



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.

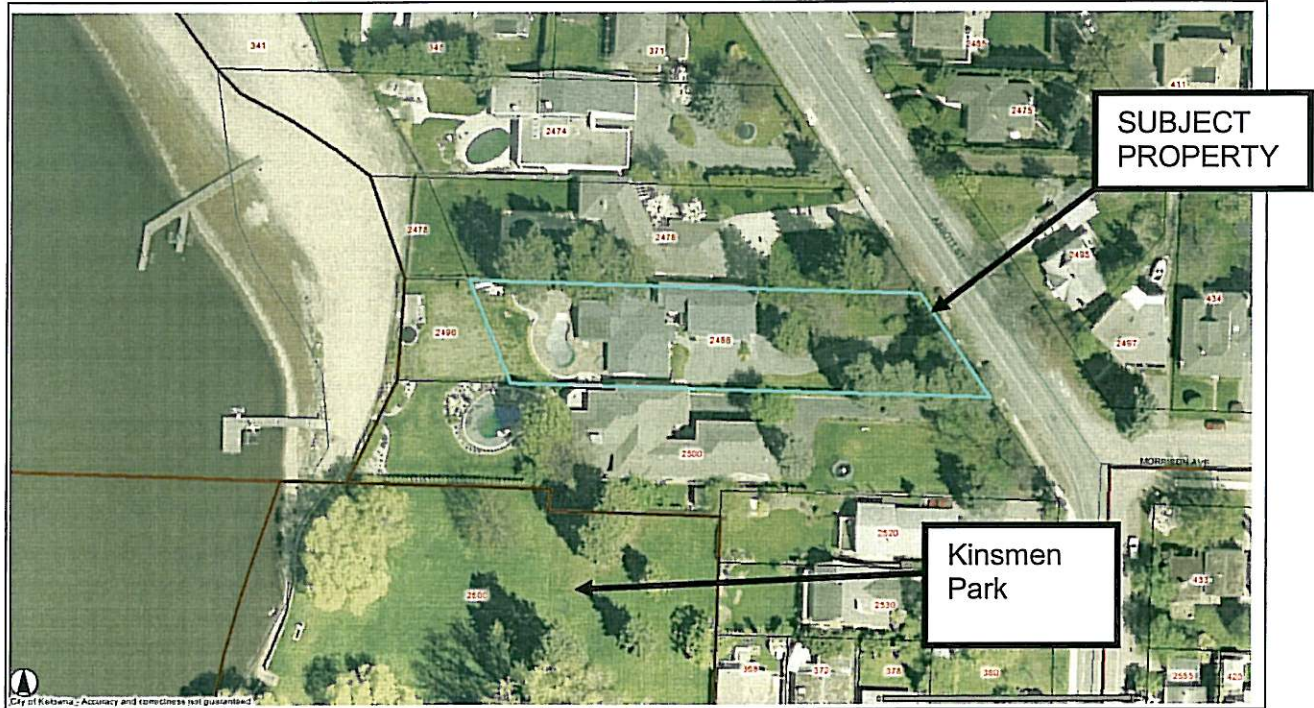
The proposed application meets the requirements of RU1(s) as follows:

<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.

*[Handwritten signature]*  
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Danielle Noble  
Urban Land Use Manager

