

This application seeks to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone to allow for the legalization of additional dwelling units in the basements of the existing two unit dwelling located on the subject

property. As this use is inconsistent with the Future Land Use designation of the Official Community Plan, there has also been application made for an Official Community Plan Amendment.

### 3.0 ADVISORY PLANNING COMMISSION

THAT the Advisory Planning Commission support Development Permit Application No. DP07-0091, for 3089 – 3091 Gordon Drive, Lot C, Plan 30008, Sec. 18, Twp. 26, ODYD, by Porter Ramsay (T. Smithwick), to obtain a Development Permit to convert from a 2 unit residence to a 4 unit residential building.

**It was moved and seconded to amend the main motion to support subject to provision of additional landscaping in front yard.**

### 4.0 THE PROPOSAL

The subject property contains two-unit semi-detached dwelling, two additional dwelling units have been constructed in the basement without permits. In June of 2006, there had been a complaint investigated by the City of Kelowna By-Law Enforcement Division regarding the use of the property for two additional dwelling units, located in the basement of the existing building. The dwelling was constructed in 1995, after the property was rezoned from Single Family Residential zone to the Two-Family Residential zone of the day in 1994.

The proposed application meets the requirements of the RM1 – Four Dwelling Housing zone, as follows:

CRITERIA	PROPOSAL	RM1 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	876 m <sup>2</sup>	700 m <sup>2</sup>
Lot Width	21.34 m	22.0 m
Lot Depth	41.07 m <sup>2</sup>	30.0 m
Development Regulations		
Site Coverage (buildings)	35.5%	40%
Site Coverage (buildings, parking and driveways)	52.8% ①	50%
Height	1 ½ storeys < 9.5 m	2 ½ storeys / 9.5 m
Front Yard (Gordon Drive)	7.05m	4.5 m or 6.0 m to a garage
Side Yard (south)	2.0m	2.0 m 1 or 1½ storey 2.3 m 2 or 2½ storey
Side Yard (north)	2.55m	2.0 m 1 or 1½ storey 2.3 m 2 or 2½ storey

Rear Yard	12.4m	4.5 m or 6.0 m to a garage
Private Open Space	meets requirements	25 m <sup>2</sup> per dwelling unit
Other Regulations		
Minimum Parking Requirements	6 spaces provided	1.25 spaces per 1 br unit 1.5 spaces per 2 br unit 6 spaces required

- ① 52.8% site coverage authorized in original building permit

#### 4.1 Site Location Map

3089-3091 Gordon Drive



#### 4.2 Site Context

The surrounding area has been developed primarily as a single-family neighbourhood, with some two-dwelling housing as well. More specifically, the adjacent land uses are as follows:



North	RU1 – Large Lot Housing – Single Family Housing
East	RU1 – Large Lot Housing – Single Family Housing
South	RU1 – Large Lot Housing – Single Family Housing
West	RU6 – Two Dwelling Housing – Two Family Housing

5.0 TECHNICAL COMMENTS

5.1 Inspections Department

Building Inspector did onsite inspection to check for code compliance, minor fire separation upgrades required to be completed and hardwired carbon monoxide detectors to be installed. Building permit and re-inspection will be required to ensure code compliance.

