
**CITY OF KELOWNA
MEMORANDUM**

DATE: August 8, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z08-0064

APPLICANT:

Anita & Ethan Rideout

AT: 2605 Curts Street

OWNERS:

Anita & Ethan Rideout

PURPOSE: To rezone the subject property from RU1 – Large Lot Housing to RU1(s) – Large Lot Housing with Secondary Suite to allow for the construction of a secondary suite located within an accessory building.

EXISTING ZONE: RU1 – Large Lot Housing

PROPOSED ZONE RU1s – Large Lot Housing with Secondary Suite

REPORT PREPARED BY: Luke Turri

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0064 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 135, ODYD, Plan 7821, located at 2605 Curts Street, 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;

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 the RU1 – Large Lot Housing to the RU1s – Large Lot Housing with Secondary Suite.

3.0 THE PROPOSAL

The applicants are proposing to build a carriage house at the southern portion of their property. The property fronts both Wardlaw Avenue and Curts Street. There is also a rear lane, from which the carriage house would be accessed.

3.1 Site Context

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

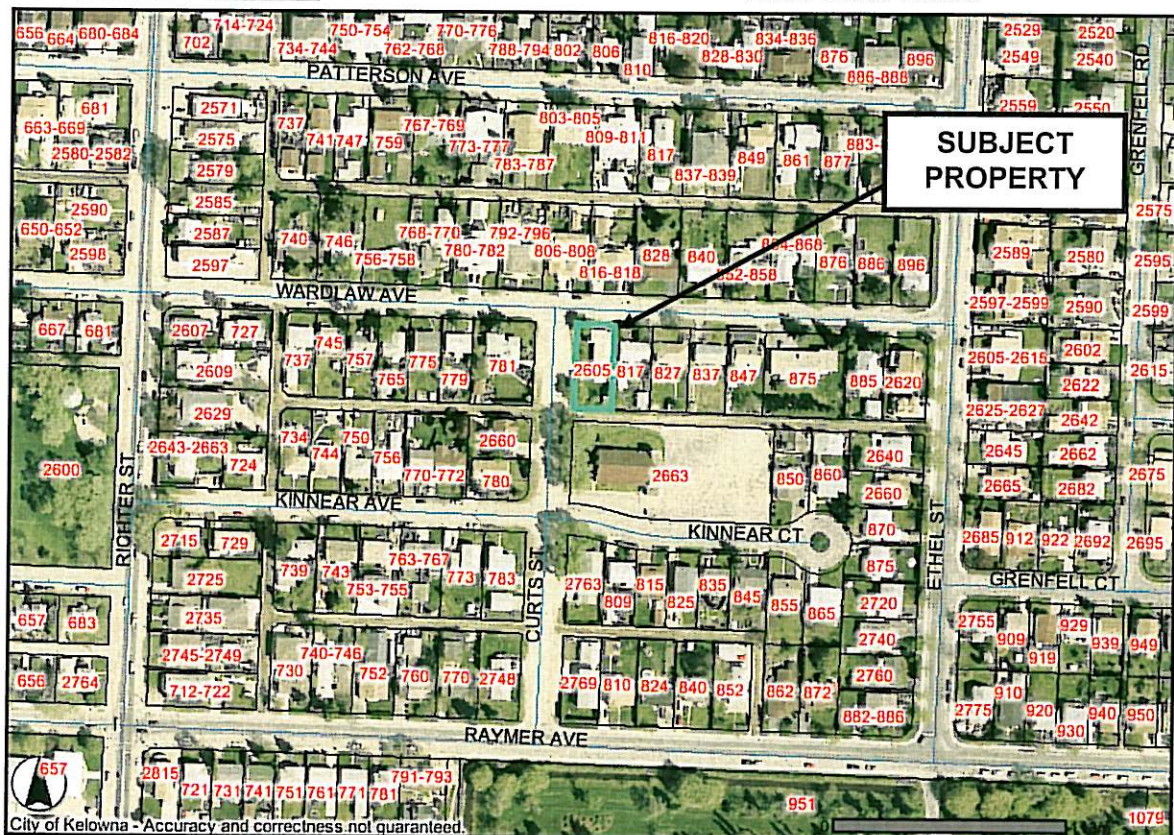
North	RU6 – Two Dwelling Housing (Duplex)
East	RU1 – Large Lot Housing (Single Family Residence)
South	P2 – Public Institutional (Church)
West	RU6 – Two Dwelling Housing (Single Family Residence)

