



with a garage to the front of the existing dwelling. This accessory building is designed to be connected to the principal dwelling by a breezeway structure, and contain the garage on the lower level and a guest room on the upper level. The suite is designed as a “studio” style suite that is one room with a full bathroom attached. The suite is approximately 48.7 m<sup>2</sup> (525 ft<sup>2</sup>) in area. Access to the suite is from the south west corner of the building, adjacent to the breezeway which connects the accessory building to the principal building.

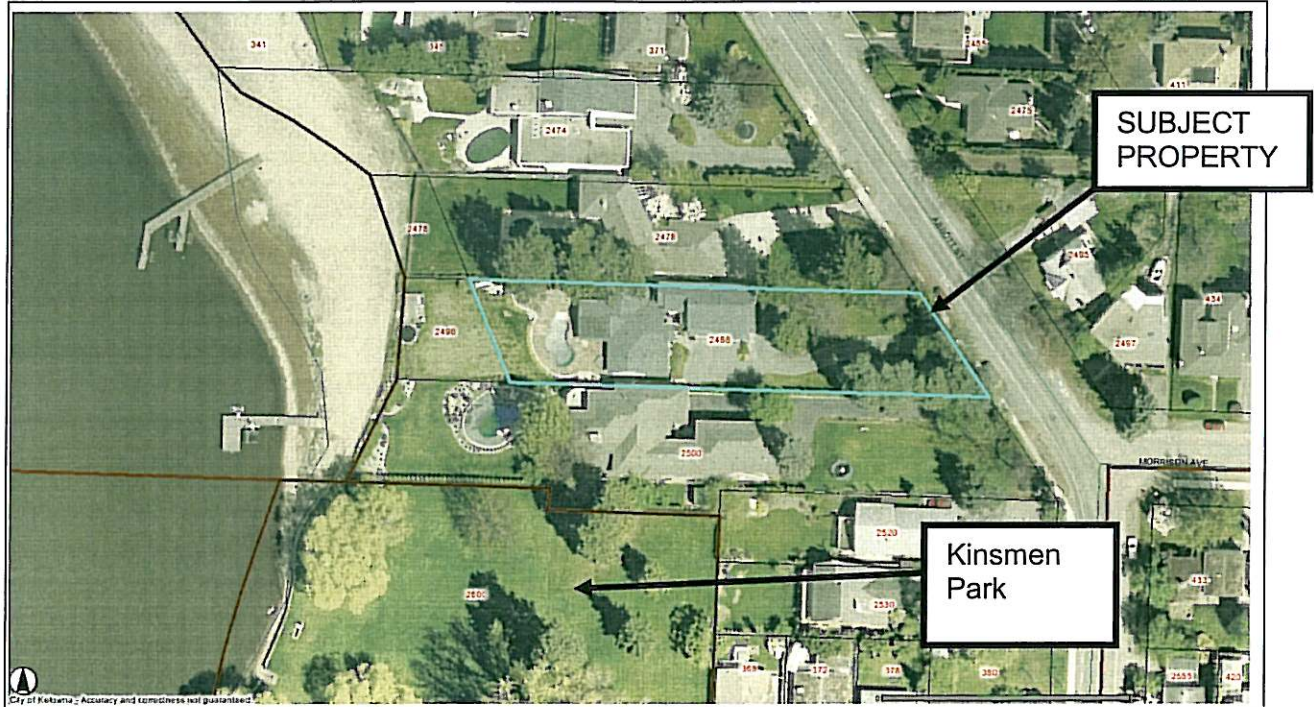
The proposed application meets the requirements of RU1(s) as follows:

<b>Zoning Bylaw No. 8000</b>		
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)</b>
<b>Subdivision Regulations</b>		
Lot Area	2120 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	26.42 m	16.5 m
Lot Depth	95.62m	30.0 m
<b>Development Regulations</b>		
Site Coverage (buildings)	20.5 %	40%
Site Coverage (buildings/parking)	33.5 %	50%
Height (existing house)	9.144 m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	618.5 m <sup>2</sup>	
Floor Area of Secondary Suite / Size ratios	50.17 m <sup>2</sup> / 8.1 %	In building can't exceed lessor of 90 m <sup>2</sup> or 40%
Front Yard	14.0 m	4.5 m / 6.0 m to a garage
Side Yard (north)	2.3 m	2.0 m (1- 1 ½ storey)
Side Yard (south)	2 m	2.0 m (1- 1 ½ storey)
Rear Yard	17.4 m	7.5 m
<b>Other Requirements</b>		
Parking Stalls (#)	More than 3 spaces	3 spaces
Private Open Space	meets requirements	30m <sup>2</sup> requirement