5.2 Works & Utilities

See Attached.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

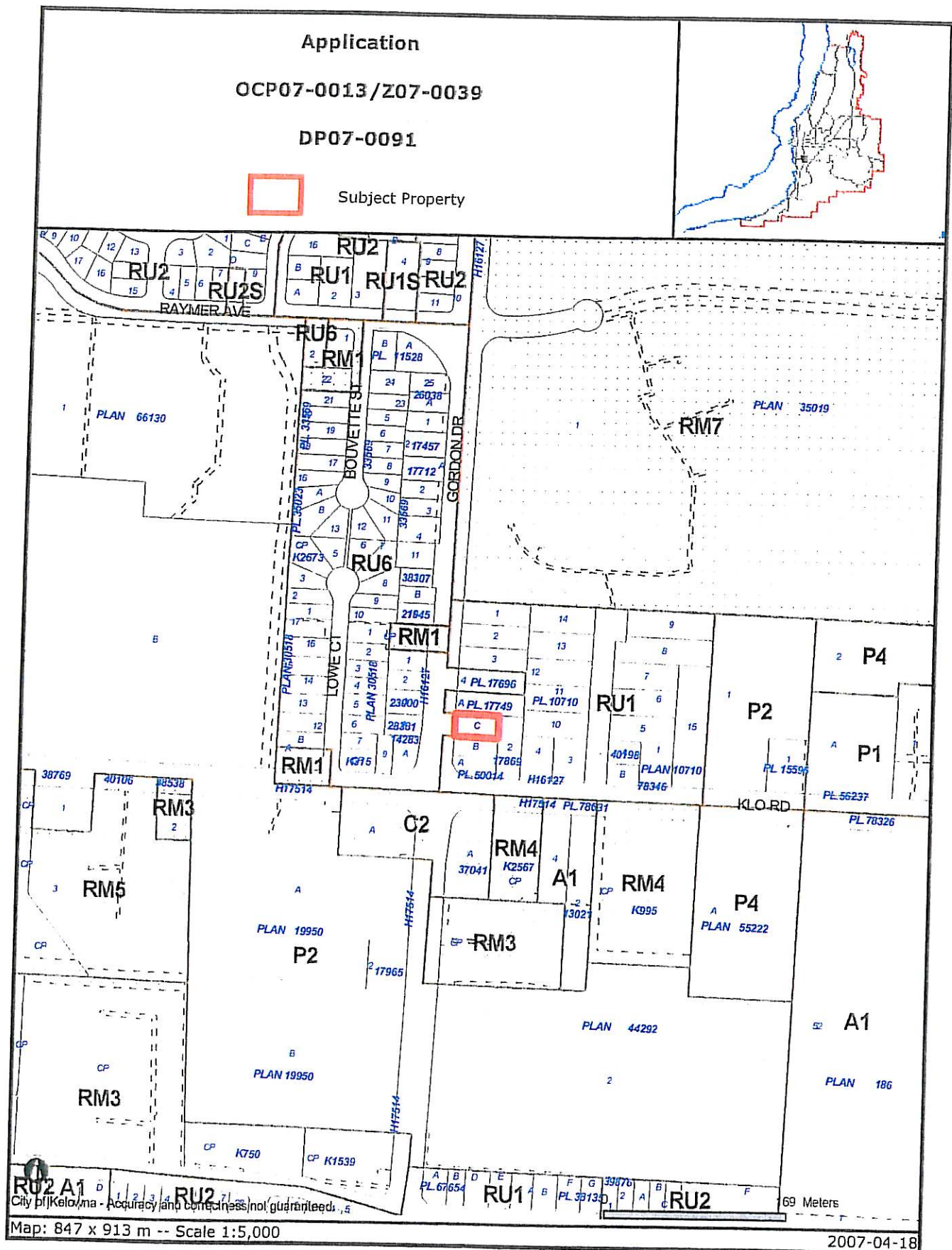
The proposed development of the basement of the semi-detached dwelling seems to be a reasonable form of in-fill development. Through a Housing Agreement the applicant will be providing one unit of rental affordable housing.

A change in zoning from duplex housing to a four-plex will not have an impact on the appearance of the site. Renovations have already been done and the application is intended to legalize the conversion of the existing duplex into a four-plex. The Works & Utilities Department did have concerns regarding onsite vehicle movements; the applicant has satisfied these concerns. Five letters from neighbouring residents in support of this project were submitted with the application.

