
CITY OF KELOWNA
MEMORANDUM

DATE: March 27, 2008
TO: City Manager
FROM: Planning & Development Services Department

APPLICATION NO. Z08-0013 **APPLICANT:** Renee Bauer
AT: 1831 Lipsett Court **OWNER:** Cory D.P. Davies

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU2 - MEDIUM LOT HOUSING ZONE TO THE RU2S - MEDIUM LOT HOUSING WITH SECONDARY SUITE ZONE IN ORDER TO ALLOW FOR THE CONSTRUCTION OF A SECONDARY SUITE IN THE EXISTING SINGLE-FAMILY DWELLING.

EXISTING ZONE: RU2 - MEDIUM LOT HOUSING

PROPOSED ZONE RU2s - MEDIUM LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: Corine (Cory) Gain, MCIP, CPT

1.0 **RECOMMENDATION**

THAT Rezoning Application NO. Z08-0013 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 Section 32 Township 26 Osoyoos Division Yale District Plan KAP49511, located at 1831 Lipsett Court, Kelowna, B.C. from the RU2 - Medium Lot Housing Zone to RU2s - Medium 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 THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction.

2.0 **SUMMARY**

This rezoning application seeks to rezone the subject property from RU2 - Medium Lot Housing to RU2s - Medium Lot Housing with Secondary Suite zone to allow for the construction of a secondary suite within the existing single family home.

3.0 **THE PROPOSAL**

There is an existing two and a half storey residential building on the subject property. The application is exempt from the requirement for a development permit on the basis of "Official Community Plan Section 8.3 Development Permit Guidelines for Form and Character of Secondary suite and Two Dwelling Housing Development - Properties Qualifying for a Waiver, "A "Secondary Suite and Two Dwelling Housing" Development Permit may not be required if the development consists only of the following: ... "The addition of a second dwelling within a building, provided construction of the new dwelling does not require a physical addition to the building and provided that the building was approved for construction before June 1, 2004...". The subject dwelling was constructed under Building Permit 2291, issued September 23, 1993.



The existing driveway to a double-car garage (that can accommodate one parking space) can accommodate two full parking spaces for a total of three parking spaces on site.

The floor plans submitted show the proposed secondary suite is to have a floor area of 71.34 m² (768 ft²). The total floor area of the principal dwelling is 165.5 m² (1,781 ft²). Primary access to the secondary suite will be provided by existing sliding glass patio doors equipped with the appropriate locking mechanism. The existing basement door on the street side of the house will be maintained as secondary/emergency access/egress from the basement area.

The table below shows this application's compliance with the requirements of the RU2s zone.

CRITERIA	PROPOSAL	RU2s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	501 m ²	400 m ²
Lot Width	15 m	> 15 m Irregular
Lot Depth	30 m	Irregular
Development Regulations		
Site Coverage (buildings)	25.8 %	40%
Site Coverage (buildings/parking)	33 %	50%
Height	2-storeys/7.54 m	2 ½ storeys / 9.5 m
Front Yard	5.70 m to 7.10 m	4.5 m or 6.0 m to a garage
Side Yards	1.90 – 1.95 m	1.8 m
Rear Yard	5.28 m	4.5 m
Other requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	Primary residence: 42.3 m ² Secondary Suite: 44.1 m ²	30 m ² of private open space per dwelling

4.0 Site Context

The subject property is located in Glenmore at 1831 Lipsett Court, west of Glenmeadows Road. The surrounding area has been developed primarily as a single neighbourhood. More specifically, the adjacent land uses are as follows:

North	RU2 – Medium Lot Housing
East	RU2 – Medium Lot Housing
South	RU2 – Medium Lot Housing
West	RU2 – Medium Lot Housing

5.0 Existing Development Potential

The property is currently zoned RU2 – Medium Lot Housing. The purpose of the RU2 designation is to provide a zone for single detached housing and compatible secondary uses on medium sized serviced urban lots. Principal uses are "single dwelling housing", with

secondary uses such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses.


6.0 Current Development Policy

2.4.2 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. The proposed RU2s zone is consistent with that future land use designation.

