
CITY OF KELOWNA
MEMORANDUM

DATE: September 19, 2008
TO: City Manager
FROM: Planning and Development Services Department
APPLICATION NO. Z08-0077 **OWNER:** Architecturally Distinct Solutions
AT: 893 Hewetson Ave **APPLICANT:** Architecturally Distinct Solutions
PURPOSE: TO REZONE FROM THE RU1h - LARGE LOT HOUSING (HILLSIDE AREA) ZONE TO THE RU1hs - LARGE LOT HOUSING (HILLSIDE AREA) WITH SECONDARY SUITE ZONE TO ALLOW FOR A SECONDARY SUITE WITHIN THE PRINCIPAL DWELLING.
OCP DESIGNATION: S2RES - Single/Two Unit Residential
EXISTING ZONE: RU1h - Large Lot Housing (Hillside Area)
PROPOSED ZONE: RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite
REPORT PREPARED BY: Andrew Browne

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0077 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 24 District Lot 1688S SDYD Plan KAP82069, located at 893 Hewetson Avenue, Kelowna, B.C. from the RU1h - Large Lot Housing (Hillside Area) zone to the RU1hs - Large Lot Housing (Hillside Area) 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

The applicant proposes to rezone the subject property from RU1h - Large Lot Housing (Hillside Area) to RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite in order to construct a secondary within the principal dwelling. The proposed rezoning conforms with the City of Kelowna Official Community Plan future land use designation of Single/Two Unit Residential.

