
**CITY OF KELOWNA
MEMORANDUM**

DATE: October 19, 2007
TO: City Manager
FROM: Planning & Development Services Department
SUBJECT:

APPLICATION NO. Z07-0040 **APPLICANT:** Susan Widmer
AT: 2880 Gosnell Road **OWNER:** Susan Widmer

PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE, IN ORDER TO ESTABLISH A SECONDARY SUITE WITHIN THE PRINCIPAL BUILDING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING ZONE

PROPOSED ZONE: RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0040 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8, District Lot 135, O.D.Y.D., Plan 17194, located on Gosnell Road, 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

This rezoning application seeks to rezone from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite zone to allow for a secondary suite within the principal building on the subject property.

3.0 BACKGROUND

The applicant began internal renovations to the existing home to create separate living space for a family member. This application for rezoning was made once it was discovered that they would require a zoning change in order to accommodate the intended use (i.e. creation of a secondary suite). Please refer to the applicant's letter of rationale, which is attached to this report.

The proposed application meets the requirements of the RU1s – Large Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,428 m ² (0.35 ac)	550 m ²
Lot Width	26.0 m	13.0 m
Lot Depth	52.0 m	30.0 m
Development Regulations		
Site Coverage (buildings)	16%	40%
Site Coverage (buildings/parking)	22%	50%
Height	5.8 m 1 ½ storeys	The maximum height is the lesser of 9.5 m or 2 ½ storeys.
Front Yard	11.2 m	4.5 m or 6.0 m to a garage
Side Yard (east)	0.4 m ^A	1.0 m
Side Yard (west)	2.9 m	2.0 m (1 to 1 ½ storey) 2.3 m (2 to 2 ½ storey)
Rear Yard	16 m	7.5 m
Other requirements		
Floor Area (principal dwelling)	134 m ² (1,440 ft ²)	n/a
Floor Area (secondary suite)	67 m ² (721 ft ²) 33% of principal building	The lesser of 90 m ² or 40% of the total floor area of the principal building
Parking Stalls (#)	(at least) 3 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

^A This shortfall in side yard setback is an existing non-conformity.

3.1 Site Context

The subject property is located at the end of Gosnel Road, which is about two blocks north of Kelowna Secondary School. The north arm of Fascieux Creek is just north of this parcel. The surrounding properties are developed for single-family housing, with two large gated developments to the east (Sunrise Village), and northeast. More specifically, the adjacent land uses are as follows:

North-	RU5 – Bareland Strata Housing
East	RU1 – Large Lot Housing RM7 – Mobile Home Park (Sunrise Village)
South	RU1 – Large Lot Housing
West	RU1 – Large Lot Housing

3.2 Existing Development Potential

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

3.3 Current Development Policy

3.3.1 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.

Section 8.1.34 - Land Utilization within Single Detached Areas. Work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivision and building permit applications that would allow for smaller lot sizes, secondary suites, minor boarding facilities, minor group homes, duplexes etc. that are sensitively integrated into a neighbourhood;

4.0 TECHNICAL COMMENTS

4.1 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

4.2 Inspections Department

Building permit required for building code upgrade requirements to construct suite related to fire separation between units and at mechanical room, separate heating systems, interconnected smoke alarms, carbon monoxide detectors. Ensure basement bedroom windows (for suite) meet requirements of BCBC 2006 section 9.7.1.2.

4.3 Works and Utilities Department

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 should 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

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 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 Official Community Plan. A development permit application will be required prior to approval of a building permit.

Staff recommends that this rezoning application be supported, because it represents a sensitive infill project, consistent with the policies contained within the OCP.