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

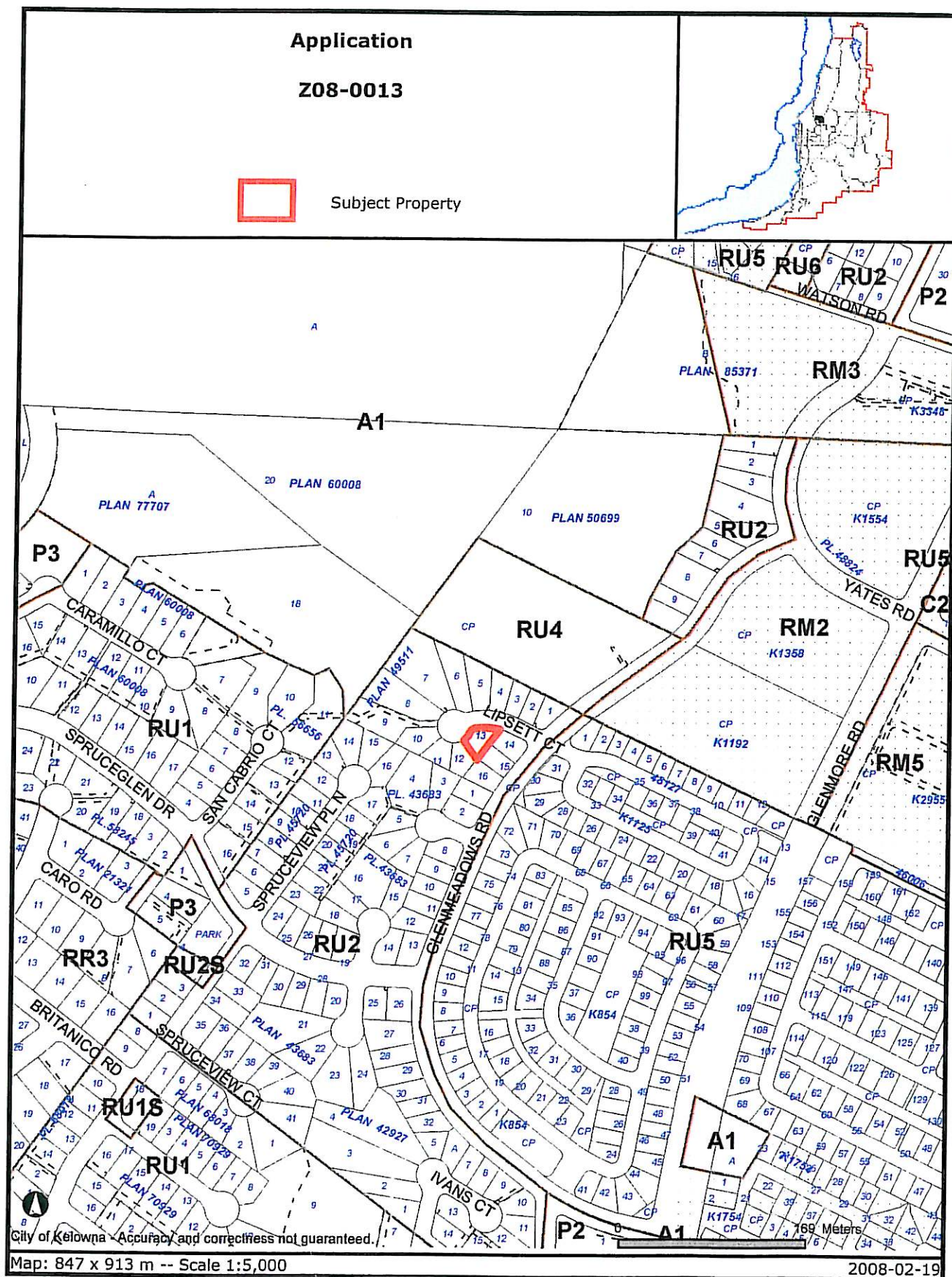
The Official Community Plan designates the subject property as Single/Two Unit Residential. The proposed land use is consistent with the direction of this policy document. OCP Housing Policies state that the City will work towards achieving more efficient use of land within developed single-detached 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. Further the OCP directs the City to 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.