*[Handwritten initials]*

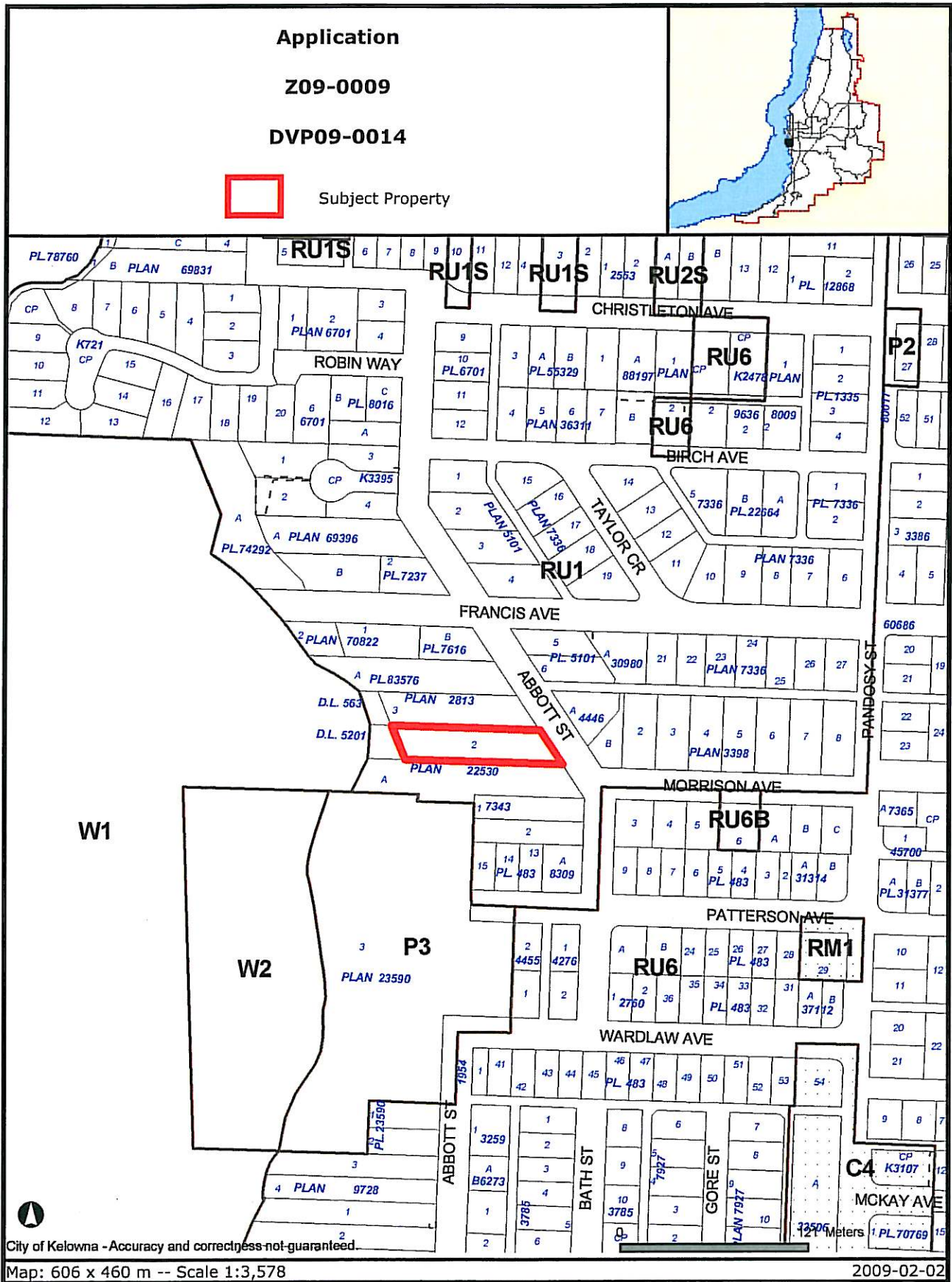
Approved for Inclusion 

Shelley Gambacort  
Director of Land Use Management

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**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.

