
CITY OF KELOWNA
MEMORANDUM

DATE: DECEMBER 11, 2006
TO: CITY MANAGER
FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION NO. Z06-0045 **OWNER:** Sergio Manfredi
AT: 5221 Cobble Crescent **APPLICANT:** Sergio Manfredi
PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1H – LARGE LOT HOUSING – HILLSIDE ZONE TO THE RU1HS – LARGE LOT HOUSING HILLSIDE - WITH SECONDARY SUITE ZONE TO ALLOW FOR A SECONDARY SUITE IN THE BASEMENT OF THE EXISTING DWELLING
EXISTING ZONE: RU1H – LARGE LOT HOUSING HILLSIDE
PROPOSED ZONE: RU1HS – LARGE LOT HOUSING HILLSIDE WITH SECONDARY SUITE
REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0045 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 24, Township 28, SDYD Plan KAP77532, located on Cobble Crescent, 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 subject property is located on the southwest end of Cobble Crescent, close to its intersection with Cobble Court. The applicant is seeking to rezone the subject property in order to allow a secondary suite in the basement of a newly constructed single family dwelling. The proposed secondary suite would include one small bedroom, a bathroom, living room and kitchen for a total size of 60 m². The proposed suite will be accessed from the eastern side yard and the required parking stall will be located in the front driveway. The form and character of the proposed suite together with the layout of the

property will be examined in greater detail during the development permit process should Council choose to support this rezoning application.

The application meets the requirements of the proposed RU1HS – Urban Residential Hillside with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU1HS ZONE REQUIREMENTS
Lot Area (m ²)	1.088 m ²	550 m ²
Lot Width (m)	26.76 m	17.0 m (Corner Lot)
Lot Depth (m)	52.41 m	30.0m
Site Coverage (%)	20%	40%
Total Floor Area (m ²) -House -Secondary suite	157 m ² 60 m ²	90m ²
Height	2 storeys	2.5 storeys
Setbacks-House (m)		
-Front	7.1 m	6.0 m
-Rear	11.5 m	7.5 m
-Side(e)	6.0 m	6.0 m
-Side(w)	2.0 m	2.0 m
Parking Spaces (Total)	3	3

