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**CITY OF KELOWNA**  
**MEMORANDUM**

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**DATE:** September 19, 2008  
**TO:** City Manager  
**FROM:** Planning and Development Services Department  
**APPLICATION NO.** Z08-0078                      **OWNER:** Robert & Cathy Schuh  
**AT:** 808 Lone Pine Dr                      **APPLICANT:** Robert Schuh  
**PURPOSE:** TO REZONE FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE  
RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO  
ALLOW FOR LEGALIZATION OF AN EXISTING SECONDARY SUITE  
WITHIN THE PRINCIPAL DWELLING.  
**OCP DESIGNATION:** S2RES – Single/Two Unit Residential  
**EXISTING ZONE:** RU1 – Large Lot Housing  
**PROPOSED ZONE:** RU1s – Large Lot Housing with Secondary Suite  
**REPORT PREPARED BY:** Andrew Browne

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**1.0    RECOMMENDATION**

THAT Rezoning Application No. Z08-0078 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7 Section 24 Township 26 ODYD Plan KAP59957, located at 808 Lone Pine Drive, 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 Black Mountain Irrigation District being completed to their satisfaction.

**2.0    SUMMARY**

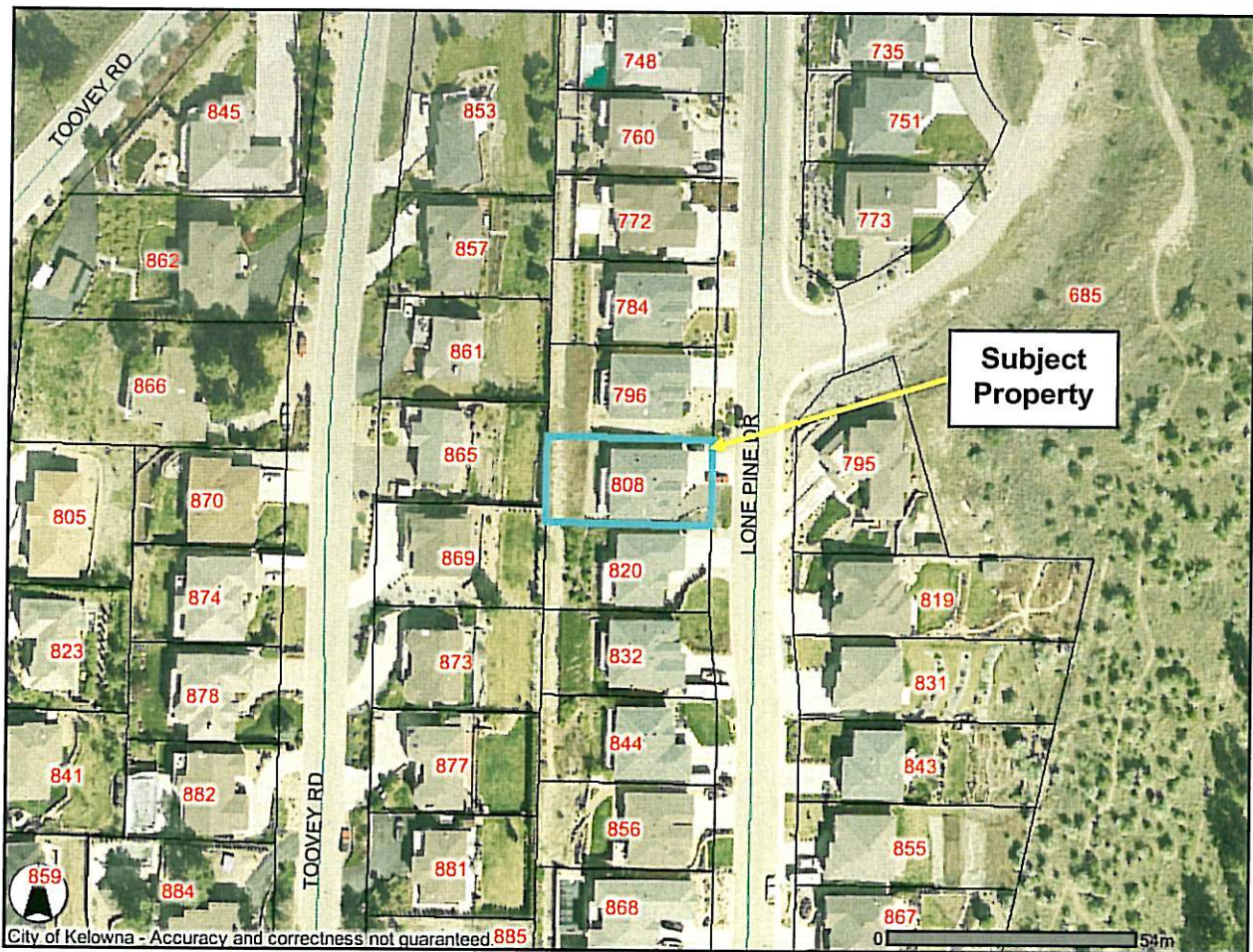
The applicant proposes to rezone the subject property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite in order to legalize the existing secondary suite contained within the principal dwelling. The proposed rezoning conforms with the City of Kelowna Official Community Plan future land use designation of Single/Two Unit Residential.

