
CITY OF KELOWNA
MEMORANDUM

DATE: FEBRUARY 15, 2007
TO: CITY MANAGER
FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION NO. Z06-0067 **OWNER:** Michael and Courtney Ungaro
Allison Ungaro
AT: 1015 Cushing Court **APPLICANT:** Brad Baxter
PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 –
LARGE LOT HOUSING ZONE TO THE RU1S – LARGE LOT
HOUSING - WITH SECONDARY SUITE ZONE TO ALLOW FOR
A SECONDARY SUITE IN AN ADDITION TO THE EXISTING
DWELLING
EXISTING ZONE: RU1 – LARGE LOT HOUSING
PROPOSED ZONE: RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE
REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0067 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 52, District Lot 136, ODYD Plan 37018, located on Cushing Court, Kelowna, B.C. from the RU1 – Large Lot Housing zone 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;

2.0 SUMMARY

The applicant is proposing to rezone the subject property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing zone in order to accommodate a building addition which will house a secondary suite. The single storey suite will measure 80m² in size and will contain one bedroom, a living room, kitchen and laundry room. One covered parking space will be provided in an attached carport. The subject property has a large rear yard which will allow for ample private open space for the residents of the suite.

The proposed building addition would be finished to match the existing building with stucco, vinyl siding and brick veneer.

The application compares to the requirements of the proposed RU1S – Urban Residential with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU1S ZONE REQUIREMENTS
Lot Area (m ²)	883m ²	550m ²
Lot Width (m)	12.4m	16.5m
Lot Depth (m)	35m	30.0m
Site Coverage (%)	37%	40%
Total Floor Area (m ²)		
-House	180m ²	
-Secondary suite	80m ²	90m ²
Height (Storeys)	1.5 (existing)	2.5m
Setbacks-House (m)		
-Front	6.8m	6.0m
-Rear	7.5m	7.5m
-Side(n)	2.0m	2.0m
-Side(s)	3.5m	2.0m
Parking Spaces (Total)	4	3

3.0 SITE CONTEXT

The subject property is located on

Adjacent zones and uses are:

North - RU1 – Large Lot Housing - Single Family Dwelling
 East - RU1 – Large Lot Housing - Single Family Dwelling
 South - RU1 – Large Lot Housing - Single Family Dwelling
 West - RU1 – Large Lot Housing - Single Family Dwelling

4.0 LOCATION MAP

See attachment.

5.0 EXISTING/PROPOSED 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.

5.1 Current Development Policy

5.2.1 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

It is recommended that land surveyor to pin the east corners of the proposed addition prior to construction.

4.3 Works and Utilities Department

The Works & Utilities Department have the following requirements associated with this Development Permit application.

4.3.1 Domestic Water and Fire Protection

The existing house is provided with a 19mm-water service that may continue to be used to supply the main residence and the proposed suite. Metered water from the main residence must be extended to supply the suite.

4.3.2 Sanitary Sewer

The existing house is provided with a single 100mm-diameter sanitary sewer service that should be used to service the main residence and the proposed suite.

4.3.3 Development Permit and Site Related Issues

The front yard setback for the proposed addition must meet bylaw requirements. Direct the roof drains into on-site rock pits. This will help dissipate the roof drain water and prevent additional concentrated flows onto the frontage road.

