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**CITY OF KELOWNA**

**MEMORANDUM**

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**DATE:** DECEMBER 14, 2006

**FILE NO.:** Z06-0064

**TO:** CITY MANAGER

**FROM:** PLANNING & DEVELOPMENT SERVICES DEPARTMENT

**Application No:** Z06-0064

**Applicant:** Len Suchocki

**Location:** 4334 Hazell Road

**Owners:** Masami Kostiuk

**Purpose:** To rezone the subject property to allow for the construction of a secondary suite in an accessory building.

**Existing Zone:** RU1 – Large Lot Housing Zone

**Proposed Zone:** RU1s – Large Lot Housing with Secondary Suite Zone

**Report Prepared By:** Corine (Cory) Gain, MCIP, CPT

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## **1.0 RECOMMENDATION**

THAT Rezoning Application No. Z06-0064 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 12 District Lot 358 Osoyoos Division Yale District Plan 18307, located at 4334 Hazell 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 application seeks to rezone the subject property to allow for the construction of a 55.8 m<sup>2</sup> secondary suite within the principle dwelling.

## **3.0 BACKGROUND**

### **2.1 The Proposal**

The subject 1427 m<sup>2</sup> property is currently zoned RU1 – Large Lot Housing. A single family dwelling approximately 336.1 m<sup>2</sup> in size is located on the property. The applicant seeks to rezone the subject property to permit development of a secondary suite within the principal building which is currently under significant renovation under Building Permit # 31954 & 32811.

The “s” zone classification will permit the establishment of a secondary suite within the existing dwelling. The establishment of a secondary suite must adhere to the requirements of both the parent zone and Section 9.5 of the Zoning Bylaw whichever is more restrictive. The application submitted meets these criteria.

The proposed application meets the requirements of the RU1s Zone as follows:

<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>BYLAW REQUIREMENTS</b>
<b>Subdivision Regulations</b>		
Lot Area	1,427 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	28.17 m	16.50 m
Lot Depth	47.13m / 51.78 m	30 m
<b>Development Regulations</b>		
Site Coverage (buildings)	223.41 m <sup>2</sup> 15.6 % / 18%	40% Buildings/50% Incl. driveways and parking
Height (existing house)	6.41 m	2 ½ storeys / 9.5 m
Front Yard (East)	6.05 m	6.0 m
Side Yard (North)	2.46 m	3.0 m
Side Yard (South)	5.19 m	3.0 m
Rear Yard (West)	23.25 m	10.0 m
Size of Secondary Suite	56.73 m <sup>2</sup>	90 m <sup>2</sup> or 40% of the total floor area of the principal dwelling (134.45 m <sup>2</sup> )
Private Open Space	55.8 m <sup>2</sup>	30 m <sup>2</sup> per dwelling
<b>Other Regulations</b>		
Minimum Parking Requirements	3+ spaces	2 spaces for the principal dwelling + 1 space for the suite

### 3.1 Site Context

The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

### 3.2 Existing Development Potential

Establishment of a secondary suite within the existing building on the subject property to maximize the development potential under the current zoning designation. The principal dwelling is being renovated under Building Permit # 31954 issued in May 2006. A building permit has been applied for to install a second kitchen under Building Permit # 32811.

### 3.3 Site Location Map

Subject property: 4334 Hazell Road



### 3.4 Current Development Policy

#### 3.4.1 City of Kelowna Strategic Plan (2004)

Objectives of the Strategic Plan include: to realize construction of housing forms at prices that meet the needs of Kelowna residents; to achieve accessible, high quality living and working environments; to sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

#### 3.4.2 Kelowna 2020 Official Community Plan (OCP)

Section 8.1.64 Land Utilization within Single Detached Areas directs the City to “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.”

Section 8.1.46 Secondary Suites directs, “Encourage, under the conditions stipulated in the zoning Bylaw, the creation of secondary suites.”

## 4.0 TECHNICAL COMMENTS

### 4.1 Inspection Services

Building permit required for suite, to be upgraded to meet BCBC 1998. Bedroom windows size (in suite), fire separation between suite and main residence to meet code requirements.

### 4.2 Works & Utilities

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-1s are as follows:

#### 1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (19-mm) PVC water service, which is substandard. Disconnect and provide a new water service to meet current by-law requirements. Service upgrades can be provided by the City at the owner's cost.