3.1 Site Context

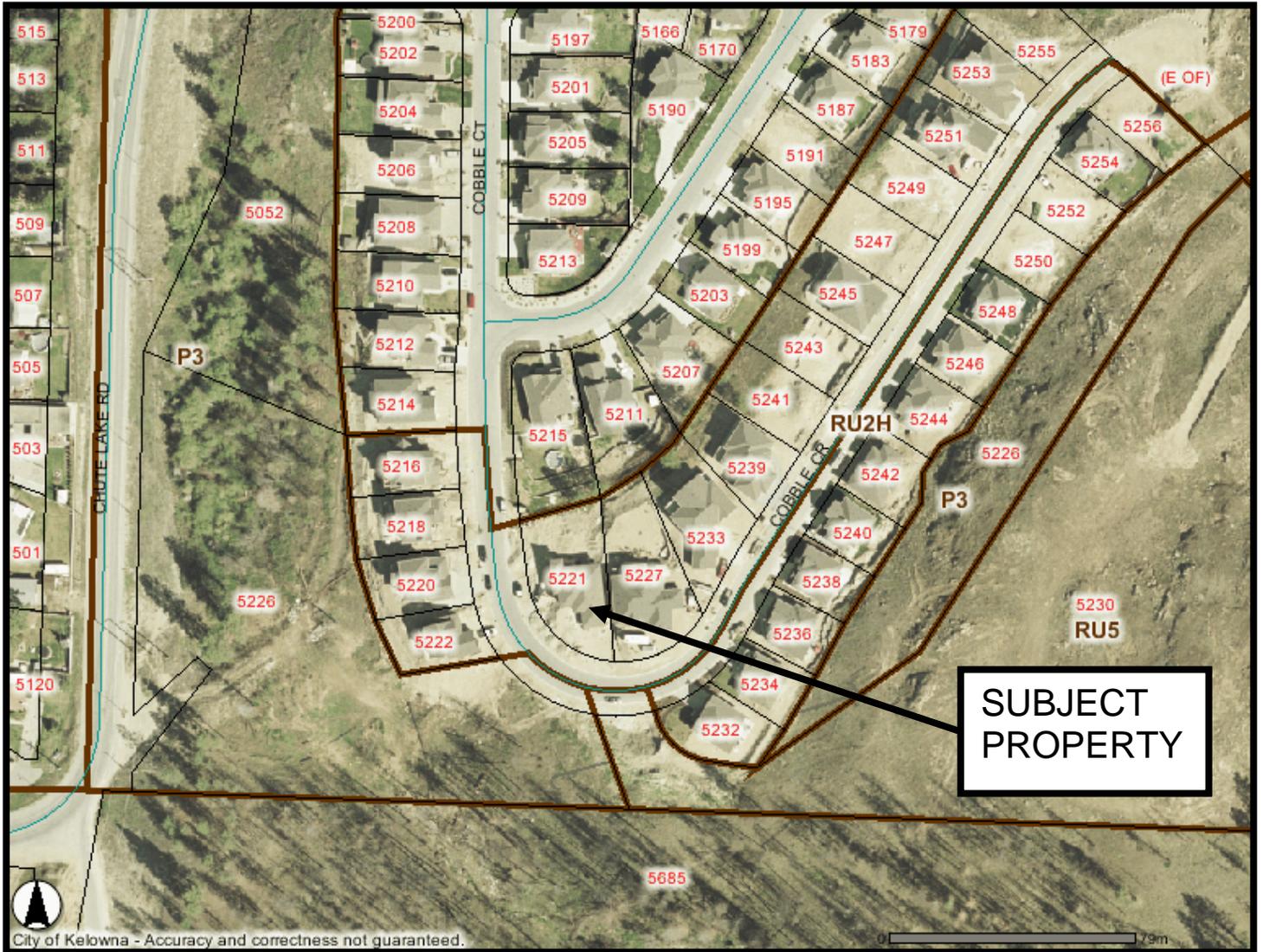
The subject property is located on the southwest end of Cobble Crescent, close to its intersection with Cobble Court

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing - Single Family Dwelling
- East - RU1H – Large Lot Housing Hillside - Single Family Dwelling
- South - P3 – Parks/Open Space / A1 – Agriculture 1
- West - RU1H – Large Lot Housing Hillside - Single Family Dwelling

3.2 Location Map

Subject Property: 5221 Cobble Crescent



3.3 Existing Development Potential

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

Secondary suites are a permitted secondary use in the RU1 – Large Lot Housing zone provided that a rezoning to the “s” designation is approved by Council.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The subject property is designated as Single/Two Family Residential on Generalized Future Land Use Map 19.1 which forms part of the Official Community Plan. The proposed land use (single dwelling housing with a secondary suite) is consistent with the direction of this policy document.

Development of the proposed suite is subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in chapter 8 of the Official Community Plan. The intent of the Development Guidelines is to give consideration to the form, character and landscaping of all secondary, new secondary suites and two dwelling forms of housing. The applicant has incorporated building design features that are consistent with the Development Guidelines.

3.4.2 Kelowna Strategic Plan

One of the objectives of the Strategic Plan is “to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas” (Objective 1.1). The proposal is consistent with these objectives and with their accompanying strategies.

4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments and the following comments were received:

4.1 Public Health Inspector

No concerns.

4.2 Inspection Services Department

Second kitchen/basement development work has been done prior to rezoning and DP application. Doors between main floor level and basement to be removed to permit full accessibility from upper floor. No concerns.