4.3.4 Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

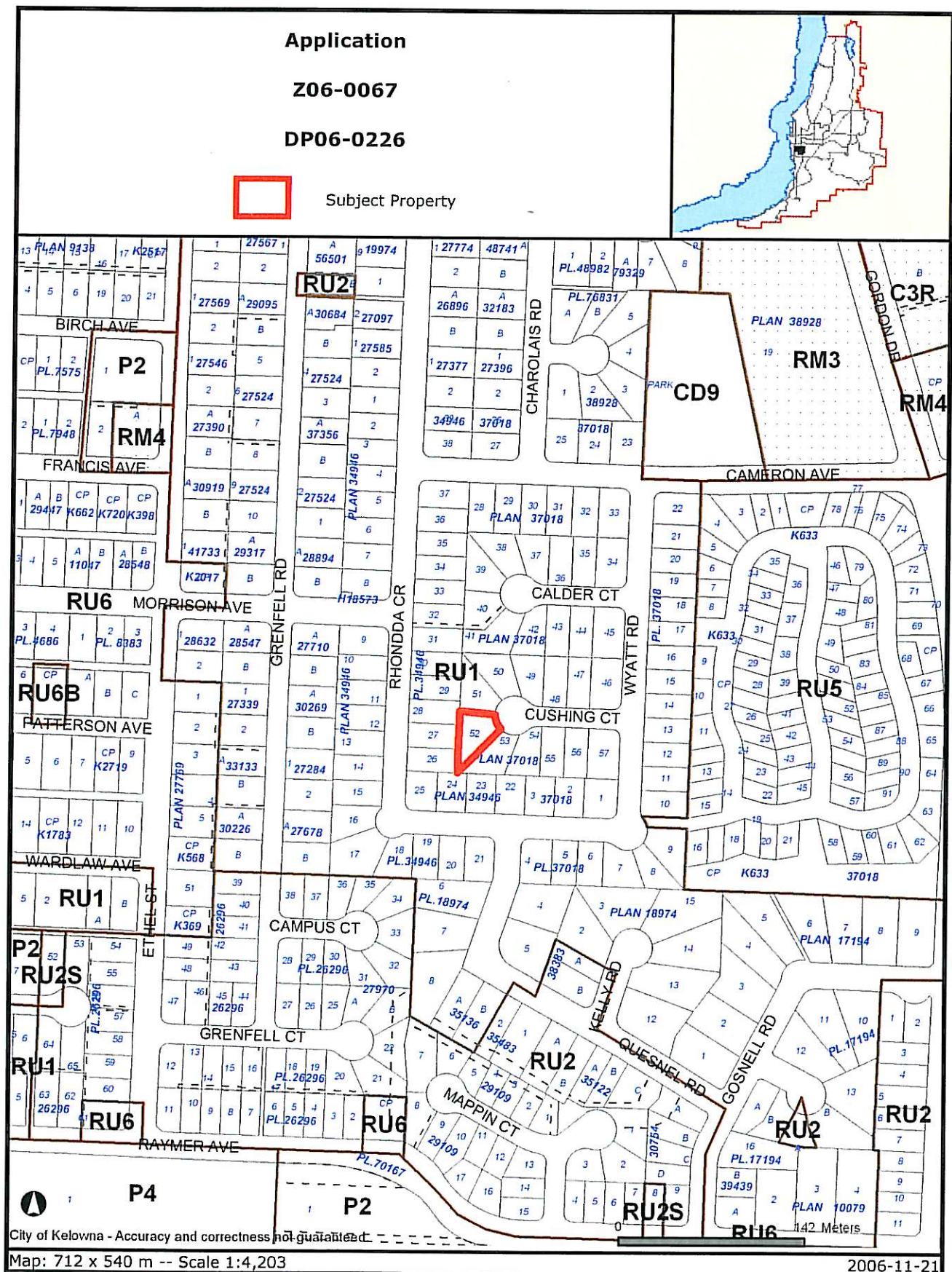
5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns with the proposed rezoning to allow a secondary suite in an addition to the existing single family dwelling. The proposed addition will be finished to match the existing dwelling and adequate parking can be accommodated in a proposed carport. The parking for the principle dwelling is accommodated in an existing two-car garage.