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.

### 4.3 Fire Department

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

## 5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department is supportive of the proposed rezoning of the property from RU1 Large Lot Housing Zone to RU1s Large Lot Housing with Secondary Suite Zone. The Official Community Plan supports the creation of secondary suites.

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Shelley Gambacort  
Acting Manager of Development Services

Mary Pynenburg   
Director of Planning & Development Services

MP/SG/cg

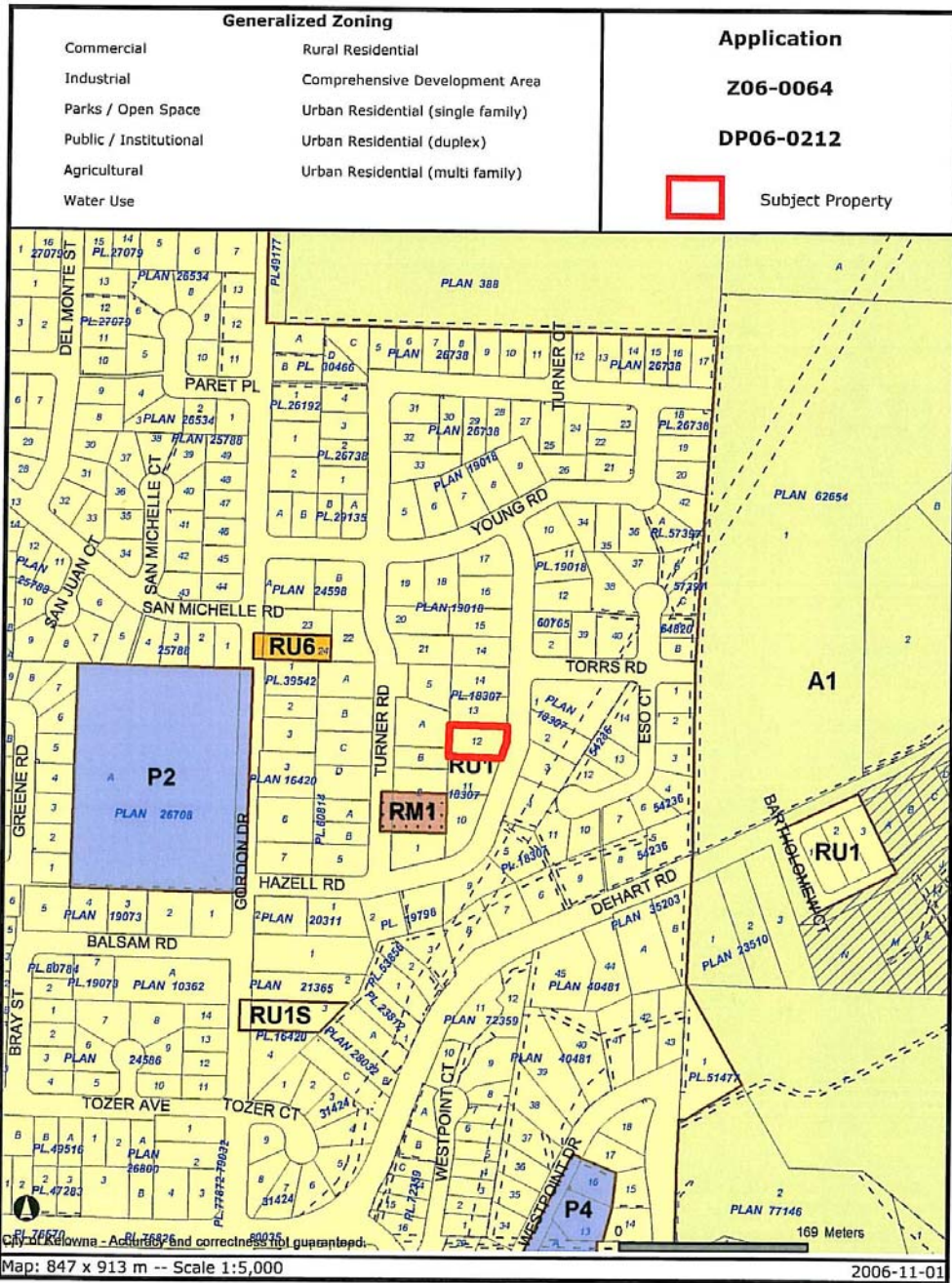
Attach.

