²
Lot Width	45.0 m	13.0 m

Lot Depth	27.0 m	30.0 m
Development Regulations		
Site Coverage (buildings)	26%	40%
Site Coverage (buildings/parking)	30%	50%
Height	2 ½ storeys	The maximum height is the lesser of 9.5 m or 2 ½ storeys. For the RU1h zone the maximum height of any vertical wall element facing a front, flanking street or rear yard (including walkout basements) is the lesser of 6.5m or 2 storeys, above which the building must be stepped back at least 1.2m.
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		
Floor Area (principal dwelling)	190 m ² (2,040 ft ²)	n/a
Floor Area (secondary suite)	84 m ² (900 ft ²) 31% of principal building	The lesser of 90 m ² or 40% of the total floor area of the principal building
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

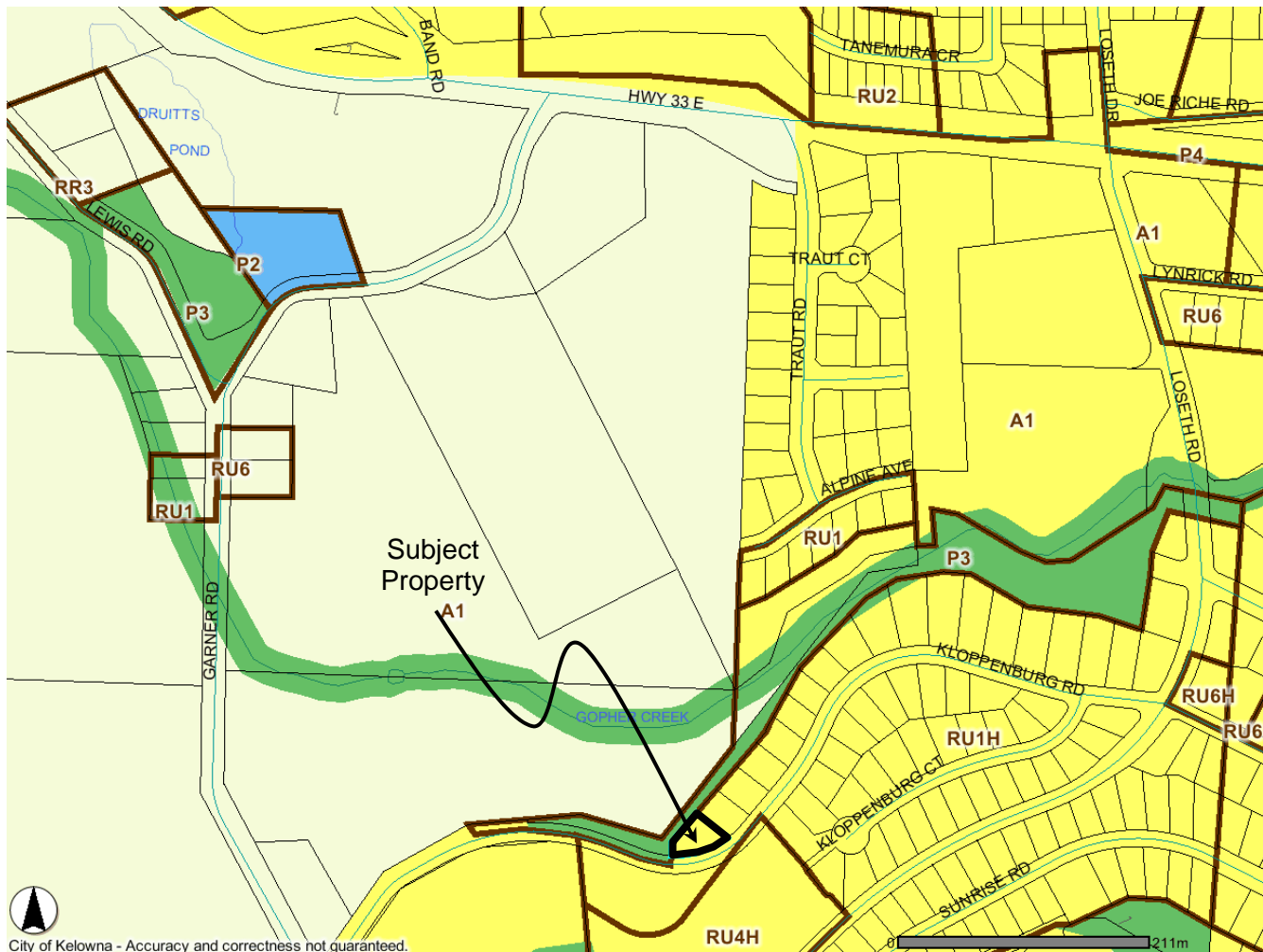
3.2 Site Context

The subject property is located in the Kirschner Mountain area on Kloppenburg Road. The surrounding area has been developed primarily as a single-family neighbourhood, with RU1h the predominant zoning. More specifically, the adjacent land uses are as follows:

North-	P3 – Parks and Open Space
East	RU1h – Large Lot Housing (Hillside Area)
South	RU4h – Low Density Cluster Housing
	RU1h – Large Lot Housing (Hillside Area)
West	P3 – Parks and Open Space

Site Location Map

Subject property: 1366 Kloppenburg Road



3.3 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.

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 RU1hs 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

No comments.

Works and Utilities

The proposed rezoning does not compromise Works and Utilities requirements as far as servicing is concerned.

The applicant must demonstrate that the driveway to the lower garage does not exceed the maximum permitted grade and a smooth transition is provided at the curb.

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.

Shelley Gambacort
Current Planning Supervisor

Approved for inclusion

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

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ATTACHMENTS (7 pages)
Location of subject property
Site Plan
Floor Plans (3 pages)
Elevations (2 pages)