
**CITY OF KELOWNA
MEMORANDUM**

DATE: December 28, 2006
TO: City Manager
FROM: Planning & Development Services Department
APPLICATION NO. Z06-0059 **APPLICANT:** Leigh & Carrie Sloan
AT: 4584 Raymer Rd. **OWNERS:** Leigh Sloan
Carrie Sloan

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU6 – TWO DWELLING HOUSING ZONE IN ORDER TO ACCOMMODATE THE CONSTRUCTION OF A SECOND SINGLE-DETACHED DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU6 – TWO DWELLING HOUSING ZONE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0059 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 357, O.D.Y.D., Plan 20078, located on Raymer Road, Kelowna, B.C. from the RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing 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.

1.0 SUMMARY

This rezoning application seeks to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing zone to allow for the construction of a second single family home at the rear of the site.

2.0 ADVISORY PLANNING COMMISSION

At a meeting held on October 24, 2006, the APC passed the following motion:

THAT the Advisory Planning Commission supports Rezoning Application No. Z06-0059, for 4584 Raymer Road, Lot A, Plan 20078, Sec. 30, Twp. 29, ODYD, by L. Sloan, to rezone from the RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone to allow for an additional single family residential dwelling on the subject property.

3.0 BACKGROUND

3.1 The Proposal

There is an existing $\pm 240 \text{ m}^2$ (2,600 ft^2), 1 ½-storey single-family home on the subject property. The Applicant is proposing to rezone the property in order to construct a second house west of the existing house.

Vehicle access to the property is from Raymer Road, and there is adequate distance between the south property line and the existing dwelling to accommodate a second driveway for the proposed second house.

Conceptual plans provided by the Applicant show that the proposed second house is to have a floor area of ± 192 m² (2,000 ft²). The main floor is to contain a two-car garage, and living space. The second level floor plans show four bedrooms and two bathrooms.

The table below shows this application's compliance with the requirements of the RU6 zone:

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	2,894 m ² (0.74 ac)	700 m ² for duplex housing
Lot Width	33 m	18.0 m
Lot Depth	89 m	30.0 m
Development Regulations		
Site Coverage (buildings)	15%	40%
Site Coverage (buildings/parking)	17%	50%
Height (proposed house)	2 storeys / < 9.5 m	2 ½ storeys / 9.5 m
Front Yard (Raymer Road)	9.1 m	4.5 m or 6.0 m to a garage
Side Yard (south)	7.0 m	4.5 m or 6.0 m to garage
Side Yard (north)	3.0 m	2.0 m
Rear Yard (west)	± 25 m	6.0 m (1 or 1 ½ storey portion) 7.5 m (2 or 2 ½ storey portion)
Other requirements		
Parking Stalls (#)	4 spaces	4 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

3.2 Site Context

The subject property is immediately south of the Bellevue Creek Elementary School, which is located on Raymer Road north of the intersection of Raymer and McClure. The surrounding area has been developed primarily as a single- and two-family neighbourhood. More specifically, the adjacent land uses are as follows:

- North- P2 - Education and Minor Institutional
- RU1 – Large Lot Housing
- East RU1 – Large Lot Housing
- South RU1 – Large Lot Housing
- West RU1 – Large Lot Housing

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 RU6 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 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 OCP. 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.