Shelley Gambacort
Current Planning Supervisor

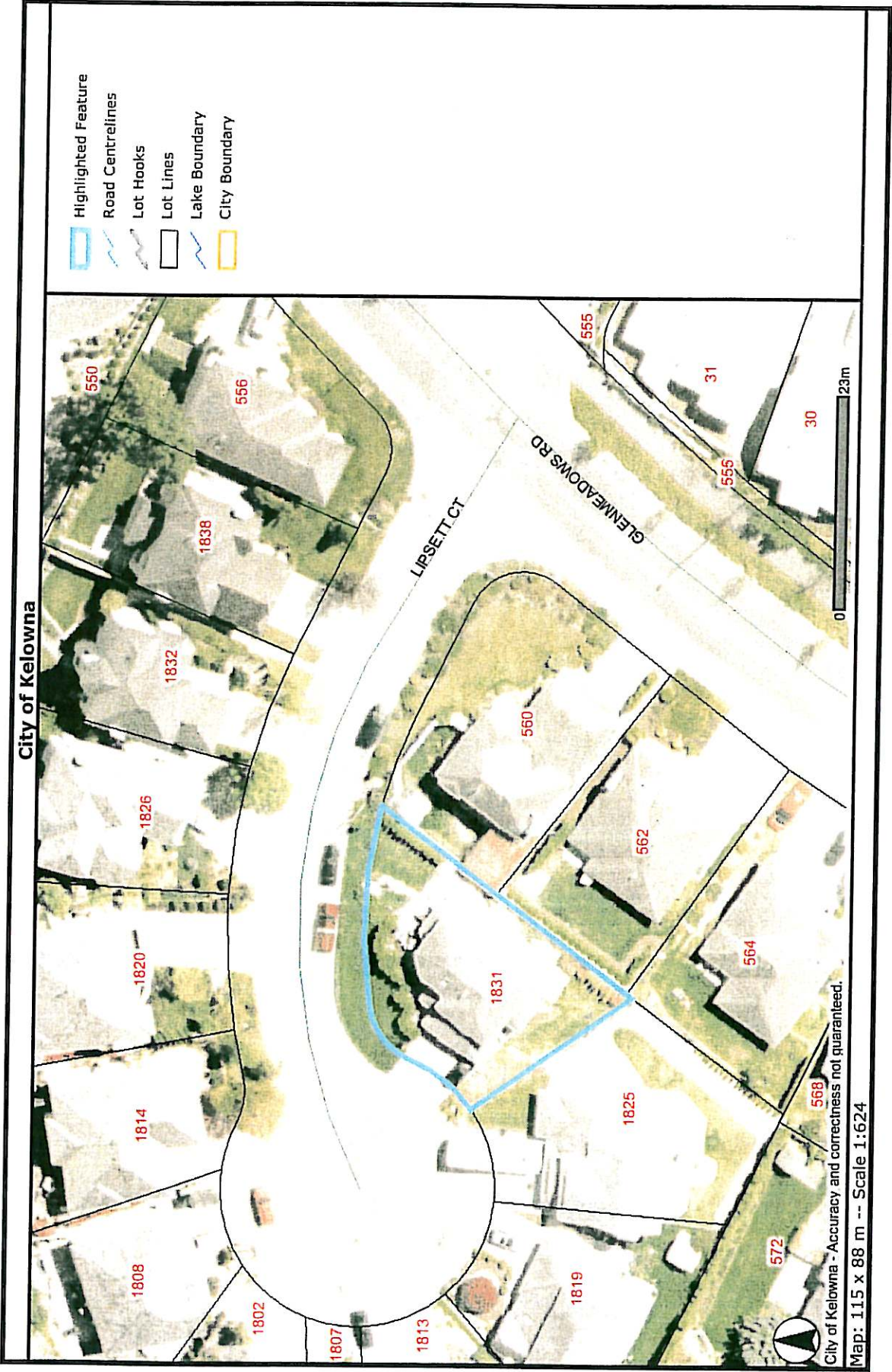
SG/cg

ATTACHMENTS

- A - Subject Property Map
- B - Orthophotos of subject property
- C - Proposed Site Plan and Lower/Basement Floor Plan
- D - Elevations of the Existing Dwelling
- E - Landscape Plan
- F - Photos of Existing Dwelling
- G - Development Application File Circulation Report (Technical 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.