### 3.0 BACKGROUND

#### 3.1 Site Context

The subject property is located in Belgo/Black Mountain at 808 Lone Pine Drive. The area is predominantly zoned for single family dwellings, with some agricultural and secondary suite zoning within walking distance. The adjacent land uses are as follows:

North	RU1 – Large Lot Housing
South	RU1 – Large Lot Housing
East	RU1 – Large Lot Housing
West	RU1 – Large Lot Housing



#### 3.2 The Proposal

An existing single family dwelling lies on the subject property, within which exists a non-permitted secondary suite. The applicant proposes to rezone the property to legalize the existing secondary suite use.

The table below shows this application's compliance with the requirements of the RU1s zone.

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS (FOR SECONDARY SUITE)
Subdivision Regulations		
Lot Area	675.1 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	18.7 m	15.0 m
Lot Depth	36.1 m	30.0 m
Development Regulations		
Secondary Suite Size	83.1 m <sup>2</sup>	90 m <sup>2</sup>
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30 m <sup>2</sup> per dwelling unit

### 3.3 Existing Development Potential

The property is currently zoned RU1 – Large Lot Housing. The purpose of the RU1 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

Require separate entrance into suite with man door (sliding glass door not allowed). Provide wall and floor assembly details for suite including STC rating and Fire Resistance ratings. Apply for Building Permit within 30 days of rezoning.

### 4.3 Works & Utilities Department


The plan for the proposed rezoning application for a suite within an existing dwelling does not compromise Works and Utilities as far as servicing is concerned.

### 4.4 Black Mountain Irrigation District

Please see attached correspondence from the Black Mountain Irrigation District dated August 27, 2008.