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

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**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

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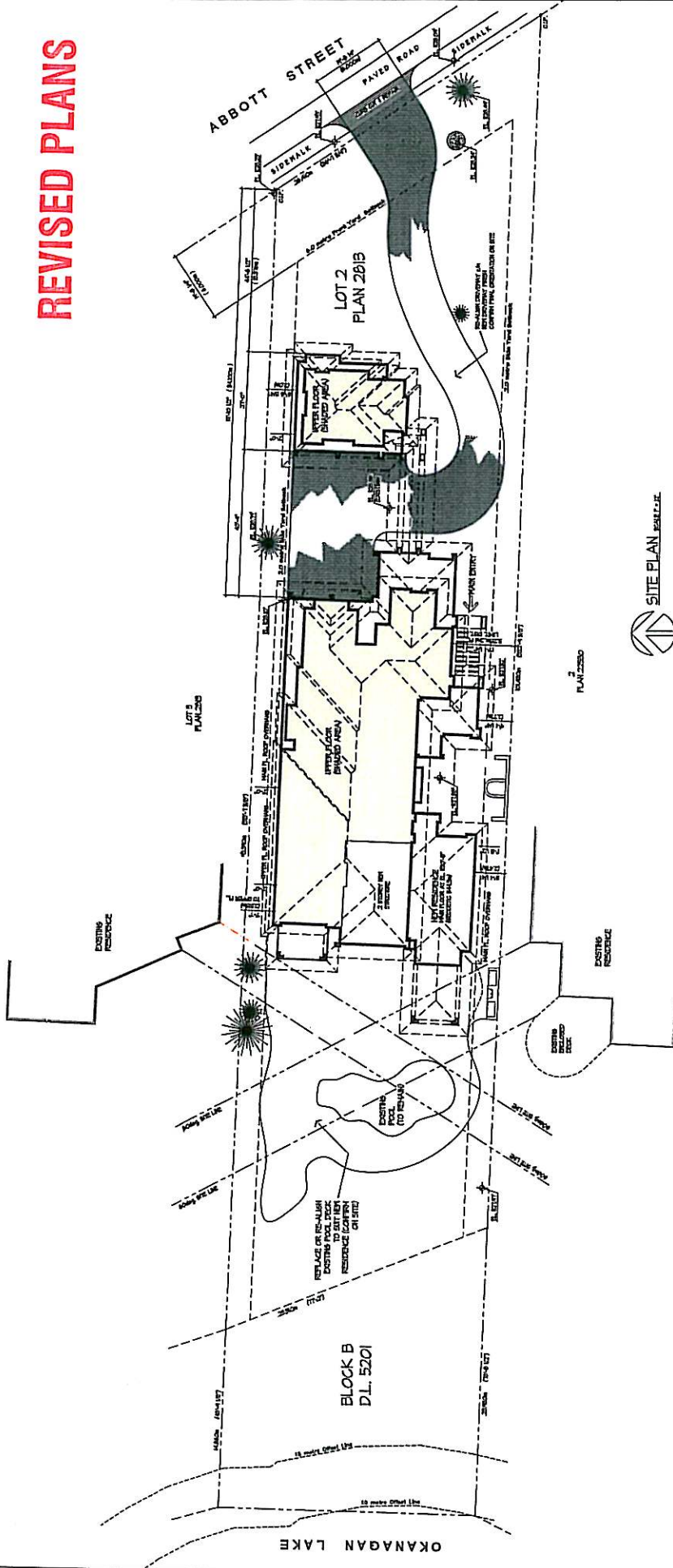
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Steve Muenz, P. Eng.  
Development Engineering Manager  
JF/jf

# REVISED PLANS



SITE PLAN 2813.P.L.E.

SITE PLAN OF LOT 2, PLAN 2813, DISTRICT LOT 14, O.D.Y.D. AND BLOCK B, DISTRICT LOT 5201, O.D.Y.D.

