
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

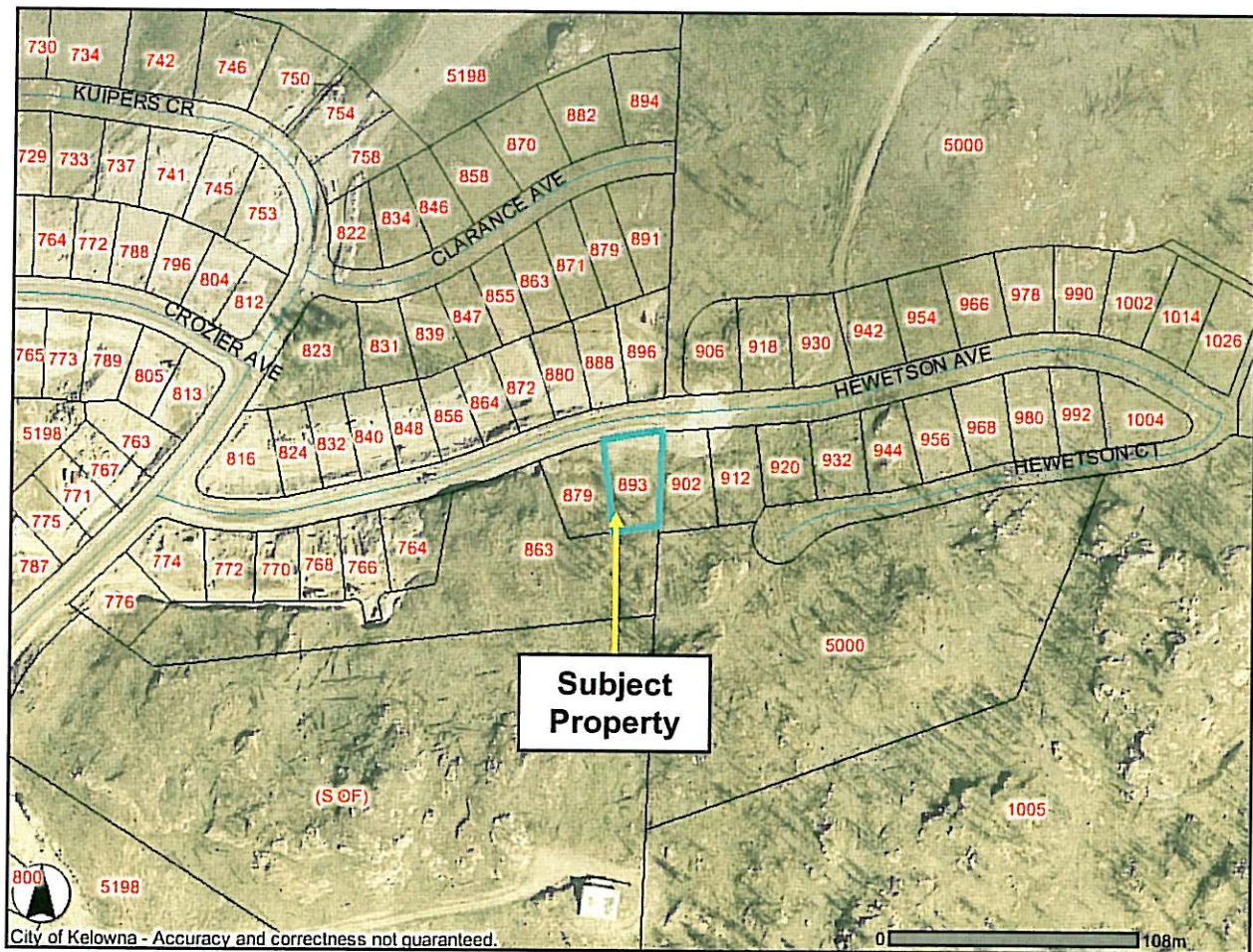
The applicant proposes to rezone the subject property from RU1h - Large Lot Housing (Hillside Area) to RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite in order to construct a secondary within the principal dwelling. The proposed rezoning conforms with the City of Kelowna Official Community 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.

