
CITY OF KELOWNA
MEMORANDUM

DATE: August 23, 2007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO.: Z07-0065

APPLICANT: Oasis Design

LOCATION: 1989 Knox Crescent

OWNERS: John Paul Gorges &
Patricia Ann Gorges

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO THE RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE IN ORDER TO BUILD A SECONDARY SUITE IN AN ACCESSORY BUILDING.

EXISTING ZONE: RU1 – Large Lot Housing

PROPOSED ZONE: RU1s – Large Lot Housing with Secondary Suite

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0065 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 14, ODYD, Plan 3878, located at 1989 Knox Crescent, 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.

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

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 with Secondary Suite zone in order to accommodate the construction of a secondary suite in an accessory building.

3.0 THE PROPOSAL

The subject 915 m² property is currently zoned RU1 – Large Lot Housing. A single family dwelling approximately 382.5 m² in size is located on the property. The applicant seeks to rezone the subject property to construct a carriage house at the back of the property. The "s" zone classification will accomplish this.

The proposed application meets the requirements of the RU1s Zone as follows:

CRITERIA	PROPOSAL	BYLAW REQUIREMENTS
Subdivision Regulations		
Lot Area	915 m ²	550 m ²
Lot Width	17.7 m	15 m
Lot Depth	46.8 m	30 m
Development Regulations		
Site Coverage (buildings)	310.4 m ² 33.9% / 41.6%	40% Buildings/50% Incl. driveways and parking
Existing House		
Height (existing house)	Existing – 1 storey / 4.26 m ¹	2 ½ storeys / 9.5 m
Front Yard Setback	Existing – 4.3 m	3.0 m
Side Yard (West)	Existing – 4.3m	2.0 m
Side Yard (East)	Existing - 3.3 m	2.0 m
Accessory Building / Suite		
Height	4.56 m ²	4.5 m
Distance between structures	10.6 m	5.0 m
Rear Yard	1.5 m	1.5 m
Side Yard (West)	2.0 m	2.0 m
Side Yard (East)	2.4 m	2.0 m
Size of Secondary Suite	88.3 m ² / 23.1%	90 m ² or 75% of the total floor area of the principal dwelling
Private Open Space	> 30 m ² Each	30 m ² per dwelling
Other Regulations		
Minimum Parking Requirements	3 spaces	2 spaces for the principal dwelling + 1 space for the suite

¹ Proposed accessory building exceeds height of existing single family dwelling by 0.3m

² Relax restrictions for height of accessory building from 4.5m required to 4.56m proposed