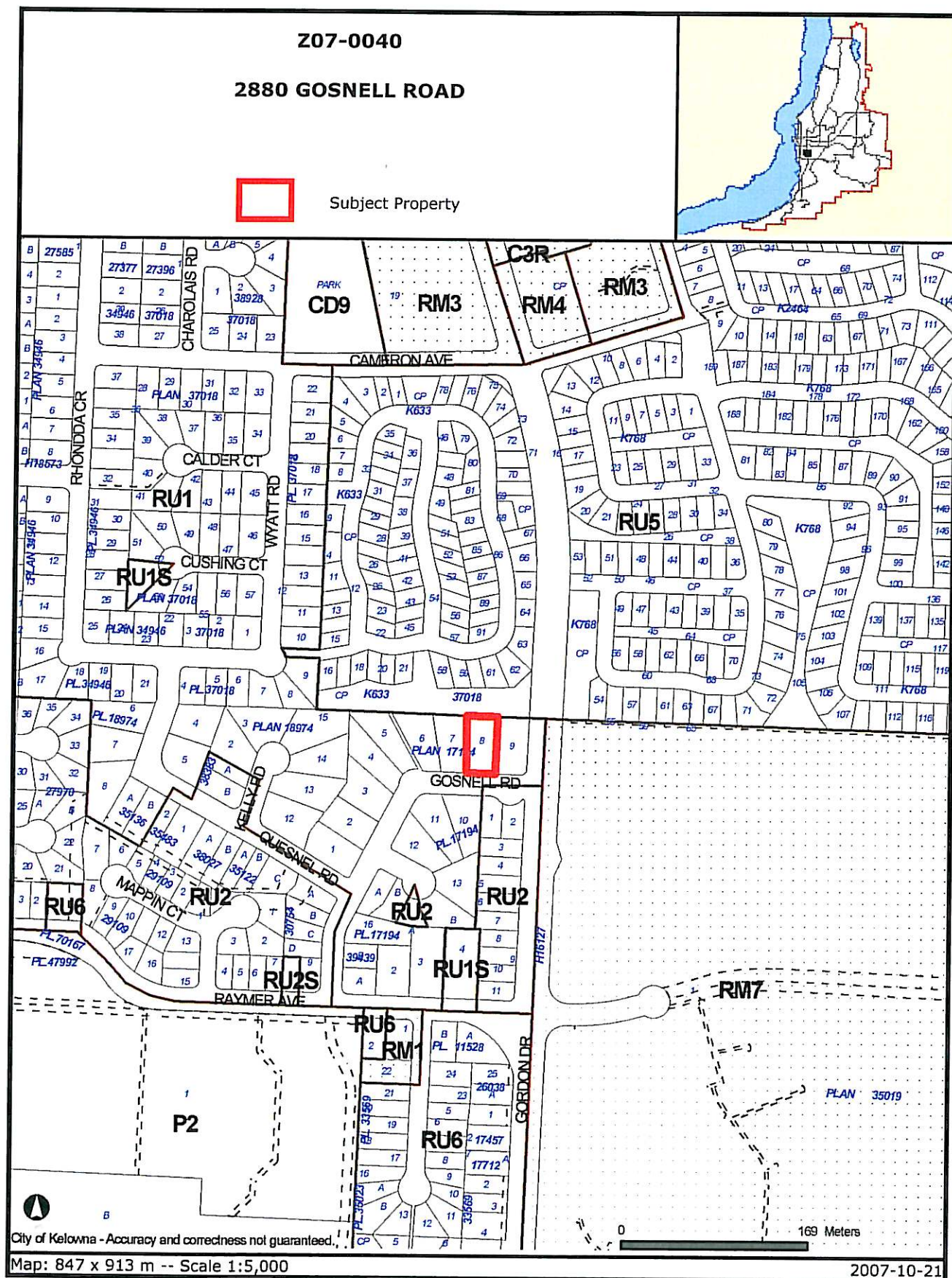
Shelley Gambacort

Current Planning Supervisor

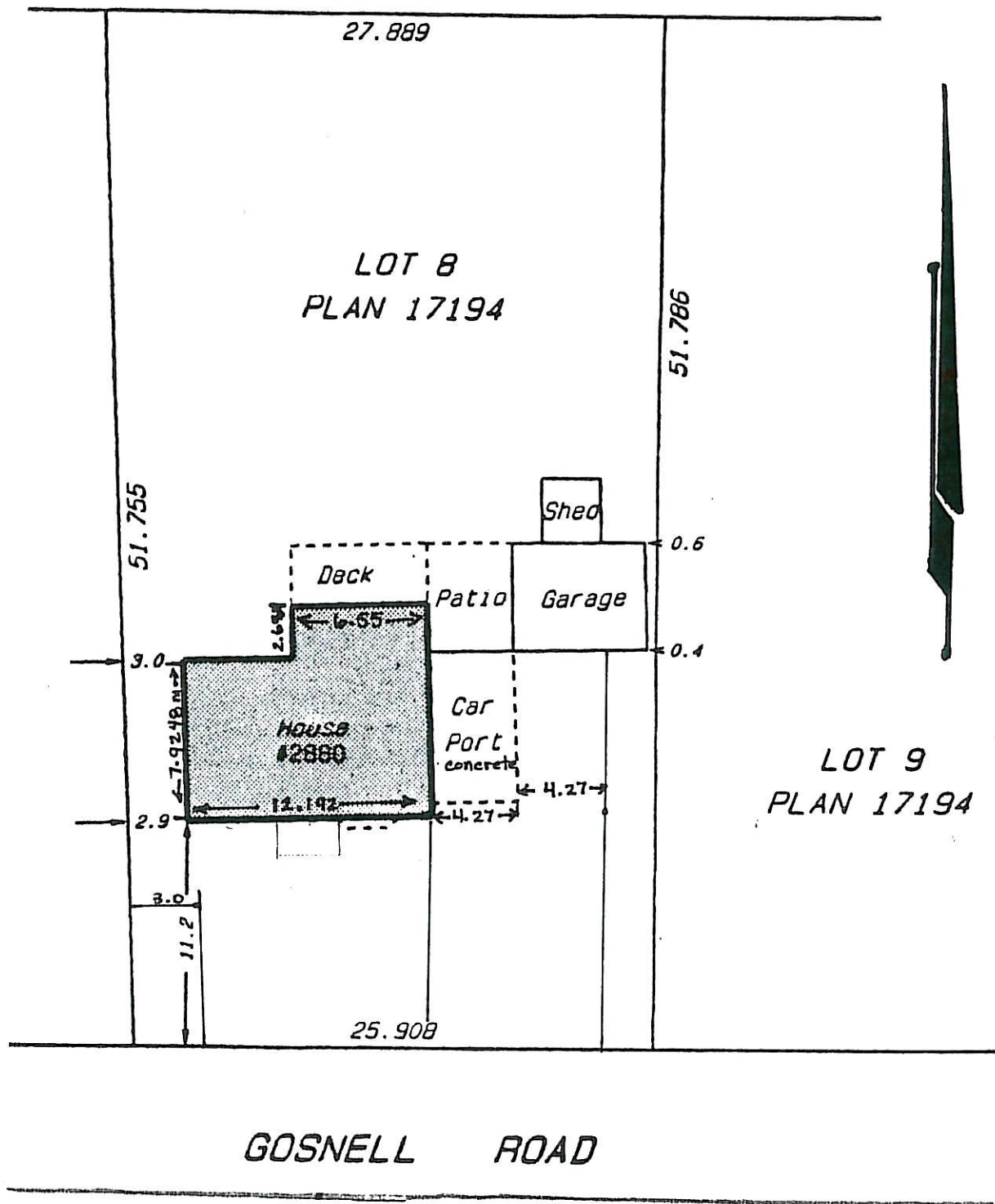
NW/nw

ATTACHMENTS

Location of subject property
Site Plan
Floor Plans (2 pages)
Front Elevation
Letter of Rationale from Applicant