*P:\Planning\General\Zoning Apps\Files\2006\Z06-0024 CG 4334 Hazell Rd\Council Report.Doc*

### ATTACHMENTS

- Generalized Zoning Map
- Site Plan
- Landscape Plan
- Elevation Drawings (3)
- Floor Plans (Main & Lower)
- Photographs (3)

# Generalized Zoning Map

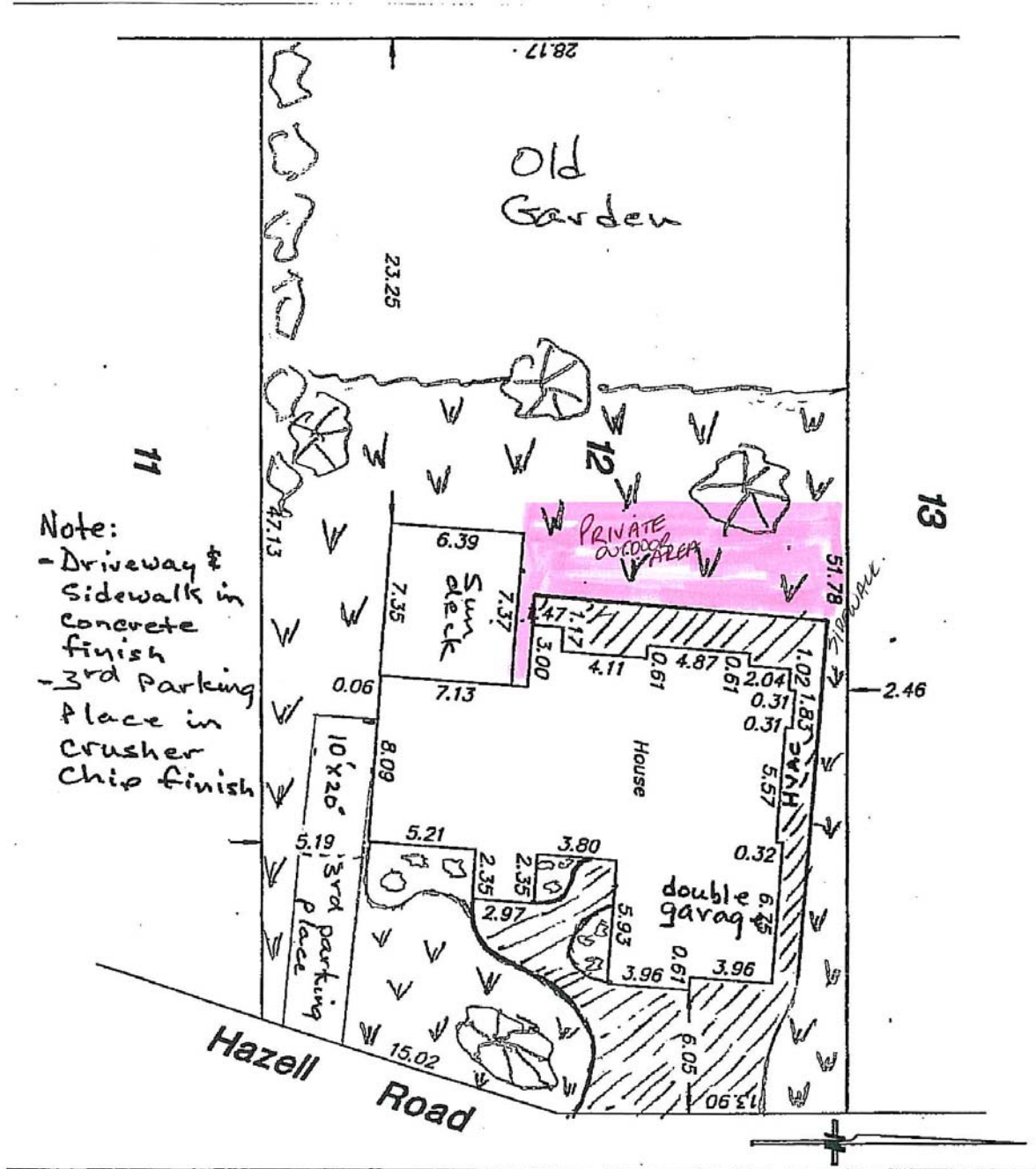


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

[http://kelintranetb/servlet/com.esri.esrimap.Esrimap?ServiceName=Subject\\_Properties\\_Ar...](http://kelintranetb/servlet/com.esri.esrimap.Esrimap?ServiceName=Subject_Properties_Ar...) 11/1/2006