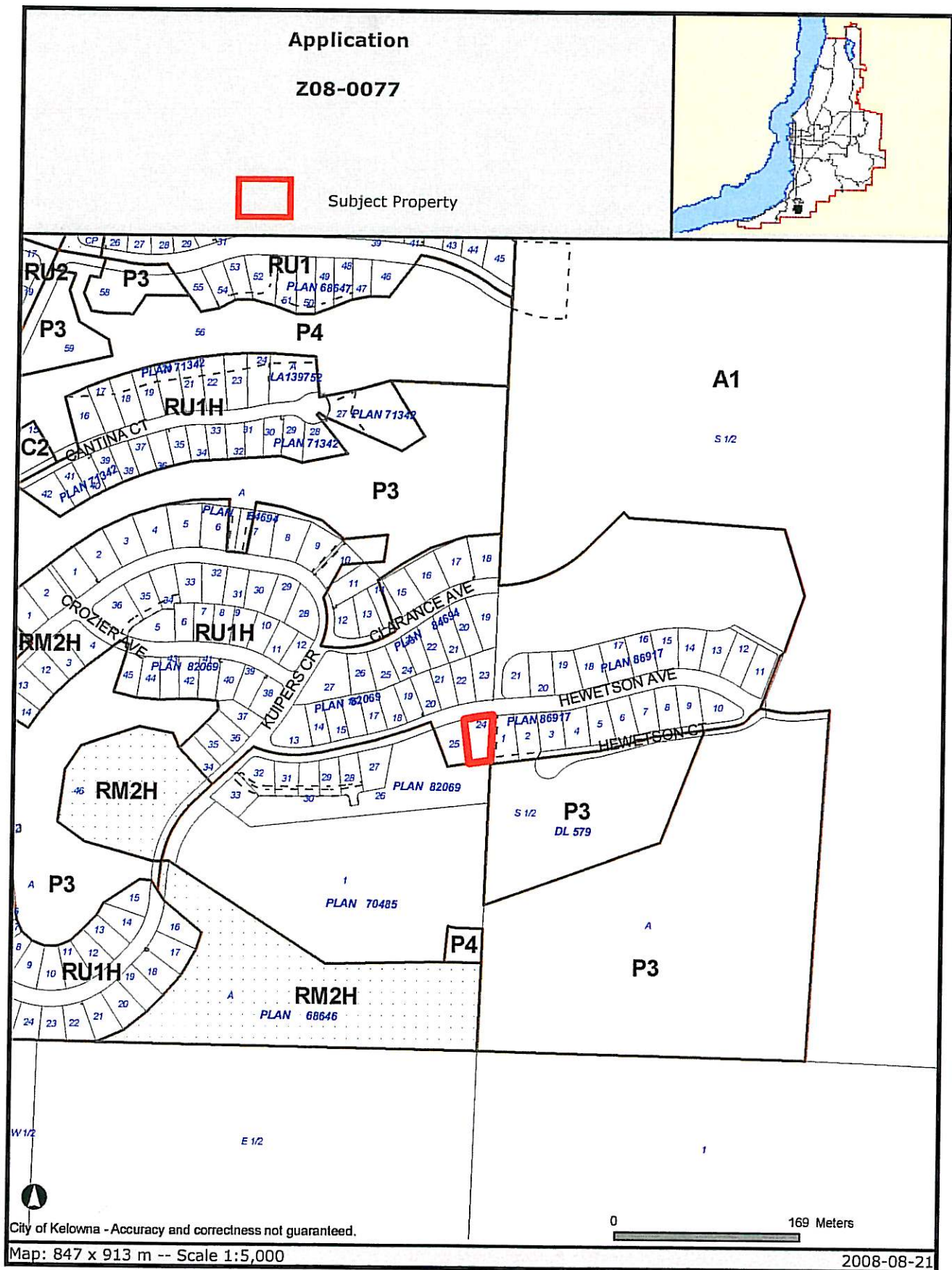
5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

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.