for Shelley Gambacort
Acting Development Services Manager

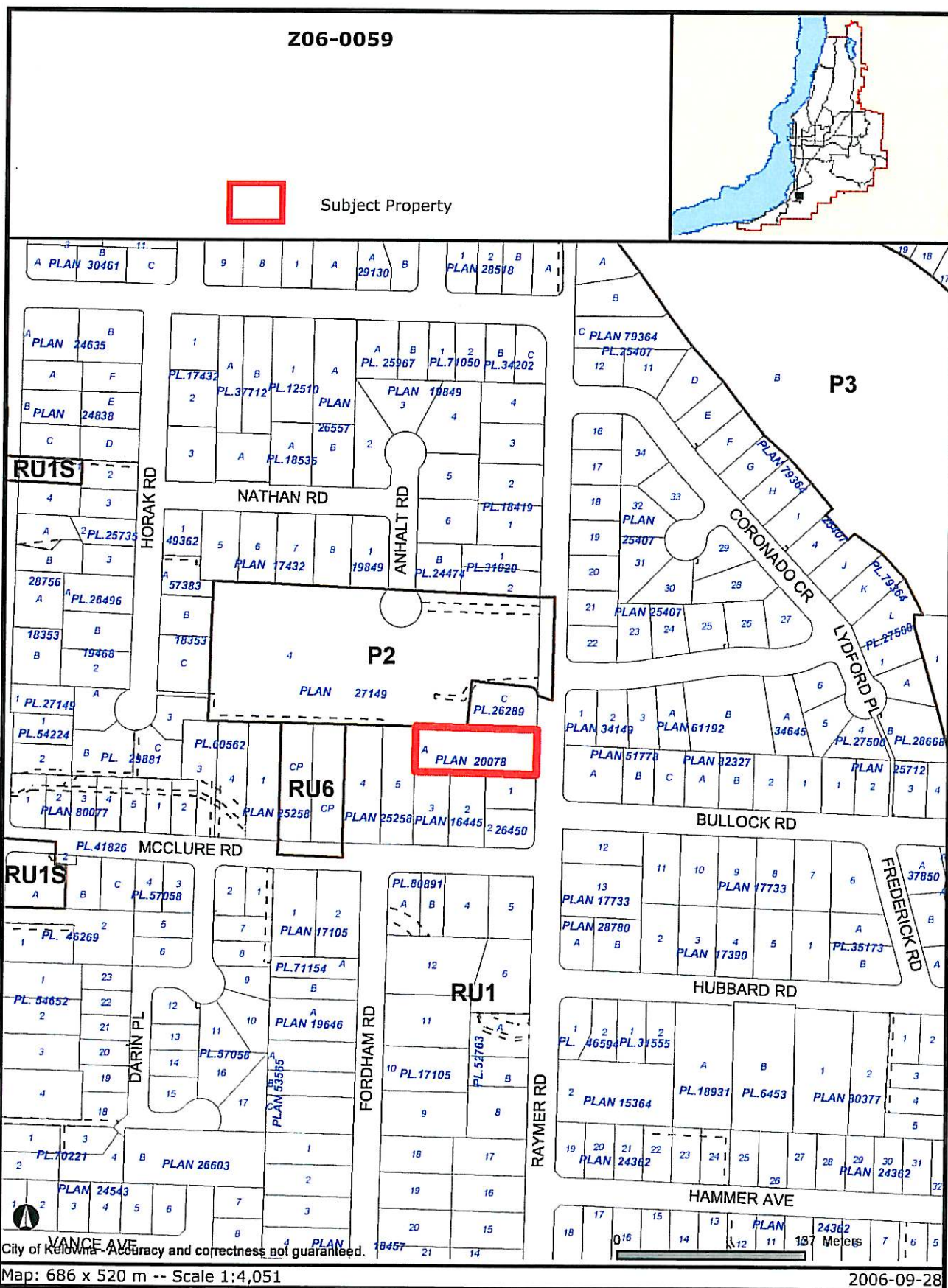
Approved for inclusion



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

ATTACHMENTS (7 pages)

- Location of subject property
- Site Plan – Proposed Development
- Floor Plans of Existing House (2 pages)
- Front Elevation of Proposed House
- Floor Plans for Proposed House



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 686 x 520 m -- Scale 1:4,051

2006-09-28

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.