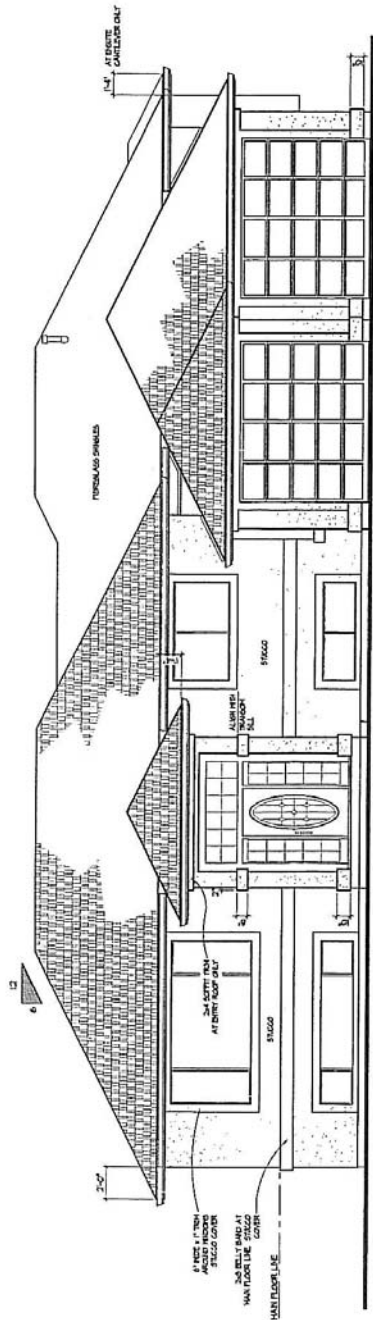
Landscape Plan



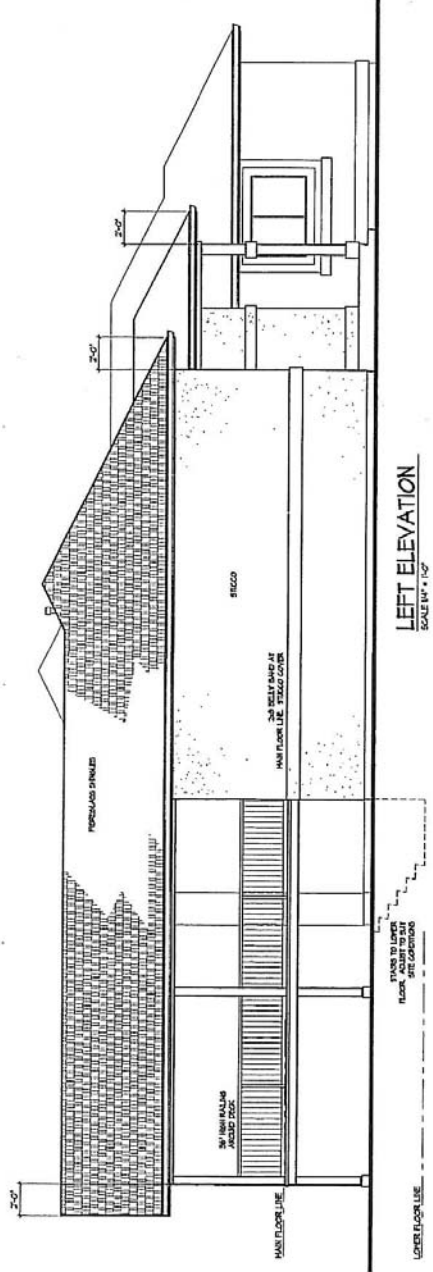


Front and Left Side Elevations

DATE: JAN. 2008	SCALE: 1/4" = 1'-0"	DESIGN: CYAN	PROJECT: KOSTIUK RESIDENCE 4334 HAZELL ROAD, KILGONA, B.C.	CLIENT: CHRISCIAN ENTERPRISES LTD. 140 GREEN ROAD #100, KILGONA, B.C. TEL: (604) 753-1234 FAX: (604) 753-0843	CYAN DRAFTING 1500 SCOTT GARDEN, KILGONA, B.C. V2T 2T7 TEL: (604) 754-8622 FAX: (604) 754-8623	SHEET: 7 <b>A5</b>
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HAZELL ROAD (FRONT) ELEVATION  
SCALE 1/4" = 1'-0"



