
**CITY OF KELOWNA
MEMORANDUM**

DATE: June 14, 2007
FILE NO.: Z07-0035
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: Savita & Pardeep Sharma **APPLICANTS:** Lynn Welder Lalonde

AT: 1918 Kloppenburg Court

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. Z07-0035 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 19, Sec. 13, Twp 26, ODYD, Plan KAP75167, located on Kloppenburg Crt., 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 an already constructed house. 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 Crt., 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.

Currently, the property has a recently constructed single family dwelling. The proposed secondary suite is situated on the lower floor area, accessed separately from the main dwelling. The secondary suite floor plan is comprised of a living room, kitchen, master bedroom and one bathroom. The required parking space will be provided in a secondary driveway situated west of the principal driveway.

The exterior finishing 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". The dominant material for the house is stucco and stone veneer as 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, but landscaping and private open space 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

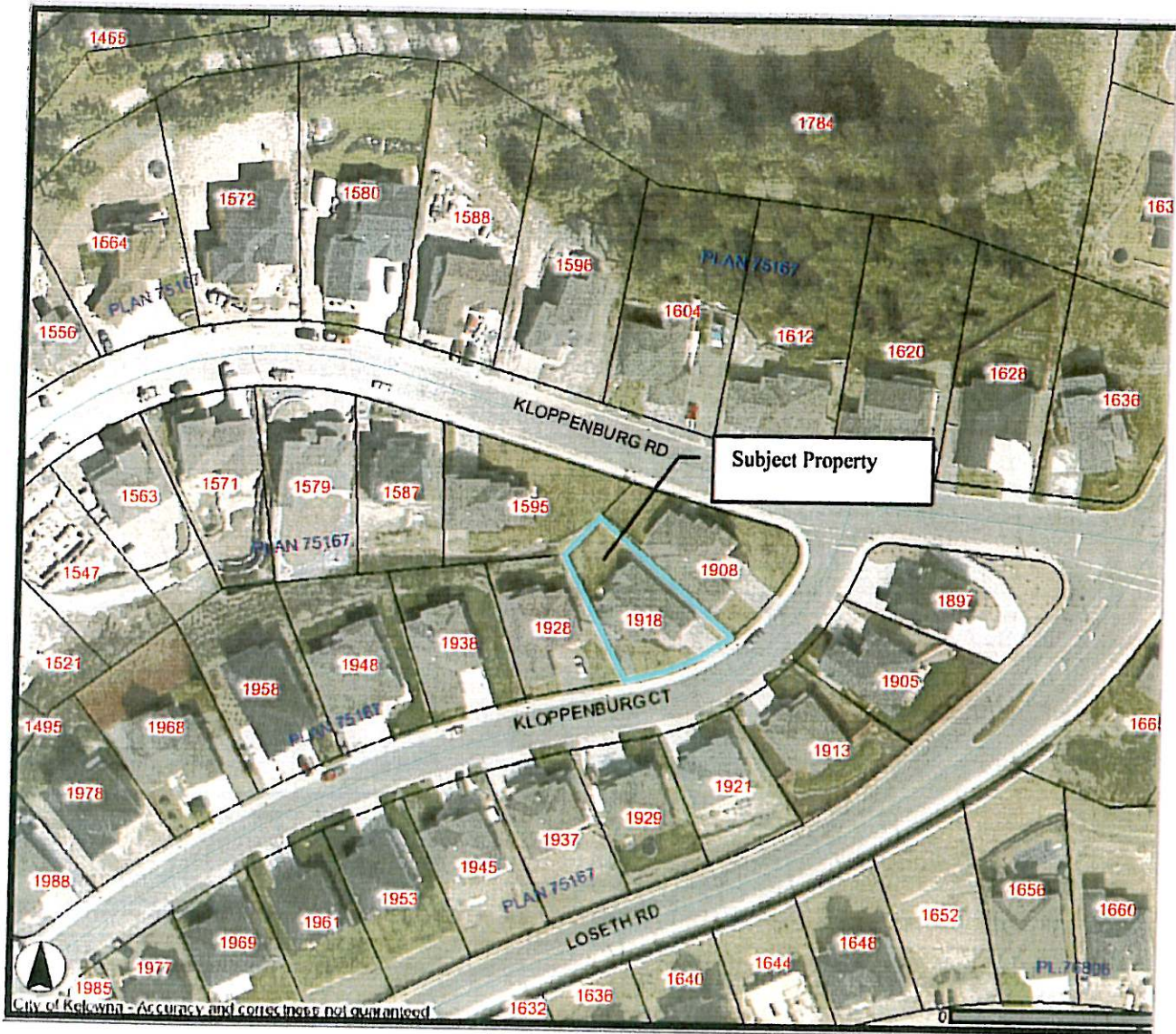
North	RU1h - Large Lot Housing (Hillside)
East	RU1h - Large Lot Housing (Hillside)
South	RU1h - Large Lot Housing (Hillside)
West	RU1h - Large Lot Housing (Hillside)

