
CITY OF KELOWNA
MEMORANDUM

DATE: October 18, 2006
FILE NO.: Z06-0055
TO: City Manager
FROM: Planning & Development Services Department
PURPOSE: To rezone the subject property from RU1H – Large Lot Housing (Hillside) zone to RU1HS – Large Lot Housing (Hillside) with Secondary Suite zone.

OWNERS: Vernon Arumugam **APPLICANTS:** Vernon Arumugam

AT: 1572 Kloppenburg Rd.

EXISTING ZONE: RU1H - Large Lot Housing (Hillside)

PROPOSED ZONE: RU1HS – Large Lot Housing (Hillside) with a Secondary Suite

REPORT PREPARED BY: Danielle Noble

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10, Sec. 13, Twp 26, ODYD, Plan KAP75167, located on Kloppenburg Rd., Kelowna, B.C. from the RU1h – Large Lot Housing (Hillside) zone to the RU1hs – Large Lot Housing (Hillside) 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 Applicant is requesting to rezone the subject property to allow a secondary suite in a new house that is almost at completion. The proposed secondary suite would be accommodated in the lower floor of the principal residence with a separate entrance.

3.0 SITE CONTEXT

The subject property is located on Kloppenburg Rd., situated off of Loseth Rd. in a recently created hillside subdivision. The immediate neighbourhood is predominantly RU1h, although the older subdivision to the east is predominately RR3 – Rural Residential 3 zoning with select RU6 – Two Dwelling residential designation.

Existing development consists of a new single family dwelling still under construction. The proposed secondary suite will be accommodated on the lower floor area, accessed separately from the main dwelling. The secondary suite floor plan is comprised of a living room, kitchen, master and guest bedrooms, two bathrooms, utility and storage rooms, and access to a covered patio. The required parking spaces will be provided in the driveway situated off Kloppenburg Rd., which incorporates a two-tiered design with garage space allocated for three vehicles.

The proposed materials of the principal building are regulated by a statutory building scheme, applicable for all new construction within the Kirschner Mountain neighborhood development. The aim of that building scheme is to ensure “craftsman design homes with distinguishing characteristics that will respect the spirit of the mountain”. Dominant materials shall be wood, stucco, brick and stone, with each house having brick or stone accent on the front elevation. Landscaping is proposed to be comprised of grass as well as other random landscaping materials suitable to the micro-climate of the area. Fencing has not been indicated on the site plan and will be addressed at the Development Permit stage.

If the rezoning is approved, the applicant will proceed through a Development Permit process to regulate the form and character of the secondary suite contained in the principal residence and to ensure compliance with the guidelines.

Zoning and Uses of Adjacent Property

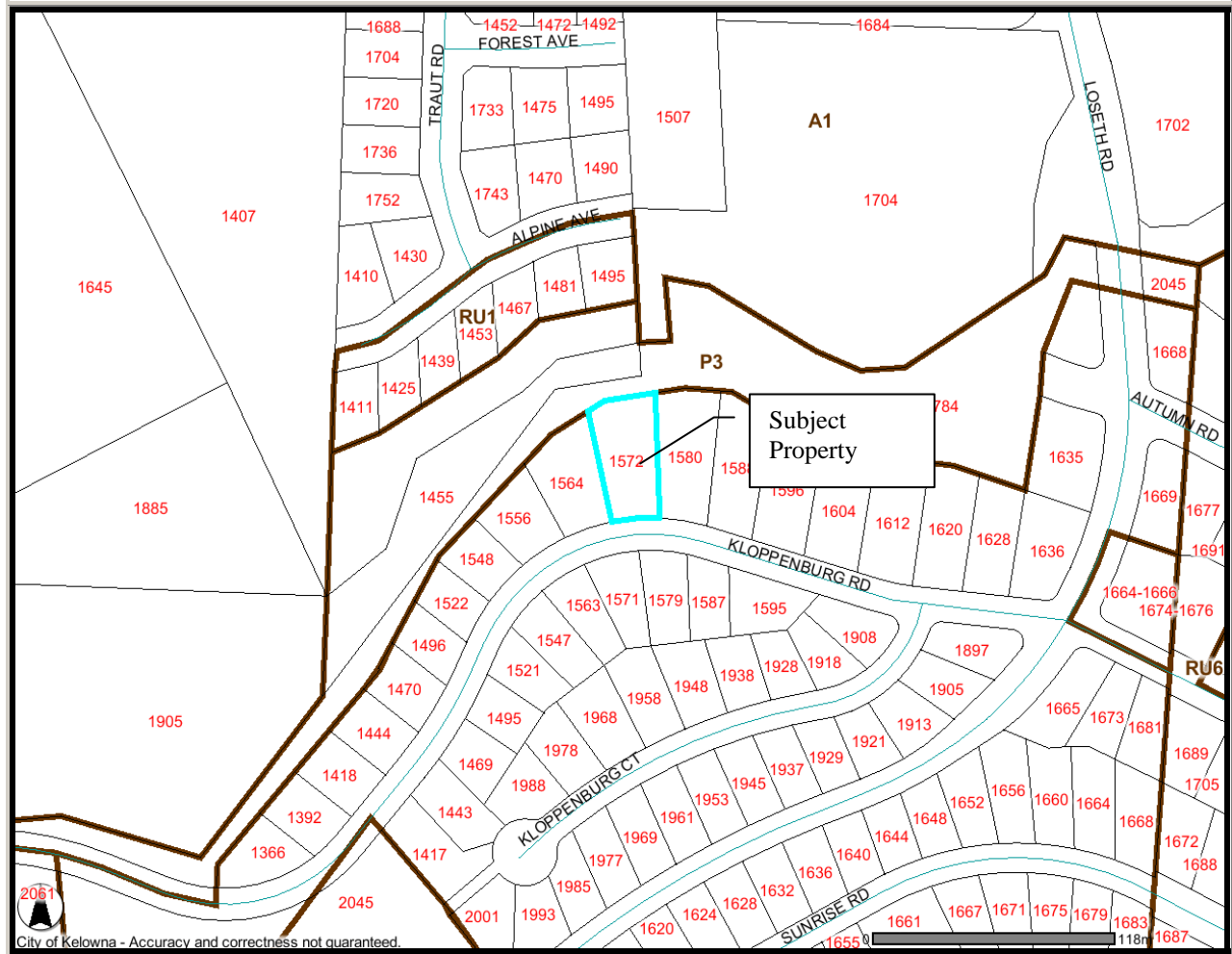
North	P3 – Parks and Open Space
East	RU1h - Large Lot Housing (Hillside)
South	RU1h – Large Lot Housing (Hillside)
West	RU1h – Large Lot Housing (Hillside)