4.3 Works and Utilities Department

The property servicing requirements were completed as part of Subdivision File: S04-0036.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns with the proposed rezoning to allow a secondary suite in the basement of the existing dwelling on the subject property. The subject property is designated as Single / Two Unit Residential in the Official Community Plan. As such the proposal to add a suite to the existing

dwelling would be in compliance with the Official Community Plan. Secondary suites are supported in the OCP as an appropriate method to increase the density in residential neighbourhoods without a significant impact on the character of the area. Staff will examine the form and character of the proposal should Council choose to support this Rezoning application.

It should be noted that although the proposed secondary suite does comply with the applicable City development policy, the developer of the subdivision (Emil Anderson Construction) has indicated that the proposed suite is in contravention of the approved building scheme for the subdivision. Emil Anderson does; however, support the second kitchen which currently exists in the basement of the single family dwelling.

Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion

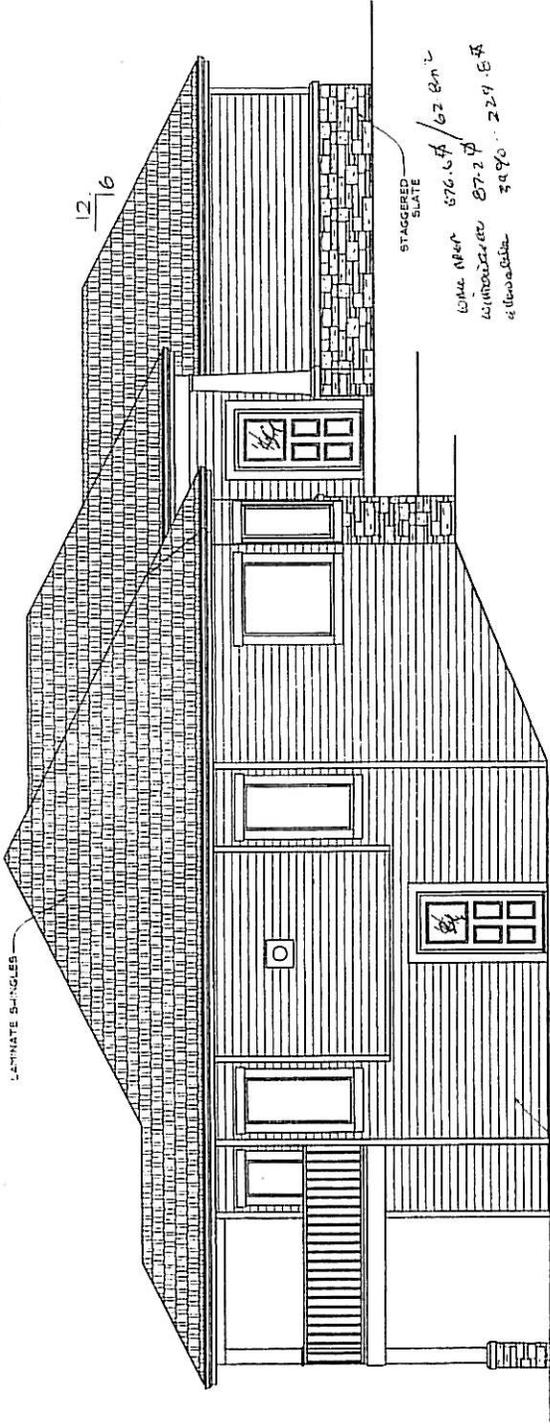
Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/rs
Attach