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	697.38 m ²	550 m ² (for subdivision)
Site Coverage (%)	31%	40% (for buildings/structures)
Total Floor Area (m ²)		
-Principal House (Lower/Upper floors)	206.5m ²	90m ²
-Secondary suite	58.6m ²	
Setbacks-Accessory (m)		
-Front	5.97m	3.0m
-Rear	13.78m	7.5m
-Side Yard (east)	2.0m	2.0m (for 1 or 1½ storey building)
-Side Yard (west)	2.0m	2.0m (for 1 or 1½ storey building)
Parking Spaces (Total)	4	3

4.0 SITE MAP

Subject Property: 1918 Kloppenburg Crt.



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 includes: 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 Bylaw Department

Illegal suite complaint received Oct/07 and still open charges laid; further enforcement pending subject to rezoning application.

6.2 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.

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.

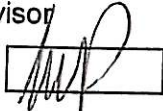
Planning staff will need to address Development Permit guidelines for form and character of secondary suite housing development with respect to the main entry of the suite situated at the rear of the dwelling with no relationship to the street. Supplementary landscape details will be required, and should reference the fencing materials on-site. The landscape plan should also clearly define the distinct shared and private outdoor areas for each unit.

Overall, the already built house is sensitive to the privacy of adjacent neighbours and respects the scale and general character of the houses in 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
Current Planning Supervisor