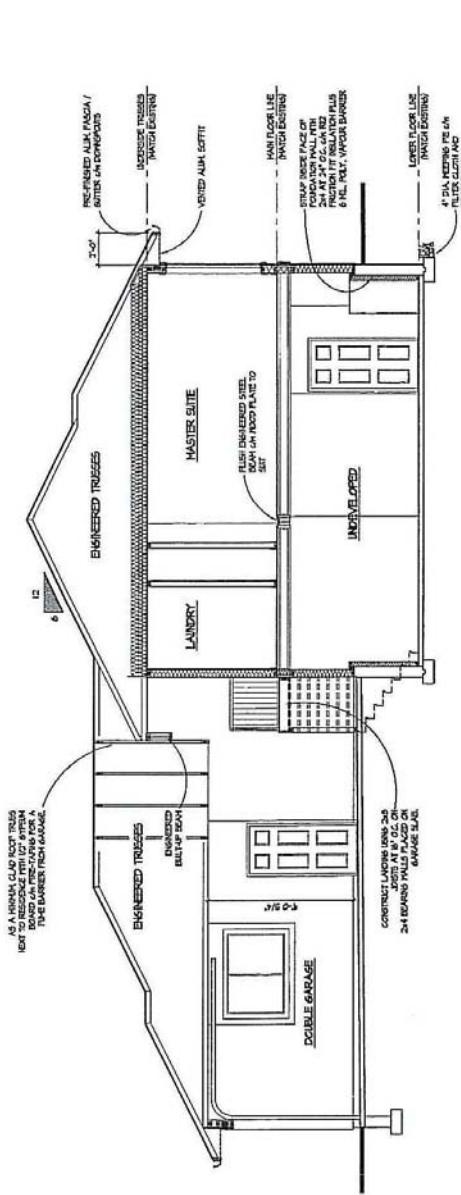
LEFT ELEVATION  
SCALE 1/4" = 1'-0"