**5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS**

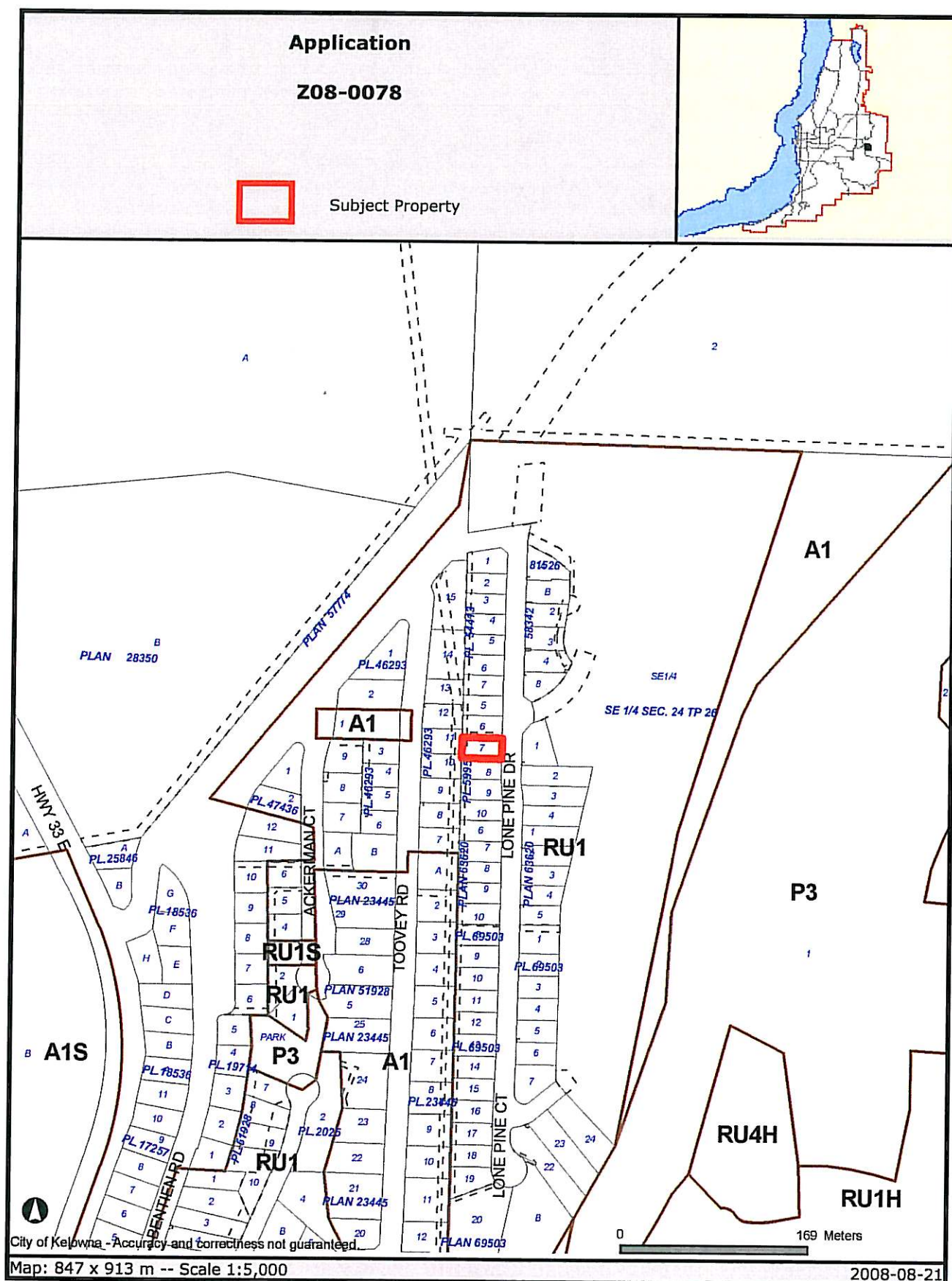
Planning and Development Services Department staff have no concerns with the proposed rezoning. The provision of second dwellings, duplexes, and secondary suites is a flexible and low-impact method of providing additional housing while preserving overall neighbourhood character. No significant impact 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.

*for*   
\_\_\_\_\_  
Danielle Noble  
Current Planning Supervisor

**ATTACHMENTS**

Location map  
Surveyor's certificate of location  
Front elevation  
Rear elevation  
Right and left elevations  
Lower floor plan showing secondary suite  
Correspondence from Black Mountain Irrigation District



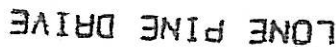


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

B.P. 14275

6

HAH, MARQUEE  
W/TH ELEVATION 94.000,  
INTERSECTION LONG FIVE  
N SEAFORD DRIVE



SAHOO NOSTEN  
NELSON HOMES

SCALE: 1:250 ALL DISTANCES ARE IN METRES.