Approved for inclusion

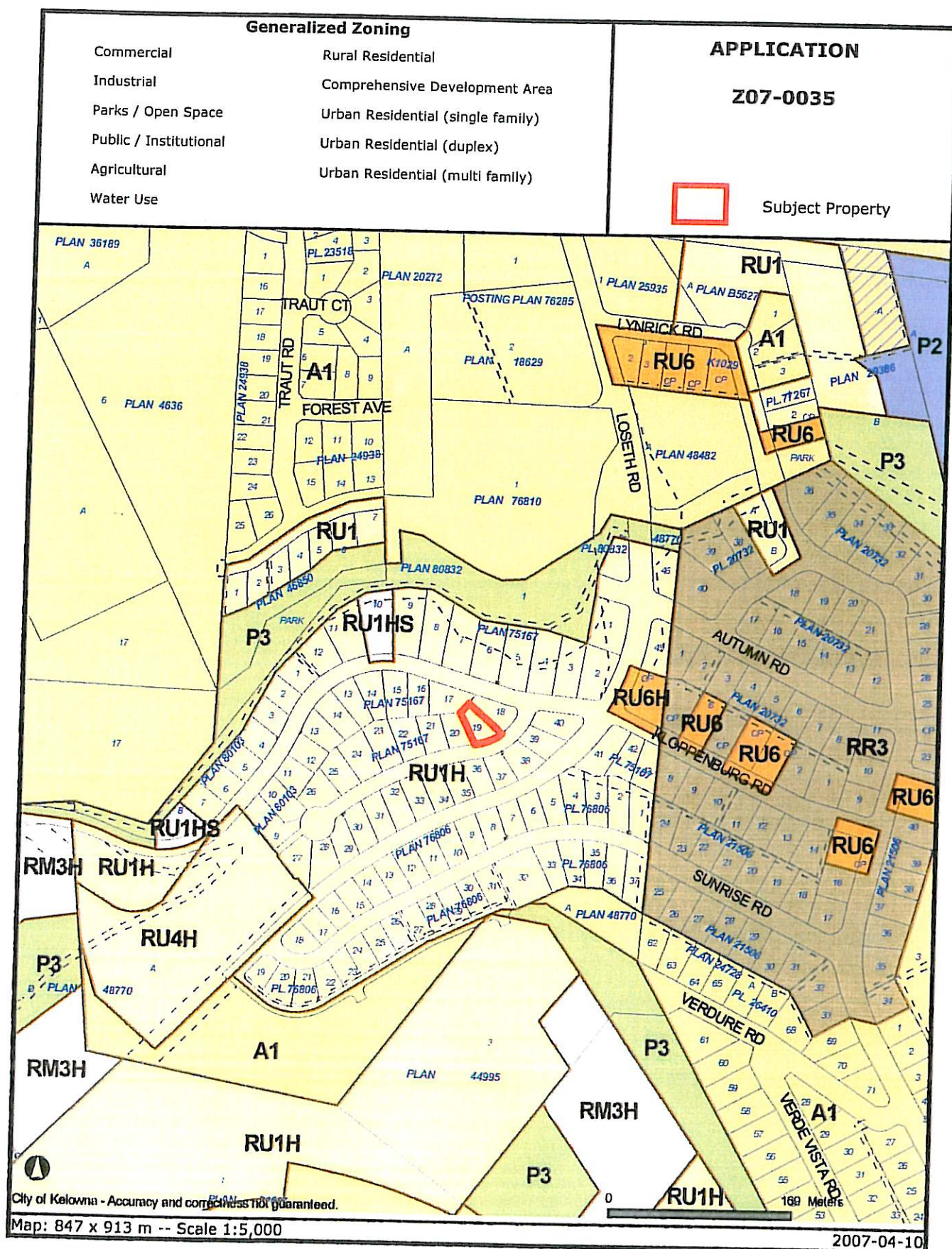


Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/dn

Attachments

- Location of subject property
- Site Plan
- Landscape Plan
- Floor Plans
- Principal House Elevations



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.

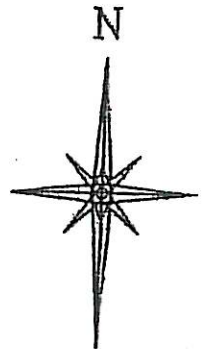
1918 KLOPPENBURG CRT.

b.p. 2745