  
Shelley Gambacort  
Current Planning Supervisor  
SG/AW

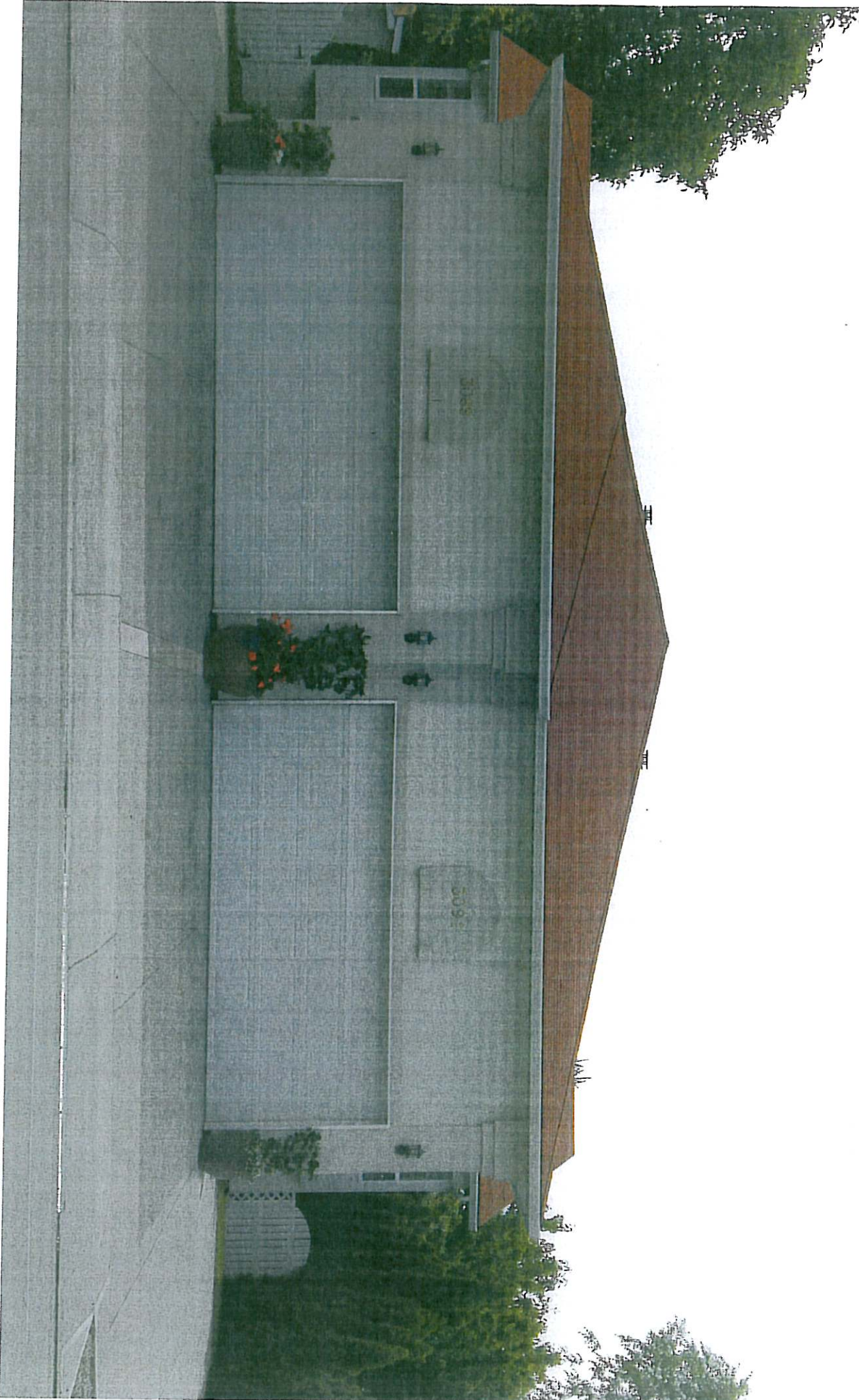
Attach.