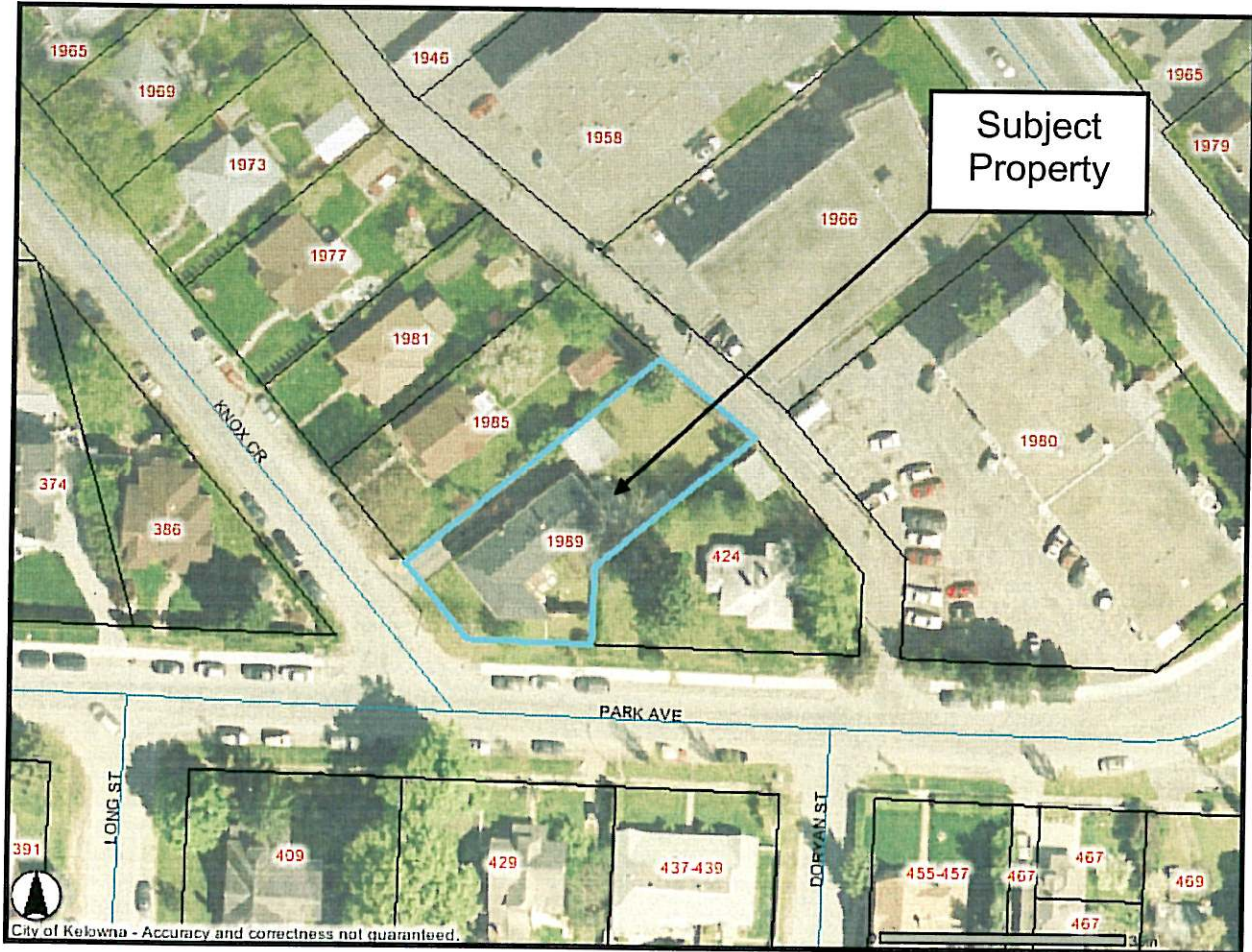
3.2 Site Context

The adjacent land uses are as follows:

Direction	Zoning Designation	Land Use
North	RM5- Medium Density Multiple Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

3.4 Site Location Map

1889 Knox Cr.

3.5 Current Development Policy

This proposal is supported by the policies of the City of Kelowna's Strategic plan and Kelowna 2020 - Official Community Plan.

4.0 TECHNICAL COMMENTS4.1 Works & Utilities Department
See Attached.4.2 Fire Department

Fire fighter access appears to be impeded. Fire fighter access is never from a lane. Fire fighter access from the front or street side of the property to the back building(s)/property line is not to be impeded at anytime. If a fence is ever constructed between the dwellings a six foot wide gate is required. Any gate is to open with out special knowledge. The address for all residences are to be visible from the street. Maintain minimum 1100mm fire fighter access to the rear of the property. Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

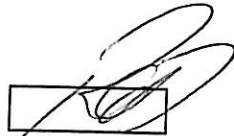
5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department is supportive of the proposed rezoning of the property from RU1 - Large Lot Housing Zone to RU1s - Large Lot Housing with Secondary Suite Zone. The Official Community Plan supports the creation of secondary suites and the proposed development is in line with Zoning Bylaw No. 8000