### 3.1 Site Context

The subject property is located on the west side of Abbott Street, north of Kinsmen Park. The adjacent land uses in all directions are RU1 – Large lot housing.

### 3.2 Site Location:



### 4.0 **CURRENT DEVELOPMENT POLICY**

The property is proposed to be zoned RU1(s) – Large Lot Housing with Secondary Suite. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses.

#### 4.1 Kelowna 2020 – Official Community Plan

The proposal is consistent with the future land use designation of Single/Two Unit Residential in the Official Community Plan. The Single/Two Unit Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached and detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 8).

#### 4.2 Kelowna Strategic Plan

One of the objectives of the Strategic Plan is “to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas” (Objective 1.1). The proposal is consistent with these objectives and with their accompanying strategies.

## 5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

### 5.1 Development Engineering

Development Engineering Services have the following requirements associated with this rezoning application.

#### 1. **Domestic Water and Fire Protection**

This property is currently serviced with a 19mm-diameter copper water service. The service will be adequate for this application. Metered water from the main residence must be extended to supply the proposed suite.

#### 2. **Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost.

**The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate, inquiry's please contact John Filipenko at 250-469-8581

#### 3. **Site Related Issues**

Modify the driveway angle so that the approach is near perpendicular to Abbott Street. Provide sufficient space on site so that a vehicle can manoeuvre and exit to the street in a forward motion. Reduce the driveway width, at property line to 6.00m.

#### 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.

### 5.2 Building and Permitting

Building with proposed suite is accessory building by definition in Zoning Bylaw. A DVP will be required in conjunction with rezoning application as it is located in required front yard.

The subject property is located within the flood plain construction area, no habitable space or mechanical equipment permitted below the elevation of 343.63m. Water table area, geotechnical report/supervision is required for soil stability and ground bearing capacity to be submitted with building permit application.

### 5.3 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations per BCBC 2006. Address for the suite is to be visible from Abbott St.

## 6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration of infill of existing neighbourhoods and where services are already in place and densification can easily be accommodated. The proposed suite is

designed to complement the form and character of the principal dwelling located on the subject property.

However, as the accessory building is located between the road and the principal dwelling, there will have to be a Development Variance Permit application considered to vary the requirements of Section 9.5.1(d) which states; "Where a secondary suite is located in an accessory building the principal dwelling unit shall be located between the front yard and the accessory building...". It is anticipated that the Development Variance permit application would be coordinated for Council consideration the same time as the Public Hearing, should Council support this application. A Development Permit application for form and character processed by Staff will follow the rezoning.

In conclusion, Land Use Management Staff support this application, and recommend for positive consideration.



