
CITY OF KELOWNA

MEMORANDUM

Date: March 27, 2009
To: City Manager
From: Community Sustainability Division

APPLICATION NO. Z09-0011
AT: #1-2410 Abbott Street

APPLICANTS: Michael Craddock & Greg Dusik
OWNERS: Bulley Built Corp.

Purpose: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO THE RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO ALLOW FOR A SECONDARY SUITE WITHIN THE PRIMARY RESIDENCE

Existing Zone: RU1 – Large Lot Housing
Proposed Zone: RU1s – Large Lot Housing with Secondary Suite

Report Prepared By: Luke Turri

1.0 RECOMMENDATION

THAT Rezoning Application No. Z09-0011 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Strata Lot 3, District Lot 14, ODYD, Strata Plan KAS3395, located at #1-2410 Abbott Street, Kelowna, BC 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.

2.0 SUMMARY

The applicant is seeking to rezone the subject property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone to create a secondary suite within a primary residence.

3.0 BACKGROUND

The subject property is part of a recent four-lot stratification of a lakefront parcel on Abbott Street which was completed in 2008. A cul-de-sac provides access to all four lots.

3.1 The Proposal

The proposed suite would be located above the garage of the single family dwelling currently under construction. A separate stairwell access is provided beside the garage, along with adequate parking spaces.



The proposal conforms to the regulations of Zoning Bylaw No.8000 as follows:

CRITERIA	PROPOSAL	A1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	692m ²	550m ²
Lot Width	17.0m	17.0m
Lot Depth	45.69m	30.0m
Development Regulations		
Site Coverage	34% (47%)	40% (50% incl. driveways/parking)
Height	7.32m	9.5m
Front Yard	4.5m	4.5m
Side Yard (north)	2.3m	2.3m
Side Yard (south)	4.52m	4.5m
Rear Yard	7.5m	7.5m
Suite Floor Area	61.8m ² (665ft ²) (23%)	90m ² (968ft ²) (40%)
Other Regulations		
Minimum Parking Requirements	3 spaces	3 spaces
Private Open Space	>30m ² /dwelling	30m ² /dwelling

3.2 Site Contexts

The property is located on the lakefront side of Abbott Street, south of Kelowna General Hospital and adjacent to the Maude Roxby Wetland.

Specifically, adjacent land uses are as follows:

North	RU1 – Large Lot Housing (Single Family Neighbourhood)
East	RU1 – Large Lot Housing (Single Family Neighbourhood)
South	RU1 – Large Lot Housing (Single Family Neighbourhood)
West	RU1 – Large Lot Housing (Single Family Neighbourhood) Maude Roxby Wetland (Okanagan Lake)

Site Location Map

Subject property: #1-2410 Abbott Street



4.0 CURRENT DEVELOPMENT POLICY

4.1 Kelowna Official Community Plan

The subject property is designated as Single/Two Family Residential on Generalized Future Land Use Map 19.1 which forms part of the Official Community Plan. The proposed land use (single dwelling housing with a secondary suite) is consistent with the direction of this policy document.

5.0 TECHNICAL COMMENTS

5.1 Development Engineering Branch

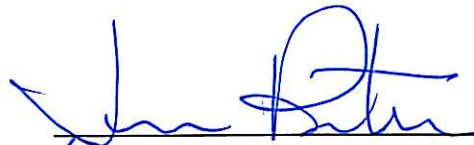
See attached.

5.2 Fire Department

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

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department is supportive of the proposed land use. The secondary suite contained within the currently under-construction single family dwelling would help to diversify the housing supply within the Abbott Street corridor. Little, if any, negative impacts on adjacent properties are anticipated. Adequate on-site parking alleviates any concerns of on-street parking conflicts.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion

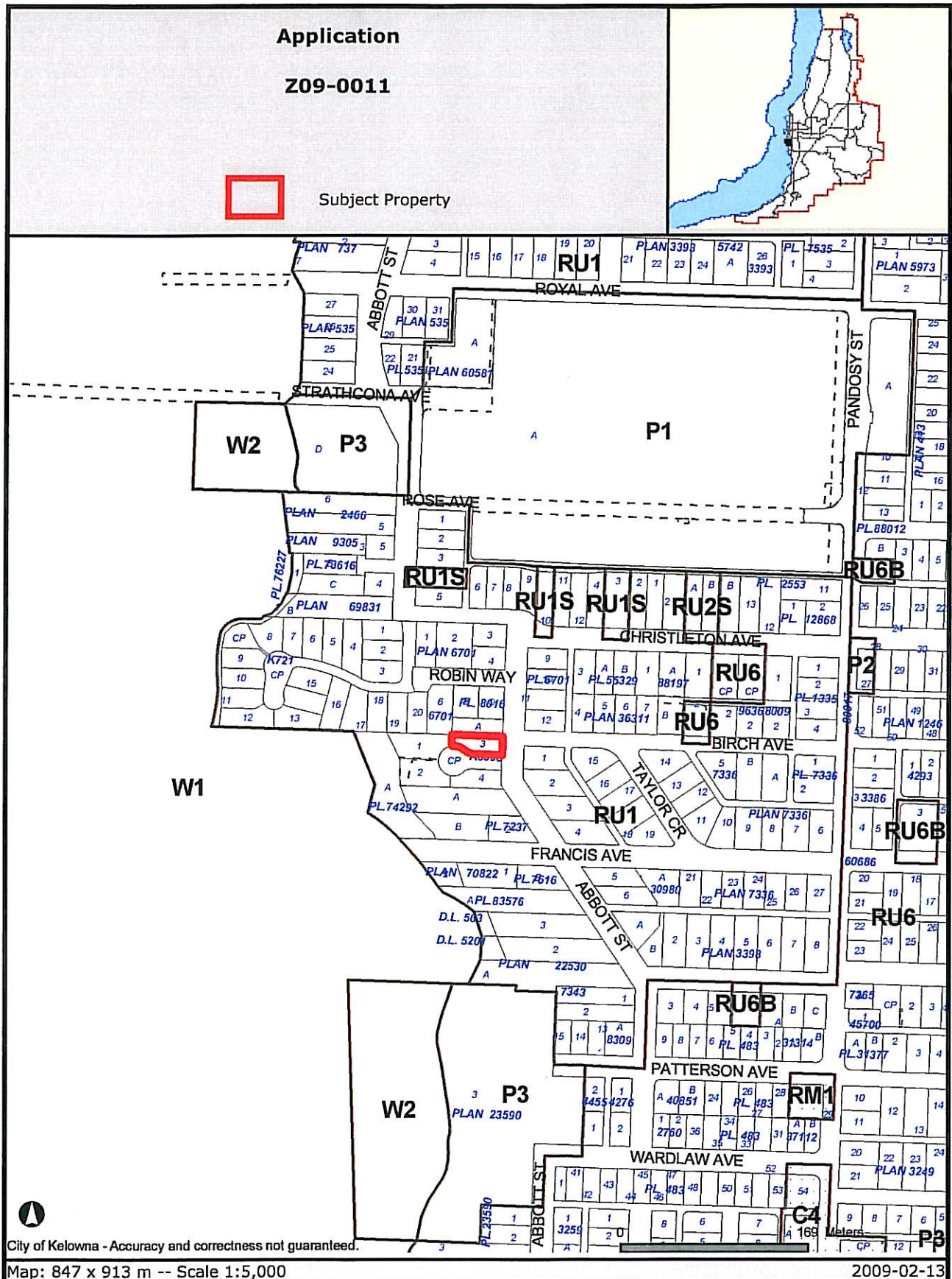


Shelley Gambacort
Director, Land Use Management

ATTACHMENTS

Subject Property Map
Site Plan/Landscape Plan
Floor Plan (2 pgs.)
Elevations
Development Engineering Branch Comments