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

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	743 m ²	400 m ²
Lot Width	18.29 m	15.0 m
Lot Depth	40.61 m	30.0 m
Development Regulations		
Site Coverage (buildings)	38%	40%
Site Coverage (buildings/parking)	43%	50%
Size of Proposed Suite	89.5 m ²	90m ²
Setbacks (Proposed Accessory)		
Height	4.45 m	4.5 m
Separation between buildings	8.4 m	4.5 m
Side Yard (w)	4.5 m	4.5 m
Side Yard (e)	2.0 m	2.0 m
Rear Yard (north)	1.5 m	1.5 m
Other Requirements		
Parking Spaces	3 spaces	3 spaces

3.2 Site Location Map:

2605 Curts Street



4.0 **CURRENT DEVELOPMENT POLICY**

4.1 **Official Community Plan**

The Kelowna Official Community Plan identifies the subject property as a "Single / Two Residential" future land use. The proposed use is consistent with that designation.

OCP Section 8.35 (*Land Utilization within Single Detached Areas*) 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.

5.0 **TECHNICAL COMMENTS**

5.1 **Works & Utilities**

See attached.

5.2 **Inspections Department**

No concerns.

6.0 **PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

The Planning and Development Services Department has no concerns with the proposed rezoning of the property from RU1 - Large Lot Housing to RU1s - Large Lot Housing with Secondary Suite. The Official Community Plan supports the creation of secondary suites, and the proposed development is a sensitive form of infill for the neighbourhood. The configuration of the subject lot is well-suited for a carriage house development.

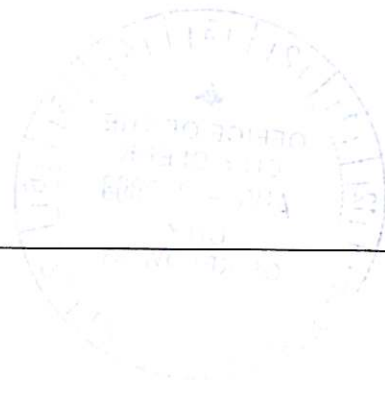


Danielle Noble
Current Planning Supervisor
DN/lt

ATTACHMENTS

Location of subject property
Site Plan
Elevations
Works & Utilities Comments

City of Kelowna
Planning Department
2024-01-10



CITY OF KELOWNA
MEMORANDUM

Date: July 31, 2008 Revised
File No.: Z08-0064
To: Planning & Development Services Department (LT)
From: Development Engineering Manager (SM)
Subject: 2605 Curts St. Lot 1 Plan 7821 Carriage House

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 adequately serviced with a 19mm diameter copper water service. Metered water from the main residence must be extended to supply the suite.

2. Sanitary Sewer

Our records indicate the existing lot is not currently serviced with a sanitary sewer service. The service location should be verified prior to development and an inspection chamber must be installed on the service at the owner's cost as required by the sewer-use bylaw if not existing.

The applicant will be required to sign a Third Party Work Order for the cost of the works prior to issuance of the Development Permit. For estimate inquiry's please contact Derek Corning at 469-8568.