GEHUE & VAN BURP

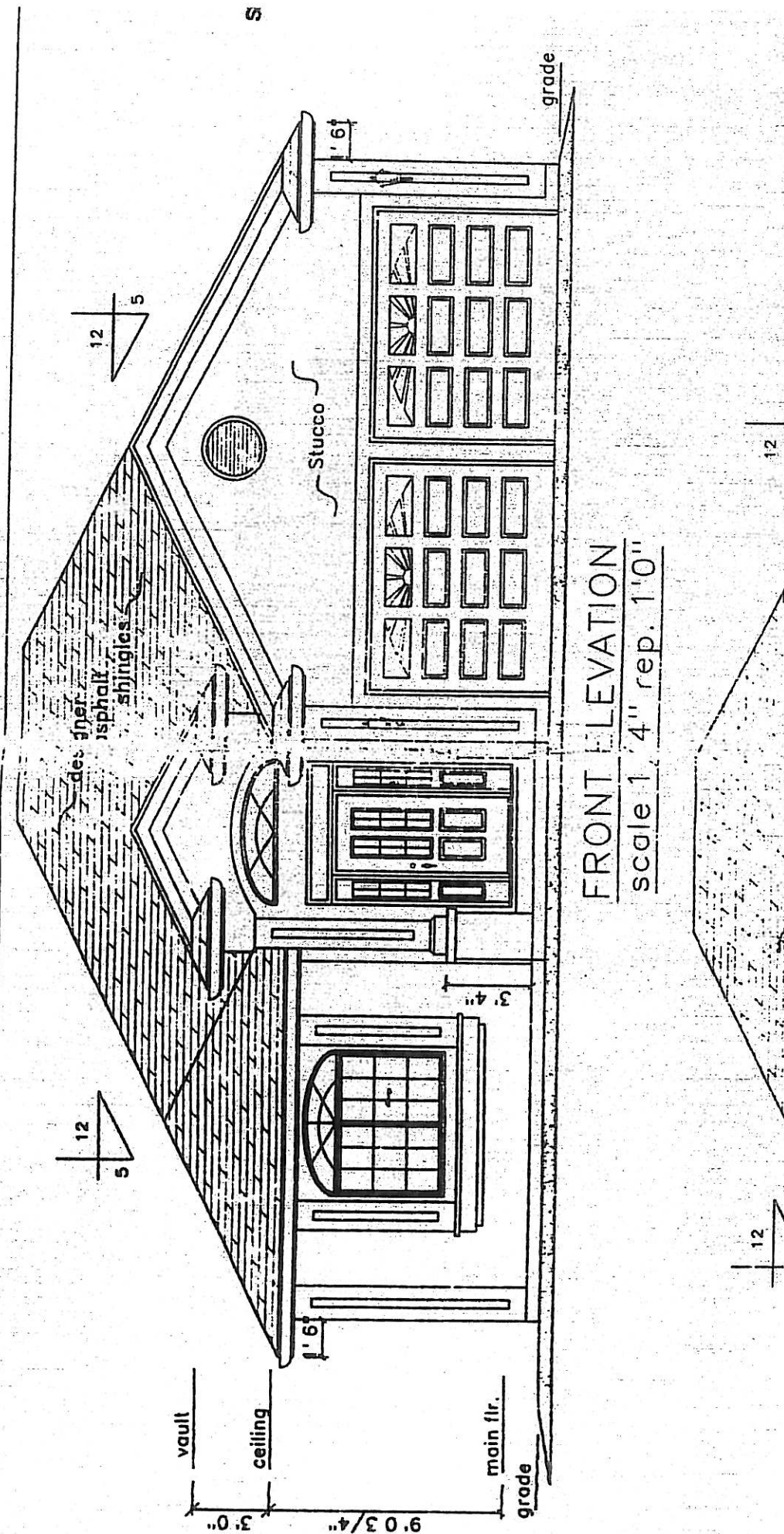
LAND SURVEYORS  
201-1470 ST PAUL STREET  
KELOWNA, B.C. TEL (250)

CERTIFIED CORRECT THIS 22ND DAY OF JULY, 1998.

