
**CITY OF KELOWNA
MEMORANDUM**

DATE: December 28, 2006
FILE NO.: Z06-0044
TO: City Manager
FROM: Planning & Development Services Department
SUBJECT:

APPLICATION NO. Z06-0044 **APPLICANT:** Luc Bigras
AT: 1097 Arbor View Drive **OWNER:** Luc Brigras

PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE, IN ORDER TO ESTABLISH A SECONDARY SUITE WITHIN THE PRINCIPAL BUILDING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING ZONE

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

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0044 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 38, District Lot 579, S.D.Y.D., Plan KAP74689, located on Arbor View Drive, Kelowna, B.C. from the RU1 – Large Lot Housing 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;

AND FURTHER THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property.

2.0 SUMMARY

This rezoning application seeks to rezone from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite zone to allow for a secondary suite within the principal building on the subject property.

3.0 BACKGROUND

Over the past year, the Applicant has finished constructing a 378 m² (4,065 ft²) single family dwelling. The walk-out basement portion of the dwelling is intended to be developed as a secondary suite, with a floor area of 74 m² (800 ft²).

An attached garage on the main level provides two parking spaces for the principal dwelling unit, and one surface parking space on the driveway is provided to meet the minimum parking requirements for the secondary suite. Part of the floor area on the lower level is interconnected to the principal dwelling unit, and accommodates a media room and furnace room.

The proposed application meets the requirements of the RU1s – Large Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,100 m ² (0.27 ac)	550 m ²
Lot Width	18.0 m	13.0 m
Lot Depth	± 54.0 m	30.0 m
Development Regulations		
Site Coverage (buildings)	21%	40%
Site Coverage (buildings/parking)	27%	50%
Height	± 6 m 2 ½ storeys	The maximum height is the lesser of 9.5 m or 2 ½ storeys.
Front Yard	18.5 m	4.5 m or 6.0 m to a garage
Side Yard (east)	4.76 m	2.0 m (1 to 1 ½ storey) 2.3 m (2 to 2 ½ storey)
Side Yard (west)	2.05 m (1 st storey) 2.3 m (2 nd storey)	2.0 m (1 to 1 ½ storey) 2.3 m (2 to 2 ½ storey)
Rear Yard	13 m	7.5 m
Other requirements		
Floor Area (principal dwelling)	378 m ² (4,065 ft ²)	n/a
Floor Area (secondary suite)	74 m ² (800 ft ²) 20% of principal building	The lesser of 90 m ² or 40% of the total floor area of the principal building
Parking Stalls (#)	(at least) 3 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

3.1 Site Context

The subject property is located in between Arbor View Drive and the new Gordon Drive extension in the Upper Mission area of the City. The surrounding properties are developed for single-family housing, except for the lands to the south, across Gordon Drive. Although designated for single- and two-dwelling development, these properties to the south have not been developed. More specifically, the adjacent land uses are as follows:

- North- RU1 – Large Lot Housing
- East RU1 – Large Lot Housing

South A1 – Agriculture 1
West RU1 – Large Lot Housing

3.2 Existing Development Potential

The purpose is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots.

3.3 Current Development Policy

3.3.1 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.

3.3.2 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.

Section 8.1.34 - Land Utilization within Single Detached Areas. Work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivision and building permit applications that would allow for smaller lot sizes, secondary suites, minor boarding facilities, minor group homes, duplexes etc. that are sensitively integrated into a neighbourhood;

4.0 TECHNICAL COMMENTS

4.1 Fire Department

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

4.2 Inspections Department

Proposed suite to meet all building requirements of BCBC.

4.3 Works and Utilities Department

No concerns. The property servicing requirements were completed as part of Subdivision File # S02-0065.

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 are satisfied that the proposal meets the Development Guidelines, provided changes are made to the landscaping in accordance with the direction previously provided to the Applicant.