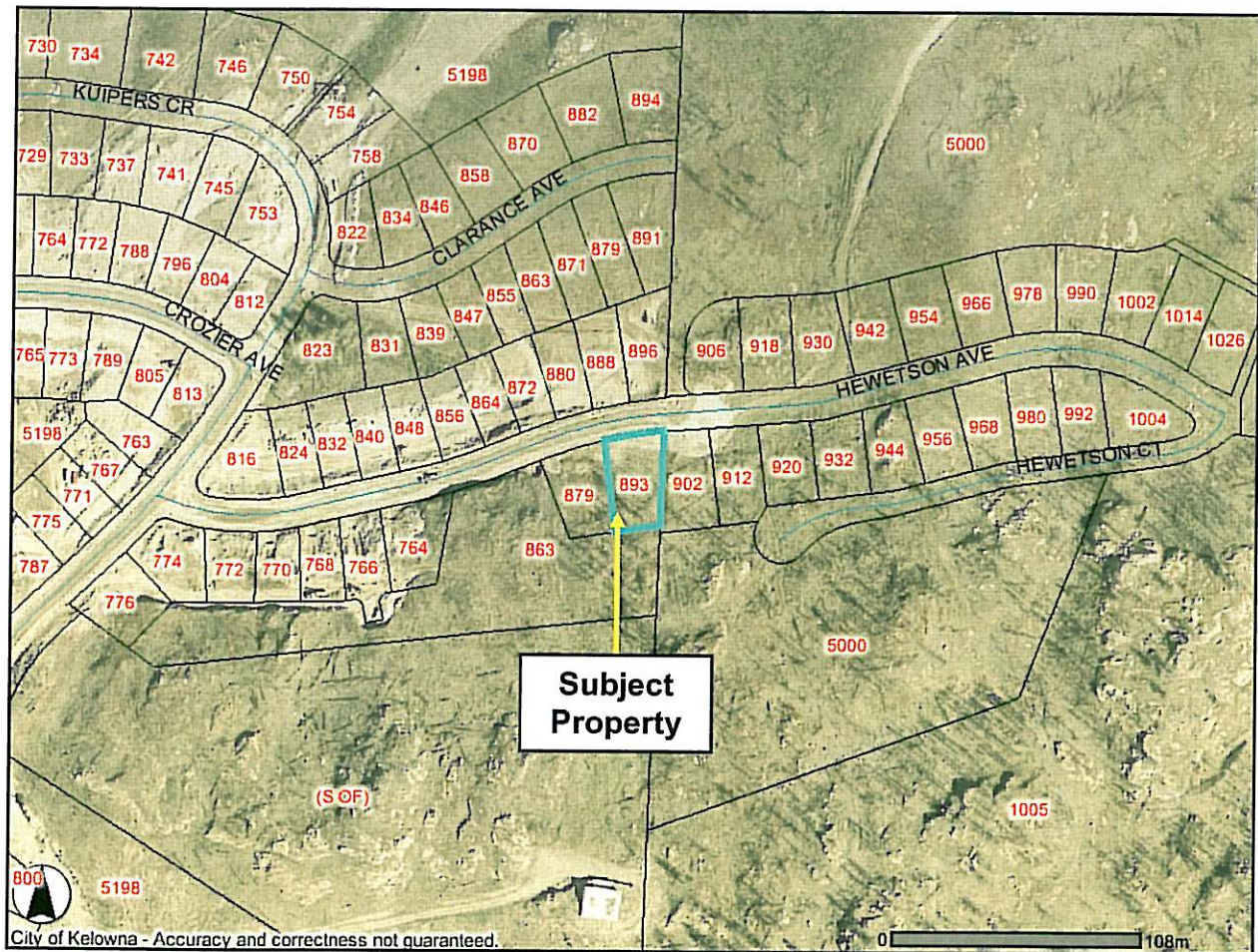


3.0 BACKGROUND

3.1 Site Context

The subject property is located in Southwest Mission at 893 Hewetson Avenue. The area is predominantly zoned for single family dwellings, with multiple residential zoning for low density row housing also nearby. The adjacent land uses are as follows:

North	RU1 – Large Lot Housing
South	P3 – Parks and Open Space
East	RU1 – Large Lot Housing
West	RU1 – Large Lot Housing



3.2 The Proposal

The applicant proposes to rezone the property so as to allow for a secondary suite to be incorporated into the principal dwelling.

The table below shows this application's compliance with the requirements of the RU1hs zone.

Zoning Bylaw No. 8000		
<u>CRITERIA</u>	PROPOSAL	RU1hs ZONE REQUIREMENTS (FOR SECONDARY SUITE)
Subdivision Regulations		
Lot Area	933 m ²	550 m ²
Lot Width	25.6 m	16.5 m
Lot Depth	40.1 m	30.0 m
Development Regulations		
Site Coverage (buildings)	22 %	40%
Site Coverage (buildings/parking)	27 %	50%
Secondary Suite Size	62.8 m ²	90 m ²
Height	meets requirements	Lesser of 2 storeys or 6.5 m, above which the building must be setback by 1.2 m
Front Yard	6.0 m	3.0 m / 6.0 m to a garage from curb or sidewalk
Side Yard	2.3 m	2.3 m
Side Yard	5.1 m	2.3 m
Rear Yard	24.3 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30 m ² per dwelling unit

3.3 Existing Development Potential

The property is currently zoned RU1h – Large Lot Housing (Hillside Area). The purpose of the RU1h designation is to provide a zone for single detached housing and compatible secondary uses on larger 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.

4.0 TECHNICAL COMMENTS

4.1 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Fire resistance ratings and exiting as per BCBC 2006.

4.2 Inspections Department

30 Minute fire separation not allowed, require a minimum of 45 minute fire separation. Separate heating / cooling system required with no air exchange between units. Require 45 minute rated

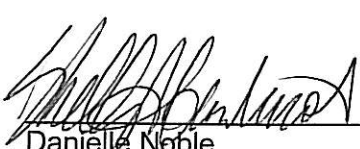
door between units with self closing device. Interconnected smoke alarms between units and carbon monoxide detector required.

4.3 Works & Utilities Department

The proposed suite within the existing main dwelling does not compromise Works and Utilities as far as servicing is concerned.

