

# REPORT TO COUNCIL



**Date:** January 25, 2012  
**To:** City Manager  
**From:** Land Use Management, Community Sustainability (BD)  
**Application:** Z12-0002  
**Owner:** Lesley Anne Grant  
**Address:** 4325 Gordon Drive  
**Applicant:** Shane H. Baxter  
**Subject:** Rezoning Application  
**Existing OCP Designation:** Single/ Two Unit Residential  
**Existing Zone:** RU1 - Large Lot Housing  
**Proposed Zone:** RU1s - Large Lot Housing with Secondary Suite

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## 1.0 Recommendation

THAT Rezoning Application No. Z12-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 358, ODYD Plan 39542, located on Gordon Drive, Kelowna, BC 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 THAT a building permit for the suite be applied for prior to final adoption of the zone.

## 2.0 Purpose

This application is seeking to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with a secondary suite zone to construct a secondary suite within an addition to a single family dwelling.

## 3.0 Land Use Management

The development proposal is situated in a low density neighbourhood characterized by large urban lots with uniform housing types. The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. Secondary suites are important in providing increased housing density and availability at all price points, especially in areas that are generally less dense.

The subject property is located within the Permanent Growth Boundary and amenities such as parks, schools, transit and recreational opportunities are within the immediate area. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site.

A handwritten signature in black ink, appearing to be "Shane H. Baxter", is located in the bottom right corner of the page.

Should the land use be supported by Council, a Development Permit executed at a staff level will be required for the new construction.

#### 4.0 Proposal

##### 4.1 Project Description

The applicant has obtained a building permit for an addition to the existing single family residence. From the plans submitted it appears that this portion of the home is anticipated to be converted to a secondary suite should the rezoning request be successful. The proposed one bedroom unit has a den, a dedicated carport, and a private patio space in the rear of the suite. Given that the unit does not have stairs and is at grade it facilitates good accessibility for aging in place.

##### 4.2 Site Context

The subject property is located on the east side of Gordon Drive in the Mission area of Kelowna. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Duplex residential
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	P2- Educational and Minor Institutional	Dorthea Walker Elementary School

Subject Property Map: 4325 Gordon Drive



### 4.3 Zoning Analysis Table

The proposed application meets the requirements of RU1 - Large Lot Housing with Secondary Suite zone as follows:

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m <sup>2</sup>	1,530 m <sup>2</sup>
Lot Width	16.5 m	32 m
Lot Depth	30 m	47.7 m
Development Regulations		
Floor Area Ratio Secondary Suite / Principal	May not exceed the lesser of 90 m <sup>2</sup> or 40%	Suite = 76.2 m <sup>2</sup> Principal Dwelling = 247.8m <sup>2</sup> Ratio: 30 %
Height	2 ½ storeys / 9.5 m	1 storeys / 4 m
Front Yard	4.5 m / 6.0 m to a garage	9.4 m
Side Yard (south)	2.0 m (1 - 1 ½ storey)	2.0 m
Side Yard (north)	2.0 m (1 - 1 ½ storey)	3.8 m
Rear Yard	7.5 m	10.7 m
Site Coverage (buildings)	40%	21%
Site Coverage (buildings/parking)	50%	41 %
Other Regulations		
Minimum Parking Requirements	3 stalls	1 car garage, 1 stall & 1 vehicle carport for the suite
Private Open Space	30 m <sup>2</sup>	Meets requirements

### 5.0 Current Development Policies

Relevant policies are included below

#### 5.1 Kelowna Official Community Plan (OCP)

**Policy 5.2.3 Complete Suburbs.**<sup>1</sup> Support a mix of uses within Kelowna's suburbs (see Map 5.1 - Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

**Policy 5.3.2 Compact Urban Form.**<sup>2</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

<sup>1</sup> Official community plan Objective 5.2 Community Sustainability

<sup>2</sup> Official community plan Objective 5.3 Focus development to designated growth areas.

**6.0 Technical Comments**

**6.1 Building & Permitting Department**

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- 2) Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).
- 3) Provide the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the main dwelling.
- 4) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

**6.2 Development Engineering Department**

No service upgrades are required for water or sewer services for this application. On-site parking modules must meet bylaw requirements. *Parking requirements are achieved.*

**6.3 Bylaw Services**

No investigation file.