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING ON LOT 19 PLAN KAP75167 SEC. 13 TP. 26 O.D.Y.D.

SCALE 1:300

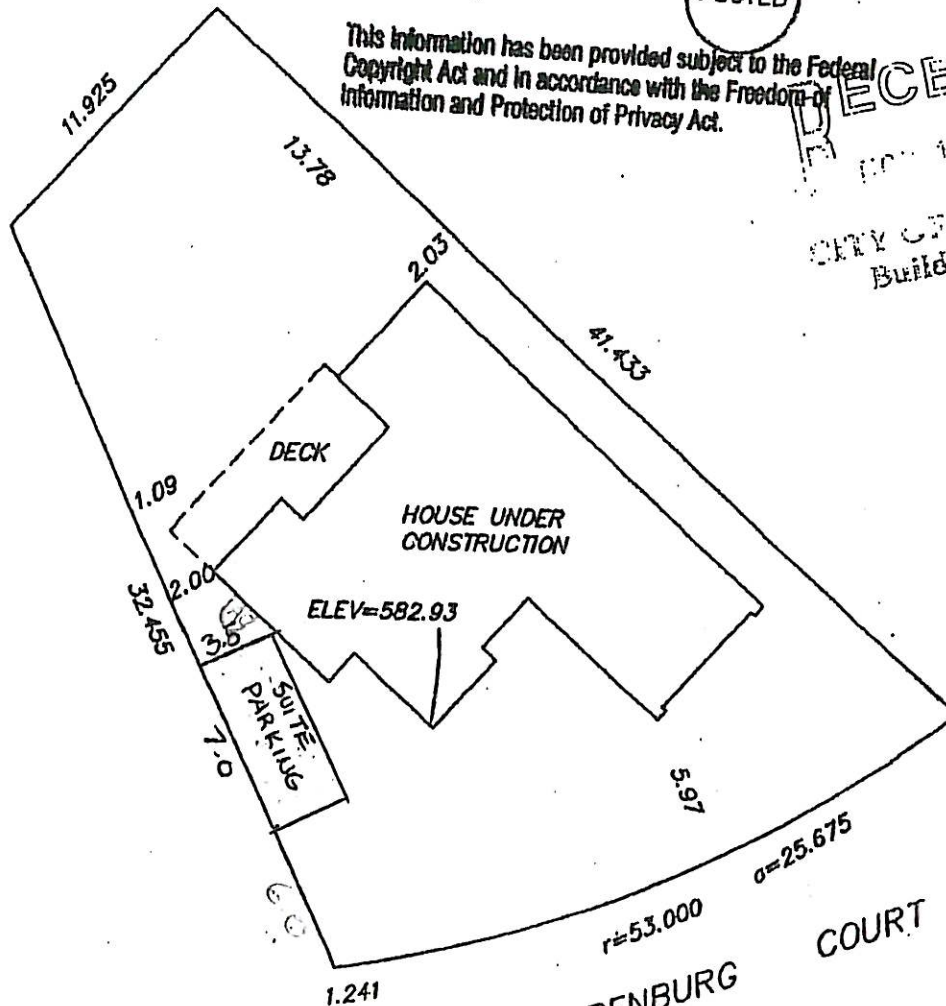
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POSTED

RECEIVED
CITY OF KELLOWNA
Building Dept.



(C)

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

CERTIFIED CORRECT
this 9th day of November, 2004.