*for:*  
Danielle Noble  
Urban Land Use Manager

Approved for Inclusion

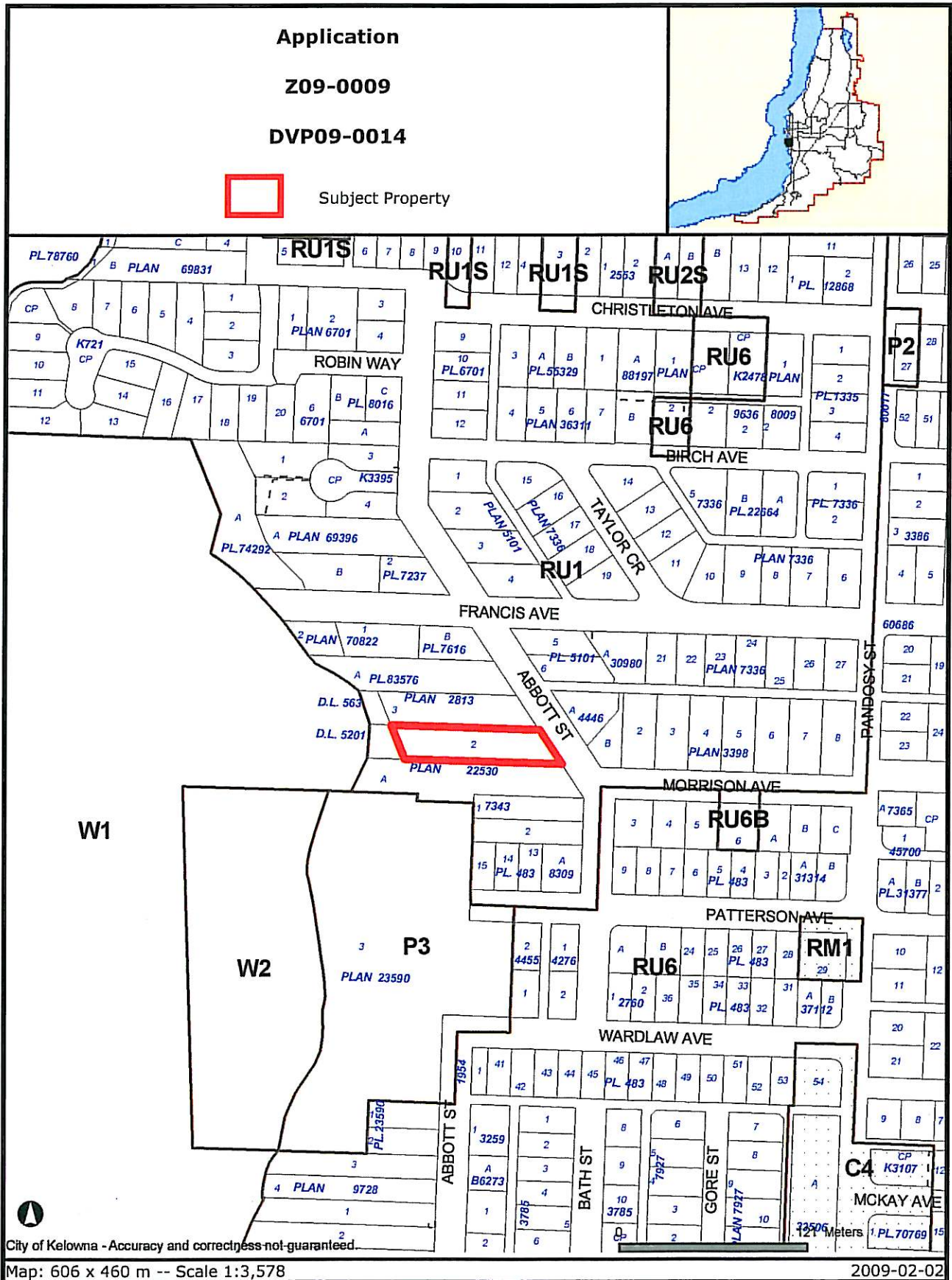


Shelley Gambacort  
Director of Land Use Management

---

#### ATTACHMENTS

Location of subject property  
Site / Landscape Plan  
Elevation Drawings  
Upper Floor Plan Accessory building  
Lower Floor Plan Accessory building



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.

---

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

---

**Date:** February 10, 2009  
**File No.:** Z09-0009  
**To:** Planning & Development Services Department (PMcV)  
**From:** Development Engineering Manager  
**Subject:** 2488 Abbott Street                      Lot 2 Plan 2813                      Suite in Accessory Building

---

Development Engineering Services have the following requirements associated with this rezoning Application.

1.     Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. The service will be adequate for this application. Metered water from the main residence must be extended to supply the proposed suite.

2.     Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost.

