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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** March 19, 2009  
**TO:** City Manager  
**FROM:** Land Use Management Department  
**APPLICATION NO.** Z09-0003                      **OWNER:** Brett & Corinne Wade  
**AT:** 1515 Lawrence Ave                      **APPLICANT:** Brett & Corinne Wade  
**PURPOSE:** TO REZONE FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE  
RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO  
ALLOW FOR A SECONDARY SUITE  
**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. Z09-0003 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 20 Township 26 ODYD Plan 17862, located at 1515 Lawrence Avenue, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone be considered by Council;

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 Development Engineering Department 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 permit a secondary suite above an existing garage and to integrate the garage with the principal dwelling.

**3.0    BACKGROUND**

**3.1    Site Context**

The subject property is located in the Capri village centre at 1515 Lawrence Avenue. The area is predominantly zoned for single family dwellings, with multiple residential developments also nearby. 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

The applicant proposes to rezone the property in order to permit a secondary suite above an existing garage and to integrate the garage with the principal dwelling.

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	941 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	26.97 m	16.5 m
Lot Depth	35.24 m (average)	30.0 m
Development Regulations		
Site Coverage (buildings)	28.2 %	40%
Site Coverage (buildings/parking)	37.5 %	50%
Secondary Suite Size	38.5 m <sup>2</sup>	90 m <sup>2</sup>
Height	2 ½ storeys and 7.62 m	Lesser of 2 1/2 storeys or 9.5 m
Front Yard	Exceeds requirements	4.5 m
Side Yard (west)	2.08 m for the 1 and 1 ½ storey portion of the building 2.3 m for the 2 and 2 ½ storey portion of the building	2.0 m for a 1 or 1 ½ storey portion of a building 2.3 m for a 2 or 2 ½ storey portion of a building
Side Yard (east)	2.6 m	2.3 m

Rear Yard	8.7 m	7.5 m
Other Requirements		
Parking Stalls (#)	4 spaces	2 spaces for principal dwelling 1 space for secondary suite 1 space for home business = 4 spaces
Private Open Space	Exceeds requirements	30 m <sup>2</sup> per dwelling unit

**4.0 TECHNICAL COMMENTS**

**4.1 Fire Department**

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations per BCBC 2006.

**4.2 Building & Permitting Department**

Ensure existing garage foundation has the required 24" min. frost protection coverage and bearing design to accommodate a second storey addition. Cross section detail required to confirm construction and fire separation requirements of BCBC 2006.

**4.3 Development Engineering Department**

See attached memorandum.

**5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS**

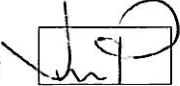
The applicant has proposed an innovative and unique approach to integrating a secondary suite on the subject property. The existing garage is to be given another storey, within which the secondary suite will be located, and joined together with the principal dwelling via a common entry foyer.

The subject property has a comparatively large lot area in a well-established single family neighbourhood, where the OCP supports single/two family land uses. With the proposed design, no variances are being sought and therefore no significant impact on neighbouring property owners is anticipated. Land Use Management staff recommend support for the application.

A Development Permit for form and character will be executed at a staff level.



Danielle Noble  
Urban Land Use Manager

Approved for inclusion:   
Shelley Gambacort  
Director, Land Use Management



**ATTACHMENTS**

Location and zoning map

Development Engineering Department memorandum

"Site & Landscape Plan"