- Location Map
- Site Plan & Elevations
- Photograph



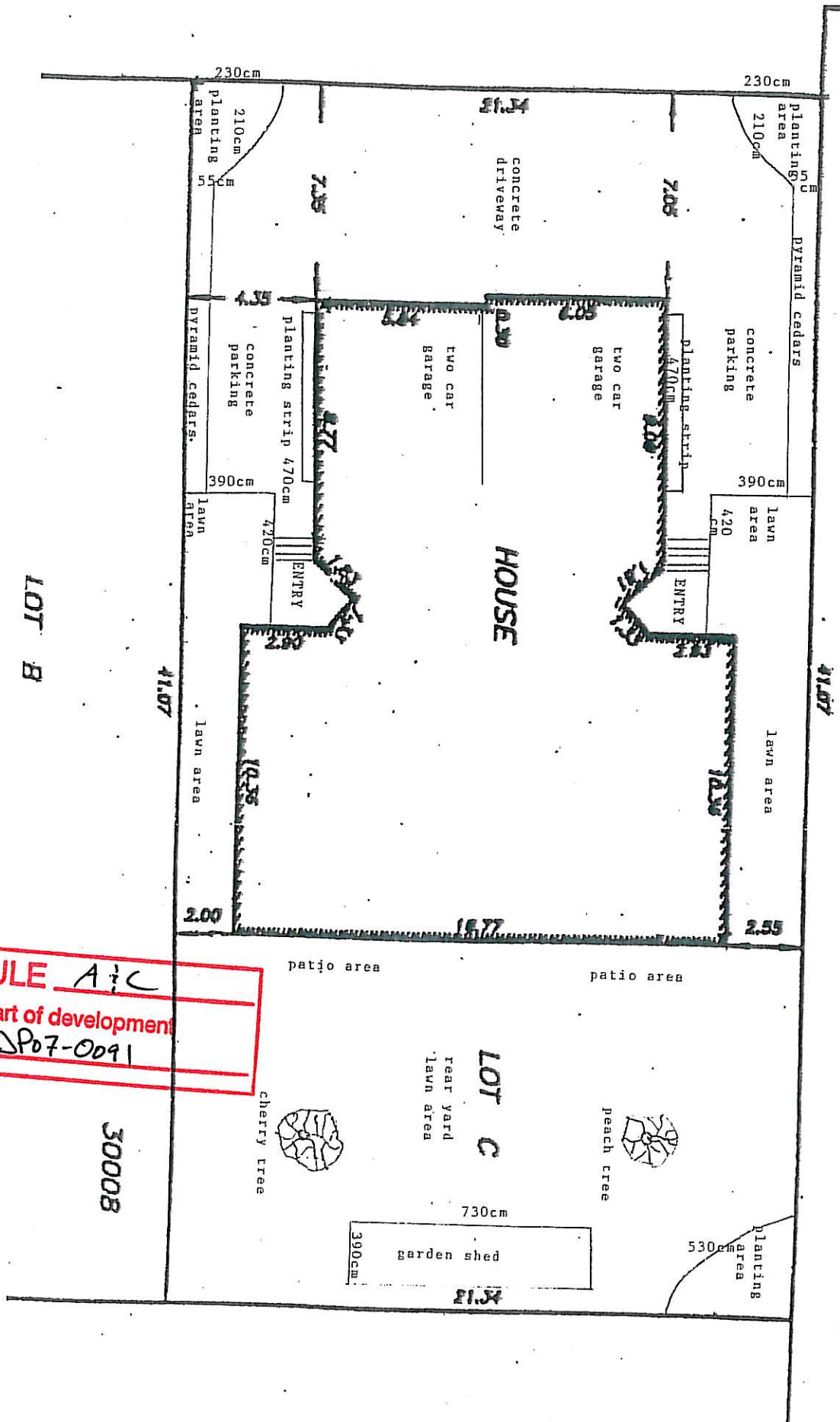
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.