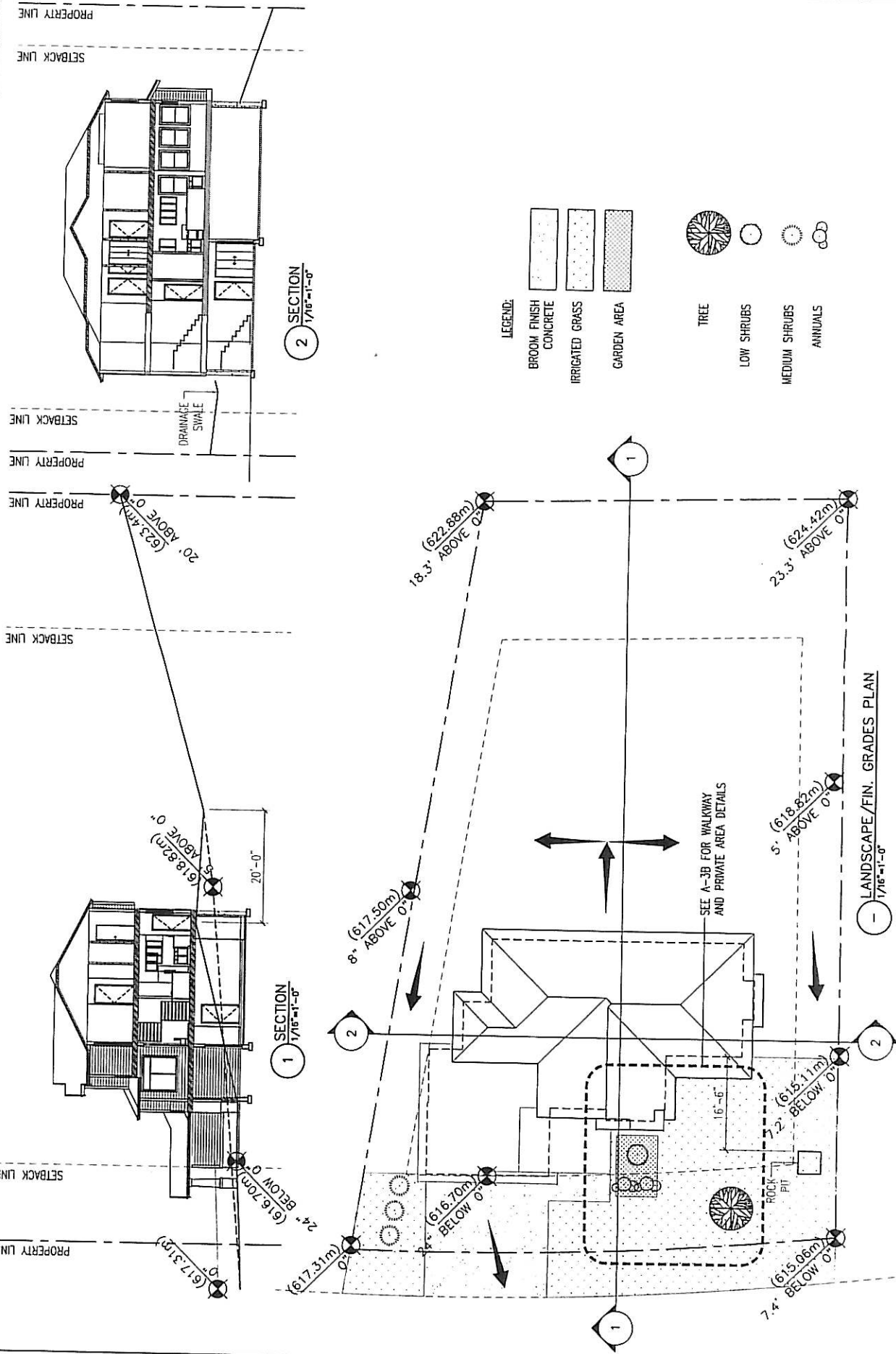

Danielle Noble
Current Planning Supervisor

ATTACHMENTS

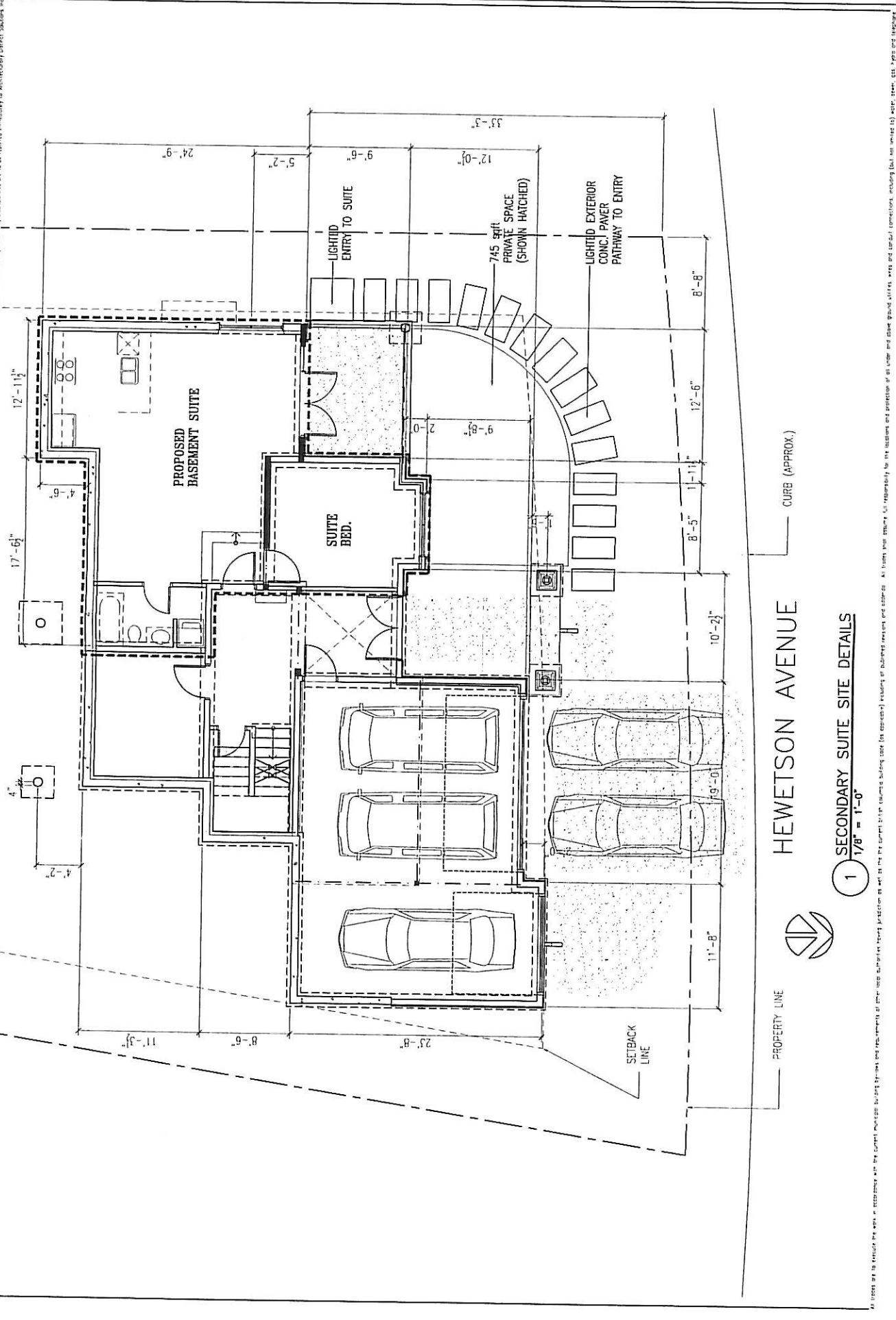
Location map
Landscape / finished grades plan
Secondary suite site details
Basement plan
North and west elevations
South and east elevations