**6.4 Fire Department**

Requirements of section 9.10.9.14, Secondary Residential Suites, of the BCBC 2006 are to be met. Smoke Alarms as per section 9.10.19 of the BCBC are required. Additional address for the suite is required.

**7.0 Application Chronology**

Date of Application Received: January 5, 2012

Report prepared by:

Birte Decloux

Reviewed by:

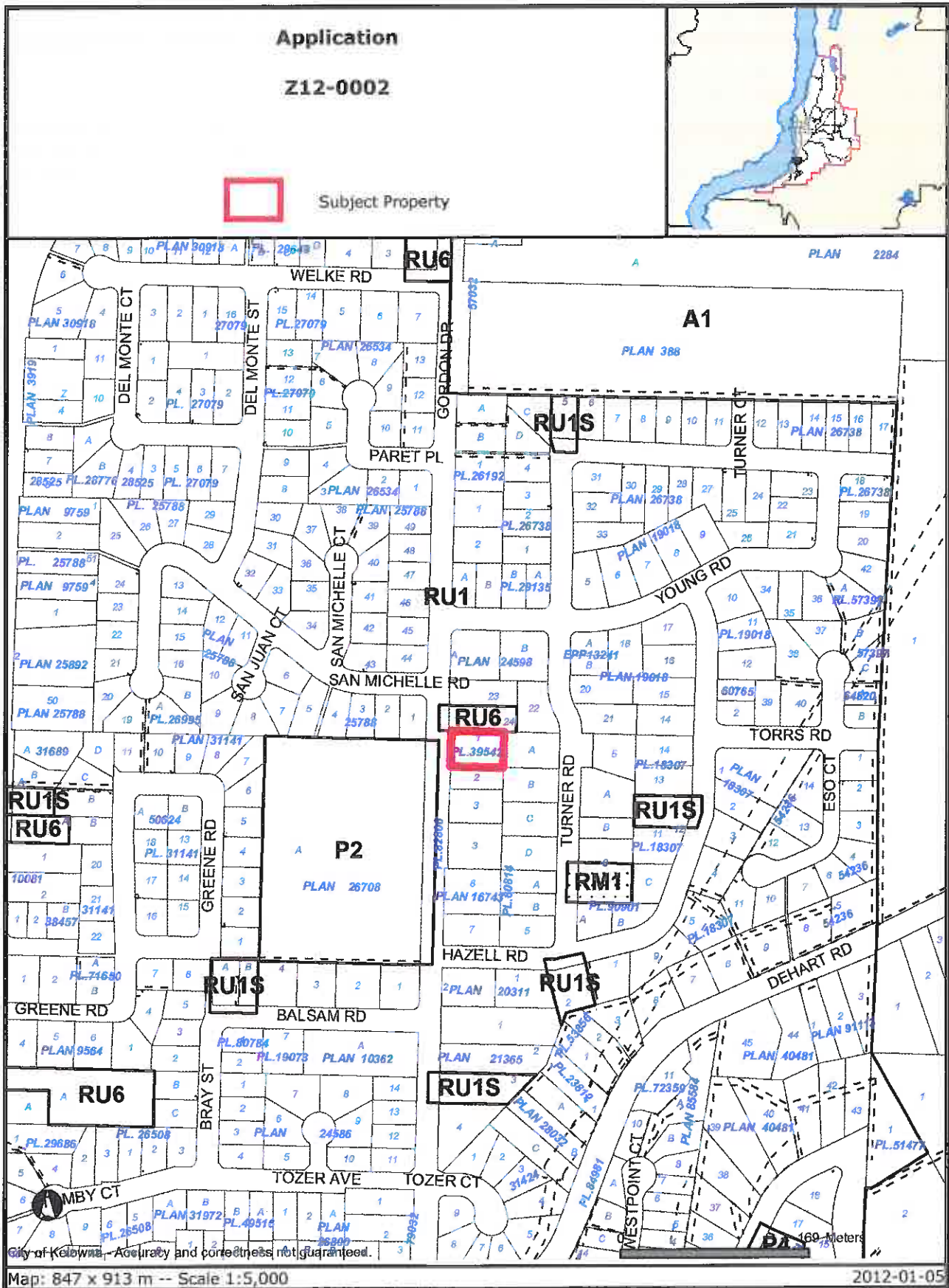
Danielle Noble Manager, Manager, Urban Land Use