The application meets the requirements of the proposed RU1hs – Large Lot Housing (Hillside) with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Total Site Area	1664 m ²	550 m ² (for subdivision)
Site Coverage (%)	23.6%	40% (for buildings/structures)
Total Floor Area (m ²) -Existing House -Secondary suite	383.39m ² 83.86m ²	90m ²
Height	4.5m	4.5m/Height of principal residence
Setbacks-Accessory (m)		
-Front	10.5m	4.5m
-Rear	22.5m	7.5m
-Side Yard (East)	3.66m	2.3m (for 2 or 2½ storey building)
-Side Yard (West)	3.0m	2.3m (for 2 or 2½ storey building)
Parking Spaces (Total)	3	3

4.0 SITE MAP

Subject Property: 1572 Kloppenburg Rd.



5.0 POLICY AND REGULATION

5.1.1 Kelowna 2020 – Official Community Plan

The current Official Community Plan has designated the subject property as Single/Two Family Residential. The proposal is consistent with the future land use designation given the opportunity to densify in this immediate area through alternate housing forms other than single family dwellings.

OCP housing policy 8.1.34 encourages second dwellings as achieving more efficient use of land within developed single-detached neighbourhoods and policy 8.1.31 reiterates this support. Policy 8.1.56 also applies to this application and the applicant will be required to secure a development permit. As such any renovations or new construction must adhere to the appropriate development permit guidelines in chapter 8 of the OCP.

5.1.2 City of Kelowna Strategic Plan (2004)

Objectives of the Strategic Plan is 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.

6.0 TECHNICAL COMMENTS

6.1 Fire Department

No comment.

6.2 Inspection Services Department

Additional building permit required for proposed suite at basement level of this existing home currently under construction. To be constructed to requirements of BCBC 1998. Proposed parking to meet City of Kelowna Zoning Bylaw requirements.

6.3 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RU1h to RU1hs 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.

7.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

Staff has no concerns with the intensification of the residential use of this property, given the intention of the lower basement floor area to be allocated as a secondary suite. The proposed design and finishing construction of the new residence will not be impacted by the secondary suite addition and will not require complex modifications to incorporate the suite.

Planning staff will need to address Development Permit guidelines for form and character of secondary suite housing development with respect to the main entry of the suite situated at the rear of the dwelling with no relationship to the street. Additionally, the applicant is encouraged to include panels/windows in the garage doors to reduce the impact of the massing. Supplementary landscape details will be required, and should show mature Ponderosa Pines at the north of the site to be retained (to protect the natural character of hillsides as per Hillside Development Guidelines). The landscape plan should also clearly define the distinct shared and private outdoor areas for each unit.

Overall, the development is sensitive to the privacy of adjacent neighbours and respects the scale and general character of the houses and landscape of the neighbourhood in which it is built. This form of additional housing is supported through the single/two family residential future land use designation.

Shelley Gambacort
Acting Development Services Manager

Approved for inclusion ☐

Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/dn

Attachments (not attached to the electronic version of the report)

- Location of subject property
- Site Plan
- Landscape Plan
- Floor Plans and Elevations of Proposed Accessory Structure