3. Development Permit and Site Related Issues

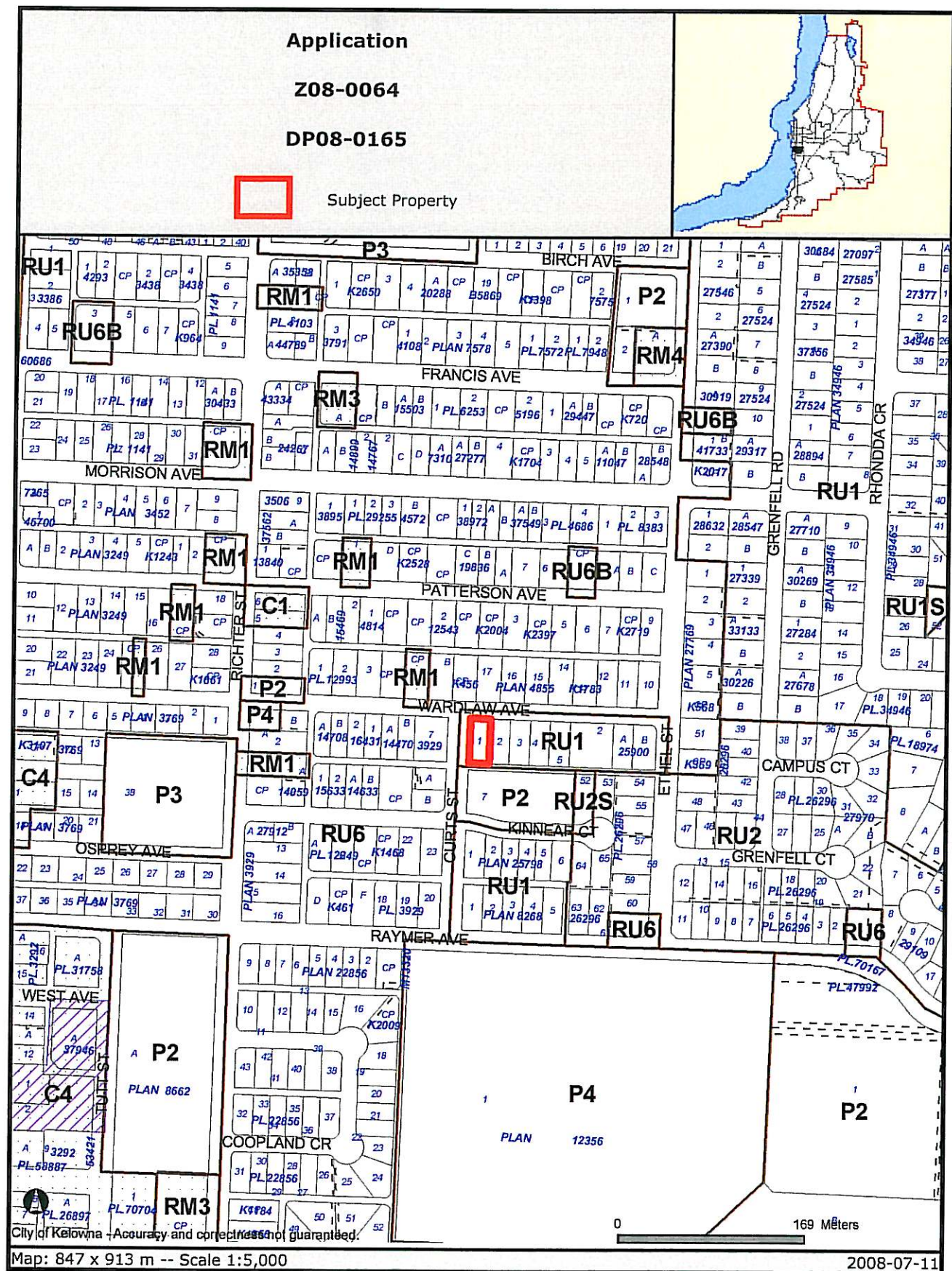
Direct the roof drains and hard surface parking spaces into drywells or on-site rock pits to help dissipate the roof drain water and prevent additional concentrated flows onto the rear lane.