RENOVATION FOR
* DAVIES

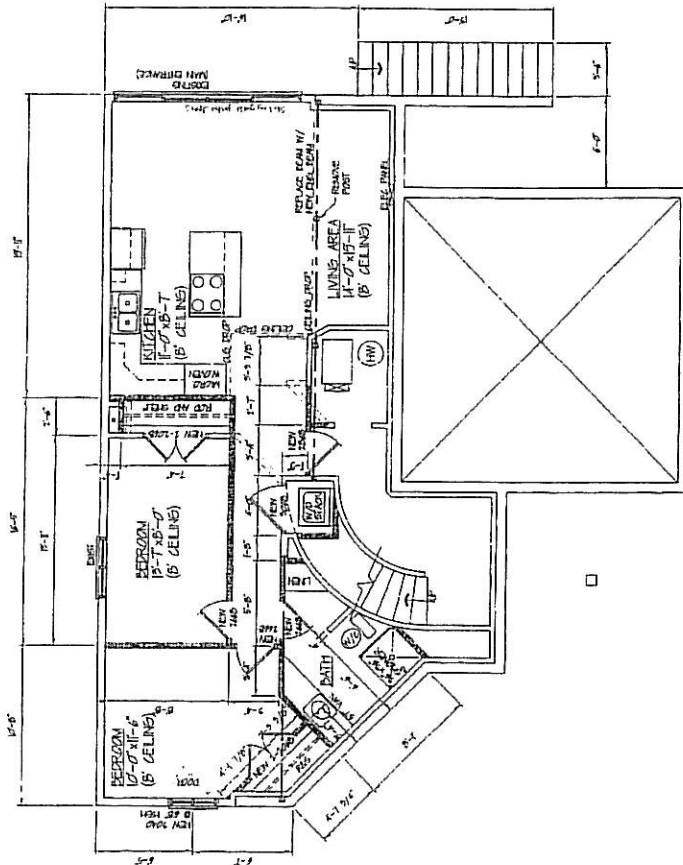
DESIGN OASIS

TOWER FLOOR PLAN
AND SITE PLAN
1831 LIPSETT COURT

SCALE: AS NOTED | DRAWING NUMBER: 08-72-001 | REVISION:

LOWER FLOOR PLAN

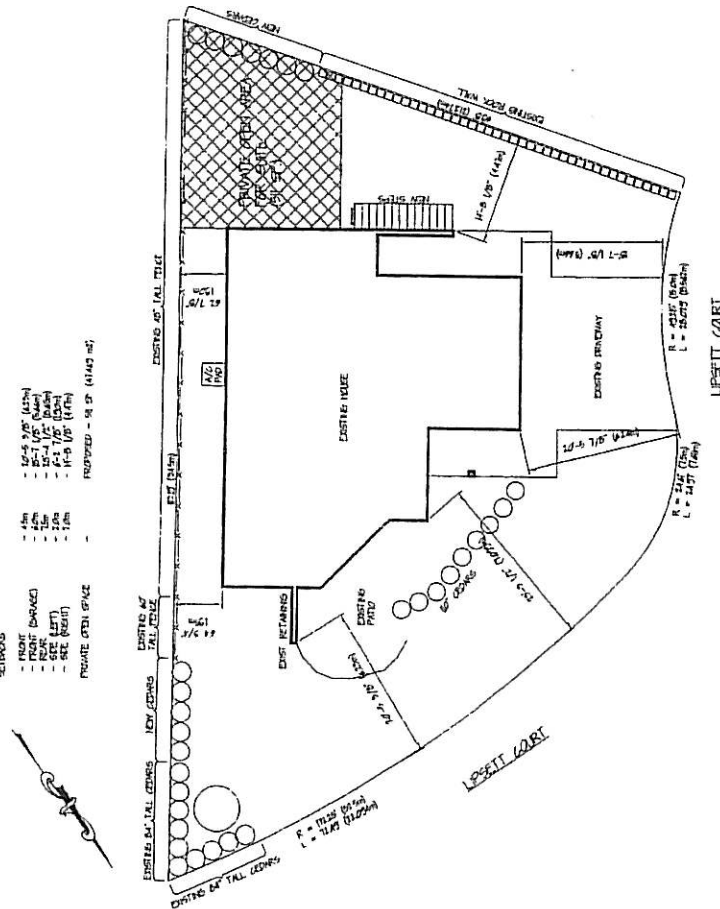
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LOT DESCRIPTION