# GORDON DRIVE

3089-3091 Gordon Drive  
Site & Landscape Plan

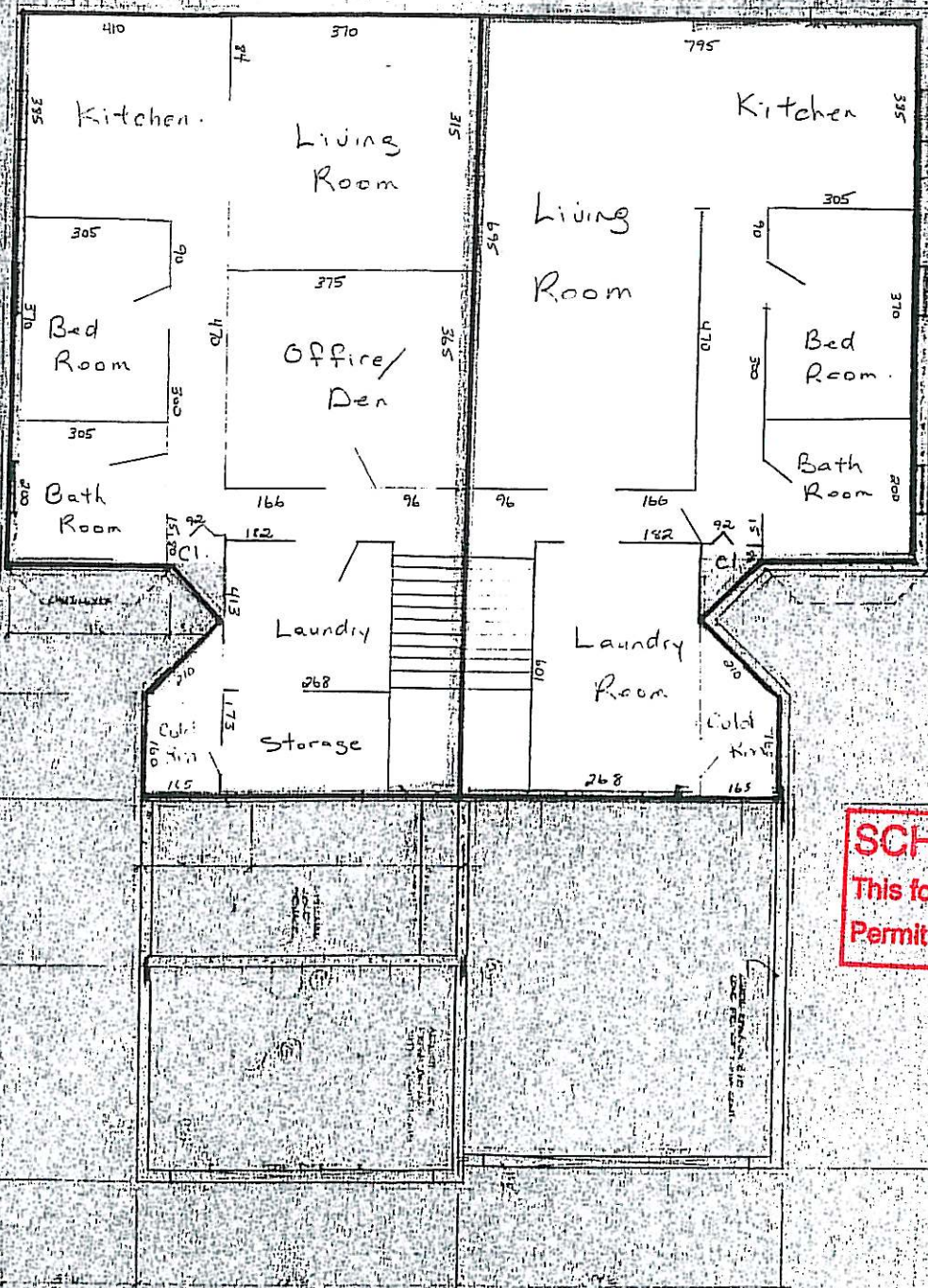


**SCHEDULE A & C**  
This forms part of development  
Permit # DP07-0091



# Basement

measurements are  
in cm