D.A. Goddard
D.A. Goddard BCLS

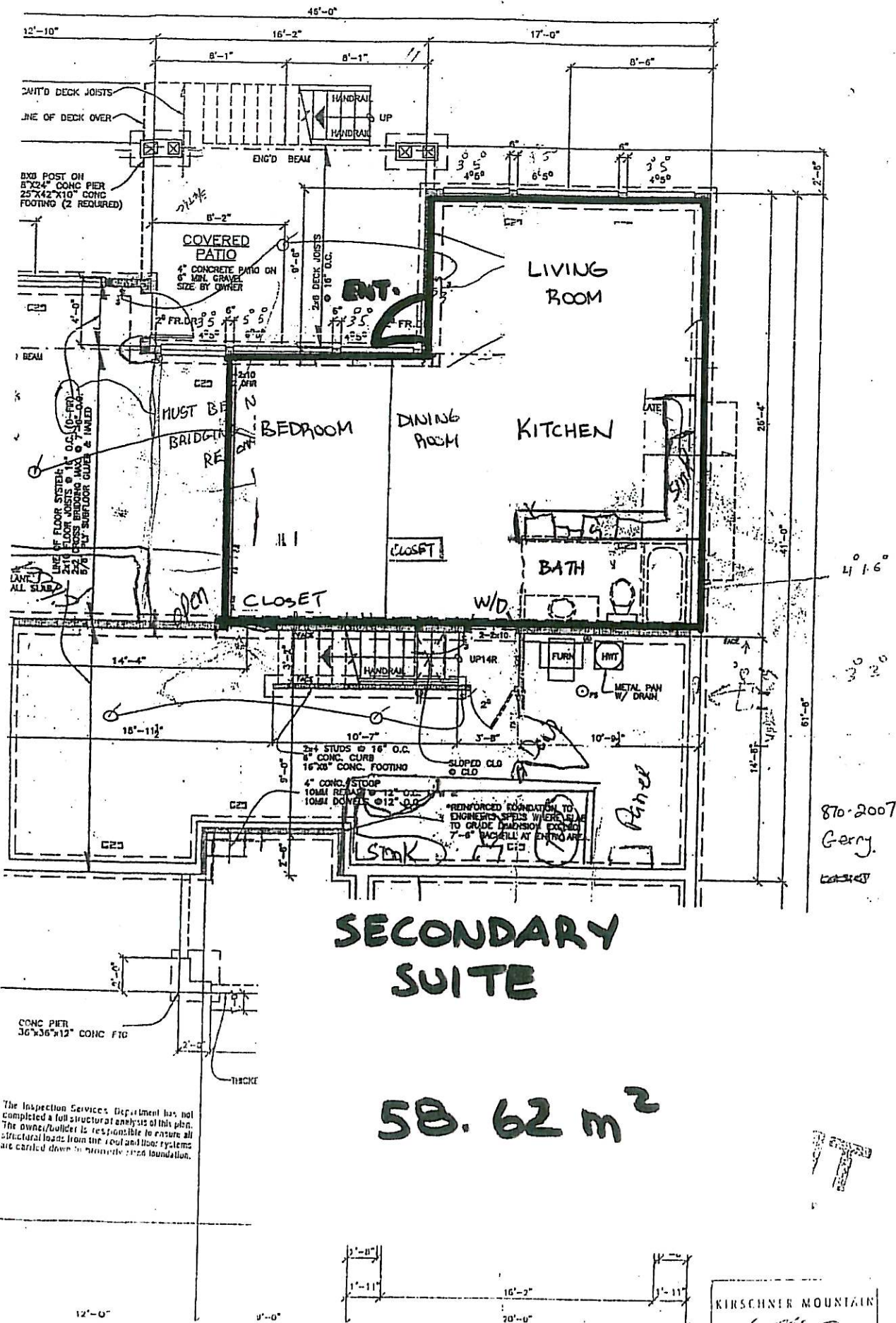
FILE 12652 FB 269

RE: DHAMI ENTERPRISES

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

D.A. Goddard Land Surveying Inc.
200-1449 ST. PAUL STREET KELOWNA

1918 KLOPPENBURG COURT



JENISH HOUSE DESIGN LIMITED



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REFERENCE:

1-4-274

DRAWN:

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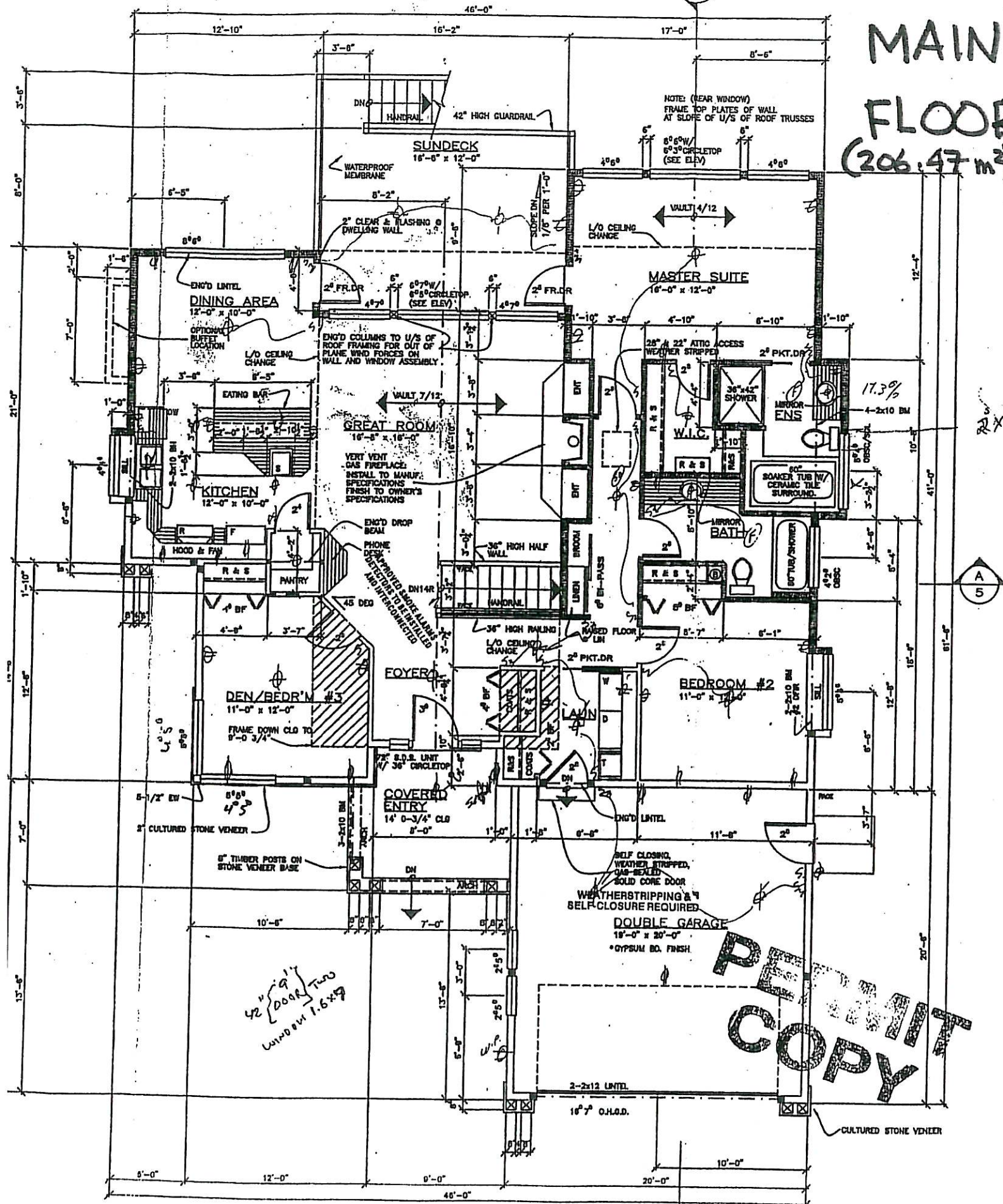
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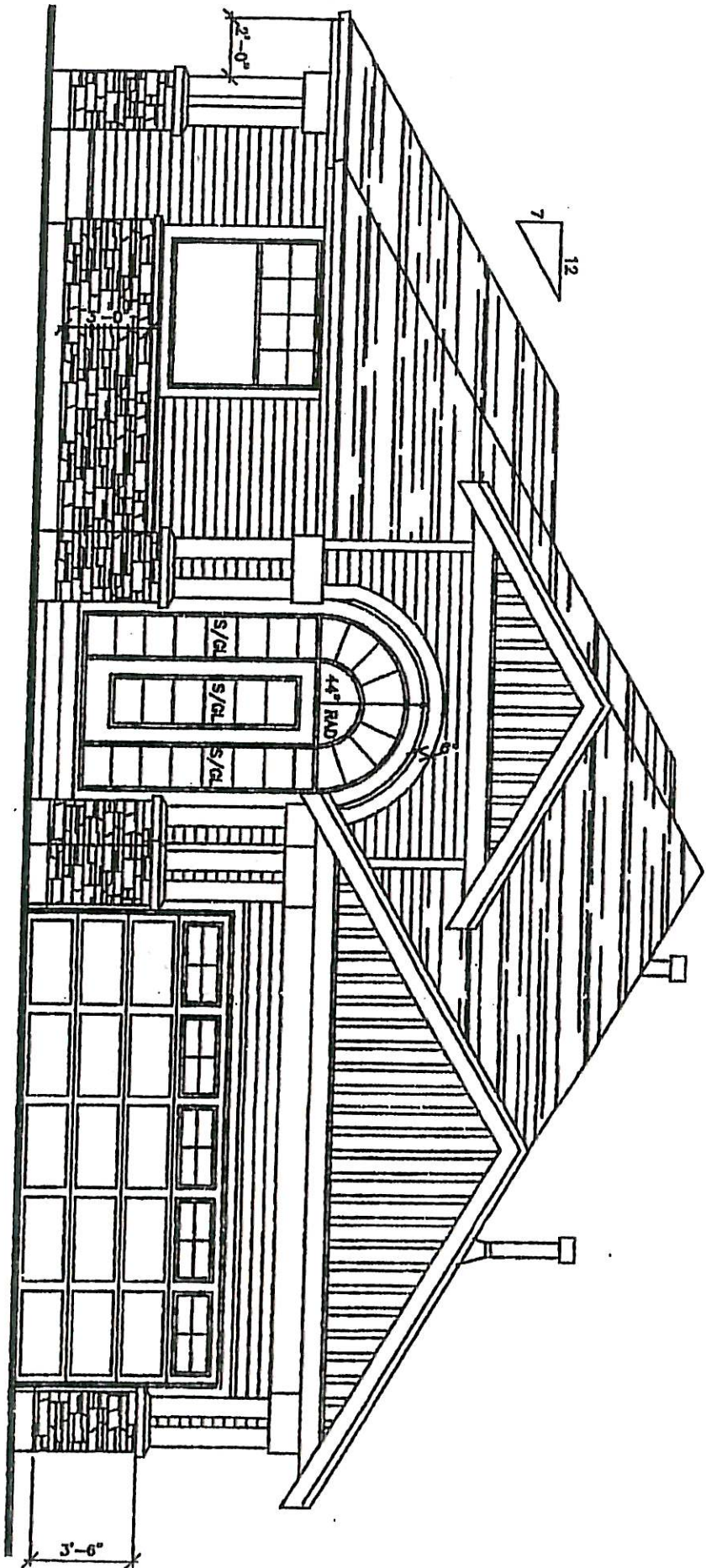
KIRSCHNER MOUNTAIN