8 1/2 x 11 set



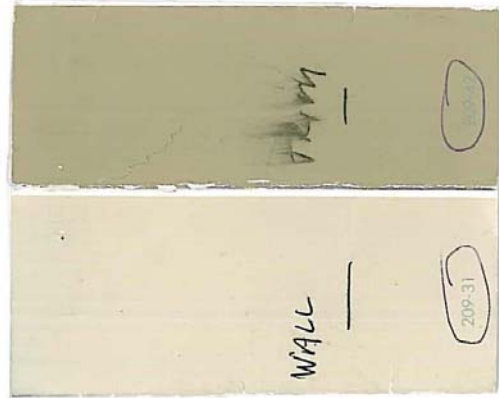
# Building Cross-section

DATE: MAY, 2006	SCALE: 1/4" = 1'-0"	SHEET TITLE: BUILDING CROSS-SECTION	PROJECT: KOSTIUK RESIDENCE 4334 HAZELL ROAD KELOWNA, B.C.	CHRISCAN ENTERPRISES LTD. 1-800-725-0244 FAX (250) 725-0245	CYAN DRAFTING 100 SOUTH GERRARD STREET EAST, SUITE 101 TORONTO, ONTARIO M5C 1S6	SHEET # <b>A7</b>
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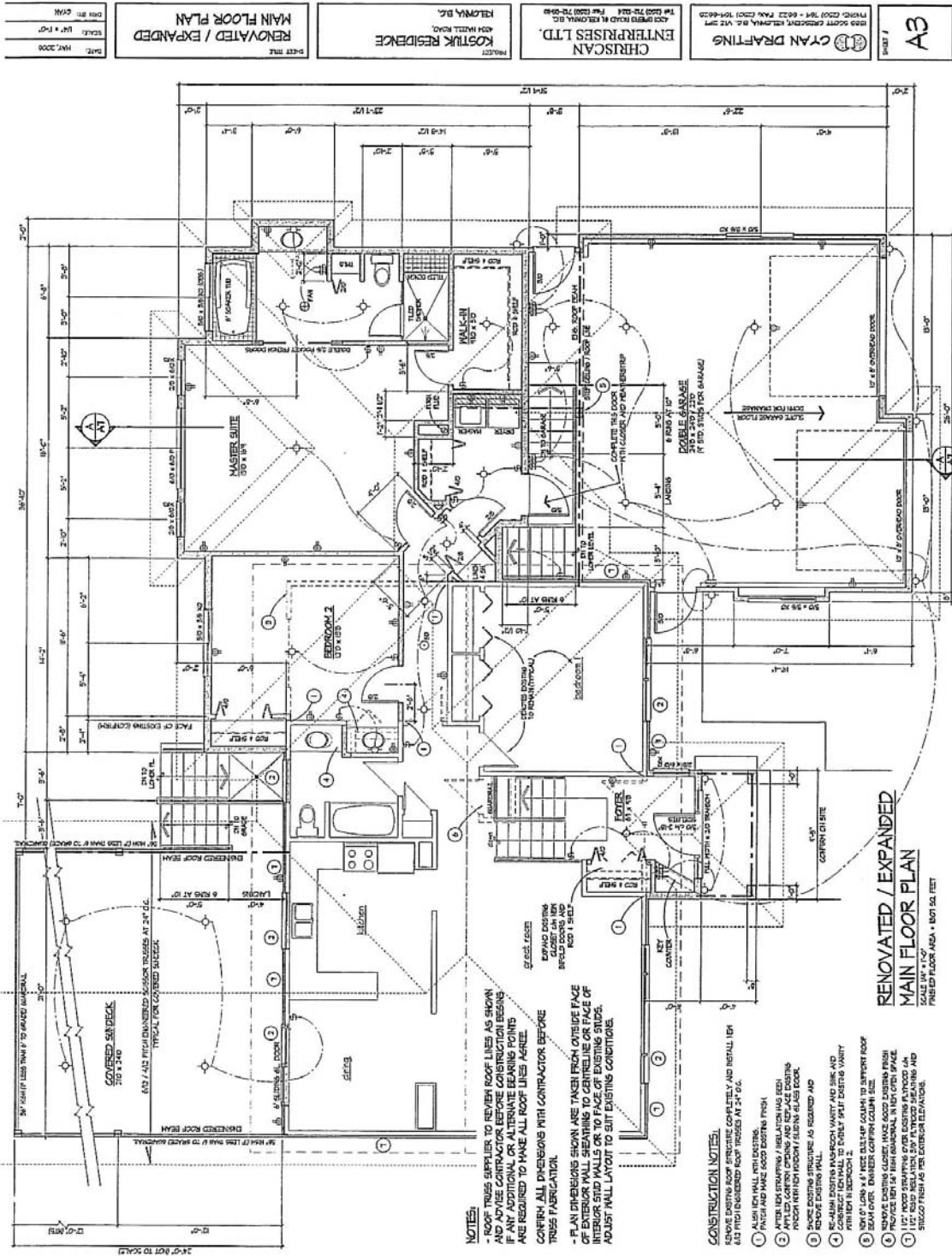


- SPECIFICATIONS:**
- ROOF CONSTRUCTION:**
    - TRUSSES AS SHOWN
    - 1/2\"/>
  - MAIN FLOOR CONSTRUCTION:**
    - FINISHED FLOORING ON UNDERLAY
    - 1\"/>
  - BASEMENT FLOOR SLAB:**
    - 3\"/>
  - GARAGE FLOOR SLAB:**
    - 4\"/>
  - DECK CONSTRUCTION:**
    - 1\"/>
  - INTERIOR WALL CONSTRUCTION:**
    - 2\"/>