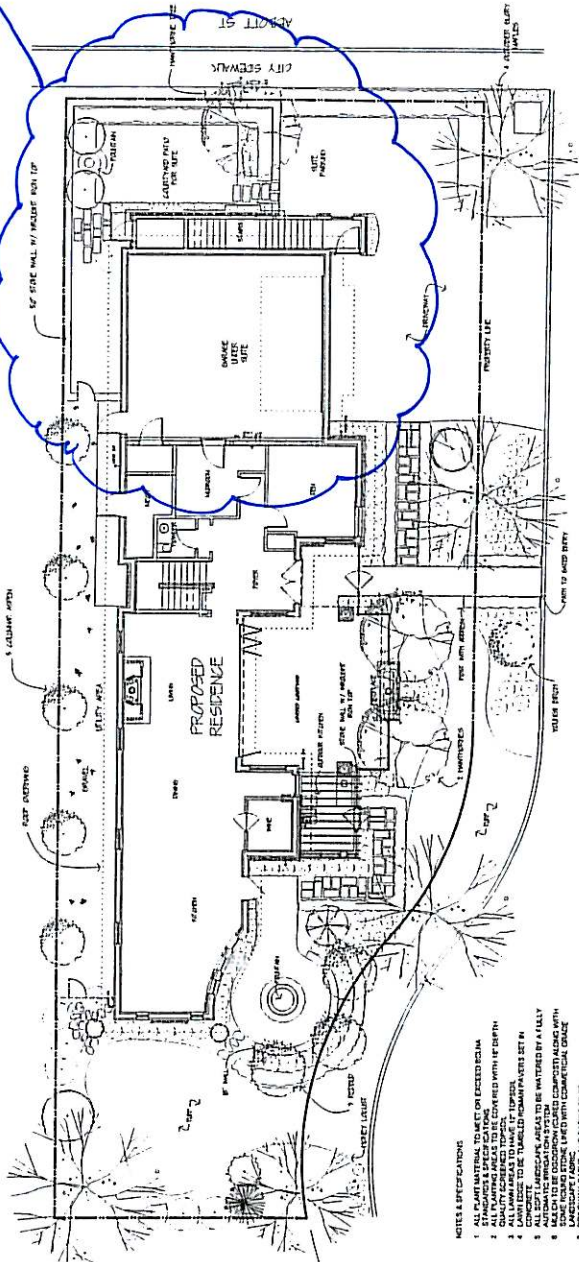


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

THE CARRIAGE HOUSE: CONCEPTUAL LANDSCAPE DESIGN

STRATA LOT 3 PLAN KAS3395 DL 14 O.D.Y.D.

PROPOSED SUITE
AREA



- NOTES & SPECIFICATIONS**
1. ALL PLANT MATERIALS TO MATCH OR EXCEED LOCAL STANDARDS & SPECIFICATIONS.
 2. QUANTITY SPECIFIED TO BE PLANTED WITH 10% DEPTH.
 3. QUALITY SPECIFIED TO BE LOCAL.
 4. PLANTING TO BE COMPLETED WITHIN 14 DAYS OF DATE OF THIS PLAN.
 5. ALL SOFT LANDSCAPE AREAS TO BE WATERED BY A FULLY OPERATING IRRIGATION SYSTEM.
 6. ALL SOFT LANDSCAPE AREAS TO BE COMPLETED WITHIN 14 DAYS OF DATE OF THIS PLAN.
 7. DRIVEWAY, PATIO, AND PATHS TO BE CONCRETE WITH 2" CURB & GUTTER.
 8. TYPE OF PLANTINGS TO BE DETERMINED. TO BE LET ON ENGINEER'S ADVICE. ALL PLANTINGS TO BE LET ON ENGINEER'S ADVICE.
 9. PLANTINGS TO BE LET ON ENGINEER'S ADVICE.
 10. PLANTINGS TO BE LET ON ENGINEER'S ADVICE.
 11. PLANTINGS TO BE LET ON ENGINEER'S ADVICE.
 12. PLANTINGS TO BE LET ON ENGINEER'S ADVICE.

LIST OF PROPOSED TREES

CITY	SCIENTIFIC NAME	COMMON NAME	SIZE
1	ACER RUBRA VICTORIA ELORY	OCTOBER CLOVE MALE	8 CM
2	BETULA PICEOLA 'YOUNG'	YOUNG PINE BIRCH	13 POT
3	CESTRUM CANADENSE 'FOREST PINE'	NATURAL TREE	8 CM
4	CLEODORA TRUNCATICA 'SUNSHINE'	SUNSHINE HONEY LOCUST	8 CM
5	POPULUS TREMBULA 'SPECTRA'	COLUMBIAN ASPEN	8 CM

NATURE WORKS
LAND DESIGN
PO BOX 2007
1400 OMA BRANCH
KELOWNA, BC
V1Y 9K2
TEL: 250-868-1111
WWW.NATUREWORKS.COM

PROJECT TITLE:
THE CARRIAGE HOUSE

DRAWING TITLE:
CONCEPTUAL
LANDSCAPE LAYOUT

CLIENT:
FED CRAYON

DESIGN BY:
BH

DRAWN BY:
BH/KCO

REVISION:
01

DATE:
01/08

SCALE:
1/8"=1'-0"