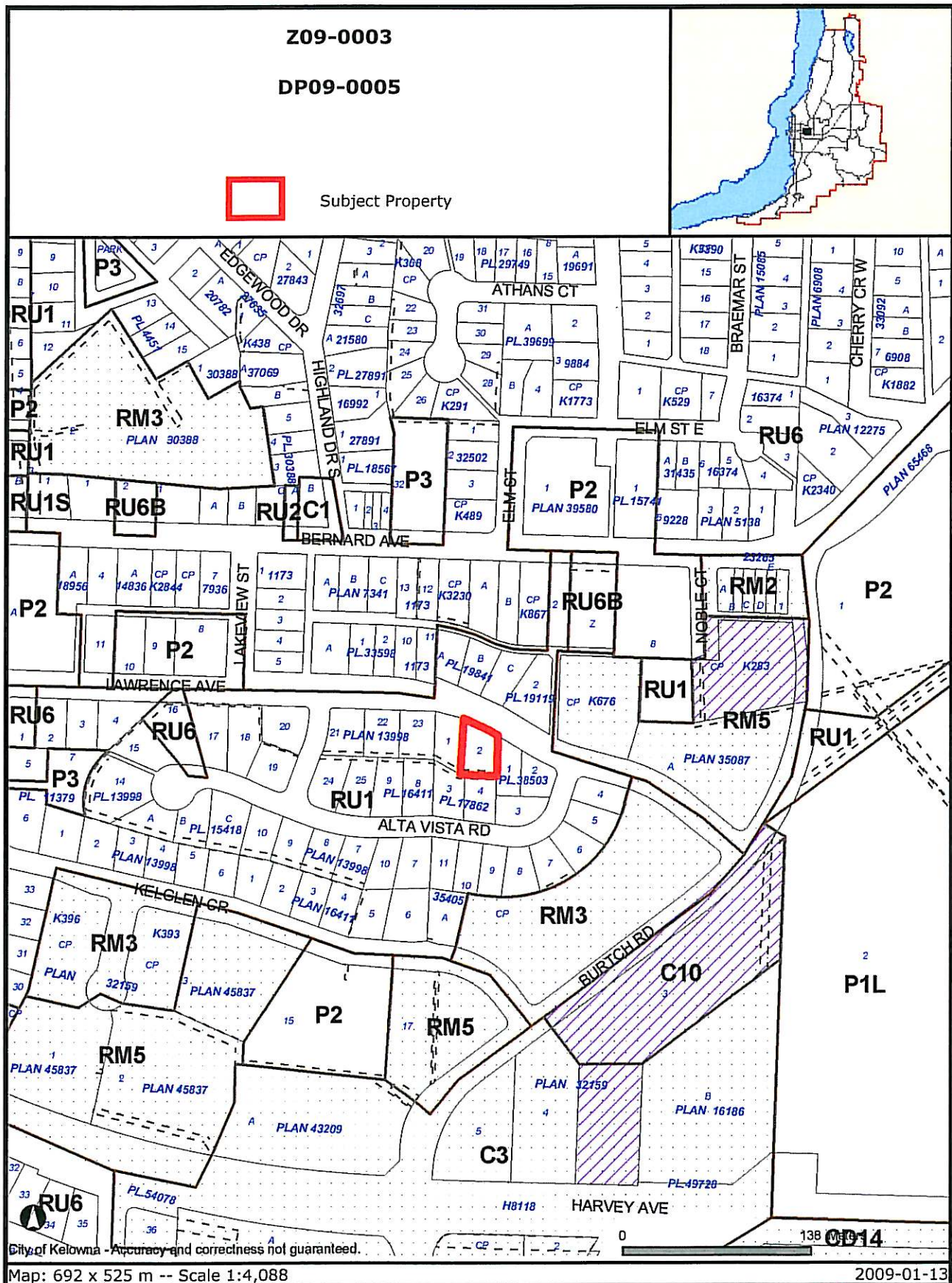
"Garage Plan"

"Partial Floor Plan"

"Partial North Elevation"

"Partial South Elevation"

"East Elevation"



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

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**Date:** January 28, 2009  
**File No.:** Z09-0003 DP09-0005

**To:** Planning & Development Services Department (AB)

**From:** Development Engineering Manager

**Subject:** 1515 Lawrence Ave      Lot 2 Plan 17862      Suite in Accessory Building

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Development Engineering Services have the following requirements associated with these rezoning and Development Permit applications.

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. Development Permit and Site Related Issues

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.

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

Patron:  
**B. & C. Wade**  
 1515 Lawrence Ave.  
 Kelowna, B.C.