- LOT
FLW
SECTION
LOWERED
OPPD

DEVELOPMENT REGULATIONS:

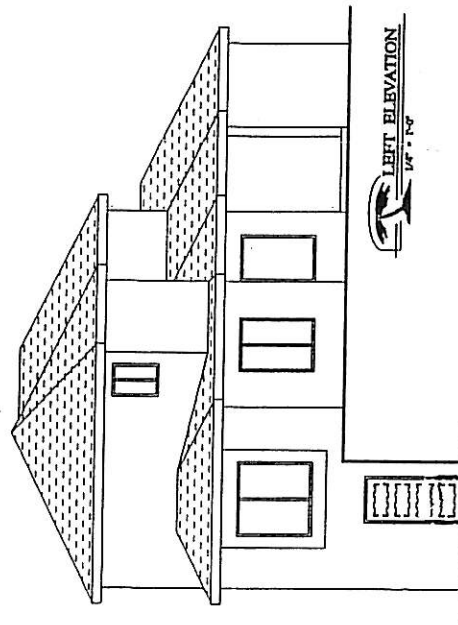
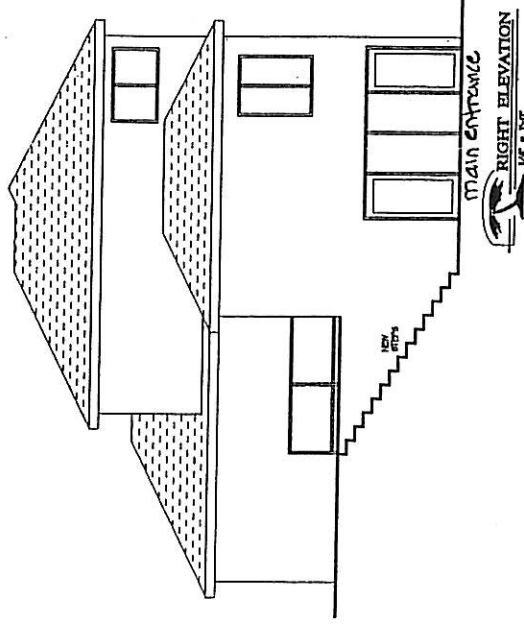
[illegible] SITE PLAN
$$1/\sigma^2 = 1/\sigma_1^2 + 1/\sigma_2^2$$

RENOVATION FOR: DAVIES

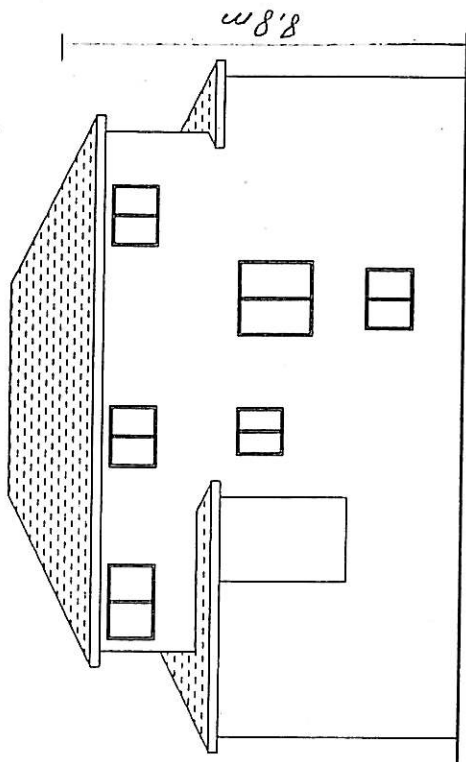
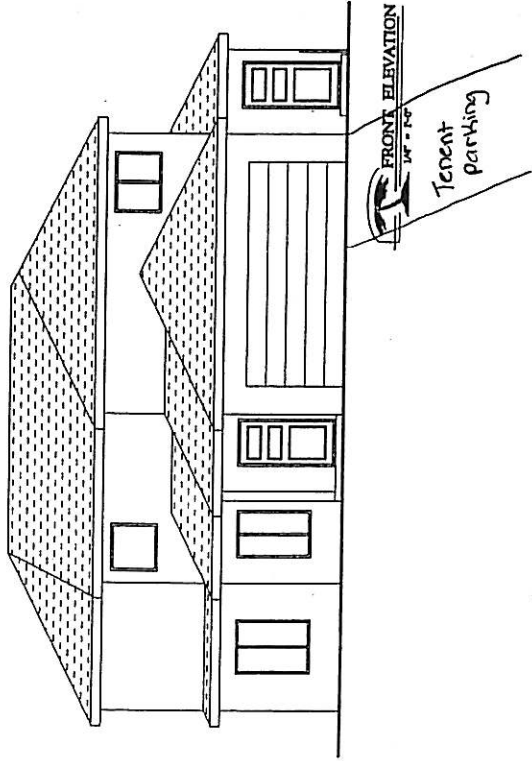
OASIS DESIGN
DESIGNED BY: JAMES W. HAYDOCK
DATE: MARCH 21, 2008
PROJECT NO: 08-002