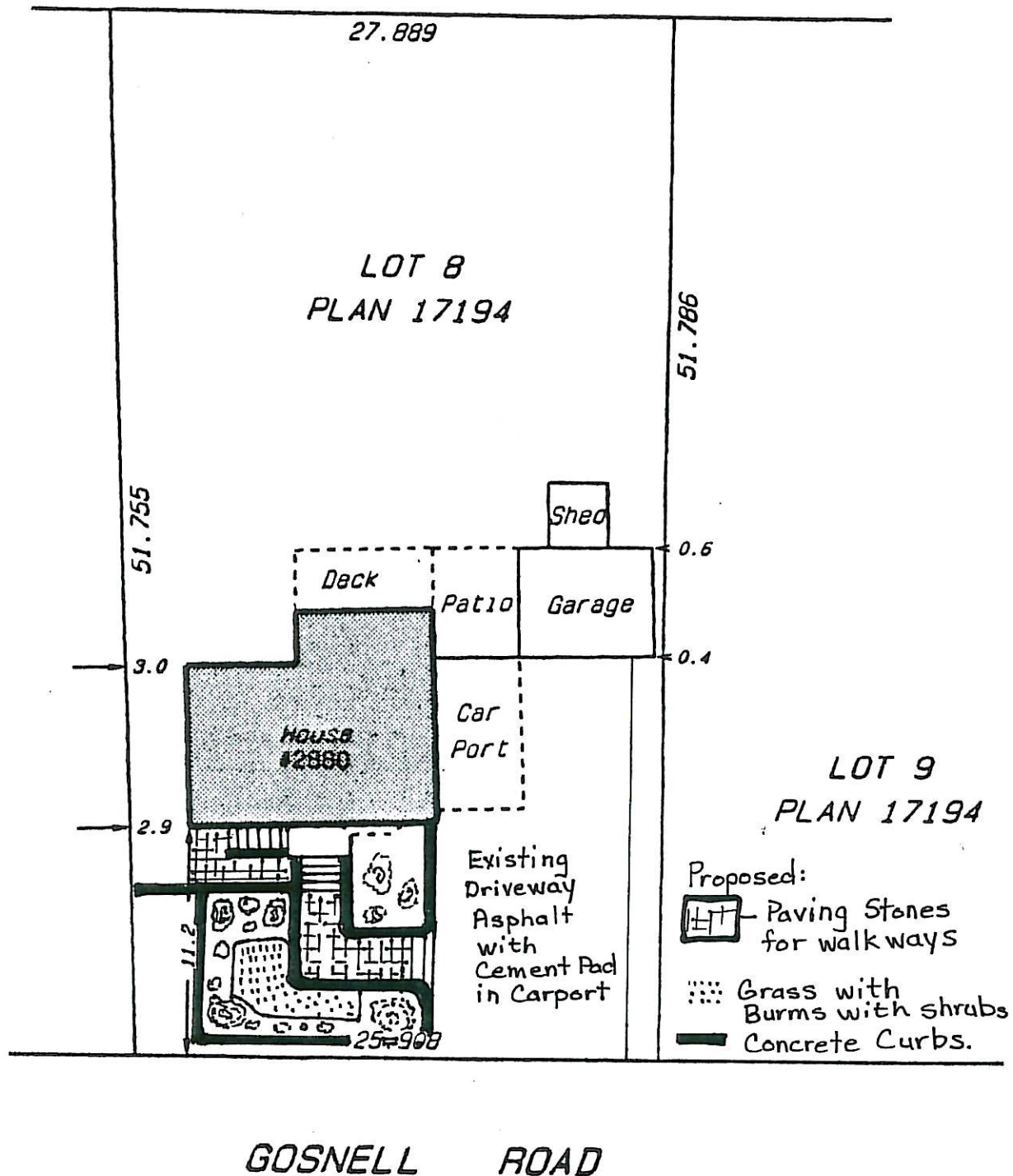
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



Scale: 1:200 All distances are in metres

Lot 8, Plan 17194, D.L. 135, O.D.Y.D.