THIS DOCUMENT NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

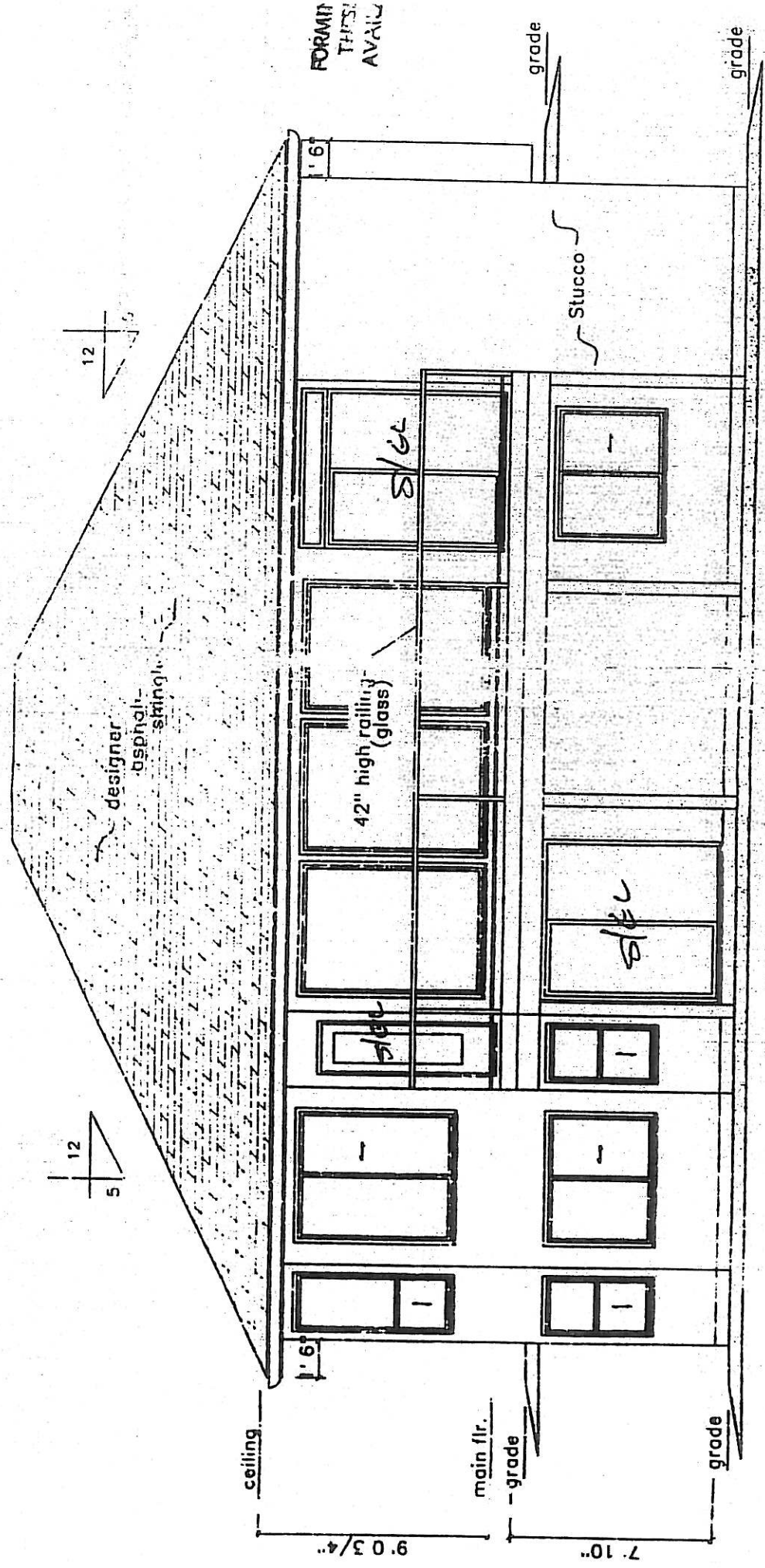
LOT DIMENSIONS ARE FROM REGISTERED RECORDS.  
THIS PLAN PREPARED FOR MUNICIPAL AND/OR MORTGAGE  
PURPOSES ONLY AND IT IS NOT TO BE USED FOR THE  
ESTABLISHMENT OF PROPERTY BOUNDARIES.