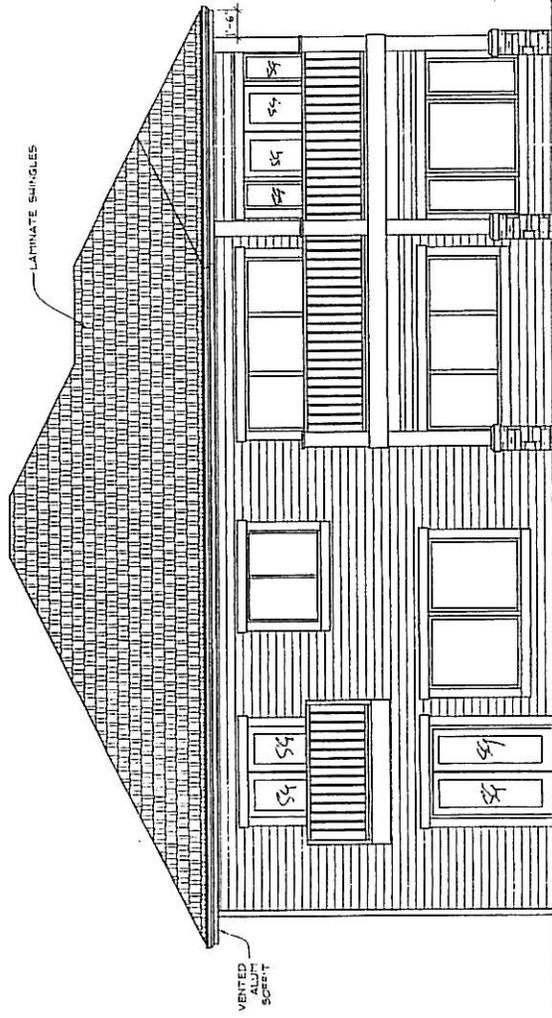
ATTACHMENTS

(not attached to the electronic version of the report)