Approved for Inclusion:

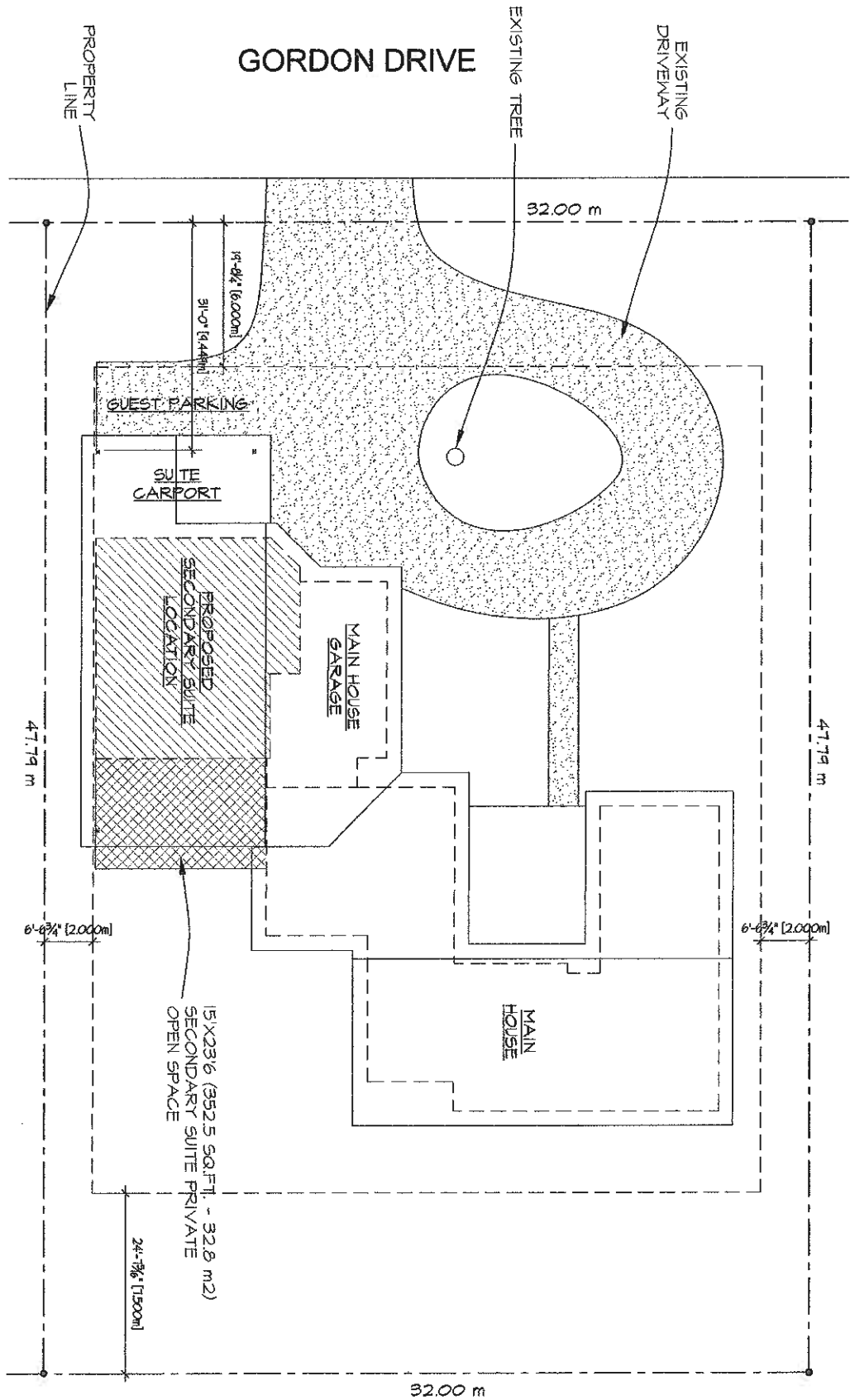
Shelley Gambacort, Director, Land Use Management