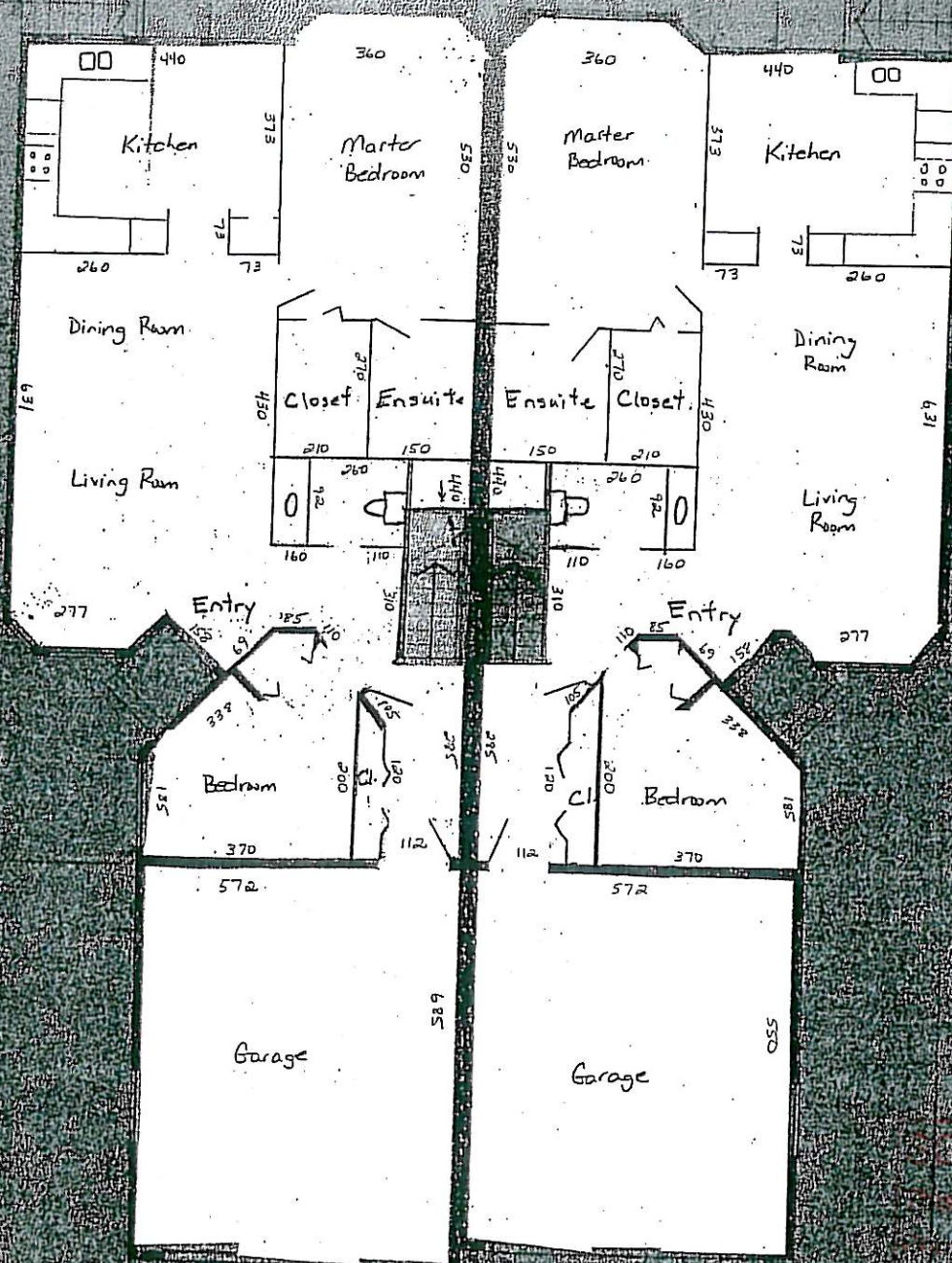


**SCHEDULE A**  
This forms part of development  
Permit # AP07-0091



# Main Floor Layout

Measurements are  
in cm



SCHEDULE  
Development  
DP07-0091

A  
Development  
DP07-0091