- Subject property map
- Site plan and floor plans
- Elevations



LEFT ELEVATION



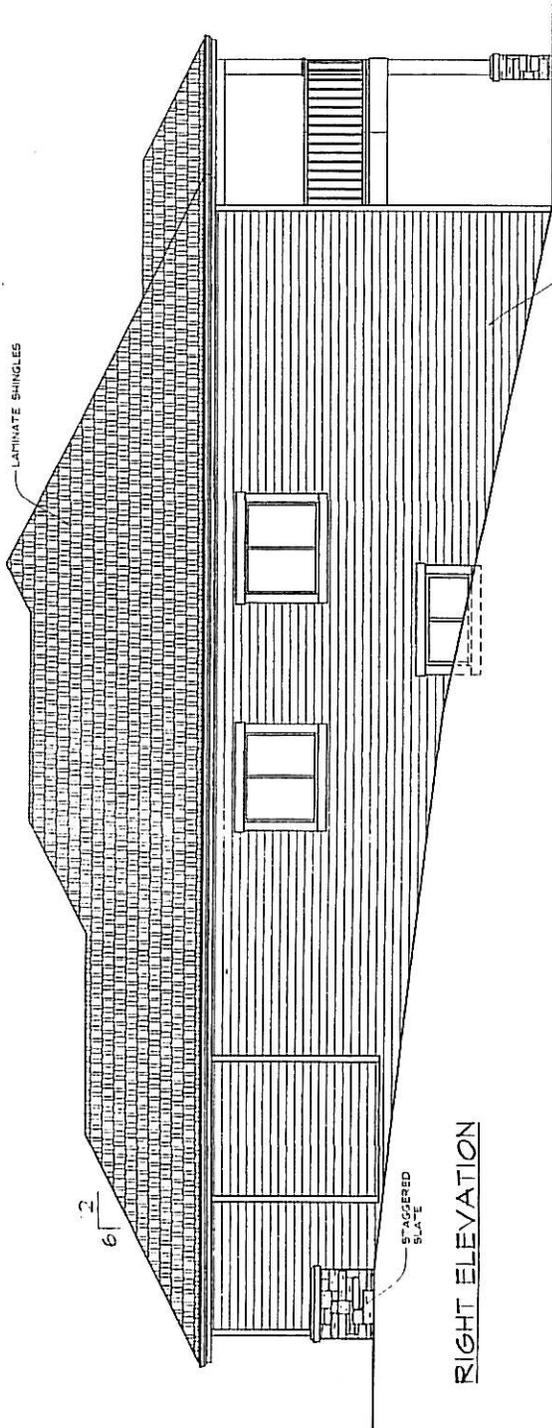
REAR ELEVATION

TGM
 Drafting & Design
 102-1905 Evergreen Court
 Kelowna, BC V6A 7J5

SCALE: 1/4" = 1'-0"
 DATE: DEC. 6/2005
 REAR & LEFT ELEVATIONS

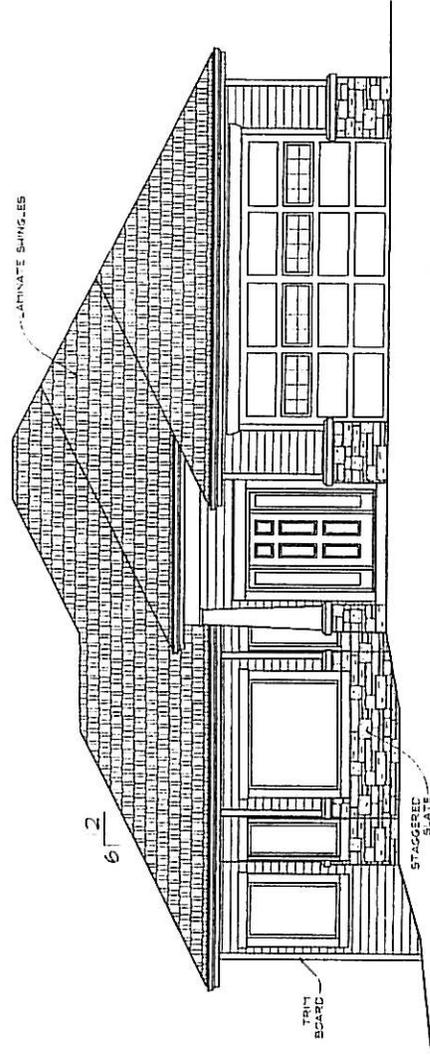
SHEETING: **A6**

"Sergio & Laura Manfredi Residence"
 LOT 1, PLAN 77532, 5221 COBBLE CRES



RIGHT ELEVATION

VINYL SIDING
 1000 AREA - 892.84 / 91.5 m²
 WINDOW AREA - 40' x
 ALLOWANCE - 990 = 90' x
 Spotted OK.