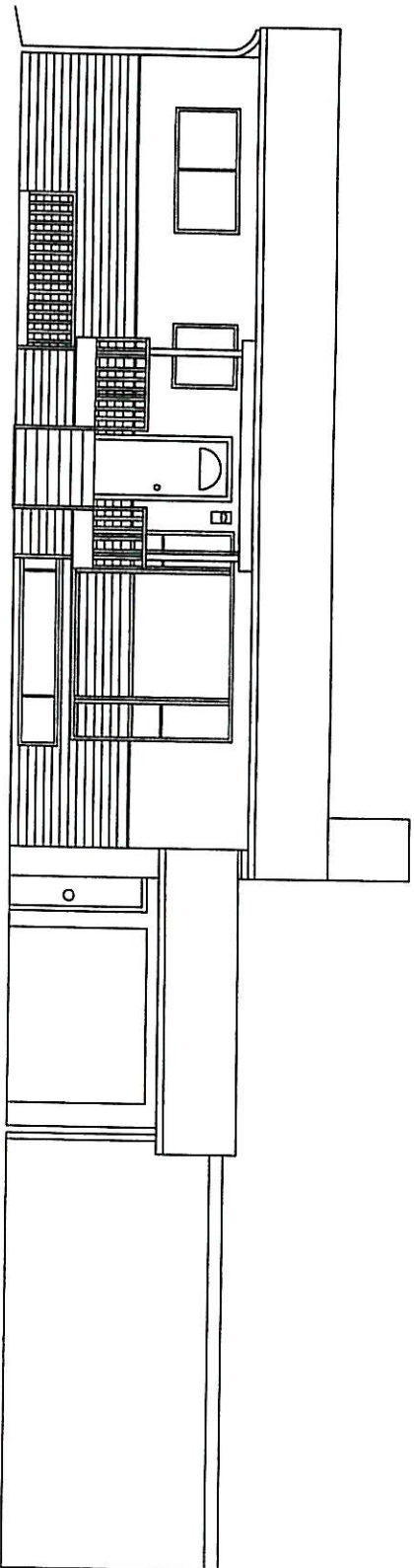
Susan Widmer
2880 Gosnell Rd. Kelowna
861-5753



Scale: 1:200 All distances are in meters

Lot 8, Plan 17194 D.L. 135 Q.R.Y.D.

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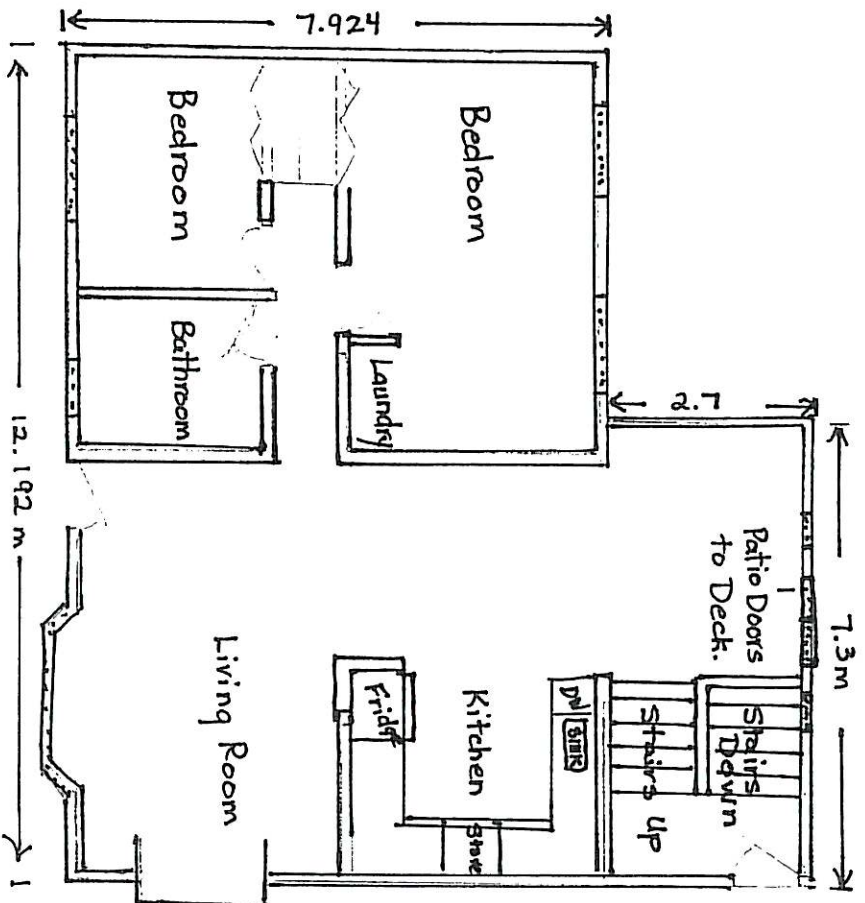