SEE: ENGINEER/ARCHITECT/DEVELOPER  
**RUNNALLS DENBY**  
 British Columbia Land Surveyors  
 6145 West 102nd Street  
 Vancouver, BC V6W 2E9  
 TEL: 604-273-1111

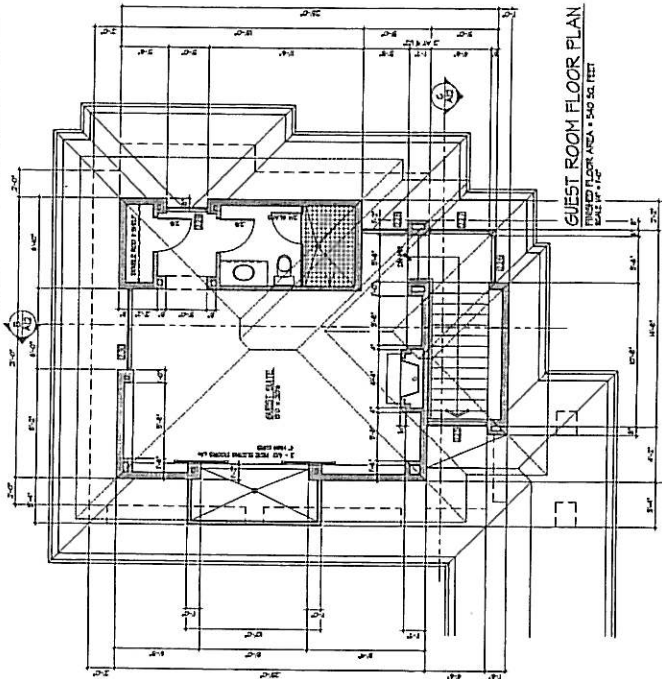
REV. D - FEB. 26, 2004 - GARAGE ADDED BACK IN, DRIVEWAY RE-ALIGNED.  
 REV. C - NOV. 7, 2003 - GENERAL REVISION  
 REV. B - NOV. 4, 2003 - GARAGE DELETED, BUILDING OUTLINE REVISED  
 REV. A - NOV. 3, 2003 - PROPERTY LINE TO BUILDING DIMENSIONS ADDED.

Map  
 David  
 DeBrien  
 2003  
 10/25/03  
 10/25/03  
 10/25/03

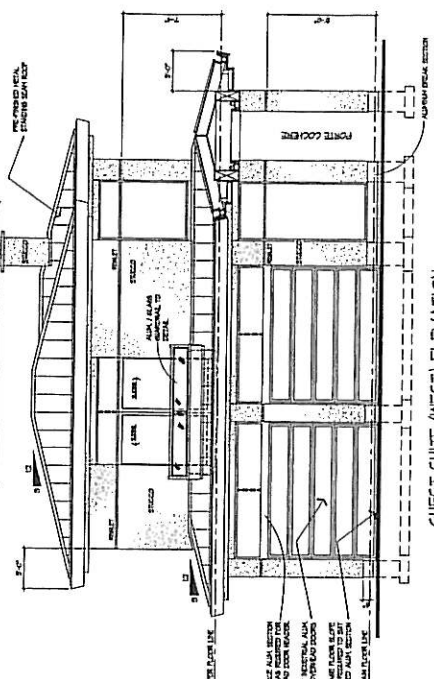
**CYAN DRAFTING**  
 2469 ABBOTT STREET, KALAMIA, B.C. V2Y 2P1  
 PHONE: (604) 291-7400 FAX: (604) 291-7405

PROJECT TITLE	JOHNSON RESIDENCE	2469 ABBOTT STREET, KALAMIA, B.C.
DATE	10/25/03	
SITE PLAN		
SCALE	1" = 20'	
DATE	10/25/03	
SHEET NO.		A1D