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.



 orthitecturally DISTINCT SOLUTIONS INC. 2508784313 685 McEwen Road, Kelowna, BC V1W 1Y7		PROJECT SOUTH RIDGE LOT 24 SOUTH RIDGE IN THE MISSION, KELOWNA, BC	CREATION DATE 18-Aug-06 JOB NUMBER SR 24 DRAWN BY ---	PLOT DATE 18-Aug-06 DRAWING NUMBER A-3B REV NO. ---	REVISION NUMBER, DATE AND DESCRIPTION ---
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1 SECONDARY SUITE SITE DETAILS
1/8" = 1'-0"

HEWETSON AVENUE

PROPERTY LINE



CURB (APPROX.)

SETBACK LINE

As shown on this plan, the owner warrants that the information contained herein is true and correct to the best of their knowledge and belief. The owner warrants that the information contained herein is true and correct to the best of their knowledge and belief. The owner warrants that the information contained herein is true and correct to the best of their knowledge and belief.

DOOR SCHEDULE

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

WINDOW SCHEDULE

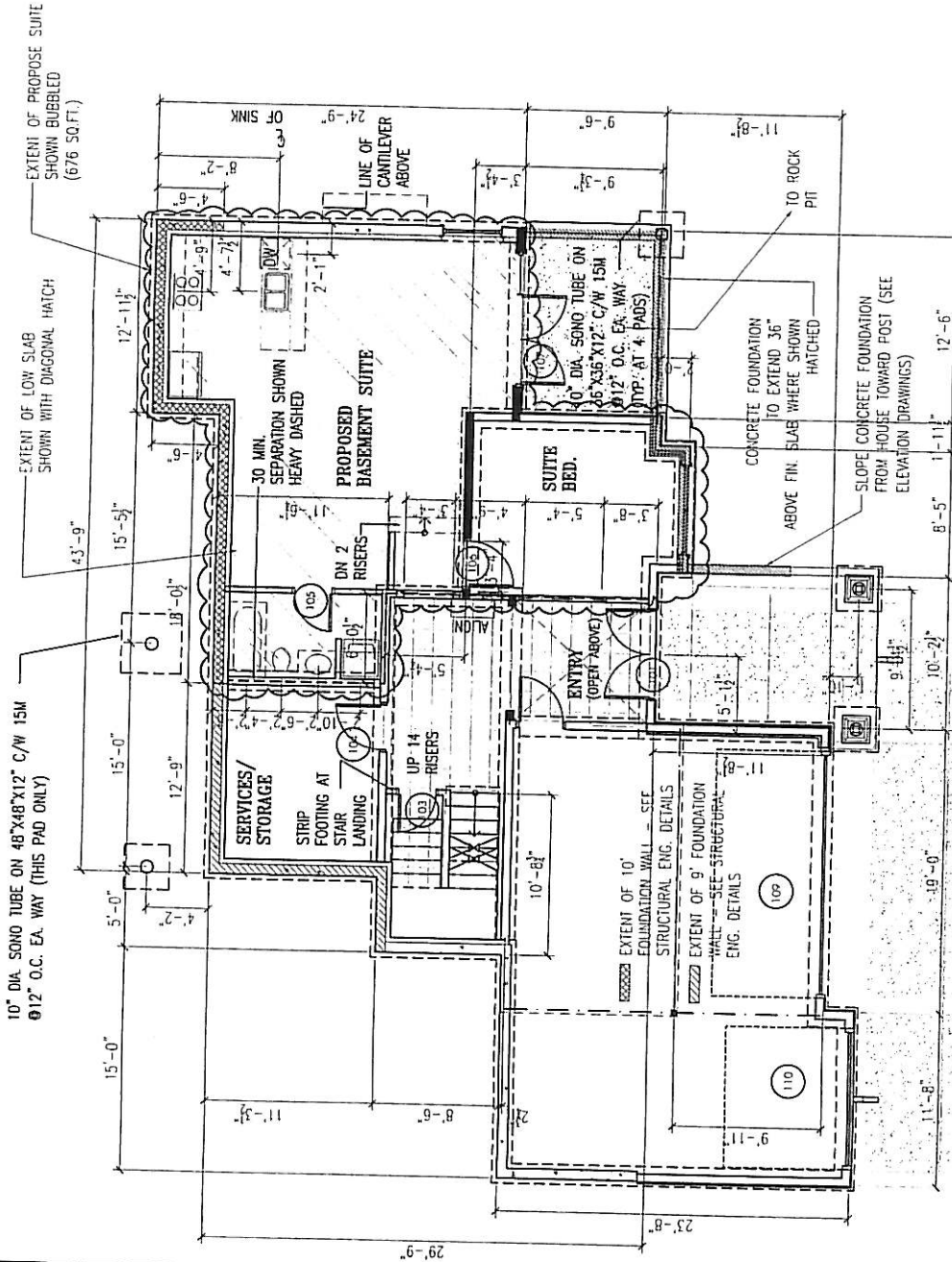
MARK	SIZE		Sill Height
	WIDTH	HEIGHT	
101	6'-0"	4'-0"	0"
102	6'-0"	8'-0"	0"
103	9'-0"	6'-10"	0"
104	4'-0"	4'-0"	4'-0"