File: 139388c





scale 1/4" rep. 1'0"



FORMIT  
THPSE  
AVAIL

grade

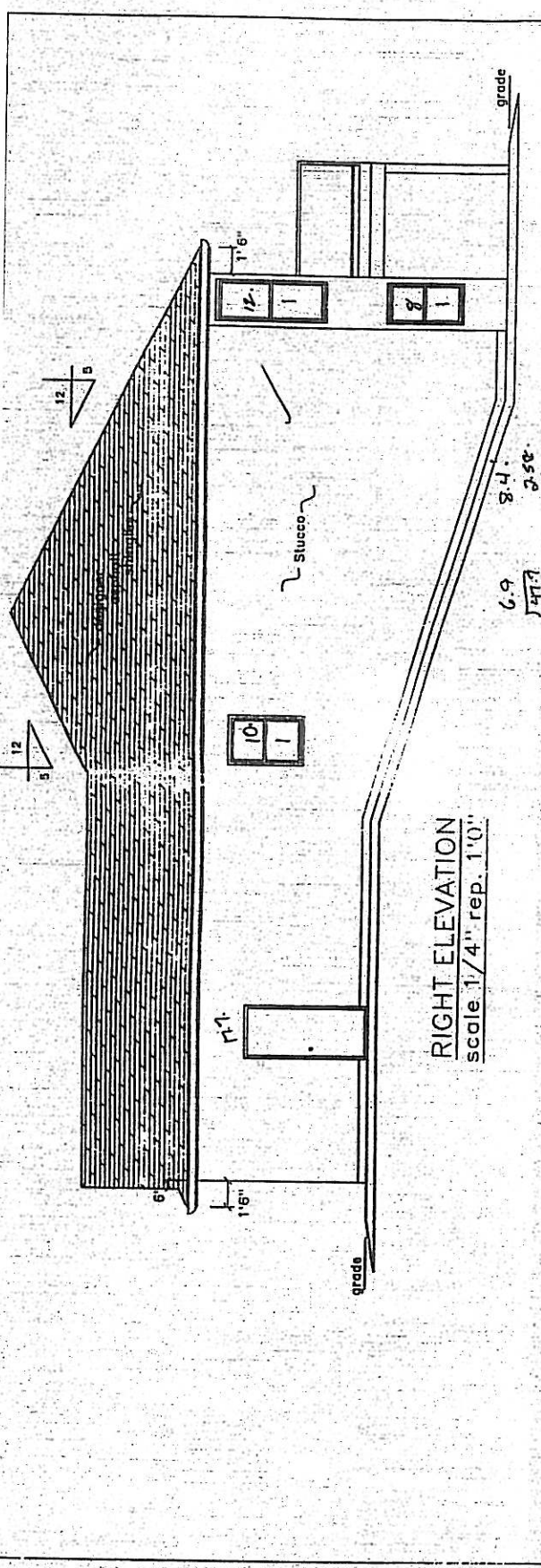
grade

REAR ELEVATION

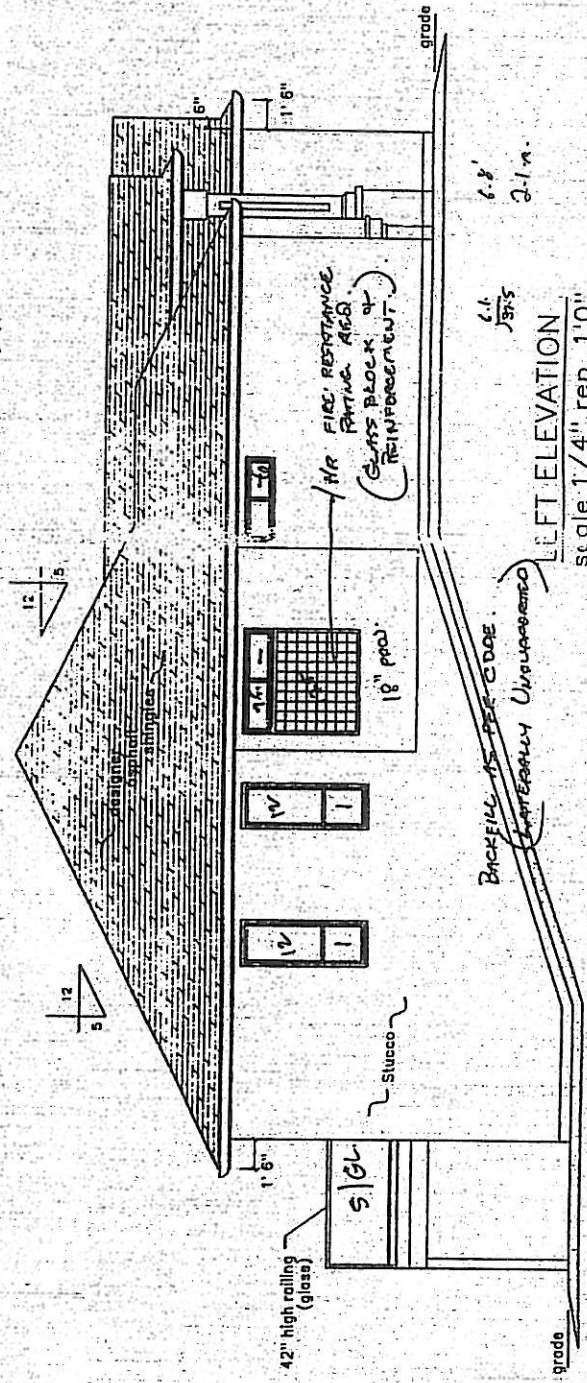
scale 1/4" rep. 1'0"