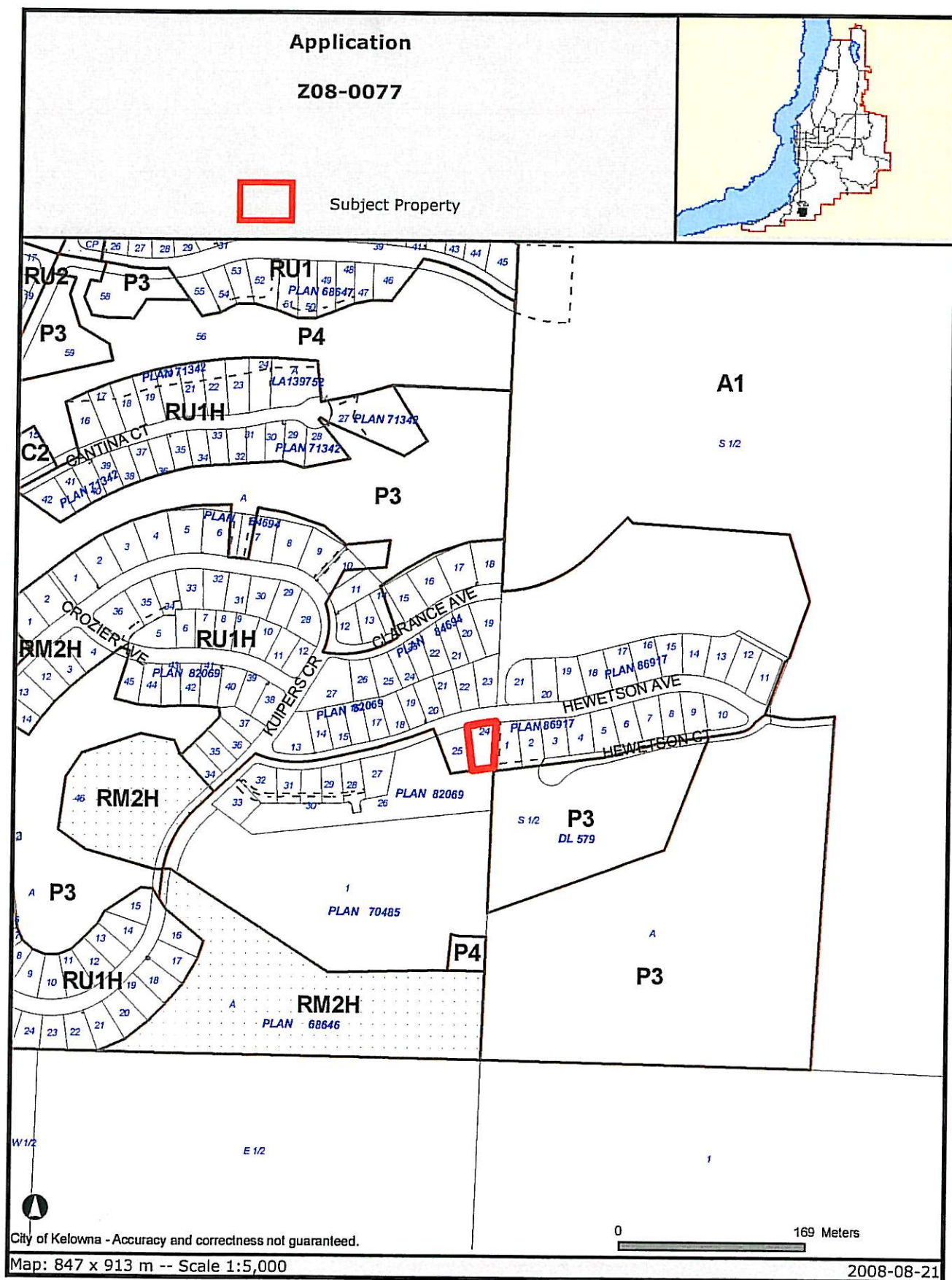
5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Planning and Development Services Department staff have no concerns with the proposed rezoning. The provision of second dwellings, duplexes, and secondary suites is a flexible and low-impact method of providing additional housing while preserving overall neighbourhood character. No significant impact on adjacent or nearby properties is anticipated. This Zoning Bylaw Amendment application conforms to the intent of the future land use designation for the subject property as expressed in the City of Kelowna's Official Community Plan.


Danielle Noble
Current Planning Supervisor

ATTACHMENTS

Location map
Landscape / finished grades plan
Secondary suite site details
Basement plan
North and west elevations
South and east elevations



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.