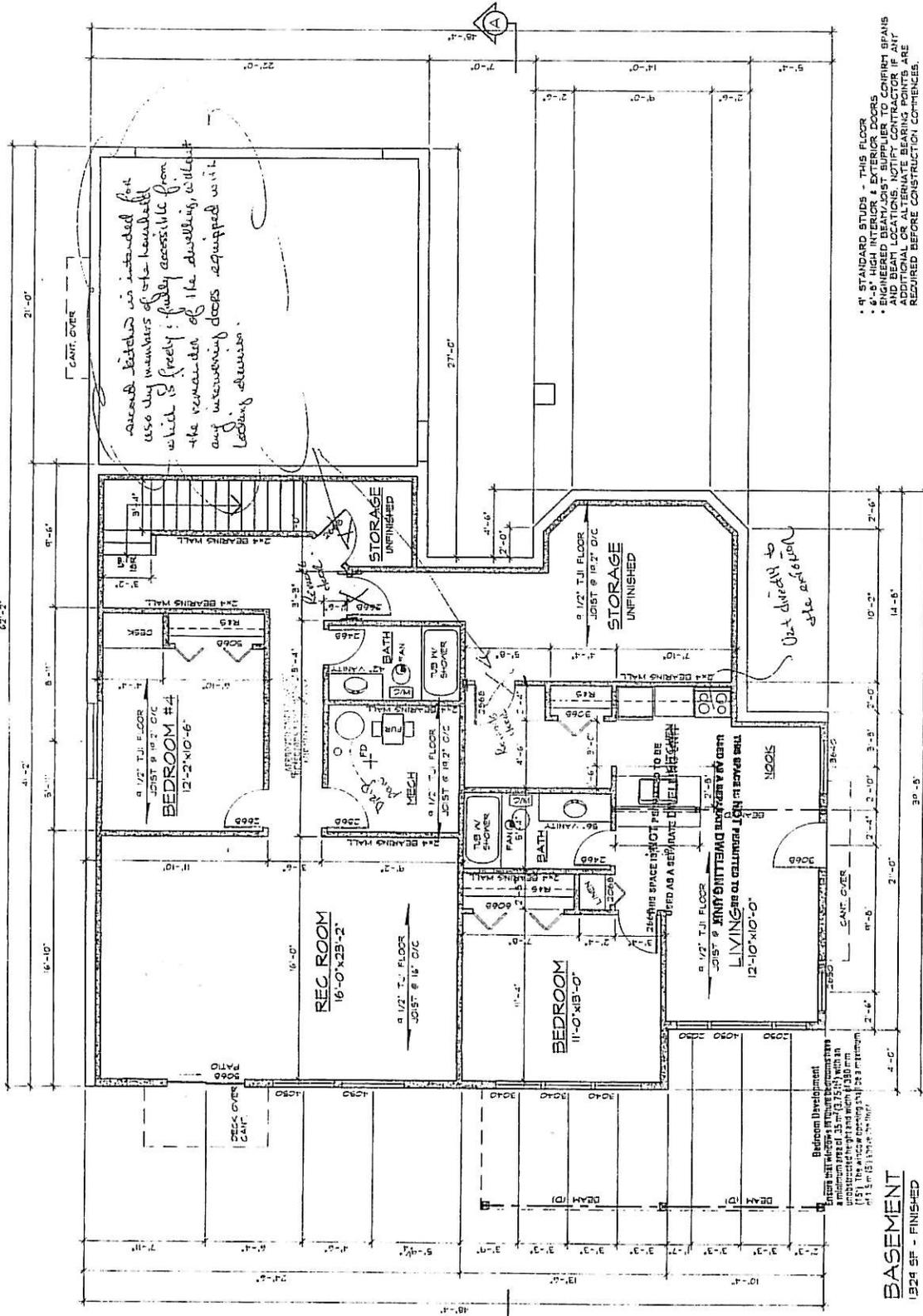
FRONT ELEVATION

TGM
 Drafting & Design
 102 - 1905 Evergreen Court
 Kalamazoo, MI 49001-7750
 660-7750