Susan Widmer
2880 Gosnell Rd.
861 - 5753

Scale: $\frac{1}{8}" : 1'$

Exterior Finish of the House
Existing Stucco - White
New: Blue Grey Asphalt Shingles
Flagstone Vinyl Siding
Railings - White

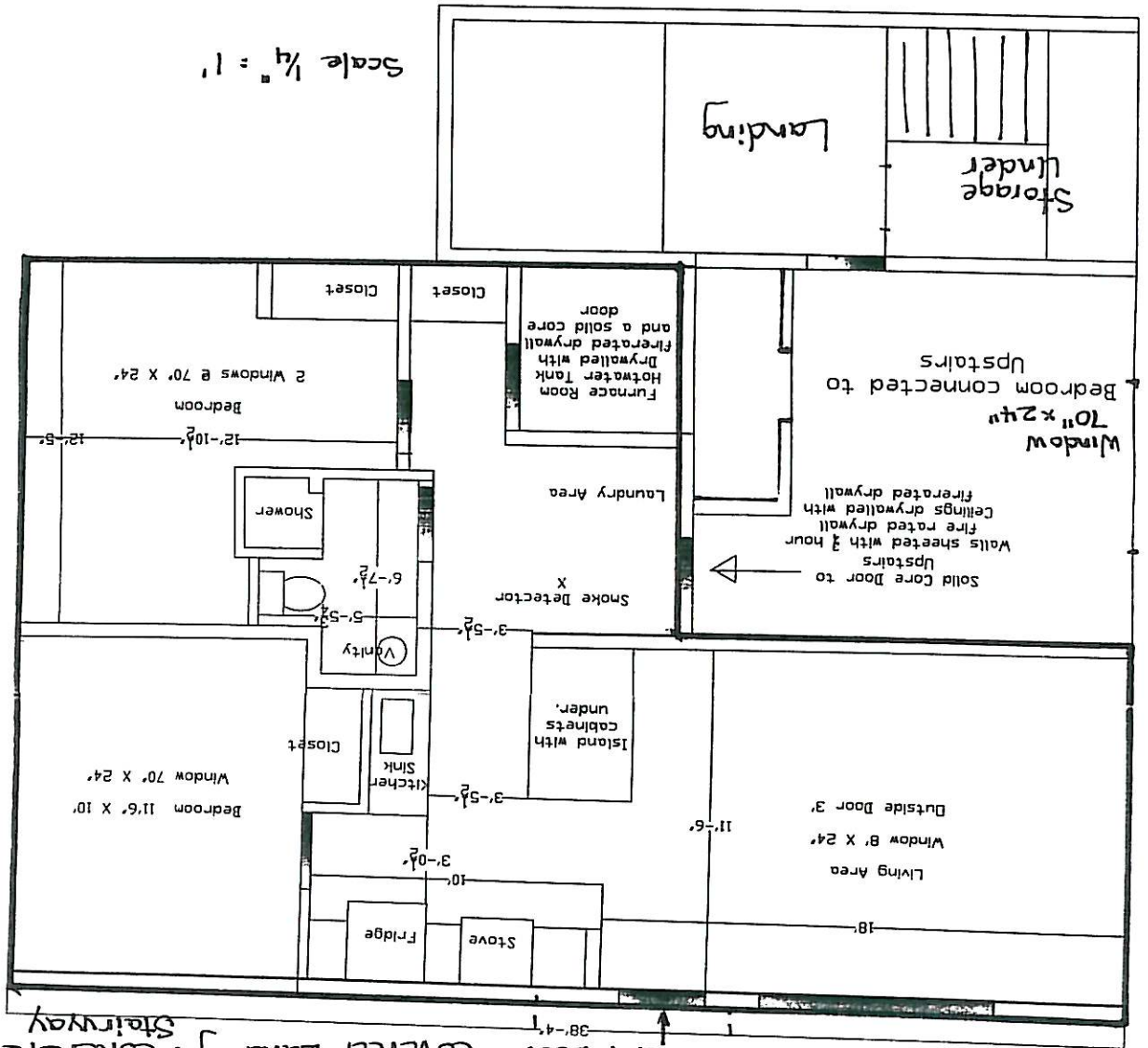
2880 Gosnell Rd.