1918 KLOPPENBURG COURT

B
5

MAIN
FLOOR
(206.47 m²)





FRONT ELEVATION

SCALE: 1/4" = 1'-0"

DR

DR

ING

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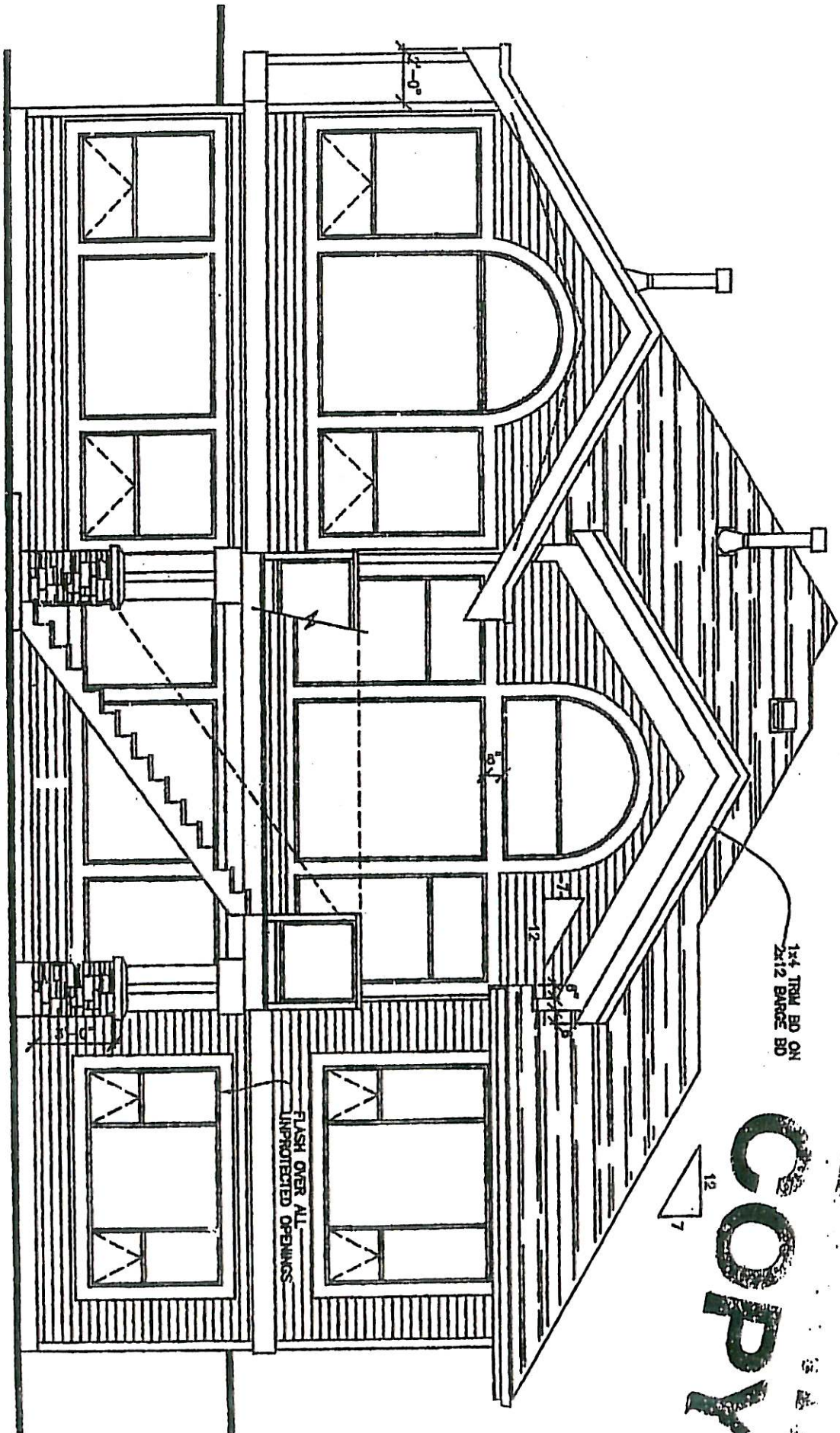
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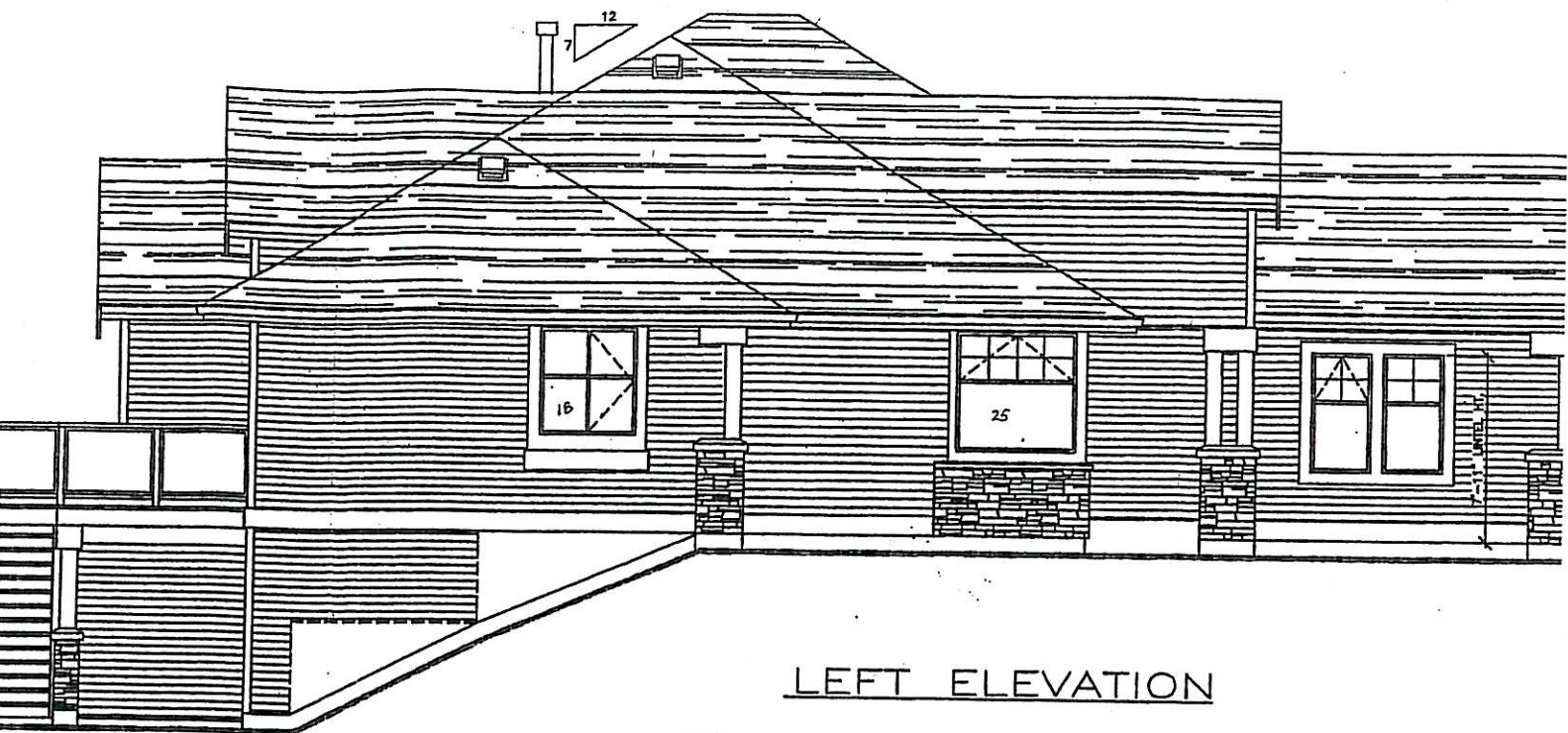