Attachments:

- Site Plan
- Conceptual Elevations
- Context/Site Photos



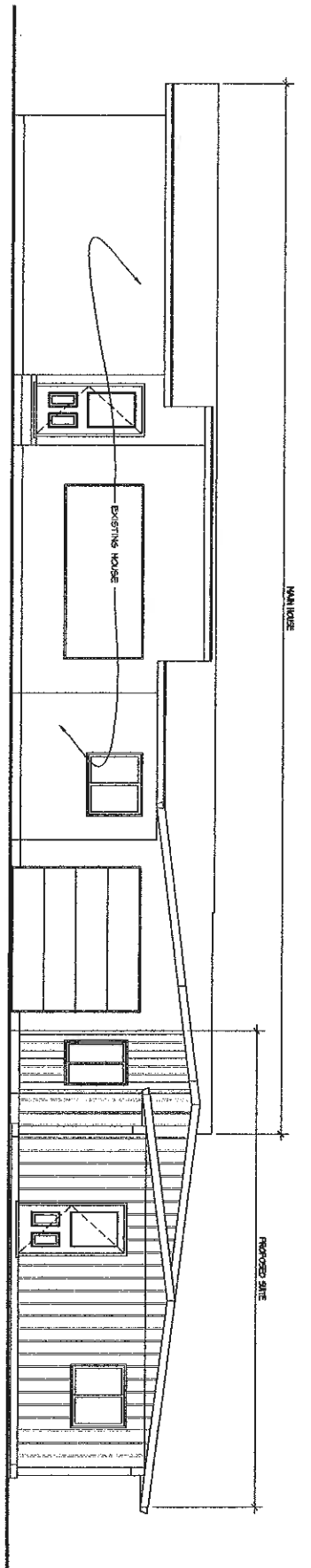
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



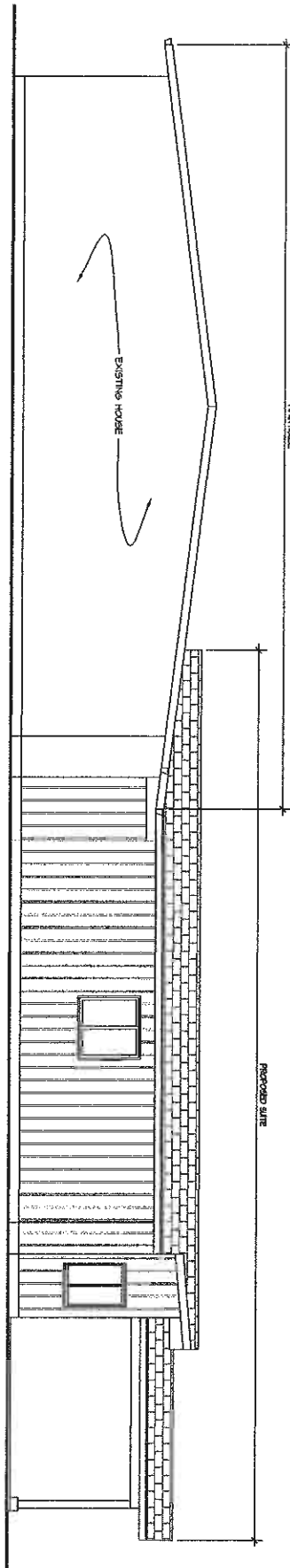
# 4325 GORDON DRIVE

NOTE:  
 EXACT BUILDING LOCATION &  
 ELEVATION TO BE DETERMINED  
 ON SITE. CONFIRM ALL SETBACKS  
 AND LOT LINES WITH REGISTERED  
 LOT PLAN PRIOR TO CONSTRUCTION.