SCALE 1/4" = 1'-0"
 DATE DEC 6/2005
 FRONT & RIGHT ELEVATIONS

SHEET NO. **A5**

"Sergio & Laura Manfredi Residence"
 LOT 1, PLAN 77532, 5221 COBBLE CRES



TGM
 Drafting & Design
 102 - 1915 Evergreen Court,
 Kelowna, BC 860-7750

DATE: 1/24/11 1:00
 DATE: DEC 6/2005
BASEMENT PLAN

A3

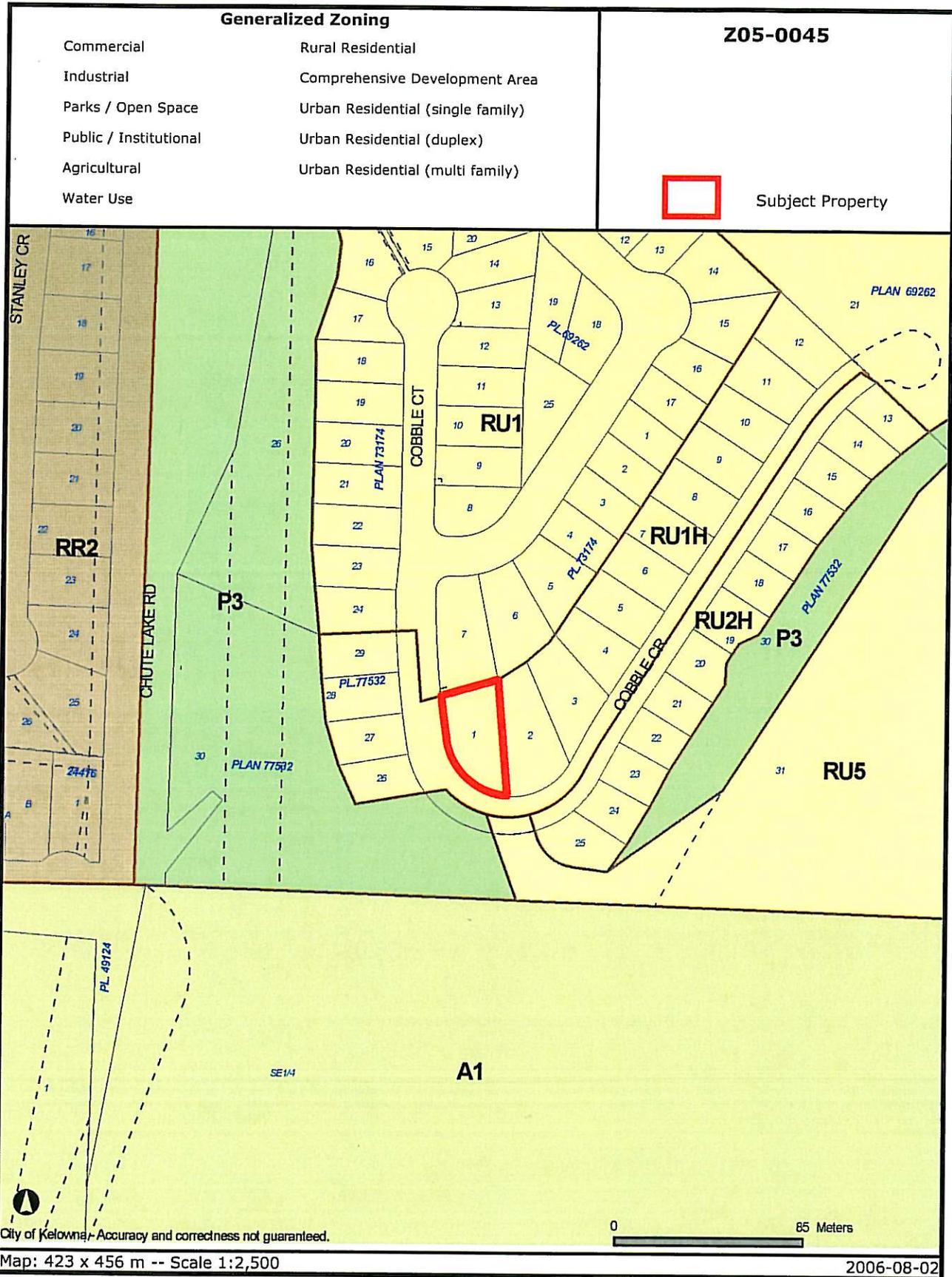
6-4-11

"Sergio & Laura Manfredi Residence"
 LOT 1, PLAN T7532, 5221 CORBLE CRES.