Existing Main Floor Plan Will Remain as is.
Scale $\frac{1}{4}'' = 1'$

2880 GOSNELL ROAD
SUE WIDMER 861 5753

Exit Door - Covered Landing & Concrete Stairway



April 25, 2007

To Whom it May Concern;

Regarding the application for a Building permit for 2880 Gosnell Rd. and for the rezoning of 2880 from Ru1 to Ru1s.

Initially this began as a renovation in order to accommodate my adult son and his wife while they are residing with us. I thought I could give them their own suite in the basement with their own kitchen as they have not been married long and I thought it would be nice if they had some privacy. I also wanted them to have their own entrance. A building inspector stopped in and let me know that I would require a building permit and that I would have to build it to certain requirements – I did not realize at that time that I would have to rezone in order to get a building permit. I drew up my plan for the basement according to the information I was given – fireguard, etc. At this point I had already had both electrical and plumbing work under way and the door cut through the cement in the front for a private entrance. There was already existing plumbing in place and we moved the hot water tank, redid the bathroom shower, moved the laundry and added a laundry upstairs (as my understanding was that we required a separate laundry). I also had a new high efficiency furnace installed before finding out that the basement requires its own heating and ventilation system – now we have cut off the venting to the basement and added electric heat to the basement. My electrician has already upgraded our electrical service and did take out a permit to do the work. It is my understanding that it takes 3 to 4 months to have a rezoning completed – I do not mind going through this process – I would however like to be able to get the building permit in order to complete the work that is under way. I do not mind signing any required papers stating that it will not be used as a rental unit until such time that it is actually a legal suite. The suite will be occupied by my son and his wife when it is completed. At present we have only two bedrooms for my son and his wife, my daughter and myself and it is making life fairly complicated. I hope you will consider allowing me to work with a building permit while the rezoning process takes place.

Also please note with the drawings that I have submitted:

- The only exterior changes taking place are to the front yard and so that is the only elevation I have included -- basically we have removed the old wood siding and replaced it with vinyl, added the front basement door under the upper entryway. Because I was doing the work anyway I had decided to redo the landscaping. Driveways etc. are existing.
- The basement was already drywalled etc. we are simply reconfiguring what already existed.

Thank you,

Sue Widmer