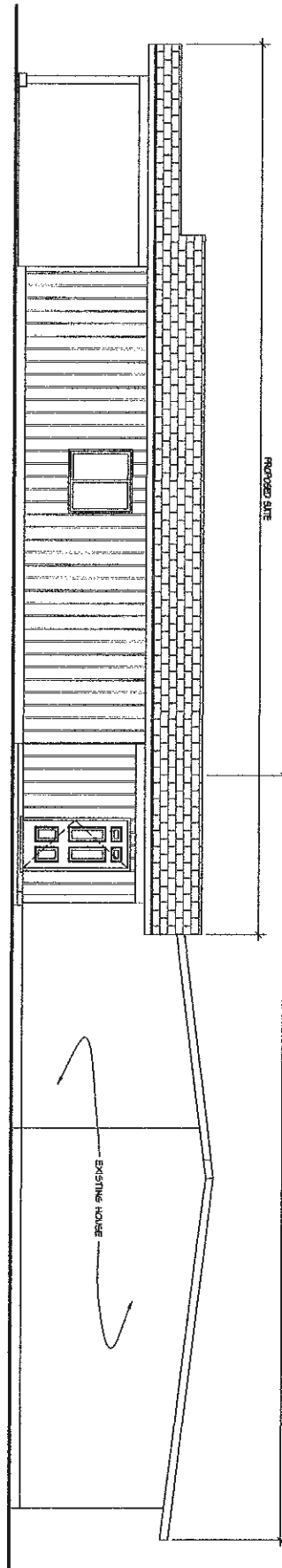




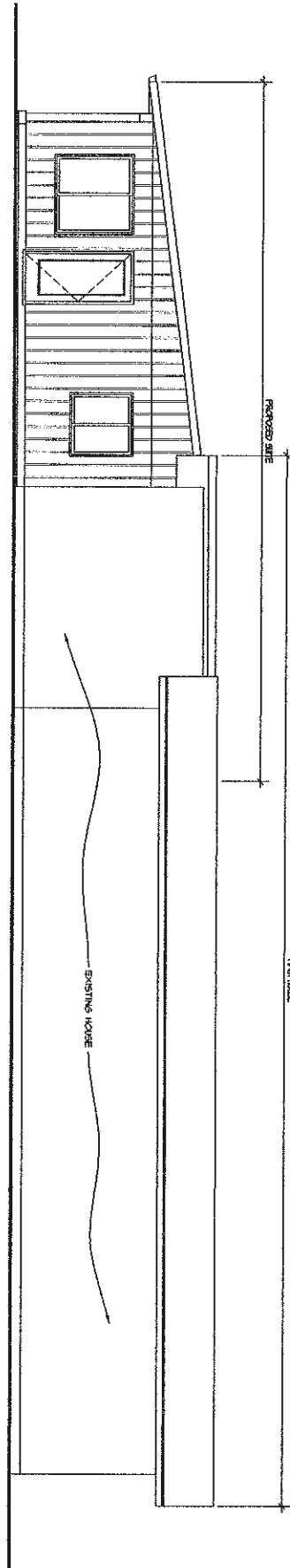
FRONT ELEVATION



LEFT ELEVATION

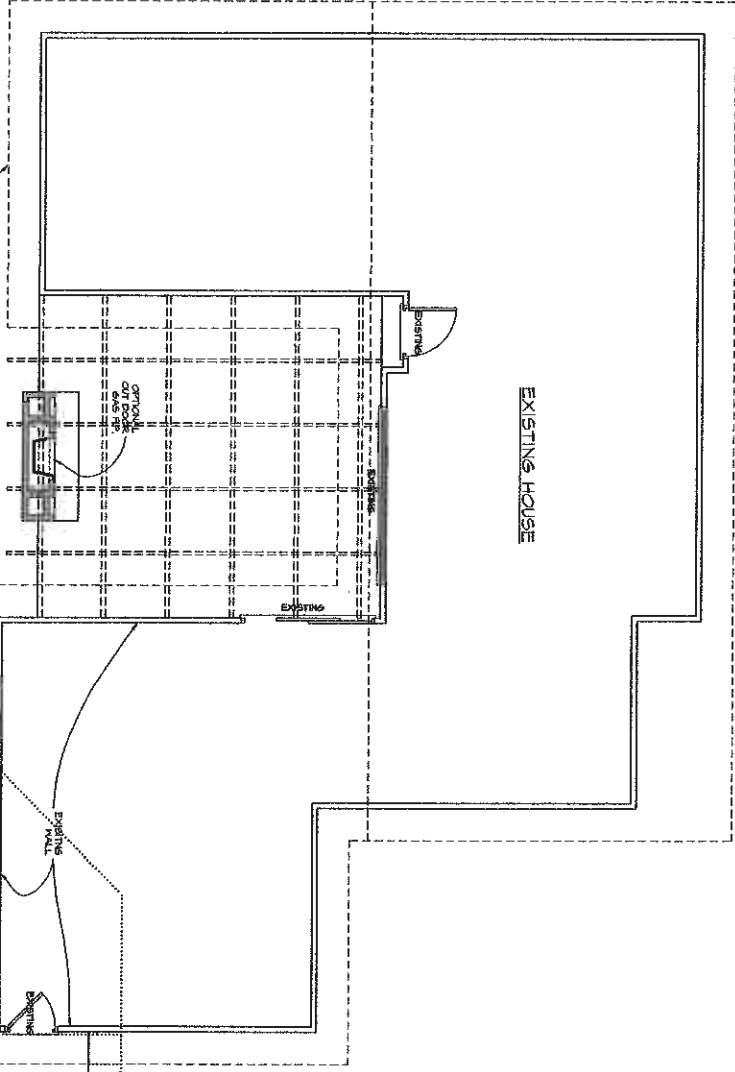


RIGHT ELEVATION

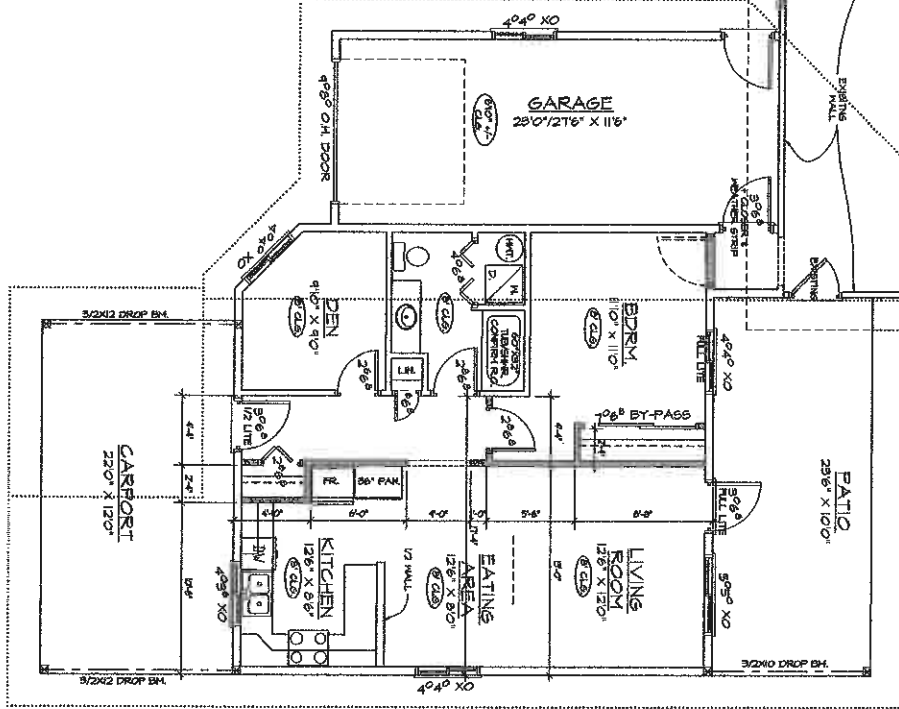
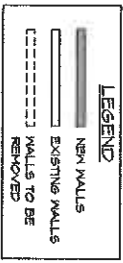


REAR ELEVATION

EXISTING HOUSE



TOTAL EXISTING HOUSE AREA 2661 SQ.FT.  
PROPOSED SECONDARY SUITE PLAN 820 SQ. FT.  
3/16" = 1'-0"







Address **4321 Gordon Drive**

Address is approximate

Z12-0002 4325 Gordon Drive  
Prior to the addition