ELEVATIONS
1831 LIPSETT COURT
REVISIONS

NOTE: ALL DIMENSIONS TO REMAIN AS IS



and door to suite



LIMITS DISTANCE CALCULATIONS
WALL AREA: 1000 sq. ft.
FLOOR AREA: 1000 sq. ft.
TOTAL AREA: 2000 sq. ft.
TO GROUND: 1000 sq. ft.
TOTAL AREA: 2000 sq. ft.

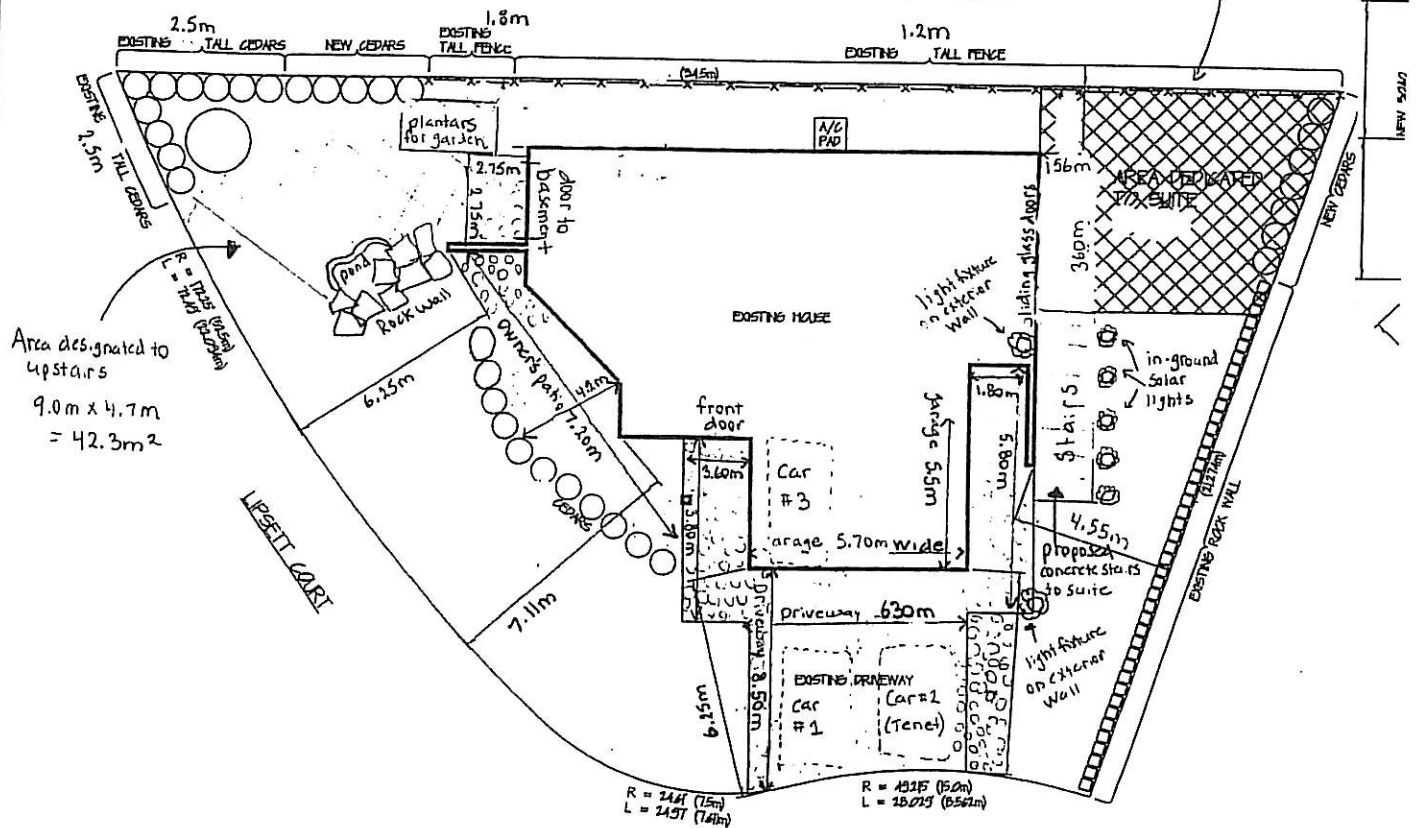
LOT DESCRIPTION

LOT - 10
 PLAN - KAPASU
 SECTION - 31
 TOWNSHIP - 16

O.P.D.

CIVIC ADDRESS - 1891 LIPSETT COURT

Area dedicated to suite
 $6.3\text{m} \times 7.0\text{m}$
 $= 44.1\text{m}^2$



Parking

Driveway:

8.50m length x 6.30m width

Garage

5.50m length x 5.70m width x 2.10m high



Circles denote concrete surface
 all other outside surfaces are grass
 unless otherwise specified