Design:  
**Secondary Suite Addition**

Issue Date:  
**December 15th, 2008**

Revisions:  
 No. Date Description

- Issued for:
- preliminary review
  - recording
  - cost analysis / estimate
  - development permit
  - building permit
  - construction
  - records
  - final



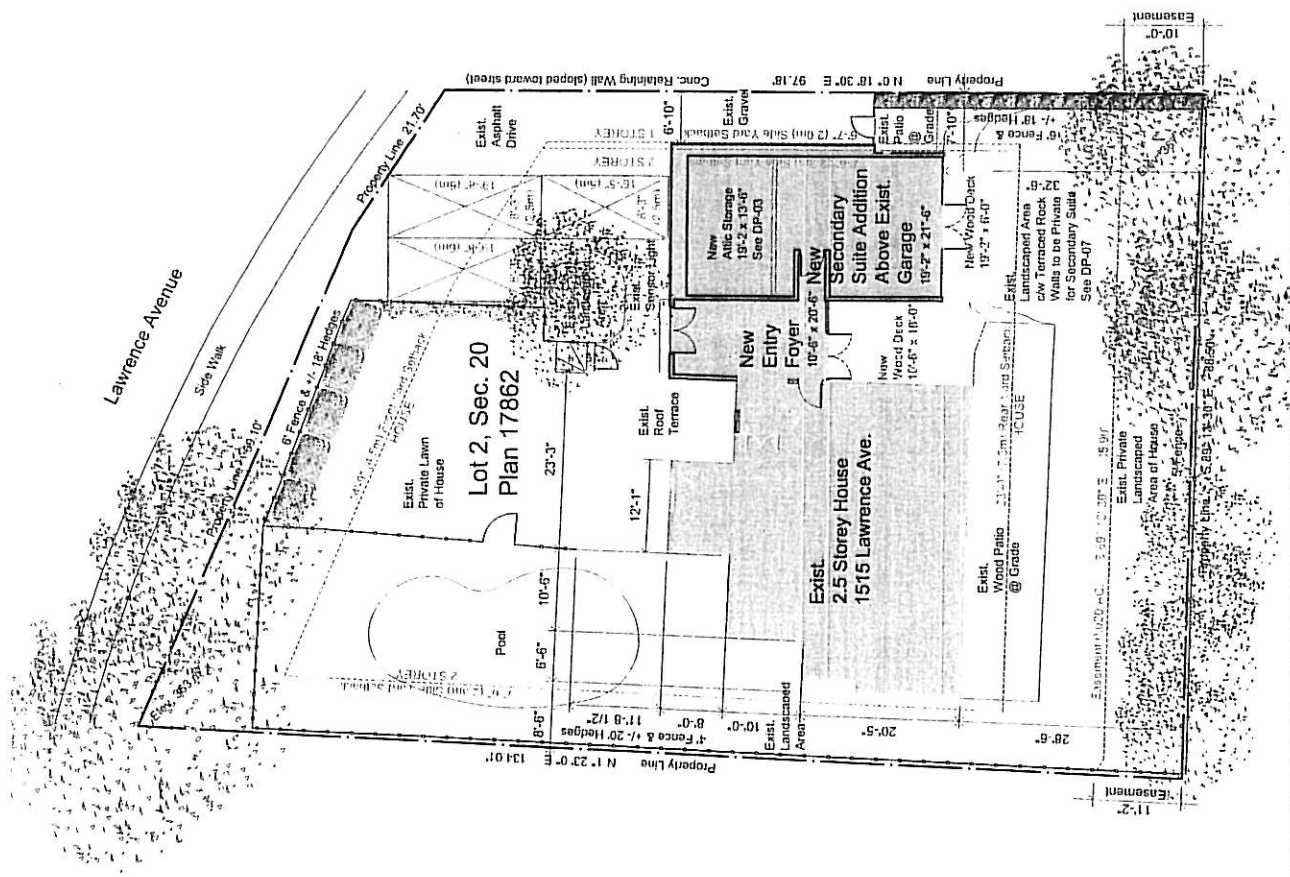
Scale: **1/16" = 1'-0"**  
 Do not physically scale these drawings. The contractor is responsible for verifying all dimensions on site prior to commencing any and all work.