Staff recommends that this rezoning application be supported, because it represents a sensitive infill project, consistent with the policies contained within the OCP.



for
Shelley Gambacort
Acting Development Services Manager

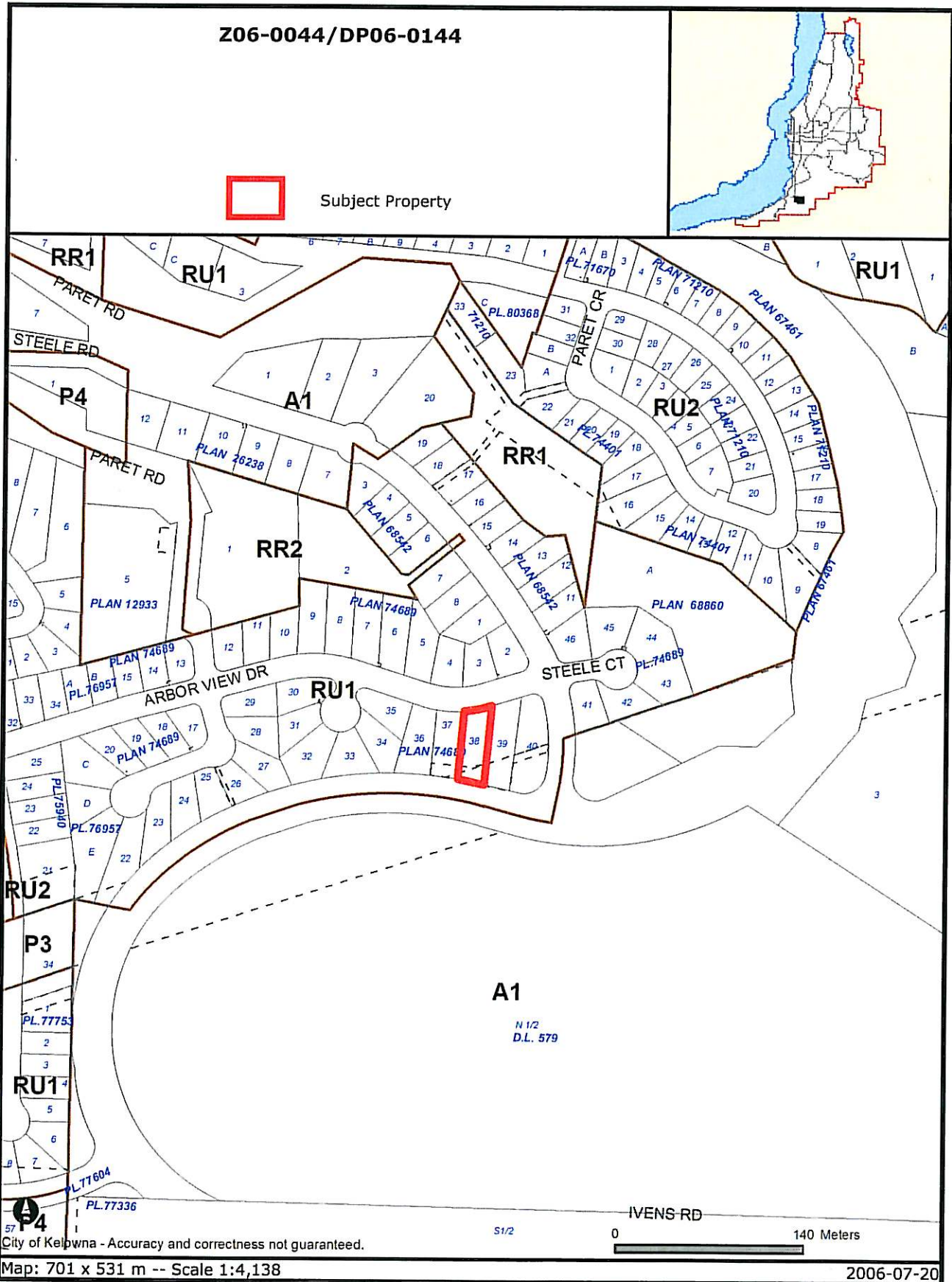
Approved for inclusion



for
Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services
NW/nw

ATTACHMENTS

Location of subject property
Site Plan
Floor Plans (2 pages)
Photos Showing Existing Elevations
Landscape Plan