for 
Shelley Gambacort
Current Planning Supervisor

DS/SG/aw

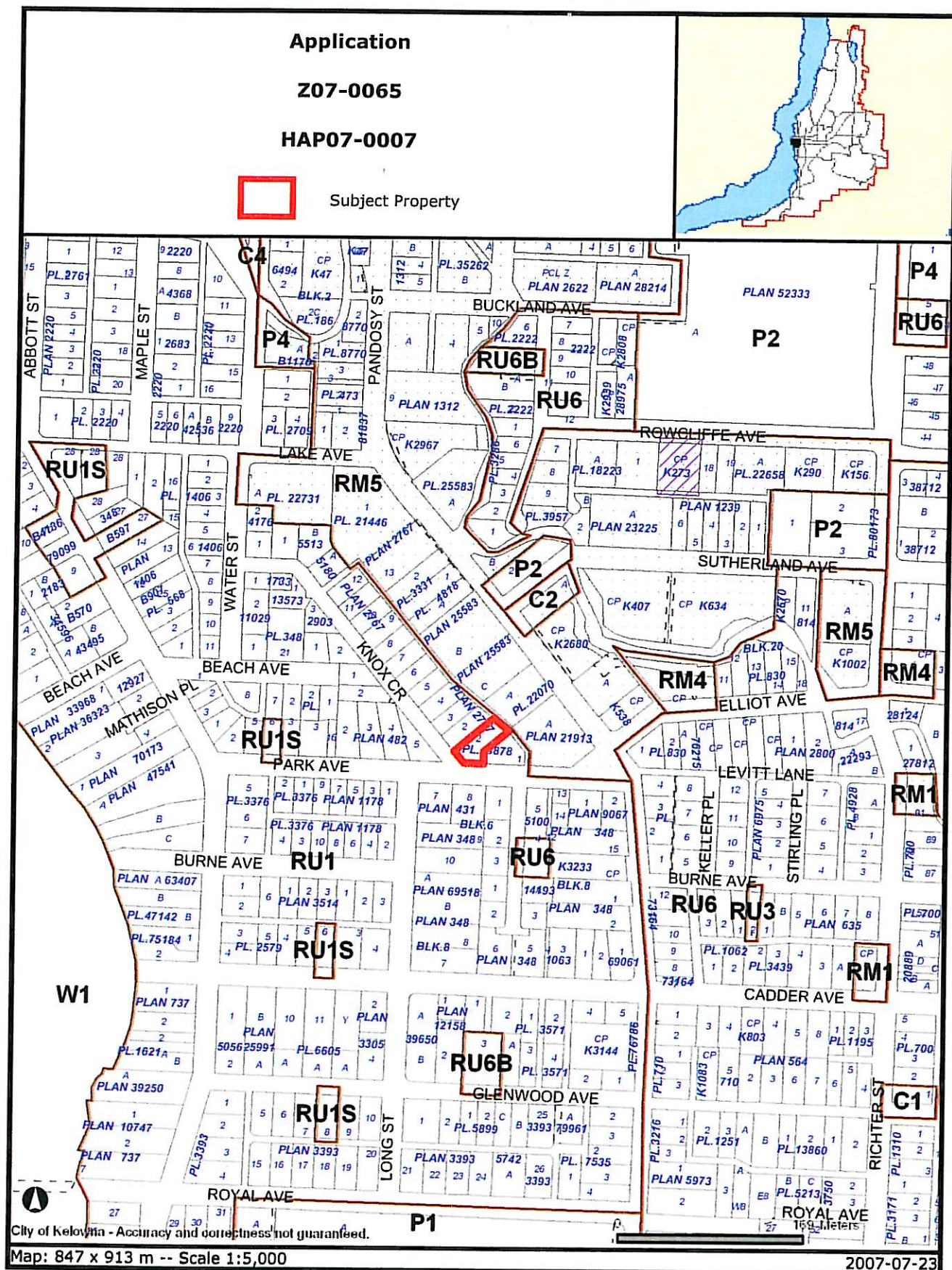
Approved for Inclusion



for
David L. Shipclark
Acting Director of Planning & Development Services

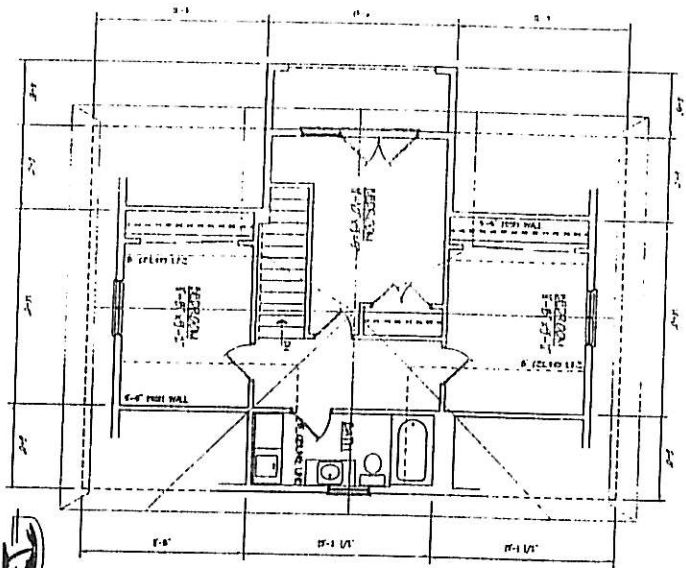
ATTACHMENTS

- Location Map
- Site Plan
- Elevations & Floor Plan – Proposed Accessory Building
- Floor Plan – Existing Single Family Dwelling
- Landscape Plan
- Photographs
- Works and Utilities - Comments