**BUILDING CROSS-SECTION**  
SECTION 1-1

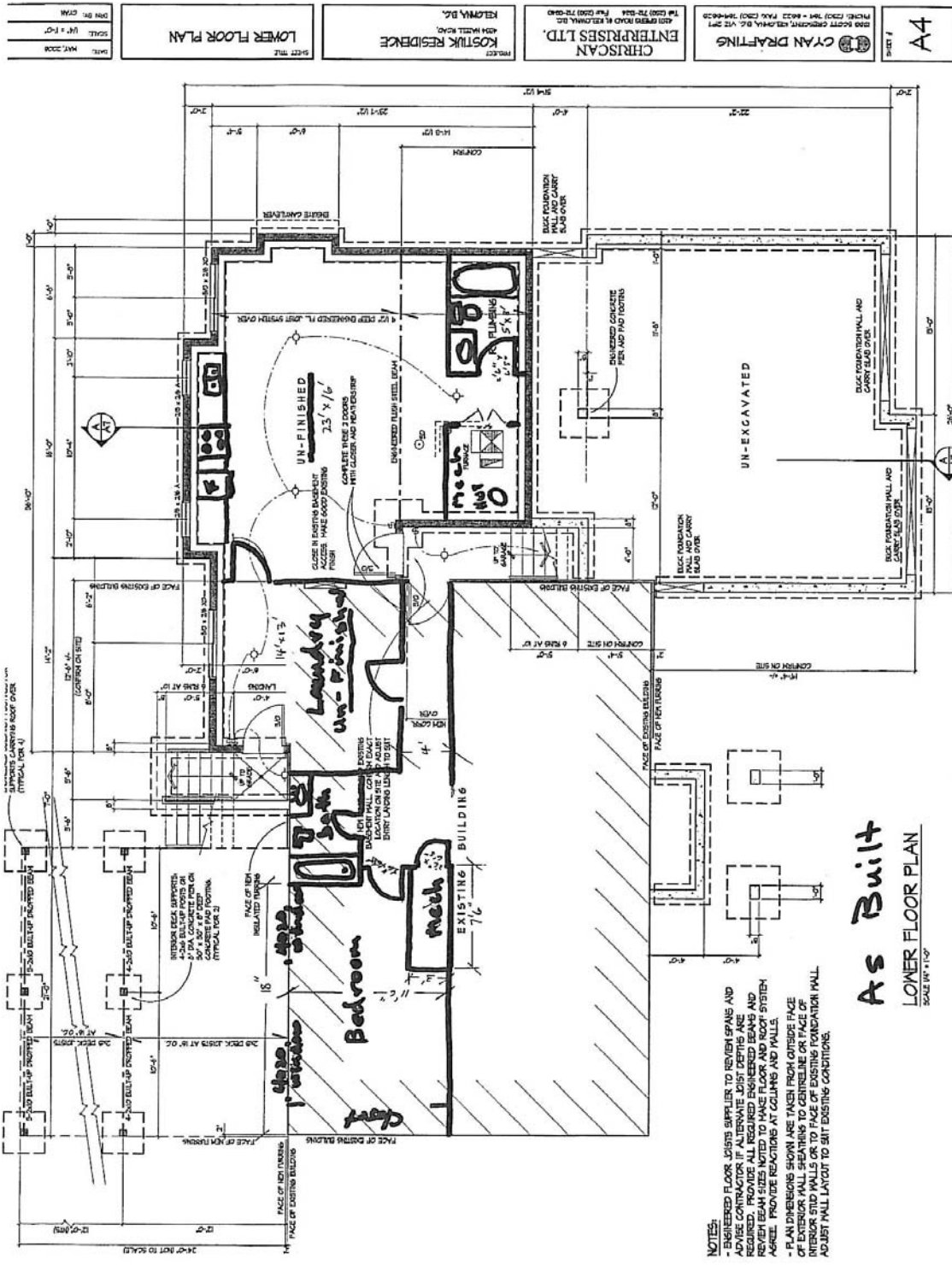


# Main Floor Plan



<p><b>CHRYSCAN ENTERPRISES LTD.</b> 1835 SCOTT STREET, SUITE 201 MISSISSAUGA, ONTARIO L4X 1L7 TEL: (905) 276-8844 FAX: (905) 276-8845</p>	<p><b>PROJECT:</b> KOSTJUK RESIDENCE 4334 HAZELL ROAD, MISSISSAUGA, ONT.</p>	<p><b>DATE:</b> MAY, 2008</p> <p><b>SCALE:</b> 1/4" = 1'-0"</p> <p><b>DRAWN BY:</b> CWM</p>
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# Lower Floor Plan (Secondary Suite)



### Photographs

(Front north east corner of the property moving clockwise around the house)

1



2



3



4



Photographs continued

151



152



153



154



Photographs continued

9



10



11



12