**The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate, inquiry's please contact John Filipenko at 250-469-8581

3.     Site Related Issues

Modify the driveway angle so that the approach is near perpendicular to Abbott Street. Provide sufficient space on site so that a vehicle can manoeuvre and exit to the street in a forward motion. Reduce the driveway width, at property line to 6.00m

4.     Electric Power and Telecommunication Services

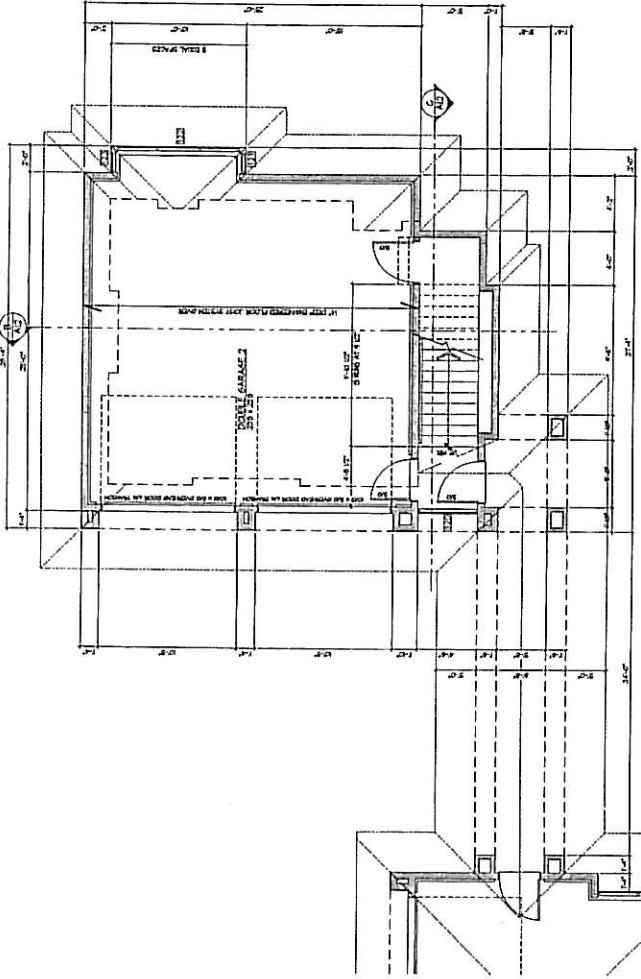
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

---

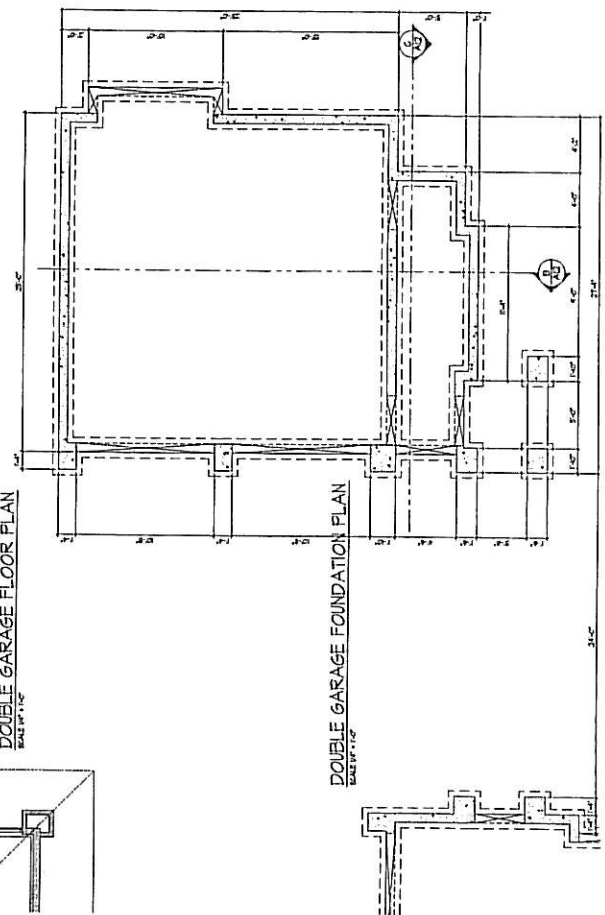
Steve Muenz, P. Eng.  
Development Engineering Manager  
JF/jf