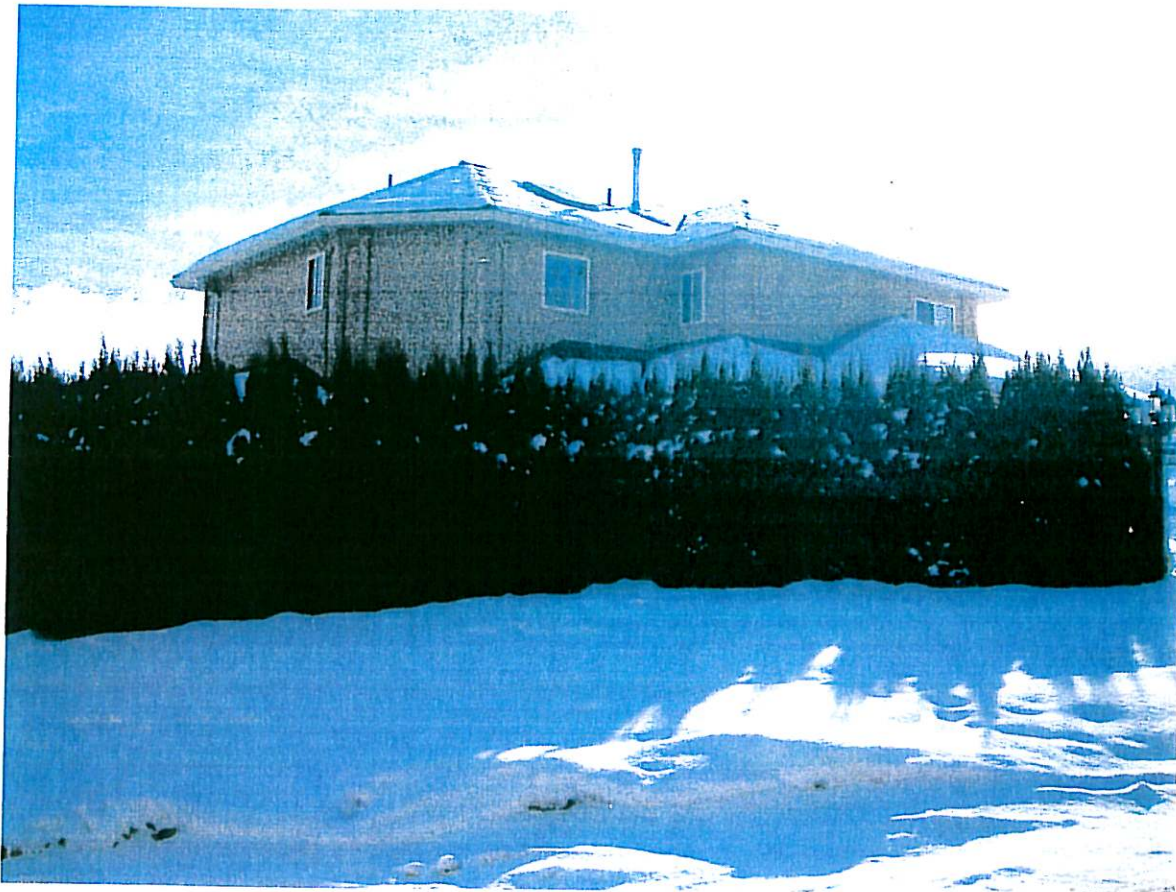


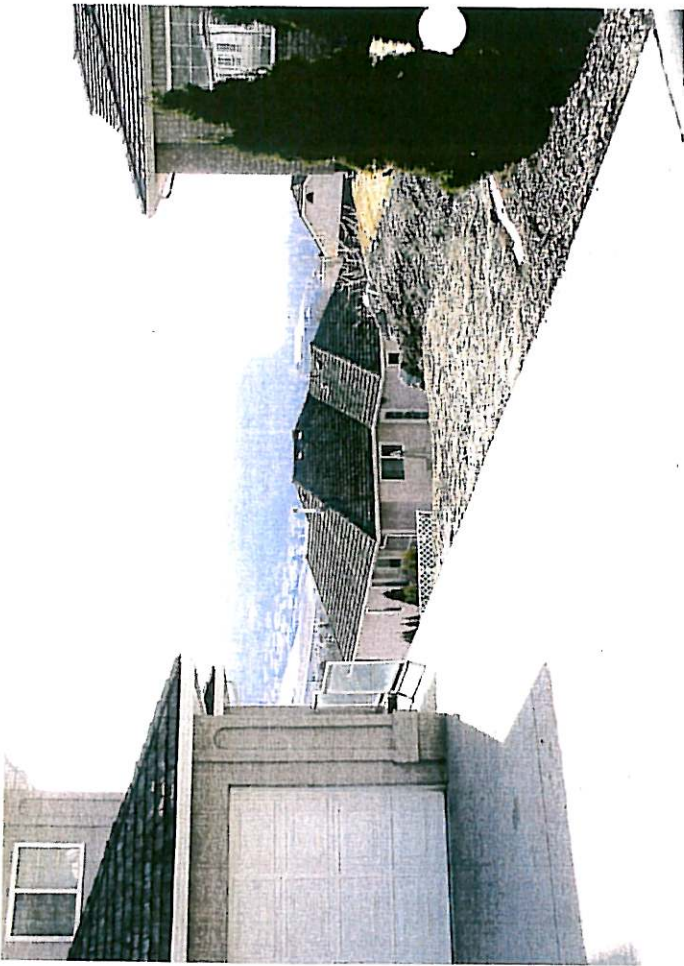
Proposed stairs to suite:

3.96m length x 1.07m width

denotes exterior lighting







CITY OF KELOWNA
MEMORANDUM

Date: February 22, 2008
File No.: Z08-0013

To: Planning & Development Services Department (CG)

From: Development Engineering Manager (SM)

Subject: 1831 Lipsett Court Lot 13 Plan 49511

RU-2 to RU-2s

The Works & utilities Department has the following comments and requirements associated with this application.

1. Domestic Water and Fire Protection

The property is located within the Glenmore Ellison Improvement District (GEID) service area.

Confirmation is required from GEID that the water system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.

2. Sanitary Sewer

This property is serviced with a 100mm-diameter sanitary sewer service, with inspection chamber (IC) that should be adequate for the proposed application.

3. Development Permit and Site Related Issues

Adequate off-street parking must be provided.

Steve Muenz, P. Eng.
Development Engineering Manager

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