DOOR ROUGH OPENINGS AS FOLLOWS (CONFIRM WITH SUPPLIER):

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)

WINDOW ROUGH OPENINGS:

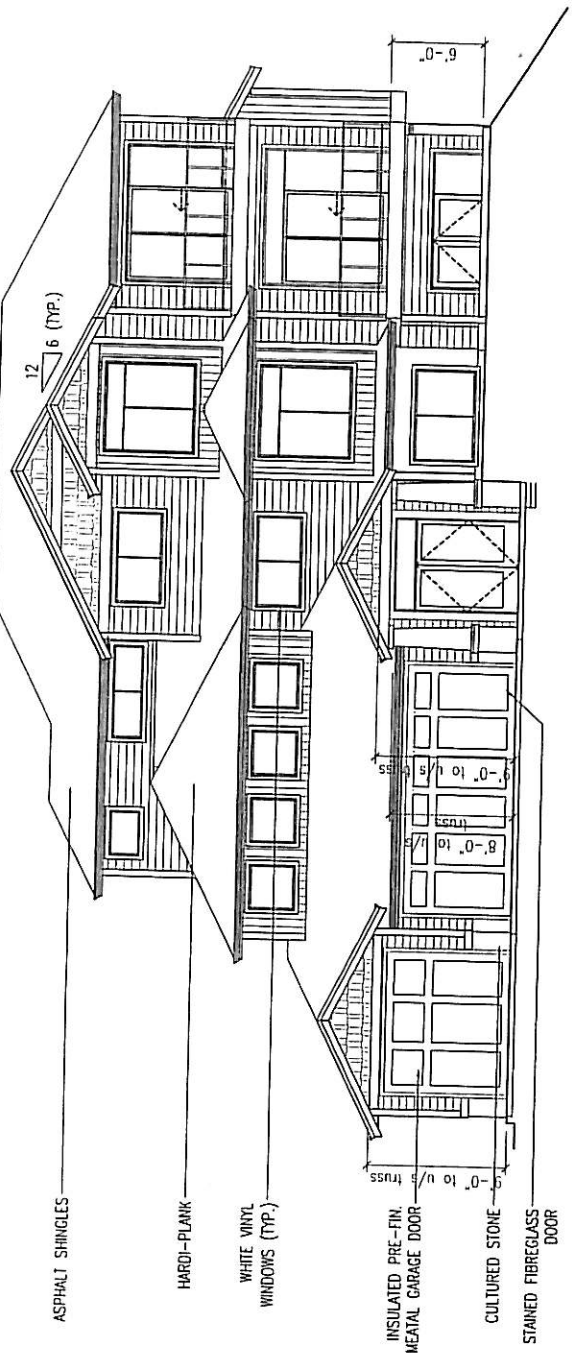
REFER TO MANUFACTURER'S WINDOW SCHEDULE



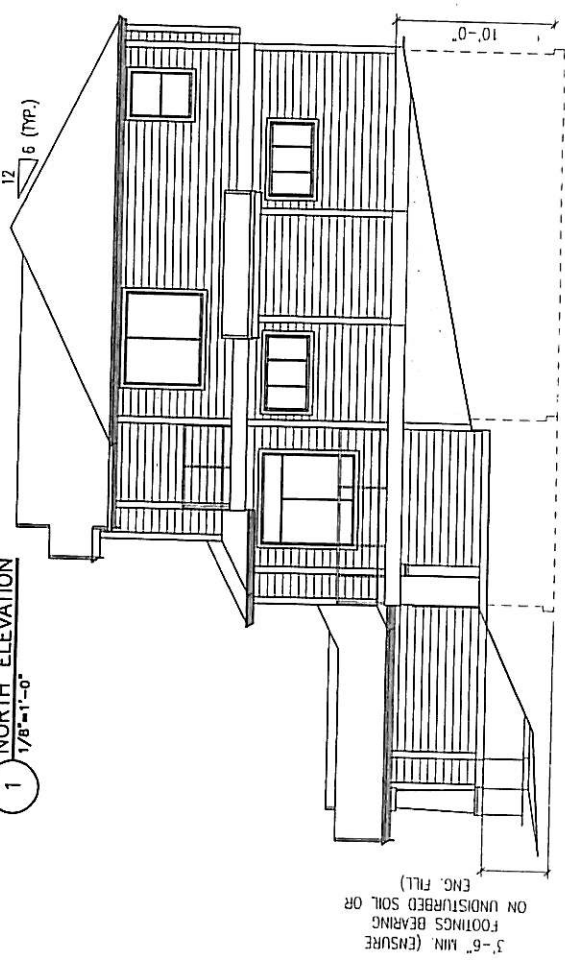
1 BASEMENT PLAN
1/8" = 1'-0"
290 FIN. SQ. FT.

Any discrepancies are to be reported immediately to the designated contact. Do not