Notes:  
 This drawing or any part thereof is the sole property of the P.A.A. and White Studio. It is not permitted to be used in any design or construction other than the one assigned without written consent of the designer.

Drawing Title:  
**Site & Landscape Plan**

Drawing No:  
**DP-01**

Drawer:  
 JW



**General Notes:**  
 This site plan is based on information provided by William John Charles Kane of the City of Kelowna, Survey No. 38236, October 17th, 1967.

**Landscaping Notes:**  
 See site photographs for accurate account of existing hard and soft landscaping.

**Zoning Analysis**

**Areas:**  
 Site / Lot:

- 10,078 SF.
- Private Front Yard 2,730 SF.
- Private Side Yard (east) 190 SF.
- Private Rear Yard (house) 1,390 SF.
- Private Rear Yard (secondary suite) 850 SF.
- Min. Private Yard (per dwelling) 9,511
- 323 SF.
- 1,610 SF.
- 2,858 SF.
- 520 SF.

Total Exist. Structures (footprint): 2,130 SF.  
 Existing Site Coverage: 21.1 %  
 Proposed Entry Foyer (footprint) 206 SF.  
 Proposed Deck, 4' (footprint) 200 SF.  
 Proposed Deck, 7' (footprint) 115 SF.  
 Proposed Secondary Suite Addition (footprint) 173 SF.  
 Proposed Secondary Suite Addition - inc. low cty. 674 SF.  
 Proposed Secondary Suite Addition - usable space 414 SF.  
 Max. Secondary Suite (addition) 9,511

Total Proposed Structures (footprint): 694 SF.  
 Proposed Additional Site Coverage: 7.1 %  
 Total Structure (footprint): 2,824 SF.  
 Proposed Struct. Site Coverage: 28.2 %  
 Max. Site Coverage (structures) 13,116 a)

Asphalt Drive 940 SF.  
 Proposed Site Coverage (including drive): 37.5 %  
 Max. Site Coverage (total) 13,116 a)  
 50.0 %

**Parking:**  
 House, 2 spaces  
 Major Business, 1 space  
 Secondary Suite, 1 space (in garage)

**Heights:**  
 Exist. House 25'-0"  
 Proposed Addition 24'-6"  
 Max. House (2.5 Storeys) 13,116 b)

Patron:

**B. & C. Wade**  
1515 Lawrence Ave.  
Kelowna, B.C.

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**Secondary  
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- True North: 

Scale: **1/4" = 1'-0"**

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Drawing Title:

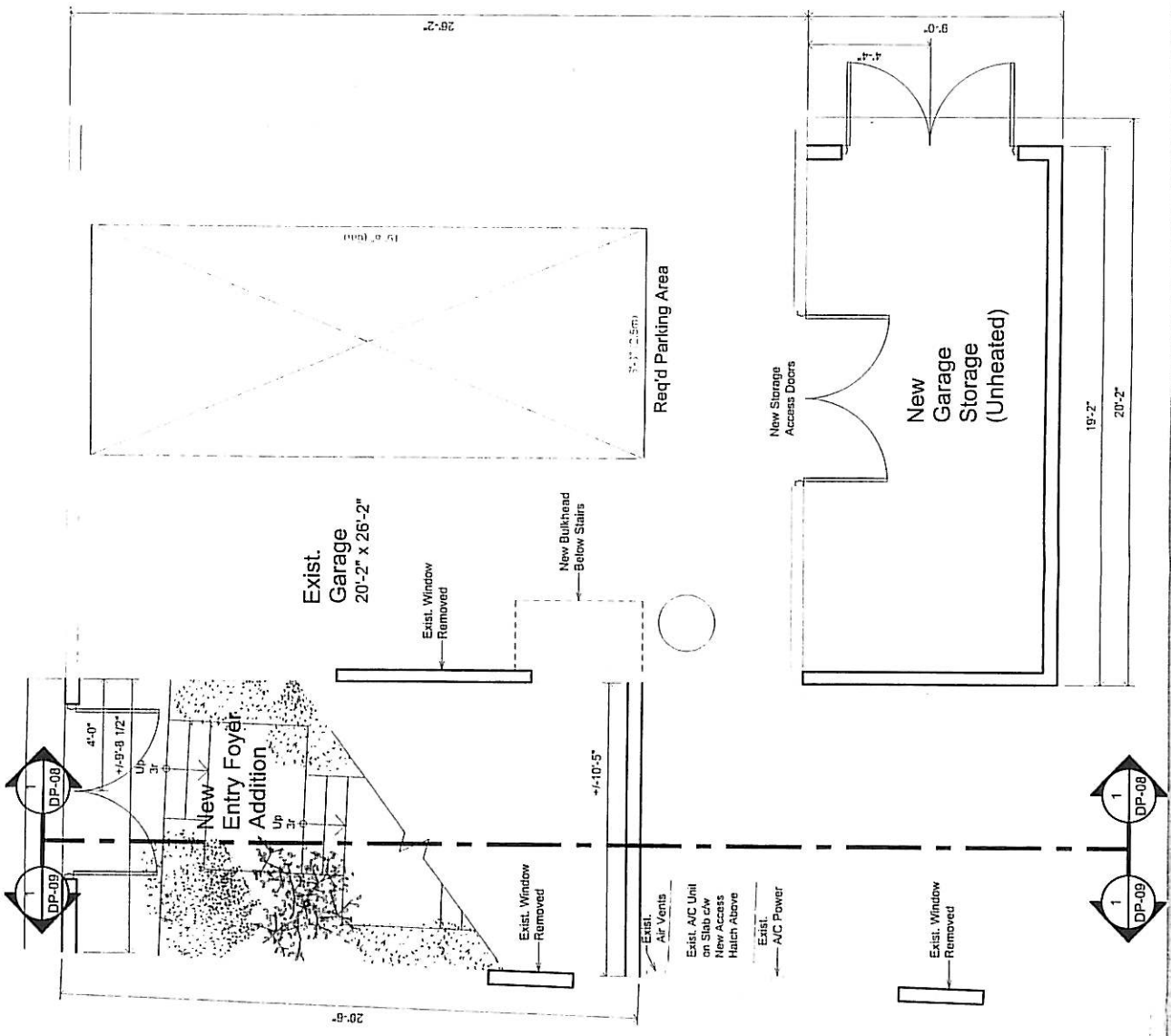
**Garage  
Plan**

Drawing No.:

**DP-02**

Drafter:

ZW



**Basement of  
Exist.  
2.5 Storey  
House**



Patent:

**B. & C. Wade**  
1515 Lawrence Ave.  
Kelowna, B.C.

Design:

**Secondary  
Suite  
Addition**

Issue Date:

December 15th, 2008

Revisions:

No. Date Description

Issued for:

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- rezoning
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True North:



Scale: 1/4" = 1'-0"