JOB NO.:
015030

DATE:
L-1

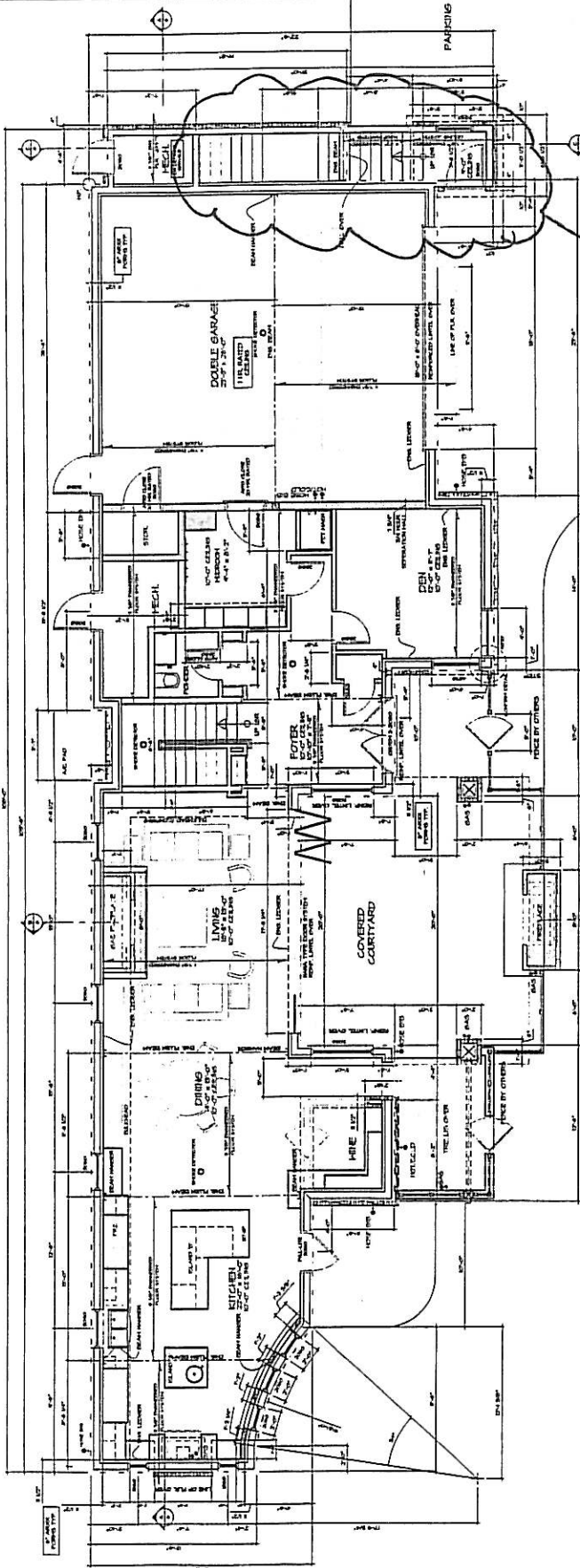
1

BALLEE RESIDENCE
KELONIA, BC

MAIN FLOOR
FLAN

RED CRAYON DESIGN
20-760 Highpoint
Kelowna BC V1Y 2Y3
Ph. 250.868.0577 Fax 250.868.0583
redcrayondesign@shaw.ca
Interior Design & Consulting

DATE: 11/11/11
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"
SHEET NO: ID-2



MAIN FLOOR PLAN
1150 SQFT.
GARAGE - 220 SQFT.
STAIRS - 110 SQFT.
NOTE:
ARXX FOR HALL DETAILS & CORRECTIONS
ENGINEERED BY OTHER