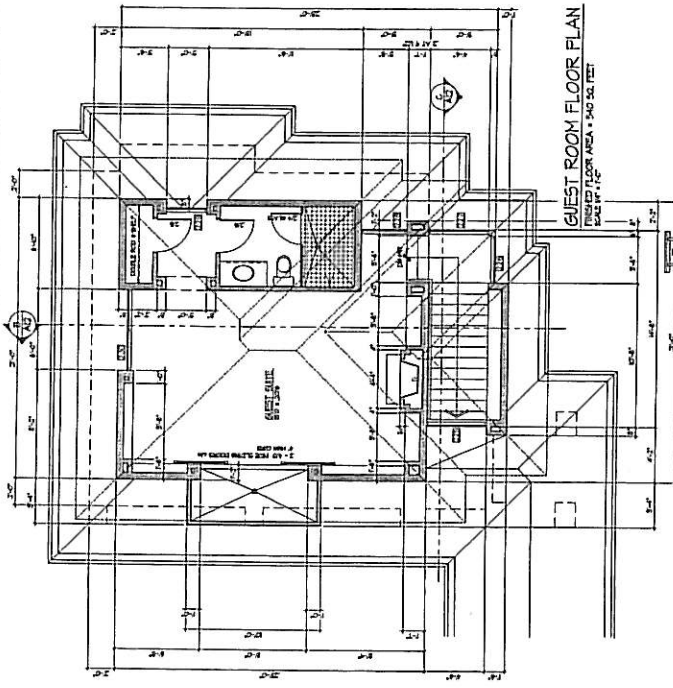




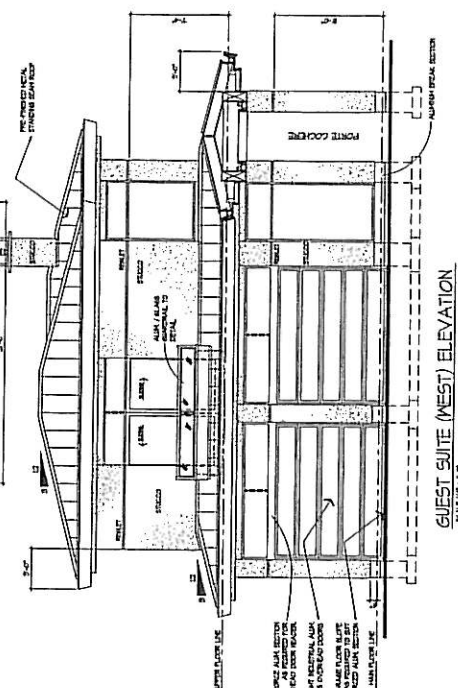
DOUBLE GARAGE FLOOR PLAN  
SCALE 1/4" = 1'-0"



DOUBLE GARAGE FOUNDATION PLAN  
SCALE 1/4" = 1'-0"



GUEST ROOM FLOOR PLAN  
SCALE 1/4" = 1'-0" (FOR AREA + 500 SQ. FEET)



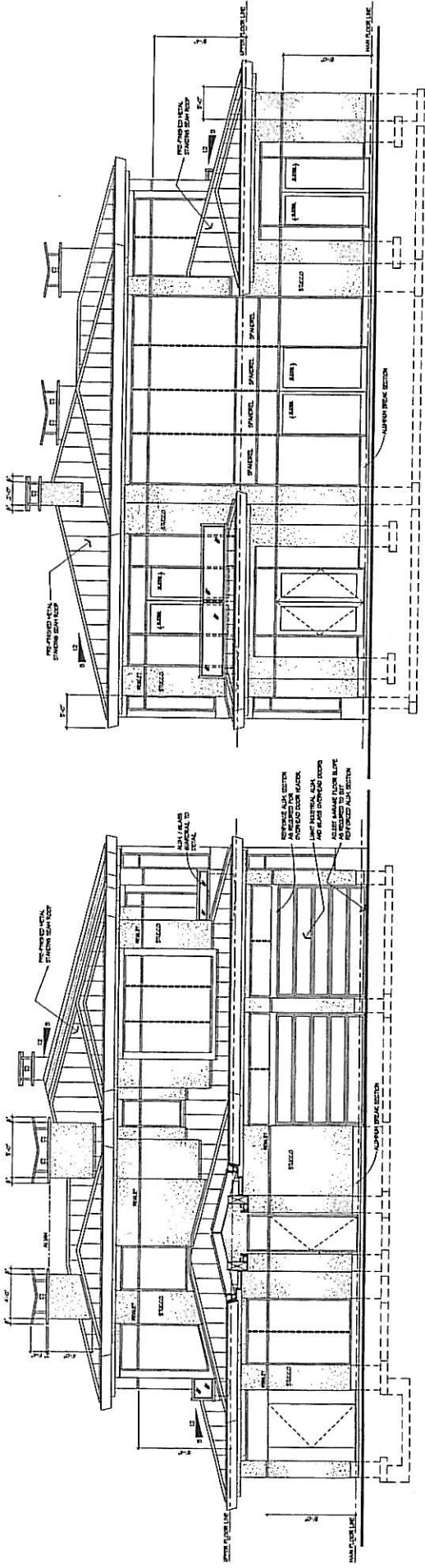
GUEST SUITE (WEST) ELEVATION  
SCALE 1/4" = 1'-0"