80246





**RIGHT ELEVATION**  
scale 1/4" rep. 1'0"



**LEFT ELEVATION**  
scale 1/4" rep. 1'0"

3572 Old Occoquan Hwy, Westmont, D.C. 20190 PHONE (202) 768-9000	
RESIDENCE: The Murray Pinedale	DATE: June 10/98 DRAWN BY: G.S. JOB NO:
SHEET 2 OF 6 SHEETS	

8024612R

Hand-drawn floor plan of a house with dimensions and room labels. The plan includes a Master Bedroom, Family Room, Kitchen, Bath Room, and various closets and storage areas. Dimensions are provided for rooms and overall sections. The plan also shows structural elements like joists, beams, and stairs.

**Rooms and Dimensions:**

- Master Bedroom:** 15' 0" x 12' 10"
- Family Room:** 15' 6" x 30' 8"
- Kitchen:** 11' 10" x 13' 8"
- Bath Room:** 11' 6" x 5' 0"
- Walkin Closet:** 6' 6" x 5' 2"
- Storage:** 4' 0" x 8' 10"

**Structural and Other Details:**

- Beams:** 3 ply 2x10 beam, 2x10 joists, 16" O.C. over.
- Stairs:** Down 3 stairs, Up.
- Other Labels:** Nook, Island, Pantry, Sink, Stove, Oven, Dishwasher, Storage, Turn, Drain, Hwt, Eng. joist system over, eng beam over.

Future development:

LOWER FL

scale 1/4"

Plan ()

(WITH DRAW)

It begins in



Office: (250) 765-5169  
Fax: (250) 765-0277  
www.bmid.ca

BMID File No. 2008-01

August 27, 2008

City of Kelowna  
Planning and Development Services Department  
1435 Water Street  
Kelowna, BC V1Y 1J4

Attention: Andrew Browne

**RE: Rezoning Application City File No. Z08-0078, DP08-0059  
Lot 7 Plan 59957 – 808 Lone Pine Drive  
Water Service Requirements**

This letter sets out our requirements for water supply related to the addition of a legal suite to the existing house physically located at 808 Lone Pine Drive on Lot 7 Plan 59957.

#### **1.0 CONNECTION & METER FEES**

As per Bylaw No. 667, the Connection fee for a legal suite is **\$100.00**. A meter assembly is also required for the home and is to be installed by Corix Utilities. The cost for a meter based on an installation to a newly constructed dwelling is **\$383.55**. Additional meter fees may apply due to plumbing configuration as the install is a retrofit.

#### **2.0 CAPITAL CHARGES**

As per Bylaw No. 678, the capital expenditure charge for the proposed addition of a suite is **\$1,080.00**. This money is to fund water source development and larger supply transmission mains as defined in the BMID Capital Plan.

If the applicant agrees to the above conditions and rezoning is approved for construction of the suite, please come in to our office to complete a *BMID Application for Building* form.

Please review this information and call us if you have questions. Additional information on the development process can be found at our website at [www.bmid.ca](http://www.bmid.ca).

Yours truly,  
Black Mountain Irrigation District

R. Hrasko, P.Eng.  
Administrator

cc: Bob & Cathy Schuh

RECEIVED

AUG 27 2008

CITY OF KELOWNA,  
PLANNING DEPT.