On-site parking modules must meet bylaw requirements.

4. Electric Power and Telecommunication Services

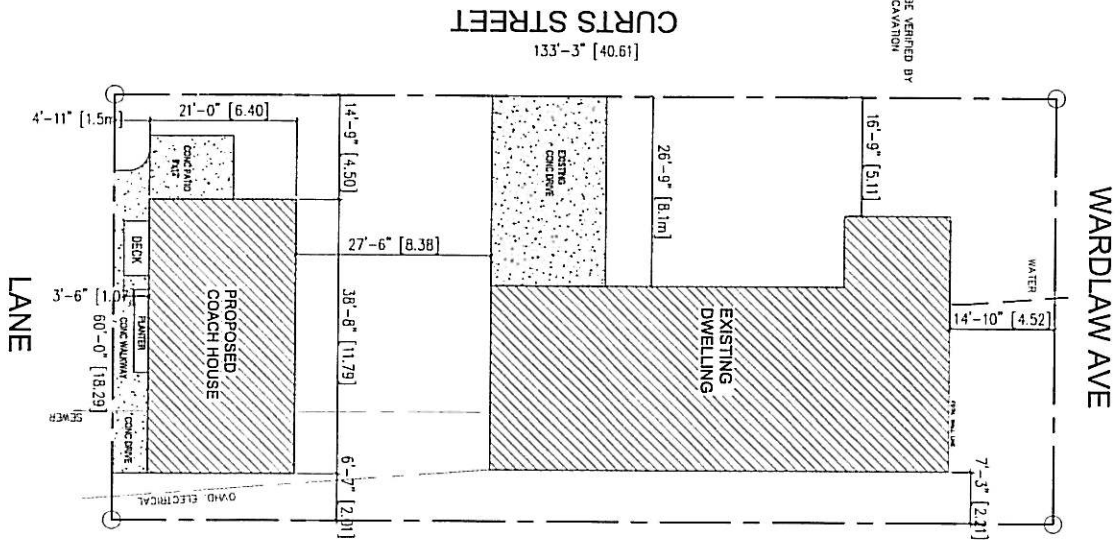
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Steve Muenz, P. Eng.
Development Engineering Manager
DC

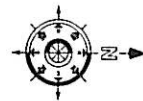


NOTE:
 ALVES ROPACK VEHICLES LTD IS NOT RESPONSIBLE
 FOR BUILDING LOCATION OR ACCURACY OF DIMENSIONS.
 BUILDING LOCATION AND DIMENSIONS
 ARE TO BE CONFIRMED BY GENERAL CONTRACTOR
 PRIOR TO CONSTRUCTION. START
 CONSTRUCTION WITH REDEVELOPED SURVEY'S PLAN PRIOR
 TO CONSTRUCTION

NOTE:
 SERVICE LOCATIONS TO BE VERIFIED BY
 CONTRACTOR BEFORE EXCAVATION



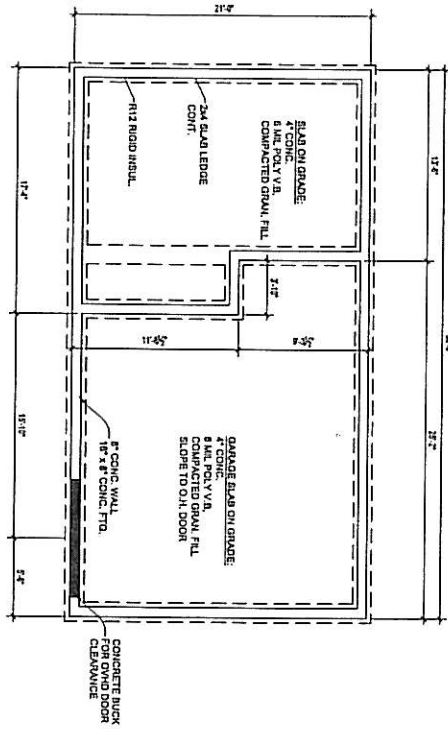
SITE PLAN
 SCALE: 1/8" = 1'-0"