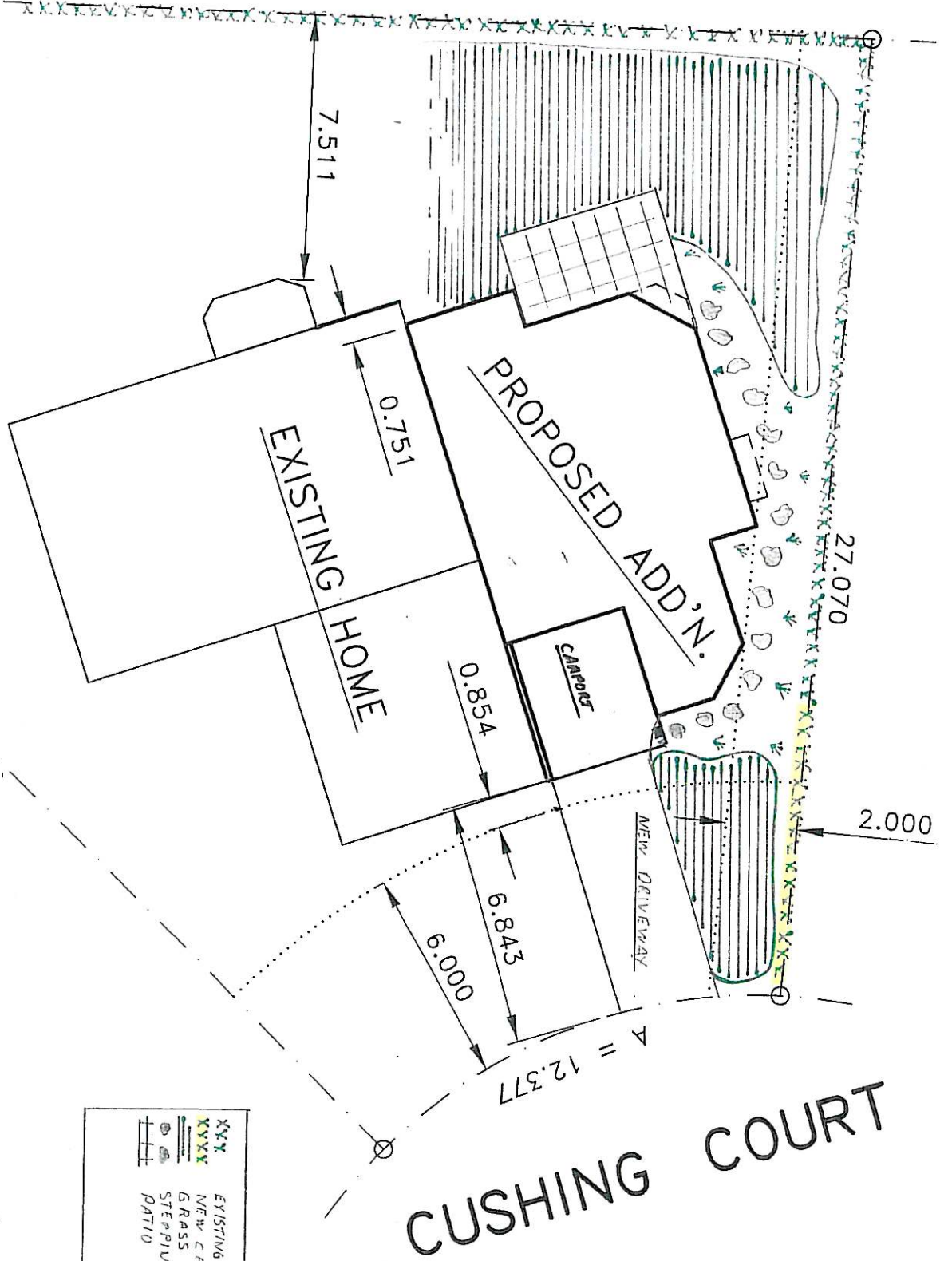

Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion 
Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/rs



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.



XXXX	EXISTING CEDARS
XXXX	NEW CEDARS
XXXX	GRASS
XXXX	STEPPING STONES
XXXX	PATIO