32.7m

Raymer Rd

Driveway

Walkway

Garage

Carport

Existing House

Patio

Deck Over

Patio

Crushed Gravel Driveway

Proposed Driveway

Concrete

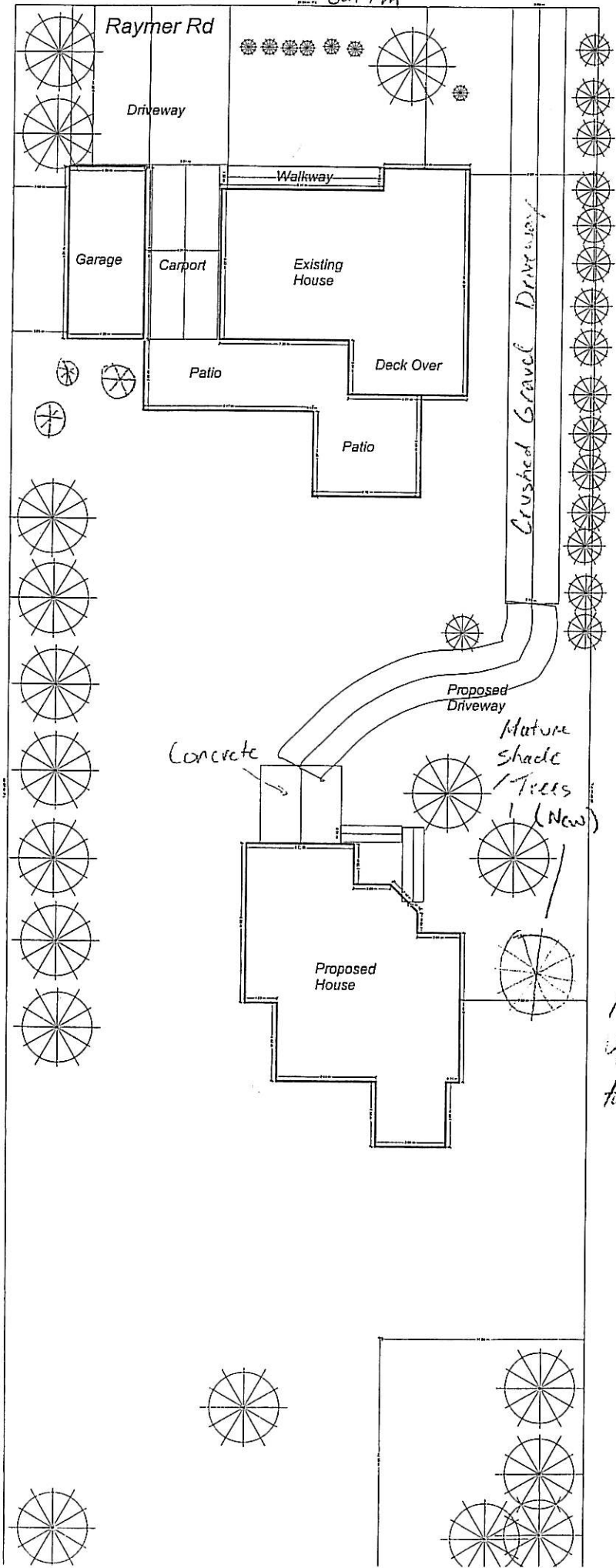
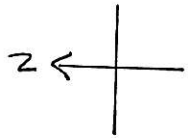
Mature Shade Trees (New)