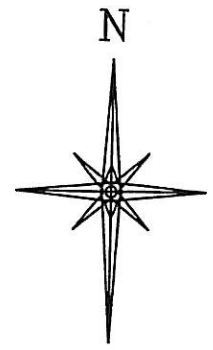


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

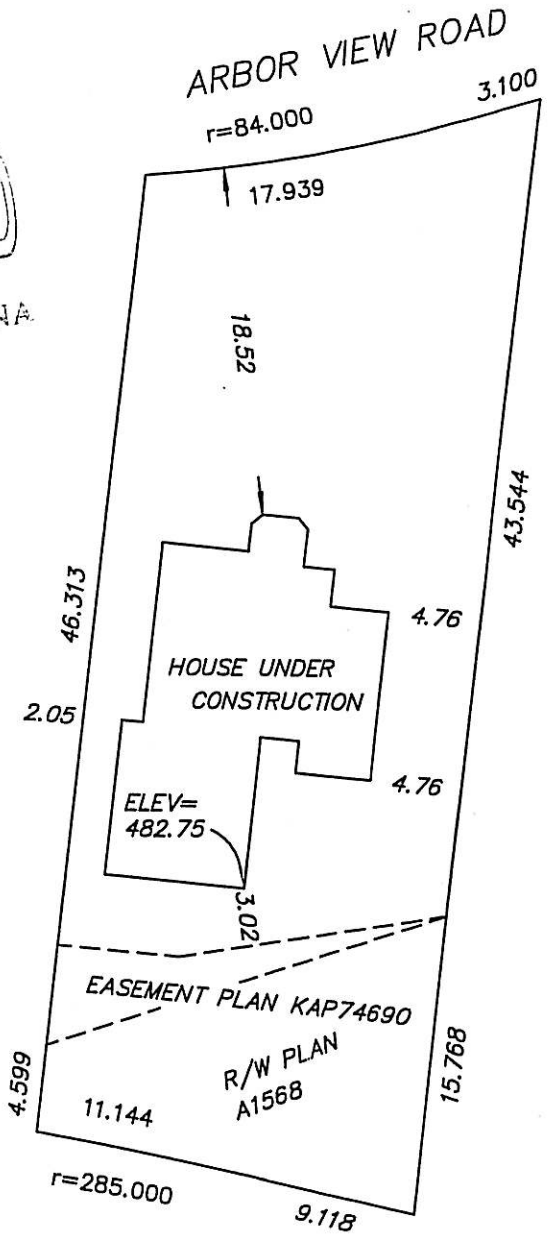
SV

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING ON LOT 38 PLAN KAP74689 D.L. 579 S.D.Y.D.

SCALE 1:400
DISTANCES ARE IN METRES.



RECEIVED
OCT 17 2005
CITY OF KELOWNA
Building Dept.



1097 ARBOR VIEW DR
BP# 29991

©
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

FILE 13191 FB 291
RE: LUC BIGRAS

THIS PLAN IS FOR MORTGAGE OR
MUNICIPAL PURPOSES ONLY AND IS
NOT TO BE USED TO DEFINE THE
BOUNDARIES OF THIS LOT.