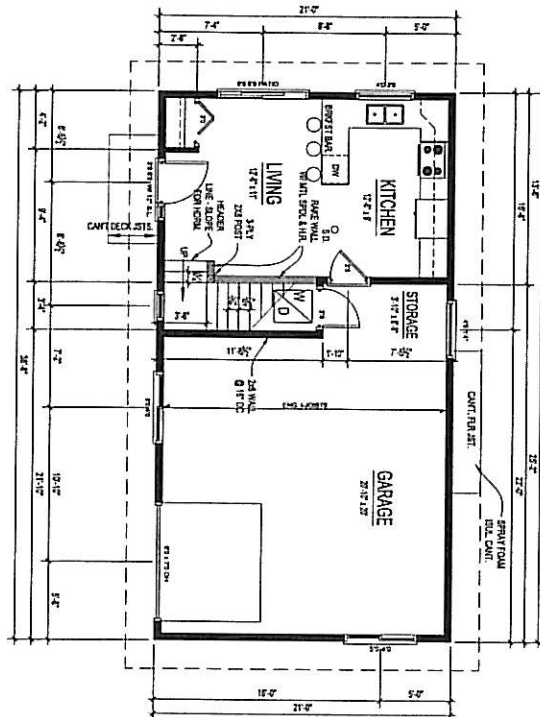
A.B. VENTURES LTD

612 HORN CRES. KELOWNA BC V1W 4Y6 250-764-4252

PROPOSED COACHHOUSE 2805 CURTIS ST. KELOWNA BC			
CONTACT: DANCY RIDEOUT			
SITE PLAN	1/4	NOTED	
04/21/08	0.0		
M.A./B.B.	1		4



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

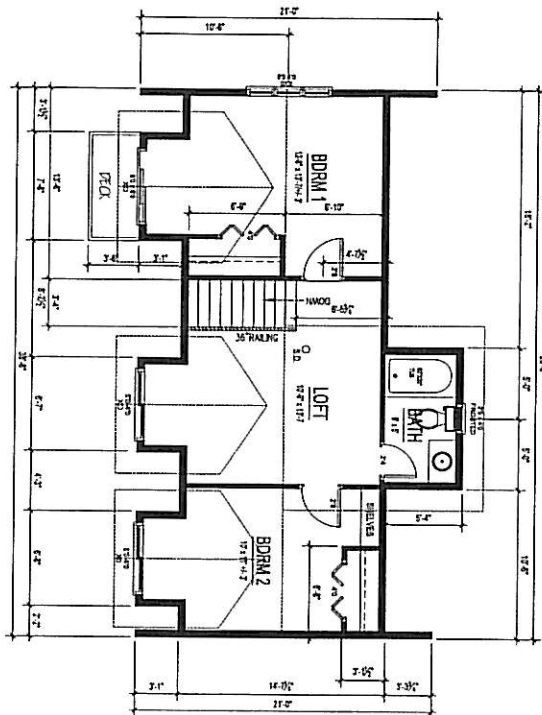
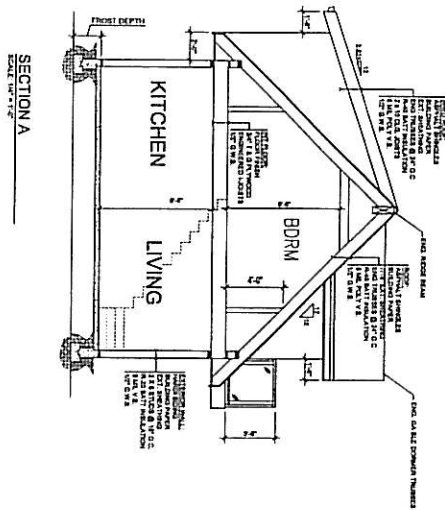