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PROJECT

SOUTH RIDGE LOT 24

SOUTH RIDGE IN THE MISSION, KELLOWNA, BC

DRAWING TITLE

LANDSCAPE DETAILS

Do not scale any dimension from this drawing

683 McKinnon Road, Kelowna, BC V1W 1J7

250.878.4313

DISTINCT SOLUTIONS INC.



Revision Number, Date and Description	Drawn By	Job Number	Creation Date	Plot Date	Drawing Number	REV No.
		SFR 24	14-Mar-08	18-Aug-08	A-3	1

SECTION 1
1/16"=1'-0"

SECTION 2
1/16"=1'-0"

LANDSCAPE/FIN. GRADES PLAN
1/16"=1'-0"

LEGEND:

- BROOM FINISH CONCRETE
- IRRIGATED GRASS
- GARDEN AREA
- TREE
- LOW SHRUBS
- MEDIUM SHRUBS
- ANNUALS

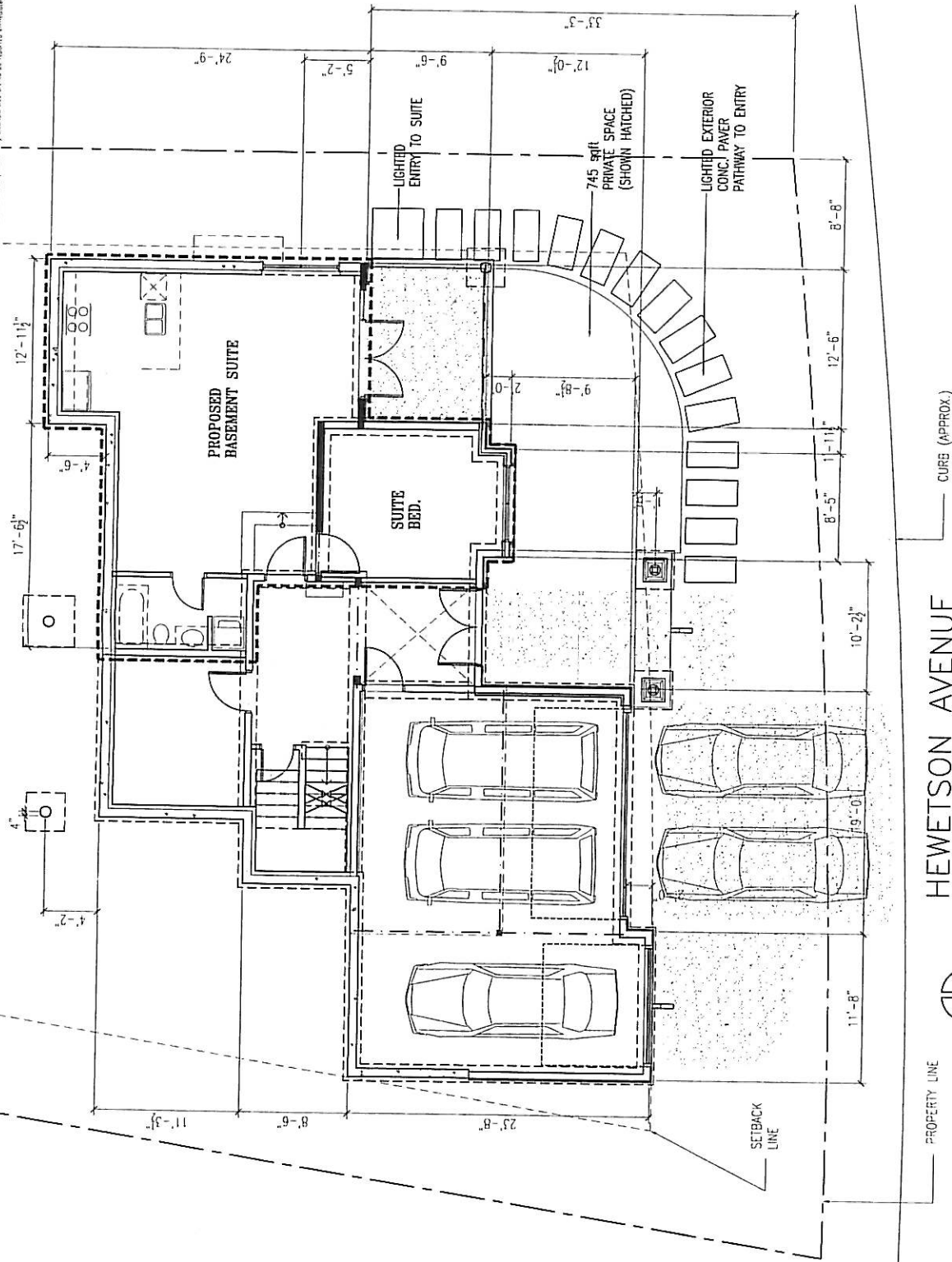
ELEVATION POINTS:

- 20' ABOVE 0' (623.42m)
- 18.3' ABOVE 0' (622.88m)
- 23.3' ABOVE 0' (624.42m)
- 5' (618.82m) ABOVE 0'
- 8' (617.50m) ABOVE 0'
- 24' BELOW 0' (616.70m)
- 0' (617.31m)
- 0' (617.19m)
- 2' (615.11m) BELOW 0'
- 7.4' BELOW 0' (615.06m)

PROPERTY LINES: PROPERTY LINE, SETBACK LINE

Other Features: DRAINAGE SWALE, ROCK PIT, SEE A-3B FOR WALKWAY AND PRIVATE AREA DETAILS

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PROPERTY LINE

HEWETSON AVENUE

CURE (APPROX.)

1 SECONDARY SUITE SITE DETAILS

$$\frac{1}{\theta''} = 1' - 0''$$

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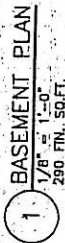
Revision Number, Date and Description

DOOR	MARK	SIZE		NOTES
		WD	HGT	
	101	6'-0"	6'-8"	--
	102	3'-0"	6'-8"	--
	103	2'-6"	6'-8"	--
	104	3'-0"	6'-6"	--
	105	2'-6"	6'-6"	--
	106	3'-0"	6'-6"	--
	107	6'-0"	6'-6"	--
	109	16'-0"	7'-0"	--
	110	9'-0"	8'-0"	--

MARK	SIZE		Sill Height
	WIDTH	HEIGHT	
101	6'-0"	4'-0"	0"
102	6'-0"	8'-0"	0"
103	9'-0"	6'-10"	0"
104	4'-0"	4'-0"	4'-0"

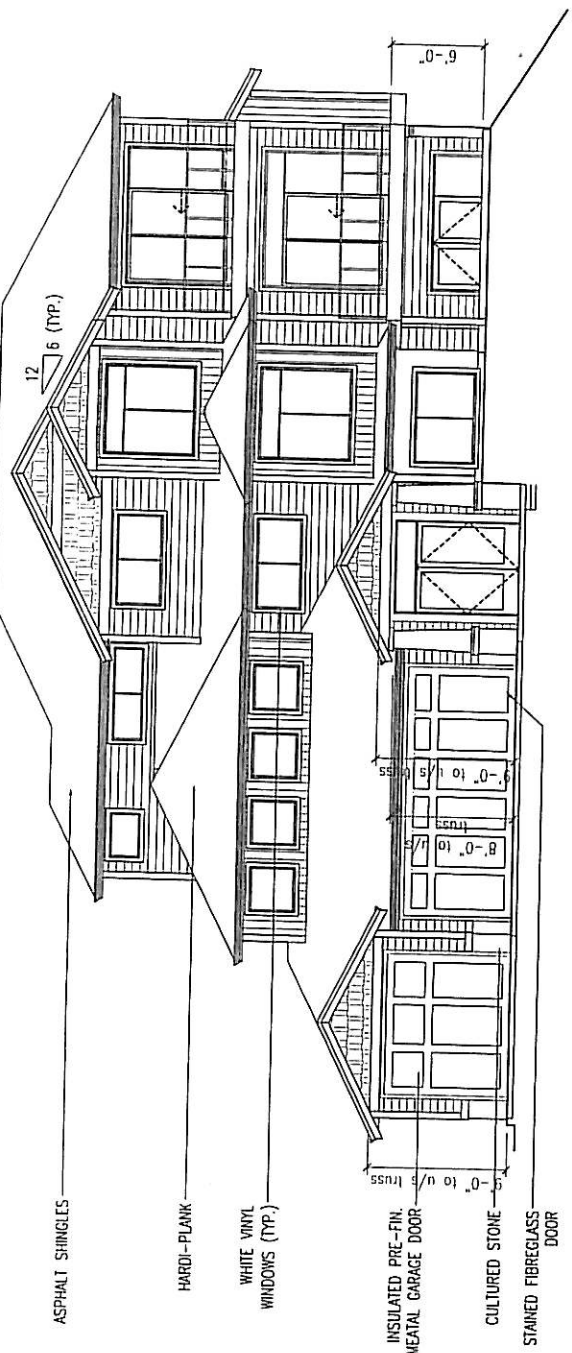
DOOR TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD SINGLE SWING:	+2'-1/2"	+2
BI-FOLD:	+1'-1/2"	+1'-1/4"
BI-PASS (WITH GLASS DOORS):	+1'-1/2"	+1'-1/4"
BI-PASS (WITHOUT GLASS):	+1'-1/2"	+0 (DOOR WIDTH)

