
CITY OF KELOWNA
MEMORANDUM

Date: February 8, 2001
File No.: **Z00-1054** (3360-20)

To: City Manager

From: Planning and Development Services Department

Subject:
APPLICATION NO. Z00-1054 OWNER: PETER WERSTUIK

AT: 3560 CASORSO ROAD APPLICANT: AS ABOVE

PURPOSE: TO REZONE TO RU1S TO PERMIT THE CONSTRUCTION OF A SECONDARY SUITE IN THE AREA OF THE EXISTING GARAGE AND BUILD AN ACCESSORY IN THE REAR FOR THE GARAGE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: BARB WATSON

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 14, District Lot 134, ODYD, Plan 20399, located on Casorso Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The applicant is proposing to rezone the subject property from the existing RU1 – Large Lot Housing zone to the proposed RU1s – Large Lot Housing with secondary suite zone. There is currently one residence on the subject property in the form of a single detached house.

3.0 BACKGROUND

3.1 The Proposal

The applicant wishes to rezone to the RU1s – Large Lot Housing with secondary suite zone to construct a secondary suite. The applicant is proposing to convert the existing attached garage into a secondary suite and build an accessory building in the rear of the property for a two car garage.

The existing single family dwelling consists of a 1 ½ storey building with an enclosed garage. The proposed secondary suite is to be located in the existing garage area. The proposed secondary suite will be 90 m² to meet the standard for the secondary suite zone requirements. The suite consists of a combination kitchen, dining / living room with two bedrooms and two bathrooms. A covered veranda will be accessed from off the kitchen dining room area. The north side yard of the subject property has a 5.49 m setback and is adequate to provide access to the rear yard and the proposed new accessory building for a two car garage.

The subject property is located on Casorso Road between Swordy and Bechard Road. This portion of Casorso Road is not developed to an urban standard on either side of the street. The residences on the west side of Casorso Road are single family while the residences on the east side of Casorso Road are part of a Mobile Home Park. This area is currently located within the Urban Town Centre, however, the Urban Town Centre designation is proposed to be reduced in the 2001 draft Official Community Plan and this area is being excluded from the town centre designation.

The proposal meets the requirements of the RU1s – Large Lot Housing with Secondary Suite zone as set out in the following chart:

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Site Area (m ²)	1614.14 m ²	550 m ²
Site Depth (m)	50.6 m	30 m
Site Width (m)	31.9 m	16.5 m
Site Coverage (%)	18 %	40 %
Building at Grade (m ²)	288.7 m ²	
Total Area of Dwelling	299.6 m ²	
Total Area of Suite	88.9 m ²	90 m ² maximum
Storeys (#)	1 ½ Storeys	2 Storeys
Setbacks (m) Accessory Building		
- Rear	2.13 m	1.5 m
- North Side	2.13 m	1 m
- from principal	14.6 m	5.0 m
Setbacks (m) Principal Dwelling		
- Front	13.41 m	4.5 m and 6.0 m from a garage
- Rear	24.08 m	7.5 m
- North Side	5.49 m	2 m
- South Side	2.64 m	2 m
Parking Stalls (#)	3 parking stalls	3 parking stalls

3.2 Site Context

The subject property is located in the South Pandosy KLO Sector Plan, in an area of established homes. The adjacent zones and uses are, to the:

- North - RU1 – Large Lot Housing zone
- East - RM7 – Mobile Home Park zone
- South - RU1 – Large Lot Housing zone
- West - RU1 – Large Lot Housing zone



3.3 Existing Development Potential

The existing RU1 Large Lot Housing zone allows for the principal use of a single detached housing unit and secondary uses of bed and breakfast homes, minor care centres, minor group homes, minor and major home businesses, and secondary suites where the property is zoned RU1s.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

This proposal is consistent with the designation of single/two family residential and associated uses, which includes uses such as local commercial, childcare, churches and parks.

The proposed rezoning is consistent with City directions to increase densities within the Urban Town centres and with the land use identified in the Official Community Plan. The proposal is also consistent with the City's desire to enhance options for affordable housing.

3.4.2 City of Kelowna Strategic Plan (1992)

The proposal is generally consistent with the Strategic Plan objective of developing a “more compact urban form by increasing densities through infill and redevelopment within existing urban areas...”

3.4.3 South Pandosy/KLO Sector Plan

The proposal is consistent with the South Pandosy/KLO Sector Plan single/two family designation of the area.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the guidelines in that the design elements of the single detached dwelling encourage interaction between neighbours by use of low shrubbery and inviting building facades with plenty of windows. In addition, the access to the suite will be located in a well-lit area.

5.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

Inspection Services will deal with development of the suite through the Building Permit process.

The Works and Utilities Department offer the following comments:

Domestic Water & Fire Protection

The existing water system on Casorso Rd is sufficient for the proposed development. The existing residence is connected to City water and has a meter installed inside the residence. The proposed suite must be connected to existing metered water. Only one water bill representing the total water consumption of both residences will be issued for this address.

Sanitary Sewer

Existing sanitary sewer system on Casorso is sufficient for the proposed development. The proposed suite must be connected to the internal bldg sewer. The City Utility Billing department must add a second residential unit onto the sewer-use utility bill for this address.

Storm Drainage

There is no storm drainage system in Casorso Road in front of this address and storm drainage works will not be requested as a condition of this application. On-site storm water must be retained and disposed of on the site as presently exists.

Road Improvements

Casorso Road is not presently constructed to an urban standard but the City does not request road upgrading as a condition of this application.

Electric Power & Telus

Existing residence is connected by overhead wiring. The proposed suite may be connected as an extension of the existing wiring, or new overhead wiring is permitted provided that no new poles are required to facilitate overhead wiring. If a new pole is necessary then overhead wiring will not be permitted and the bldg will have to be converted to underground services.

6.0 PLANNING AND DEVELOPMENT SERVICE DEPARTMENT COMMENTS

The Planning and Development Services Department has reviewed the above noted application and are in support of the proposal subject to the input from the immediate neighbours. It is noted that the applicant has contacted several of the immediate neighbours who have signed a petition in support of the application.

In light of the above, the Planning and Development Services Department requests Council's favourable consideration for this application.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning and Development Services

BW/hb

Attach.

FACT SHEET

1. **APPLICATION NO.:** Z00-1054
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Peter Werstuik
· **ADDRESS** 3560 Casorso Rd
· **CITY** Kelowna, BC
· **POSTAL CODE** V1W 3E2
4. **APPLICANT/CONTACT PERSON:** As above
· **TELEPHONE/FAX NO.:** 860-8134
5. **APPLICATION PROGRESS:**
Date of Application: November 24, 2000
Date Application Complete: December 7, 2000
Servicing Agreement Forwarded to Applicant: N/A
Servicing Agreement Concluded: N/A
Staff Report to Council: January 4, 2001
6. **LEGAL DESCRIPTION:** Lt 14 DL134 ODYD PI 20399
7. **SITE LOCATION:** Pandosy to east on KLO to south on Casorso
8. **CIVIC ADDRESS:** 3560 Casorso Road
9. **AREA OF SUBJECT PROPERTY:** 1618.8 m²
10. **AREA OF PROPOSED REZONING:** 1618.8 m²
11. **EXISTING ZONE CATEGORY:** RU1 – Large Lot Housing
12. **PROPOSED ZONE:** RU1s – Large Lot Housing with Secondary Suite
13. **PURPOSE OF THE APPLICATION:** To permit the construction of a secondary suite in the existing garage and replacement of the garage with an accessory building in the rear of the property.
15. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** N/A

ATTACHMENTS

Title search
Location Map