 DISTINCT SOLUTIONS INC. 2505 784313 655 McClure Road, Kelowna, BC V1W 1J7		PROJECT SOUTH RIDGE LOT 24 SOUTH RIDGE IN THE MISSION, KELOWNA, BC DRAWING TITLE ELEVATIONS 2505 784313 Do not Scale any dimensions from this drawing	Creation Date 14-Mar-09 Job Number SR-24 Drawn By Revision Number, Date and Description	Plot Date 10-Apr-05 A-8 Drawing Number REV No.	Revision Number, Date and Description
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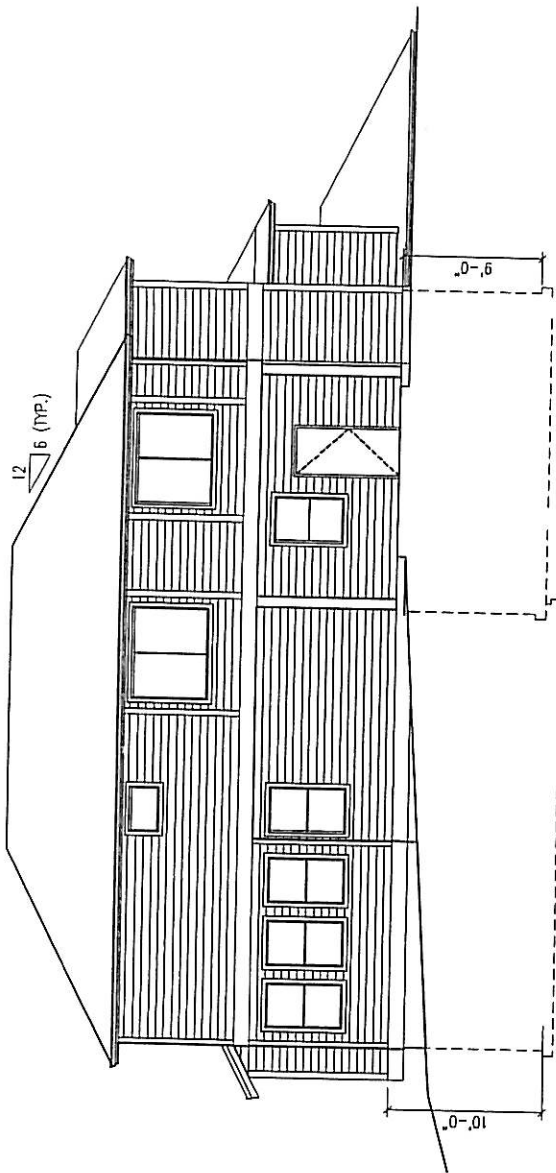