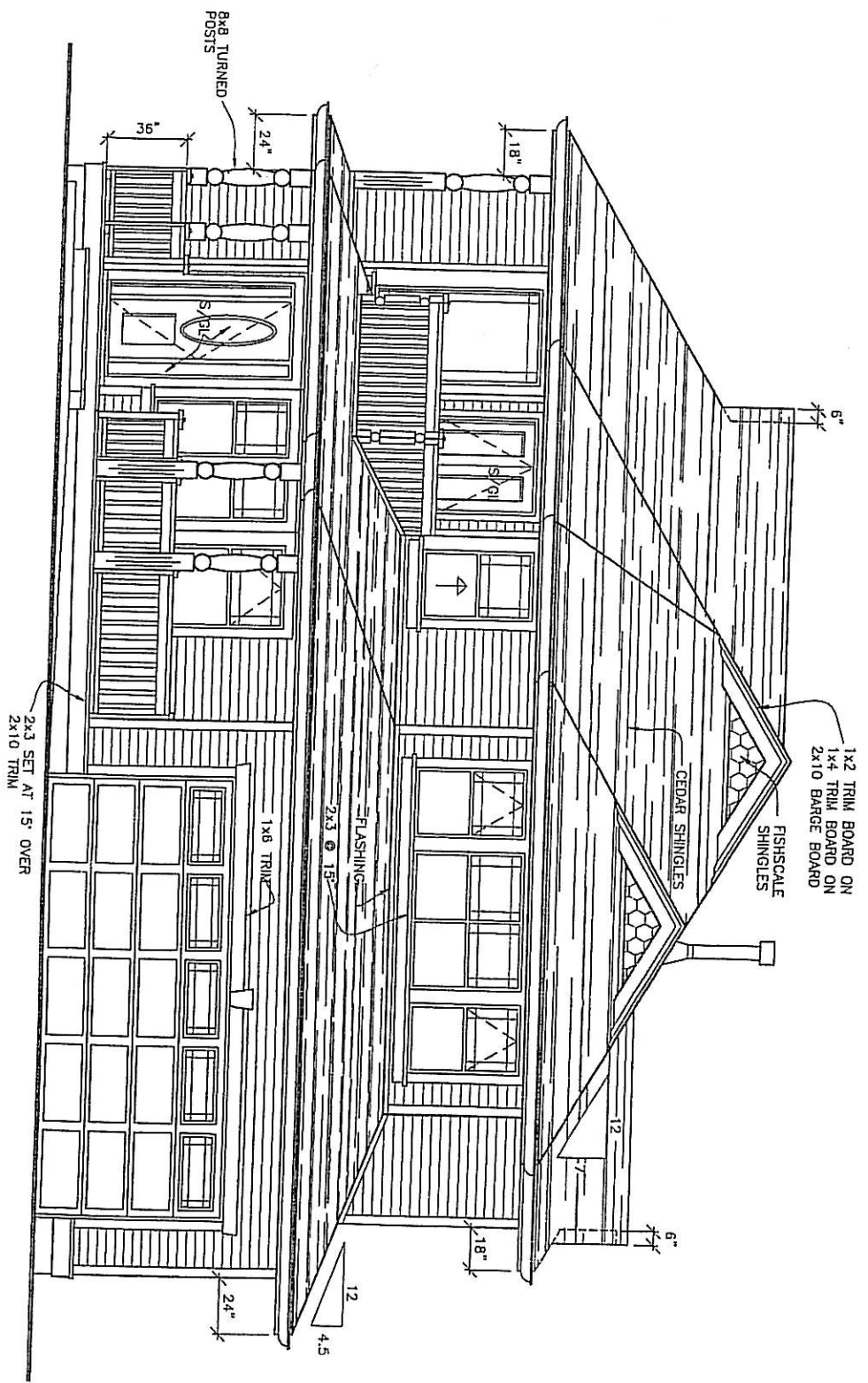
Proposed House

Fencing Upgraded to Chain Link

Proposed Development with Landscaping

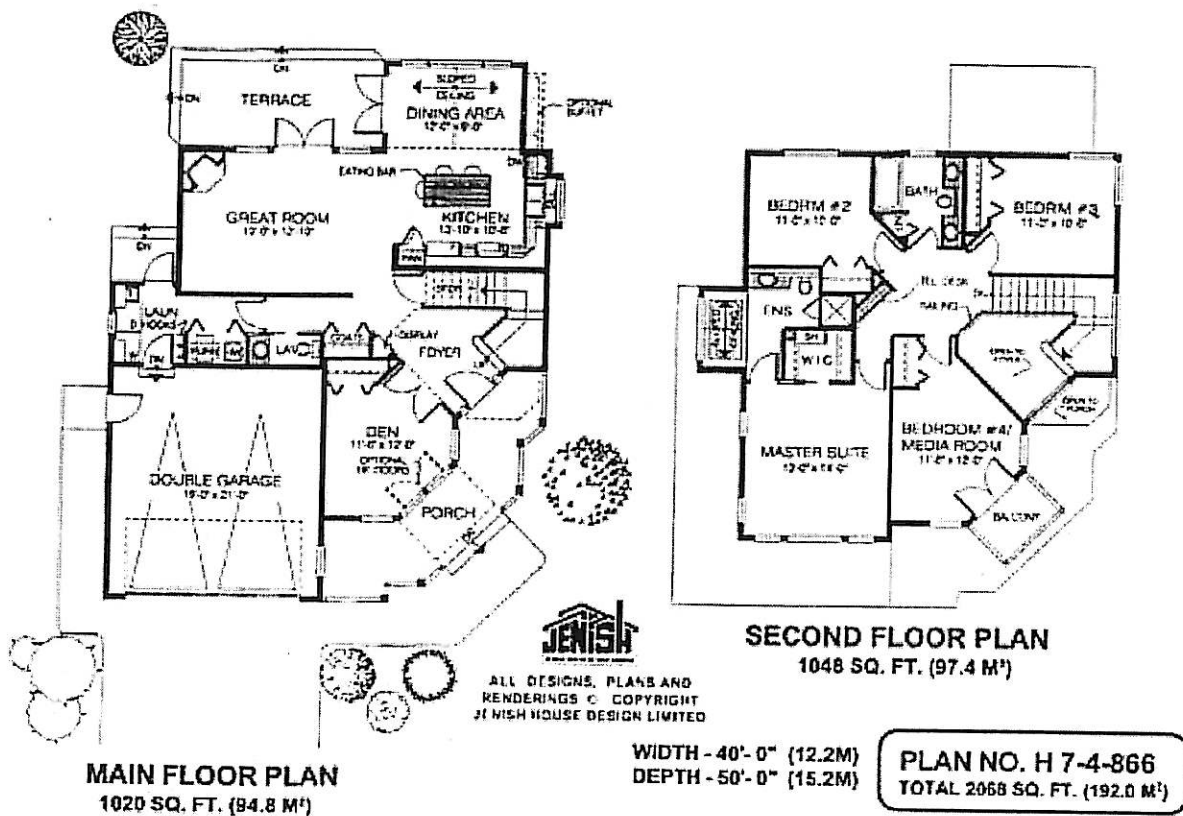
Fencing Upgrade to Chain Link





FRONT ELEVATION

SCALE: 1/8" = 1'-0"



Proposed House

Floor Plans

Will include unfinished basement