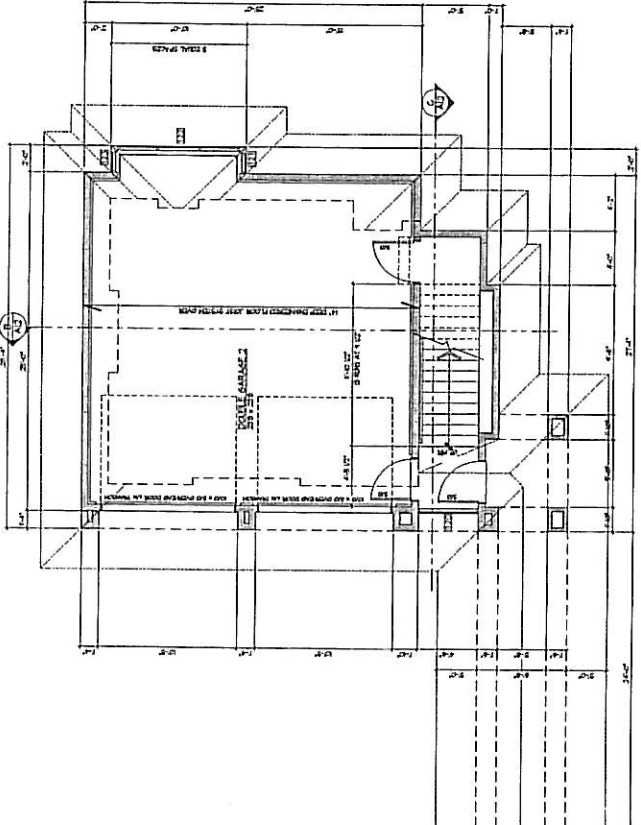




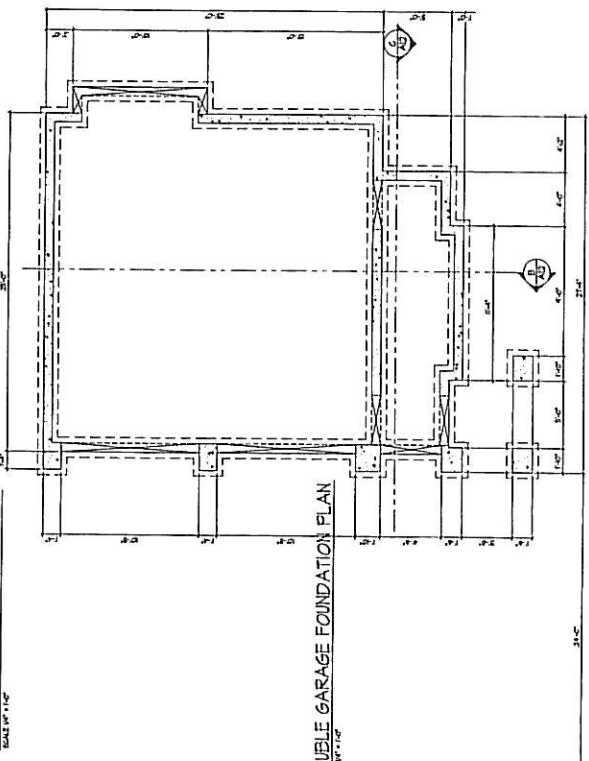
GUEST ROOM FLOOR PLAN  
SCALE 1/4" = 1'-0"