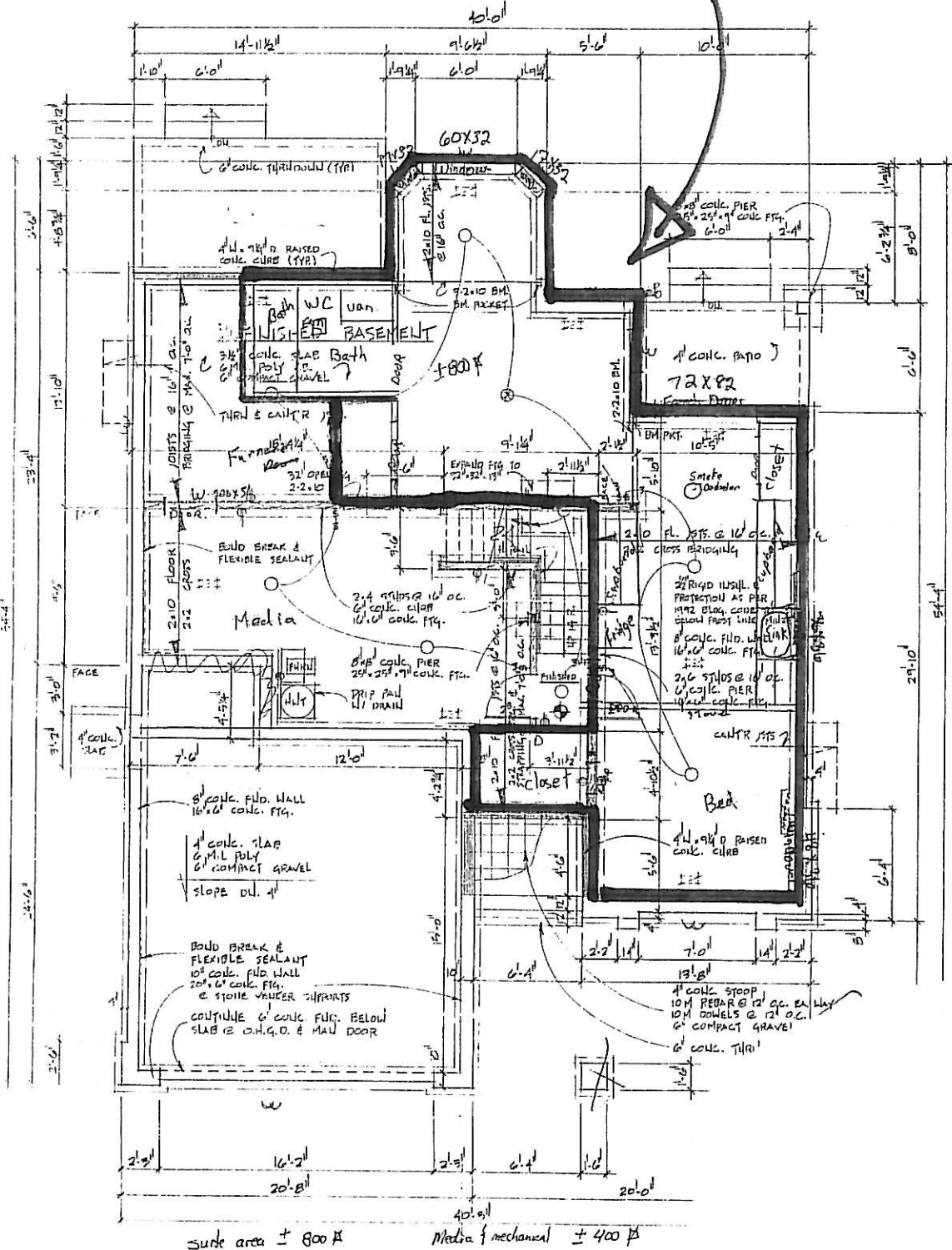
CERTIFIED CORRECT
this 7th day of October, 2005.

D.A. Goddard BCLS

D.A. Goddard Land Surveying Inc.
103-1358 ST. PAUL STREET KELOWNA

LUC SIGRMS.
 Permit NO 29991
 1097 Arbor View D
 764-7761

Suite Area outlined
 in bold line
 ± 800 ft²



BASEMENT/FOUNDATION PLAN

PLAN
 NORTH



East Elevation ↑



North Elevation ↑



West side yard ↗



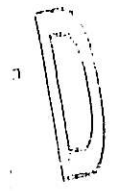
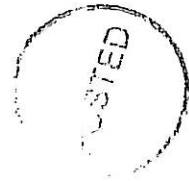
Rear Elevation

ARBOR VIEW

r=84.000

3.100

17.939



WNA
PL.

GRASS

AIR CONDITIONING

46.313

HOUSE UNDER CONSTRUCTION

CONCRETE PAD BELOW TO DECK

43.544

CONCRETE WALKWAY

2.05

CEGAR DECK FOR MANDOOK

CRUSHED ROCK DRIVEWAY

1091
Bl

ELEV= 482.75

CONCRETE DRIVEWAY

CAR

CRUSHED ROCK DRIVEWAY

EASEMENT PLAN KAP74690

R/W PLAN A1568

4.599

11.144

15.768

r=285.000

9.118

.ID UNLESS ALED.

FILE 13191
RE: LUC B/