MAIN FLOOR PLAN 3/12/17
SCALE: 1/8" = 1'-0"

A.B. VENTURES LTD

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PROPOSED COACHHOUSE 2605 CURTIS ST. KELOWNA BC		CONTRACT DRAFT RISEOUT	
DATE	04/21/08	SCALE	AS NOTED
BY	U.A./B.B.	NO.	2/4

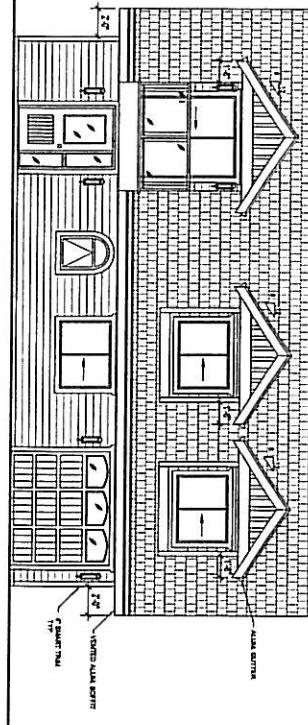


UPPER FLOOR AREA = 453 SQ. FT. (13,174 sq. ft.)
LOWER FLOOR LIVING AREA = 211 SQ. FT. (2,279 sq. ft.)
TOTAL LIVING AREA = 664 SQ. FT. (7,184 sq. ft.)

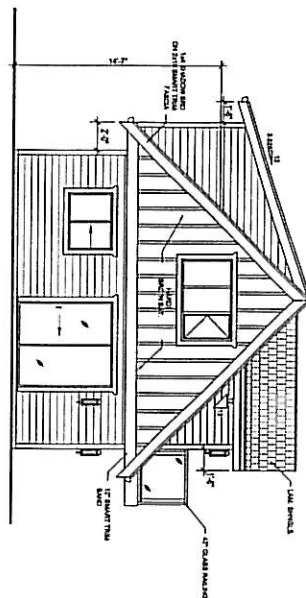
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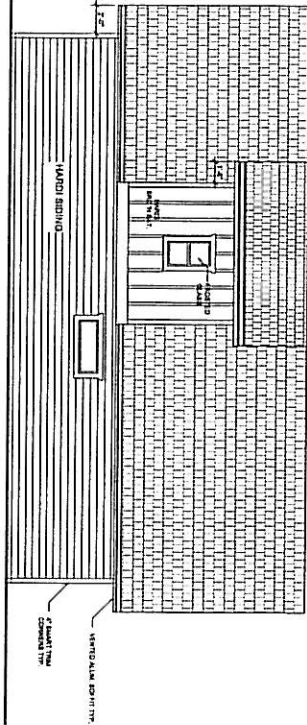
PROPOSED COACHHOUSE 2605 CURTIS ST. KELOWNA, BC	
CONTACT: DANCY RIDEOUT	
DATE: 04/21/08	SCALE: AS NOTED
W.A./B.B.	3/4



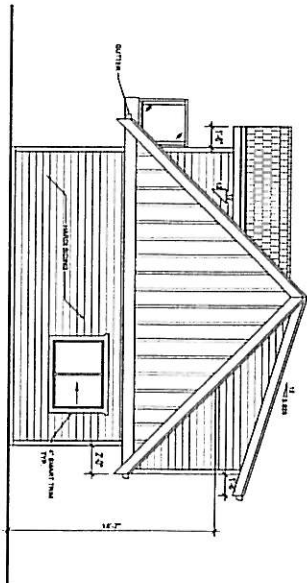
FRONT ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

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612 HORN CRES. KELOWNA BC V1W 4Y6 250-764-4252

PROPOSED COACHHOUSE	
7003 CURTIS ST	
KELOWNA BC	
CONTACT: DANCY RIDEOUT	
ELEVATIONS	1/4" = 1'-0"
04/21/08	0.0
U.A./B.B.	4/4