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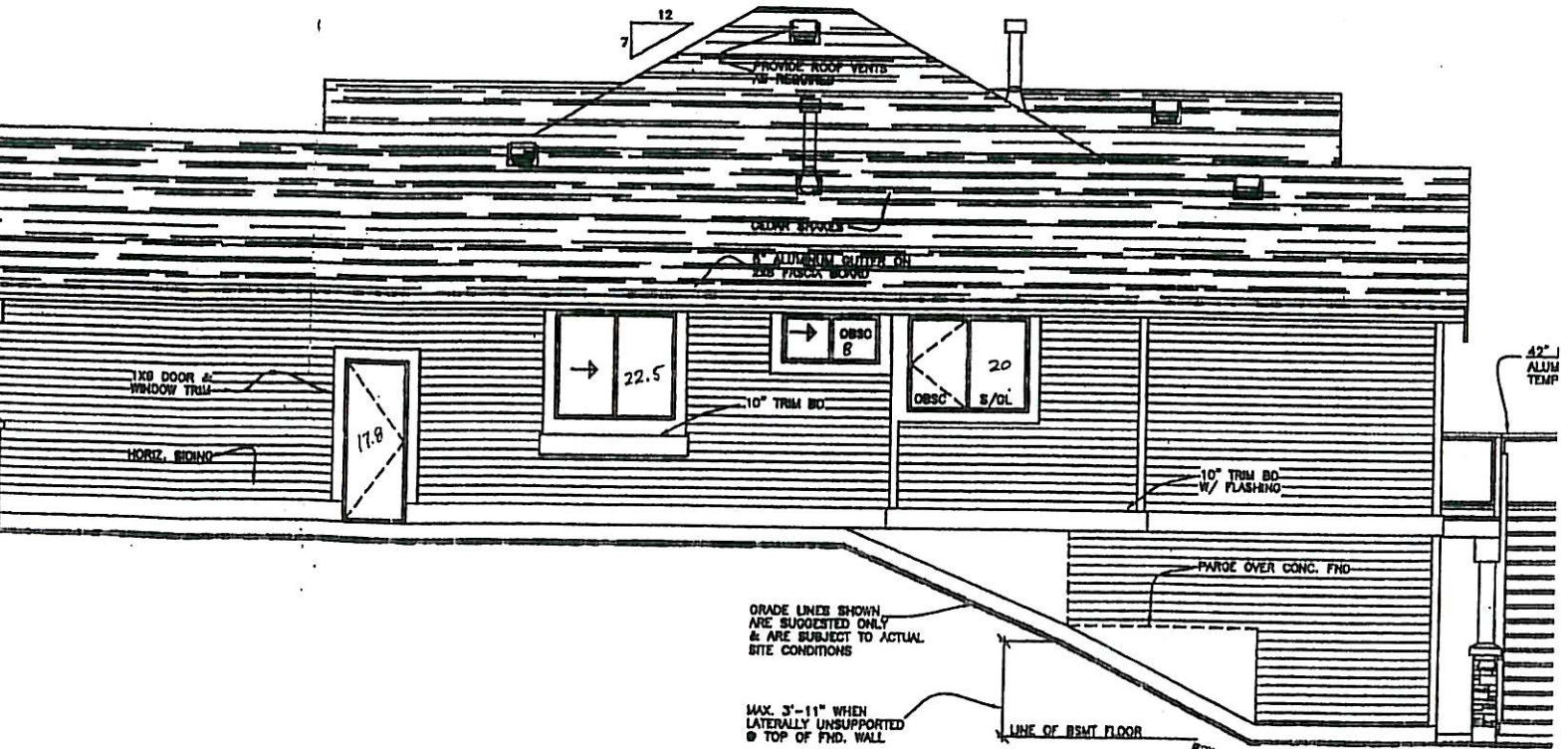
REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

$$\frac{319.5}{60.5} = 5.28$$

$$\frac{43}{400} = 10.75\%$$



RIGHT ELEVATION

$$\frac{68.3}{690} = 9.9\%$$

13 FEB 1982