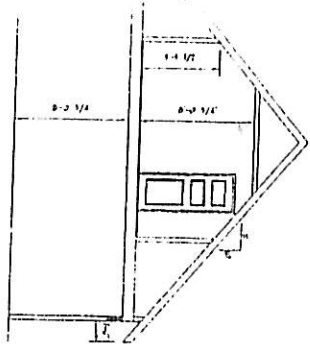


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

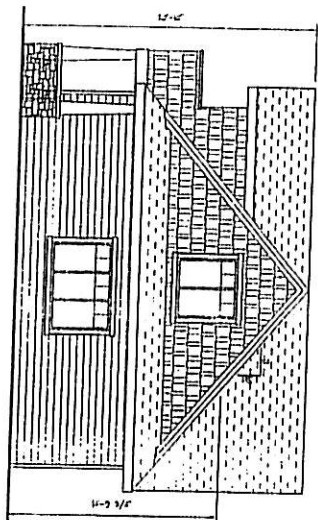
SCALE: AS NOTED | DRAWING NUMBER: 07-691-001 | REVISION:



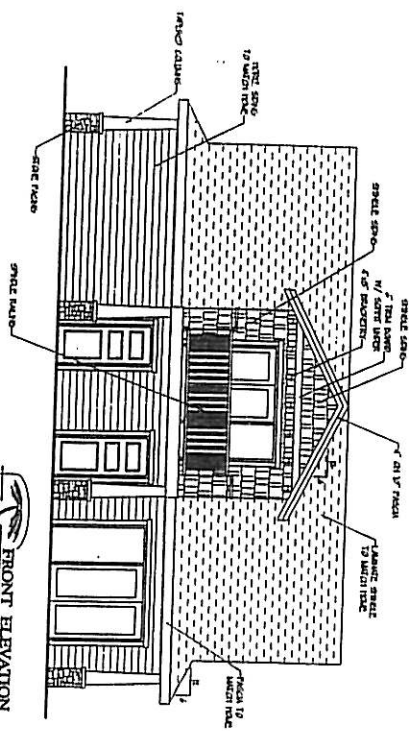
UPPER FLOOR
1/8" = 1'-0"



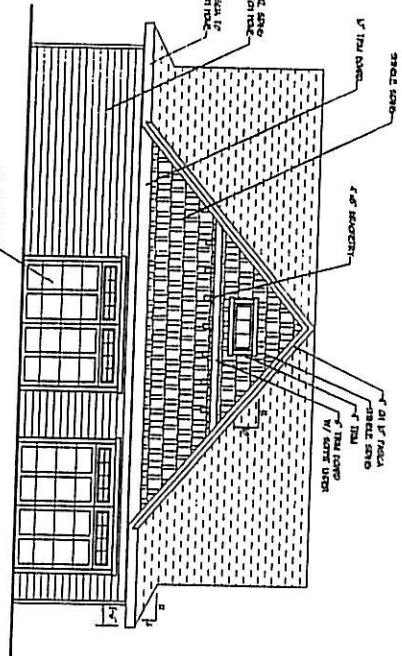
CROSS SECTION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