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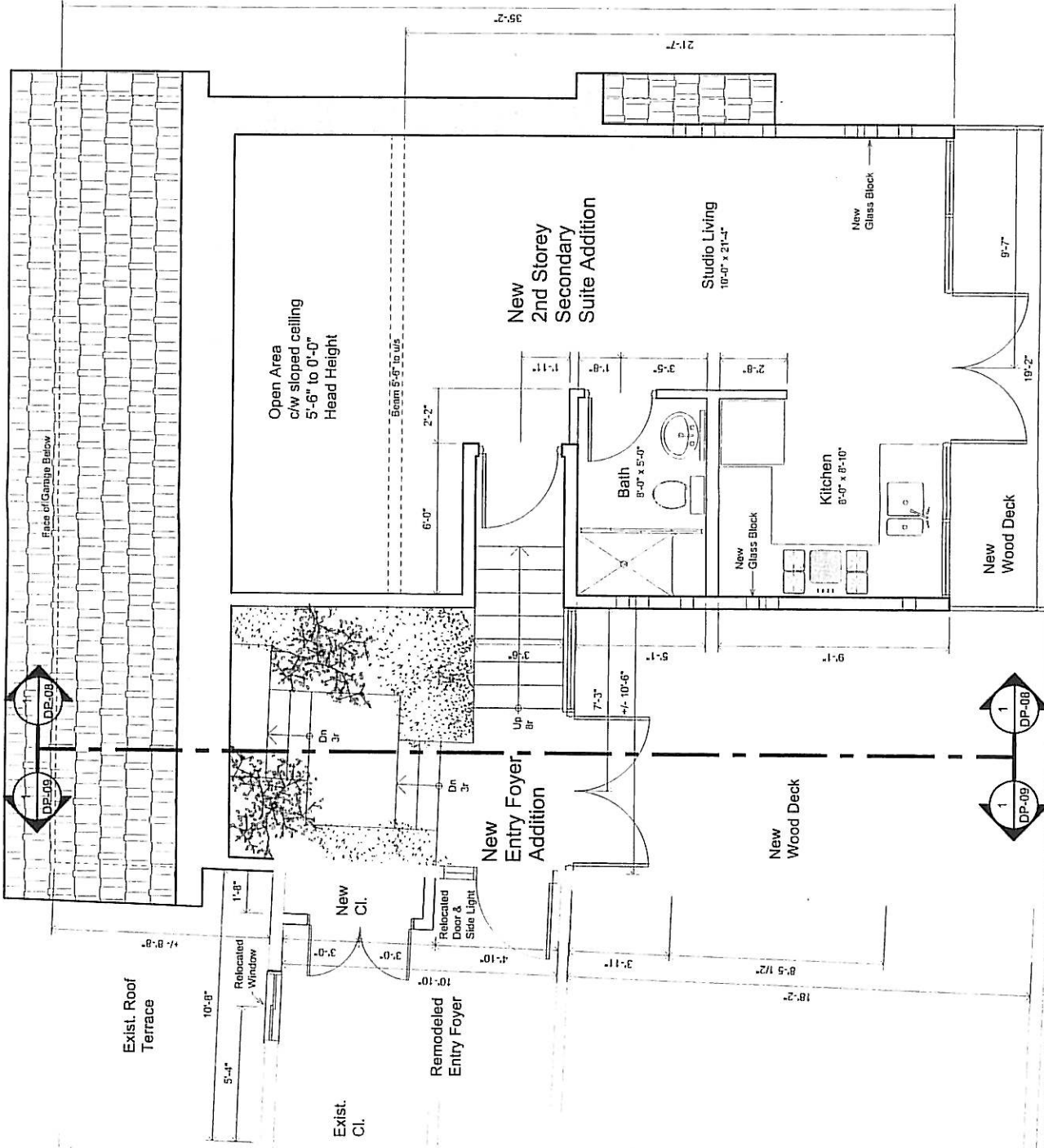
**Partial  
Floor  
Plan**

Drawing No.:

**DP-03**

Drawn:

SW

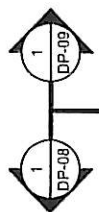


Main Fl. of  
Exist.  
2.5 Storey  
House

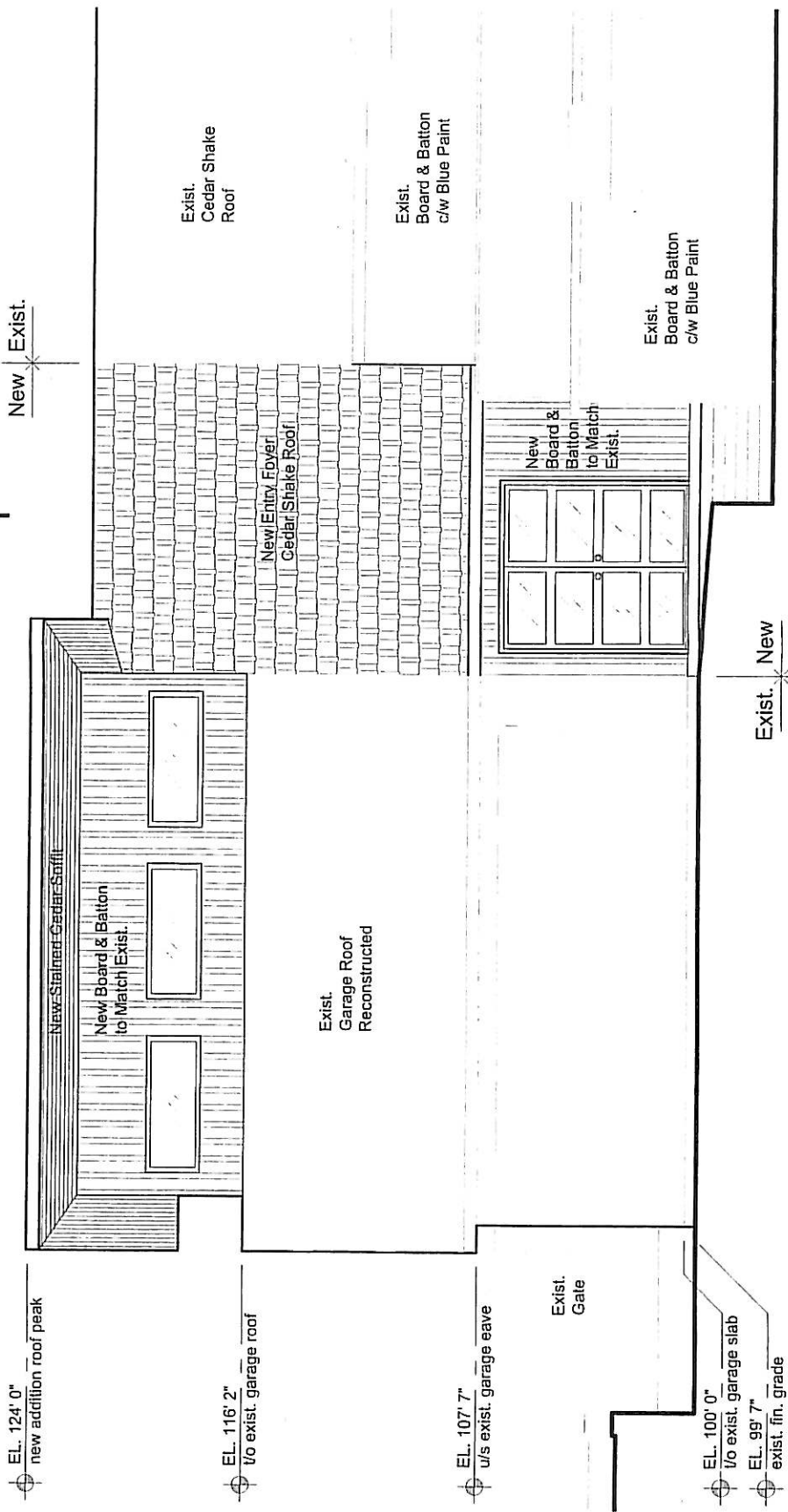
Parent:  
**B. & C. Wade**  
 1515 Lawrence Ave.  
 Kelowna, B.C.

Design:  
**Secondary Suite Addition**

Issue Date:  
**December 15th, 2008**



**Exterior Finish Note:**  
 All exterior finishes are to match existing colour and style. See supplied photographs



- Revisions:
- | No. | Date | Description |
|-----|------|-------------|
|     |      |             |
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Drawing Title:  
**Partial North Elevation**

Drawing No.:  
**DP-05**

Drafter:  
 ZW

Patron:

B. & C. Wade  
1515 Lawrence Ave.  
Kelowna, B.C.

Design:

Secondary  
Suite  
Addition

Issue Date:

December 15th, 2008

Revisions:  
No. Date Description

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  - zoning
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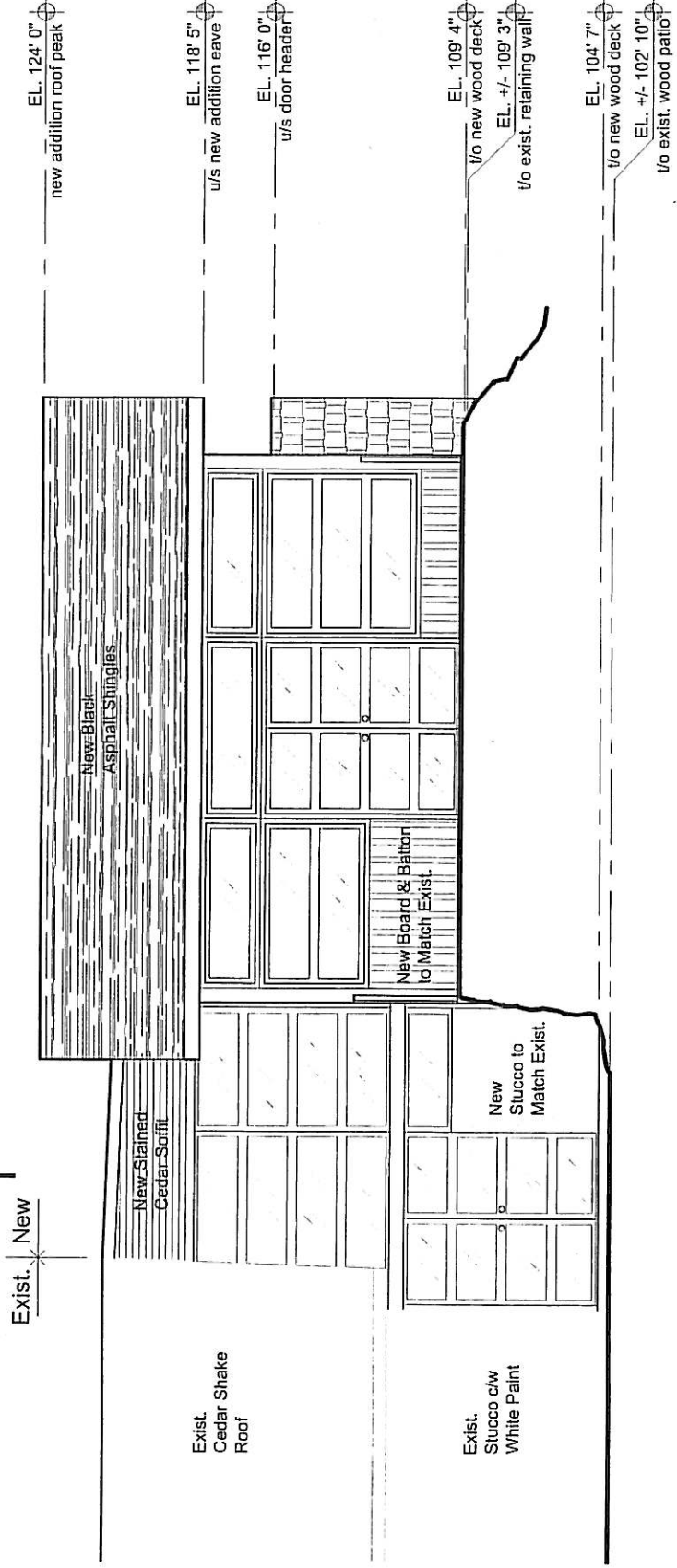
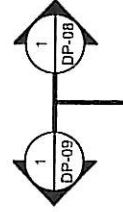
Partial  
South  
Elevation

Drawing No.:

DP-06

Drafter:  
JW

Exterior Finish Note:  
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Patient:  
**B. & C. Wade**  
1515 Lawrence Ave.  
Kelowna, B.C.

Design:  
**Secondary  
Suite  
Addition**

Issue Date:  
**December 15th, 2008**

Revisions:  
No. Date Description

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of a record of title or for the  
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design or construction other  
than the one assigned without  
written consent of the designer.

Drawing Title:

**East  
Elevation**

Drawing No:

**DP-07**

Drafter:  
ZW

**Exterior Finish Note:**  
All exterior finishes are to match existing  
colour and style. See supplied photographs