SUITE ENTRY SPACENELL

PROPOSED SUITE
LIVING AREA

BILLEY RESIDENCE
KELCHNA BC

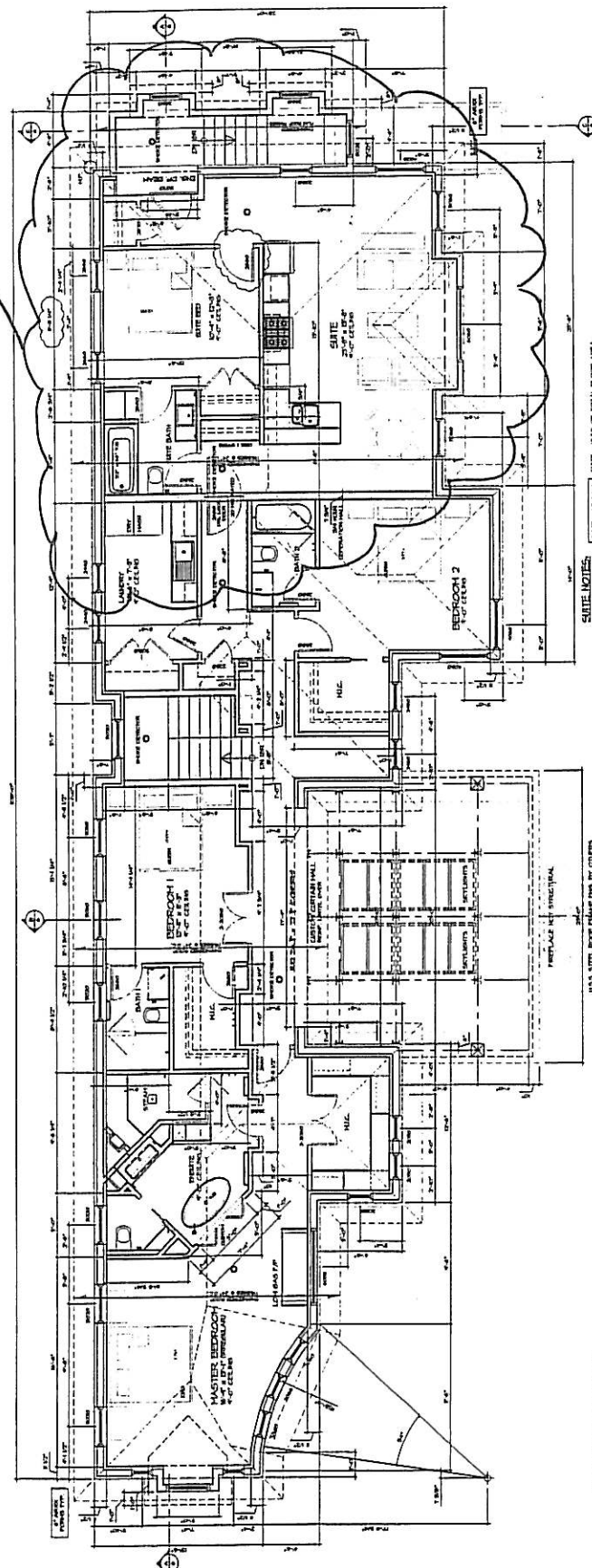
UPPER FLOOR PLAN

RED CRAYON DESIGN
20-760 Highpoint
Kelowna BC V1V 2Y3
Ph. 250.888.0577 Fax 250.888.0583
redcrayondesign@shaw.ca
Interior Design & Consulting

COMPONENTS AND NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC FIRE CODE AND ALL APPLICABLE REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ELECTRICAL CODE AND ALL APPLICABLE REGULATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC MECHANICAL CODE AND ALL APPLICABLE REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC PLUMBING CODE AND ALL APPLICABLE REGULATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC GAS CODE AND ALL APPLICABLE REGULATIONS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC HEALTH CARE ACT AND ALL APPLICABLE REGULATIONS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL APPLICABLE REGULATIONS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ENVIRONMENTAL ACT AND ALL APPLICABLE REGULATIONS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC HISTORIC MONUMENTS ACT AND ALL APPLICABLE REGULATIONS.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ARCHITECTURAL ACT AND ALL APPLICABLE REGULATIONS.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC LAND USE ACT AND ALL APPLICABLE REGULATIONS.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ZONING BYLAW AND ALL APPLICABLE REGULATIONS.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC DEVELOPMENTAL SERVICES ACT AND ALL APPLICABLE REGULATIONS.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC INFRASTRUCTURE ACT AND ALL APPLICABLE REGULATIONS.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC TRANSPORTATION ACT AND ALL APPLICABLE REGULATIONS.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC UTILITIES ACT AND ALL APPLICABLE REGULATIONS.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC WATER RESOURCES ACT AND ALL APPLICABLE REGULATIONS.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC WASTE MANAGEMENT ACT AND ALL APPLICABLE REGULATIONS.
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC CLIMATE CHANGE ACT AND ALL APPLICABLE REGULATIONS.