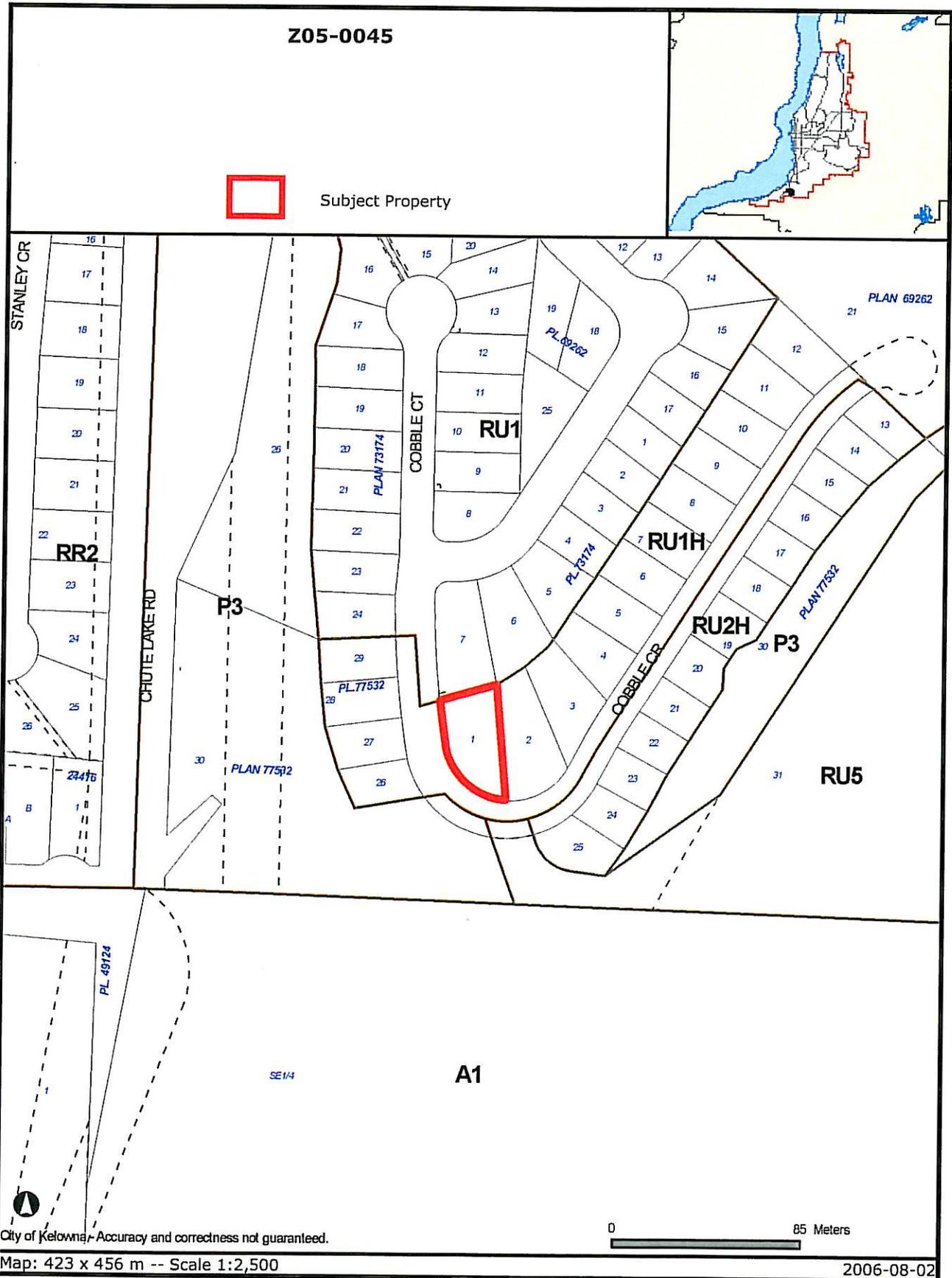
BASEMENT
 1324 SF - FINISHED

NOTE:
 CO-ORDINATE WITH OWNER AS TO ALL OPENING WINDOWS AND SCREENS

- 9" STANDARD STUDS - THIS FLOOR
- 6"-5" HIGH INTERIOR & EXTERIOR DOORS
- ENGINEER BEAM/JOIST SUPPLIER TO CONFIRM SPANS AND BEAM LOCATIONS. NOTIFY CONTRACTOR IF ANY CHANGES TO BE MADE. CHANGES ARE REQUIRED BEFORE CONSTRUCTION COMMENCES.



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.



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