REFER TO MANUFACTURER'S WINDOW SCHEDULE

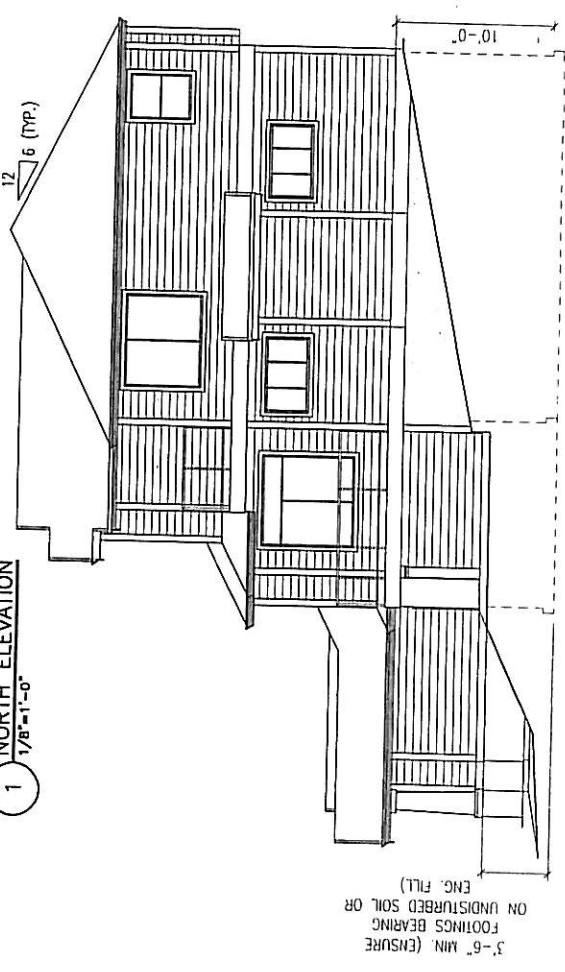


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 DISTINCT SOLUTIONS INC. 685 McVine Road, Kelowna, BC V1W 1J7 250-878-4113	
PROJECT SOUTH RIDGE LOT 24 SOUTH RIDGE IN THE MISSION, KELLOWNA, BC	
Creation Date 14-May-08	Job Number SR-24
Drawn By ---	Revision Number ---
Plot Date 10-Apr-08	Drawing Number A-0
Revision Number, Date and Description	
DRAWING TITLE ELEVATIONS	
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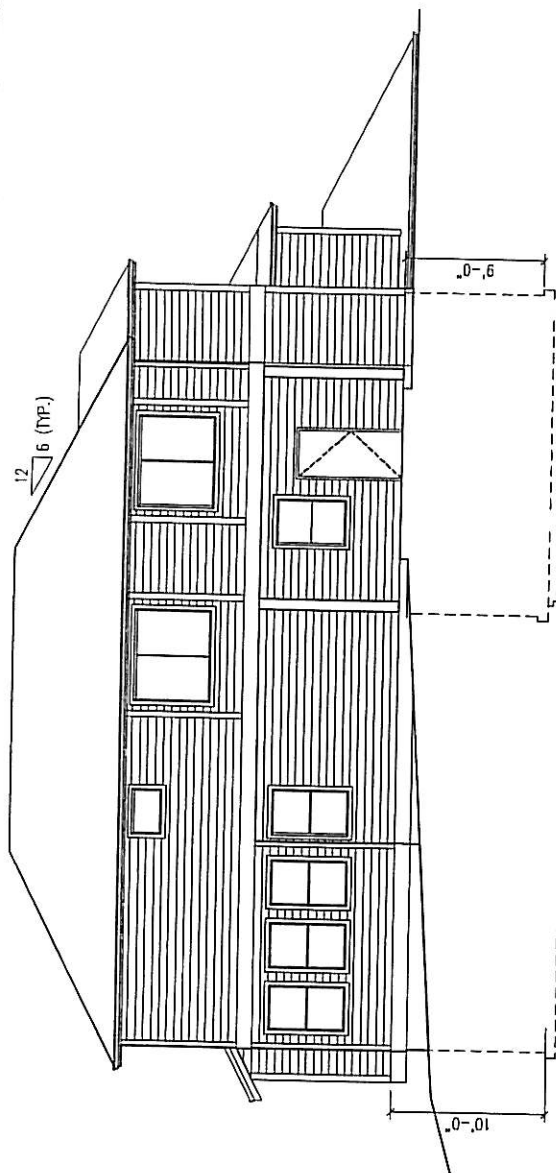