NO.	DATE	DESCRIPTION
1	10/10/2010	ISSUED FOR PERMIT
2	11/10/2010	ISSUED FOR PERMIT
3	12/10/2010	ISSUED FOR PERMIT
4	01/11/2011	ISSUED FOR PERMIT
5	02/11/2011	ISSUED FOR PERMIT
6	03/11/2011	ISSUED FOR PERMIT
7	04/11/2011	ISSUED FOR PERMIT
8	05/11/2011	ISSUED FOR PERMIT
9	06/11/2011	ISSUED FOR PERMIT
10	07/11/2011	ISSUED FOR PERMIT
11	08/11/2011	ISSUED FOR PERMIT
12	09/11/2011	ISSUED FOR PERMIT
13	10/11/2011	ISSUED FOR PERMIT
14	11/11/2011	ISSUED FOR PERMIT
15	12/11/2011	ISSUED FOR PERMIT
16	01/12/2012	ISSUED FOR PERMIT
17	02/12/2012	ISSUED FOR PERMIT
18	03/12/2012	ISSUED FOR PERMIT
19	04/12/2012	ISSUED FOR PERMIT
20	05/12/2012	ISSUED FOR PERMIT

DATE: 10/10/2010
DRAWN BY: G
CHECKED BY: G
SCALE: 1/8" = 1'-0"
SHEET NO: ID-3



UPPER FLOOR PLAN
EX-20 LIVING STAIRS
SUITE - 609 SQFT. (610 SQ FT)
NOTE:
ARCH FORH HALL DETAILS & CORRECTIONS
ENGINEERED BY OTHER

- SUITE NOTES:
1. CONSTRUCTION OF SUITE SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE.
 2. PROVIDE 2x4 FIRE SEPARATION BETWEEN SUITE AND COMMON CORRIDOR, STAIRS, OTHER ROOMS.
 3. PROVIDE SMOKE ALARMS CONFORMING TO CANADIAN STANDARDS IN EACH SUITE AND INTERCONNECTED.
 4. ALL FLOORING AND/OR WALLS PREPARING A FIRE SEPARATION SHALL BE FITTED OR CALLED PER AN APPROVED LABELLED MATERIAL.
 5. ALL FLOORING AND/OR WALLS PREPARING A FIRE SEPARATION SHALL BE FITTED OR CALLED PER AN APPROVED LABELLED MATERIAL.
 6. ALL FLOORING AND/OR WALLS PREPARING A FIRE SEPARATION SHALL BE FITTED OR CALLED PER AN APPROVED LABELLED MATERIAL.
 7. ALL FLOORING AND/OR WALLS PREPARING A FIRE SEPARATION SHALL BE FITTED OR CALLED PER AN APPROVED LABELLED MATERIAL.
 8. SUITE FIRE SEPARATION SHALL HAVE NON-COMBUSTIBLE COVER.
 9. IF FINISH FLOOR FOR SUITE IS LOCATED FROM OTHER SUITE, IT SHALL BE SEPARATED WITH A FIRE RATING EQUIVALENT TO THAT REQUIRED BETWEEN SUITES.
 10. EACH SUITE TO HAVE SEPARATE MECHANICAL VENTILATION SYSTEM.