SCALE	1/4" = 1'-0"
DATE	11-14-08
PROJECT	JOHNSON RESIDENCE
SHEET NO.	A5

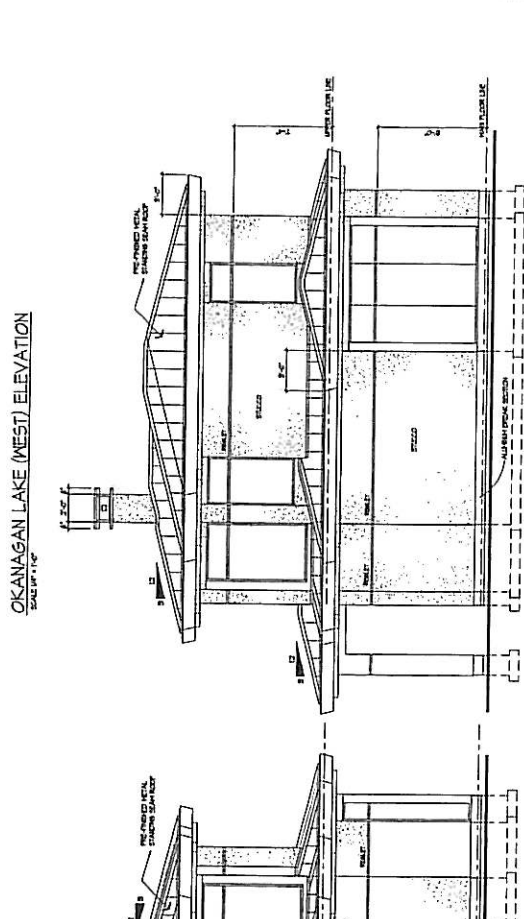
PROJECT FILE: JOHNSON RESIDENCE 2488 ABBOTT STREET, BLOOMING, IL  
SHEET FILE: GUEST SUITE PLANS; ELEVATION

Carl Scholl Design  
1111 N. W. 11th St., Suite 100  
Fort Lauderdale, FL 33304  
Phone: 954.571.1111