1 NORTH ELEVATION
1/8" = 1'-0"

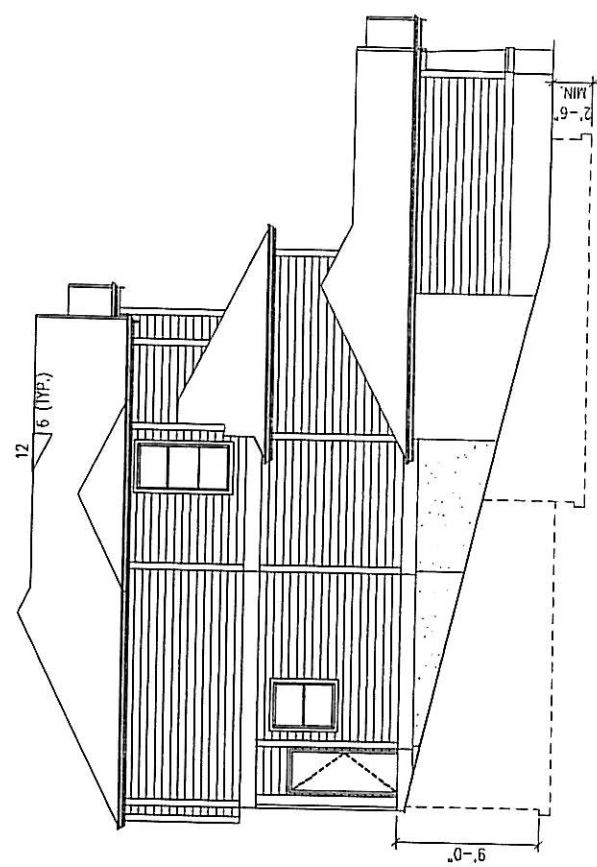


2 WEST ELEVATION
1/8" = 1'-0"

 DISTINCT SOLUTIONS INC. 250-878-4313 685 McLure Road, Kelowna, BC V1W 1J7		SOUTH RIDGE LOT 24 SOUTH RIDGE IN THE MISSION, KELLOWA, BC DRAWING TITLE ELEVATIONS Do not scale nor dimensions from this drawing		1-4-08 Proj Date A-9 Drawing Number REV No.	5-4-08 Job Number SR 24 Drawn By Revision Number, Date and Description
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1 SOUTH ELEVATION
1/8"=1'-0"



2 EAST ELEVATION
1/8" = 1'-0"