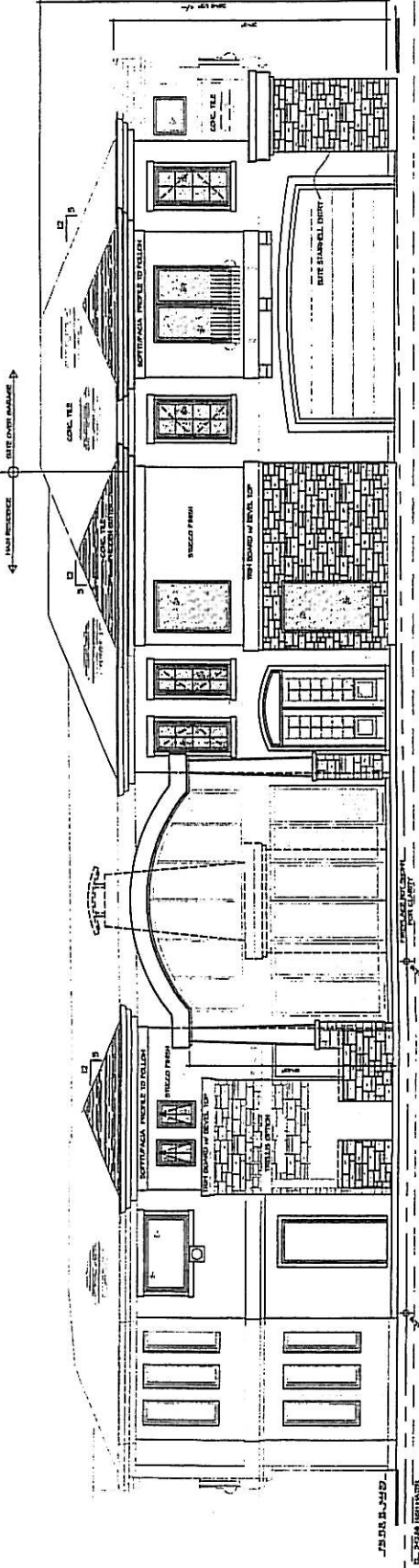
H.S. STEEL ROOF MAKE GOOD BY OTHERS
CONCRETE DIVISION

RED CRAYON DESIGN
 Interior Design & Consulting
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 20-760 Highland
 Kelowna BC V1V 2V3
 Ph. 250.868.0577 Fax 250.868.0583

BALLEE RESIDENCE
 KELOWNA, BC
 ELEVATIONS

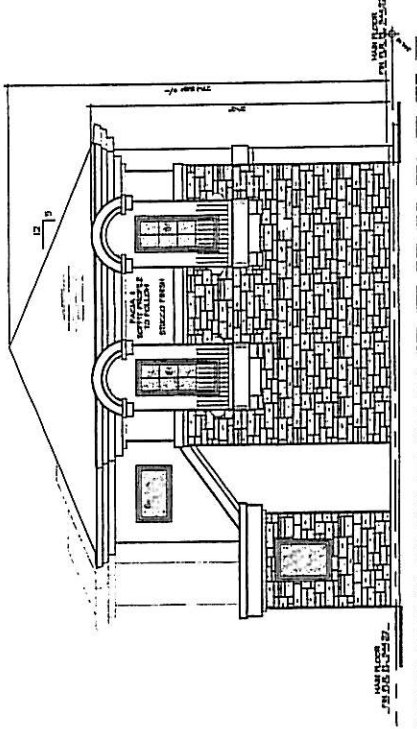
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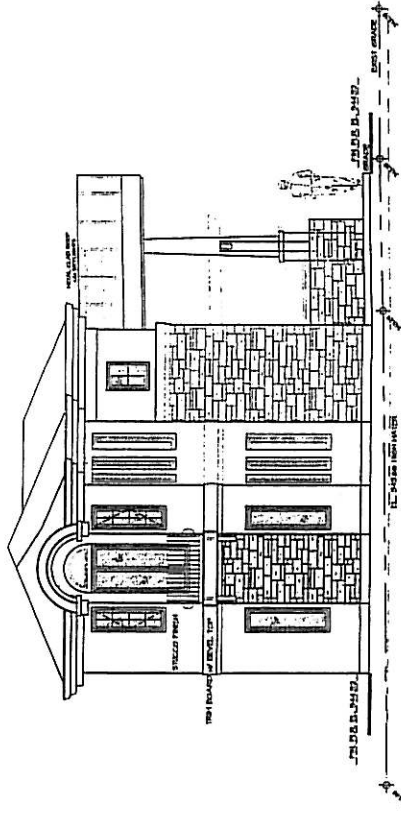


FRONT (SOUTH) ELEVATION
 1/4" = 1'-0"

NOTE:
 ALL FINISHES AND DOOR SIZES AND
 OPERATIONS ARE TO BE CONFIRMED BY
 VISIT TO THE SITE AND MATERIALS TO BE
 PROVIDED SPECIES FROM ALL SUBCONTRACTORS



SIDE (EAST) ELEVATION
 1/4" = 1'-0"



SIDE (WEST) ELEVATION
 1/4" = 1'-0"