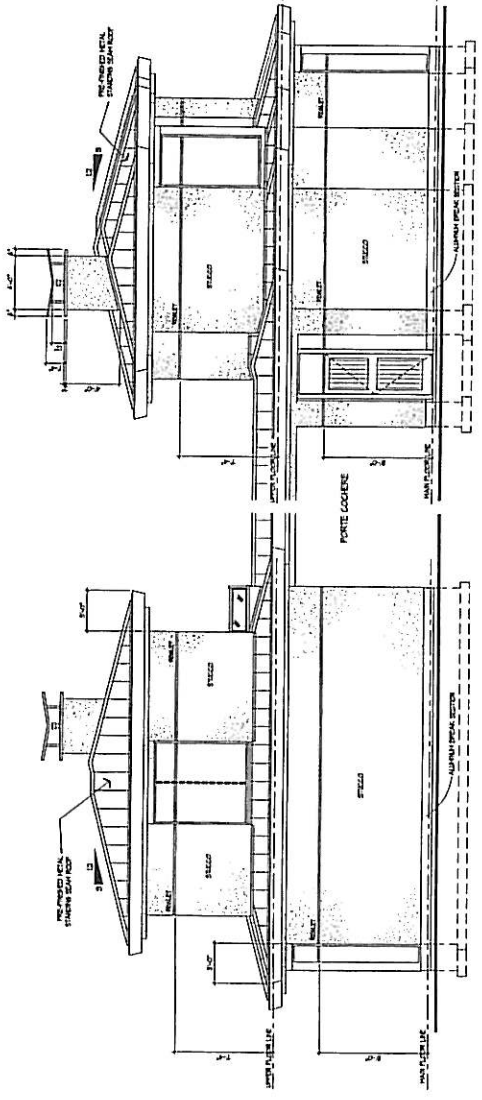
CYAN DRAFTING  
PROF. CONSULTING & DESIGN  
1111 N. W. 11th St., Suite 100  
Fort Lauderdale, FL 33304



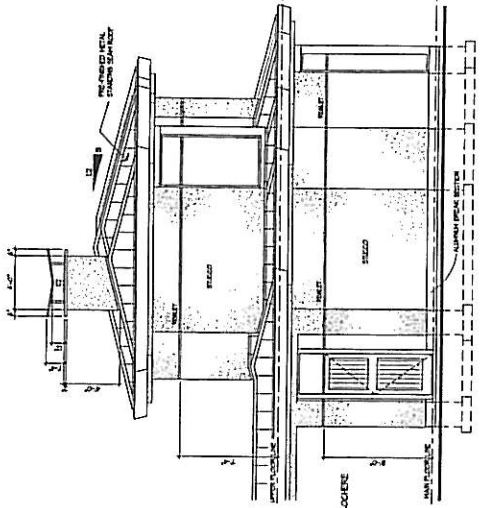
ABBOTT STREET (EAST) ELEVATION  
SCALE 1/4" = 1'-0"



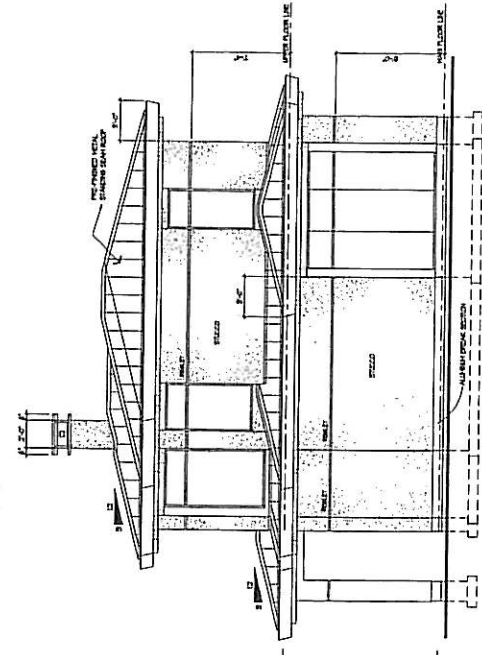
OKANAGAN LAKE (WEST) ELEVATION  
SCALE 1/4" = 1'-0"



GUEST SUITE (NORTH) ELEVATION  
SCALE 1/4" = 1'-0"



GUEST SUITE (SOUTH) ELEVATION  
SCALE 1/4" = 1'-0"



GUEST SUITE ABBOTT STREET (EAST) ELEVATION  
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"  
DATE 08/28/2018  
SHEET NO. 10  
AIO

PROJECT TITLE JOHNSON RESIDENCE 2485 ABBOTT STREET, ALPHEA, BC  
PART TITLE RESIDENCE AND GUEST SUITE EXTERIOR ELEVATIONS

Carl Scholl Design  
1000 W. 10th Ave. Suite 100  
Vancouver, BC V6H 2Y9  
Phone: (604) 681-1111 Fax: (604) 681-1112

CEP CYAN DRAFTING  
1000 W. 10th Ave. Suite 100  
Vancouver, BC V6H 2Y9  
Phone: (604) 681-1111 Fax: (604) 681-1112