1 NORTH ELEVATION
1/8"=1'-0"

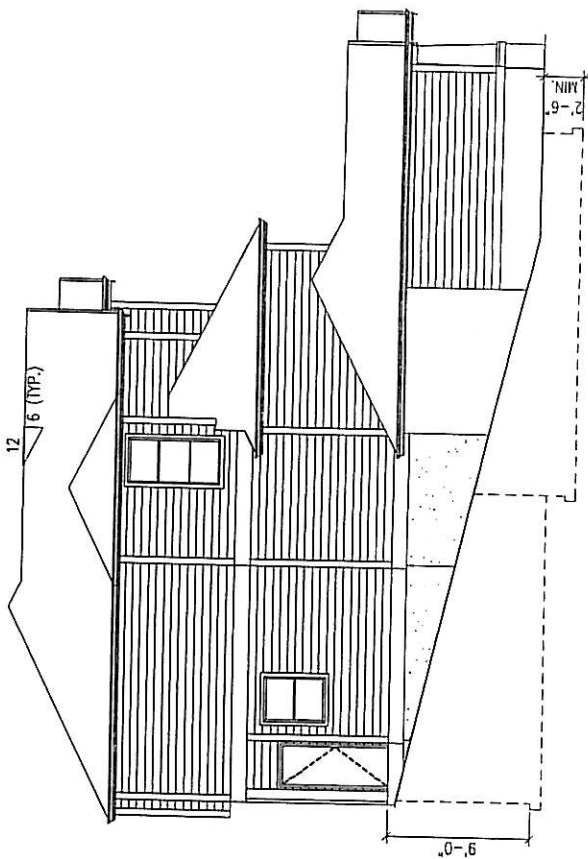


2 WEST ELEVATION
1/8" = 1'-0"

All lines, notes, details and specifications are the exclusive property of Architectural District Solutions Inc. All dimensions are in millimeters unless otherwise noted. The drawings are to be used as a guide only and are not to be used for construction. Any discrepancy or error in the drawings is the responsibility of the client. Any discrepancy or error in the drawings is the responsibility of the client. Any discrepancy or error in the drawings is the responsibility of the client.



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



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

PROJECT SOUTH RIDGE LOT 24 SOUTH RIDGE IN THE MISSION, KELLOWIA, BC		Creation Date 5-Mar-08	Job Number SR-24	Drawn By —	Revision Number, Date and Description
DRAWING TITLE SOUTH RIDGE LOT 24 SOUTH RIDGE IN THE MISSION, KELLOWIA, BC		Plot Date 1-Apr-08	Drawing Number A-0	REV No. —	
ELEVATIONS 4855 McTear Road, Kelowna, BC V1W 1V7 250-878-4313 DISTINCT SOLUTIONS INC.		Do not scale any dimensions from this drawing			