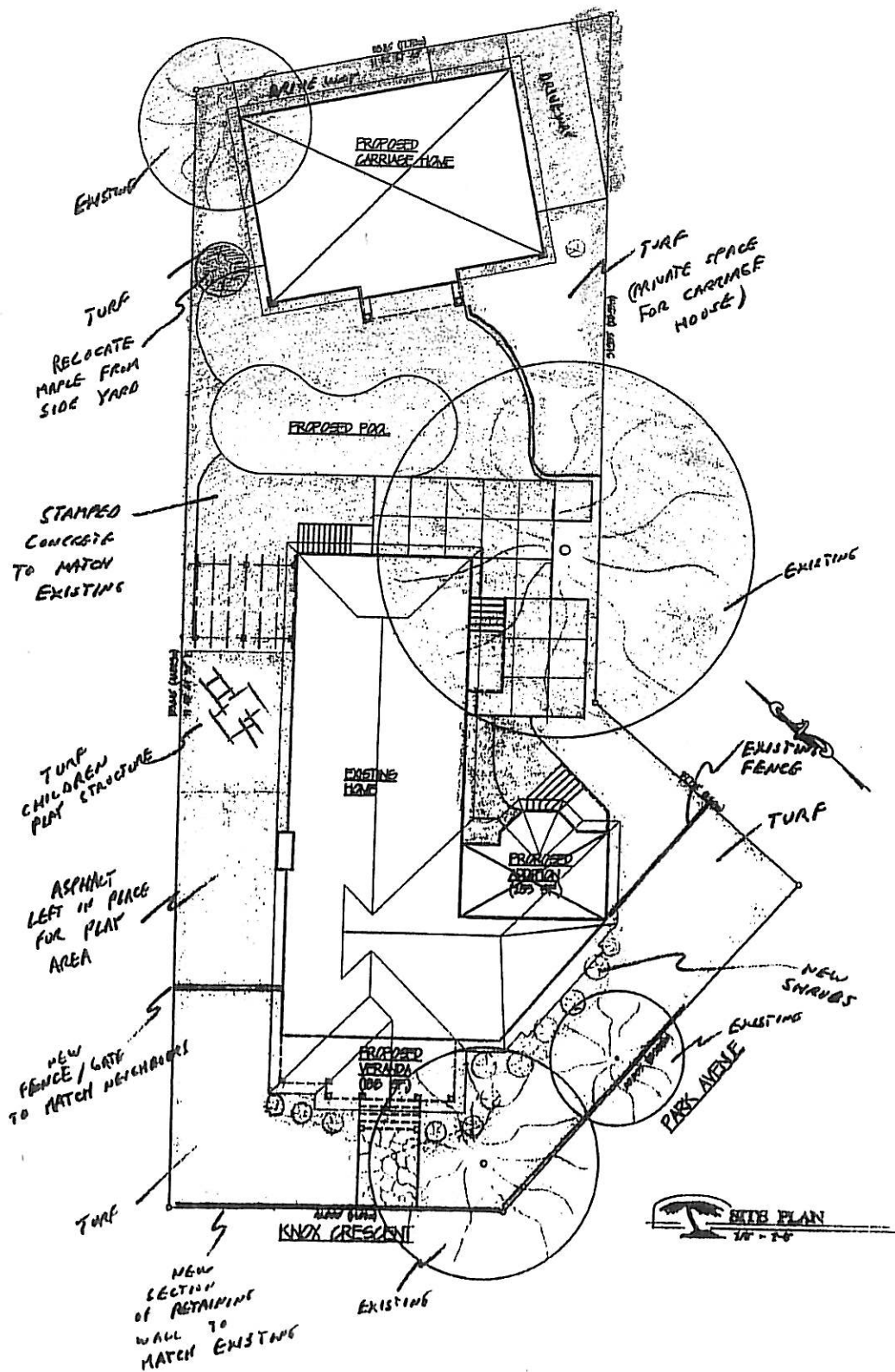
CARRIAGE HOME
* GORGES *

OASIS DESIGN

DESIGNED BY: JAMES W. HAASDYK
DATE: JULY 12, 2007

CARRIAGE HOME PLAN,
ELEVATIONS, AND SECTION
1489 KNOX CRESCENT

SCALE: AS NOTED | DRAWING NUMBER: 07-691-003 | REVISION:



CARRIAGE HOME
* GORGES *

OASIS DESIGN

DESIGNED BY: JAMES W. HANCOCK
DATE: JULY 15, 1997

LANDSCAPE PLAN

1489 KNOX CRESCENT

SCALE: AS NOTED | TYPICAL: 1/4\"/>



VIEW FROM KNOX/PARK INTERSECTION



CITY OF KELOWNA

MEMORANDUM

Date: August 24, 2007
File No.: Z07-0065 HAP07-0007

To: Planning & Development Services Department (AW)

From: Development Engineering Manager

Subject: 1989 Knox Crescent Lot 2 Plan 3878 RU-1s Suite

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-1s are as follows:

1. Domestic Water and Fire Protection

The existing lot is adequately serviced with a 19mm diameter copper water service.

Metered water from the main residence must be extended to supply the suite.
The meter shall be within the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws.

2. Sanitary Sewer

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

3. Development Permit and Site Related Issues

Adequate, hard surface on-site parking must be provided. The parking modules must meet by-law 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 road right-of-way.

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.

Steve Muenz, P. Eng.
Development Engineering Manager
JF/