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



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



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

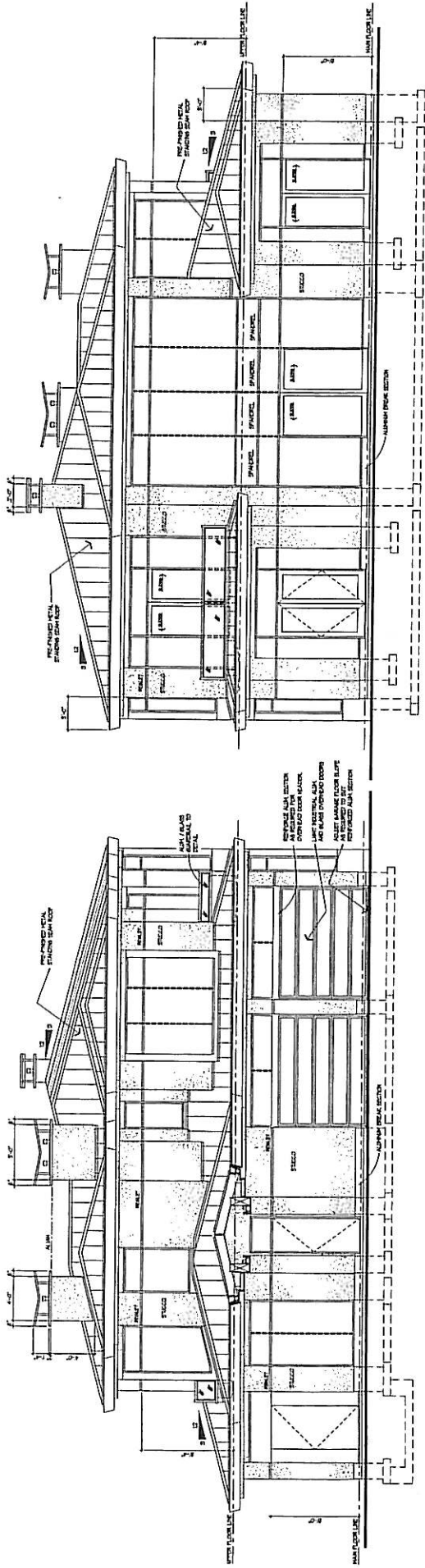
SCALE 1/4" = 1'-0"  
DATE  
DRAWN BY  
CHECKED BY  
PROJECT NO.

A5

PROJECT NO.  
JOHNSON RESIDENCE  
2485 ABBOTT STREET, ALPHARETTA, GA  
SHEET TITLE  
GUEST SUITE PLANS; ELEVATION

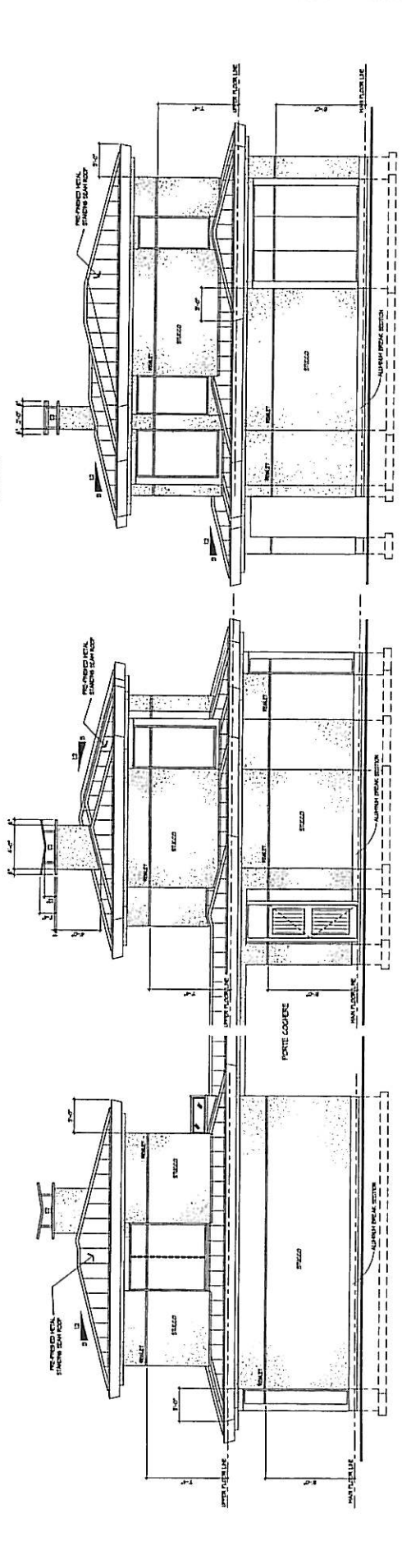
Carl  
Scholl  
Design  
1000 W. WILSON BLVD. SUITE 100  
ALPHARETTA, GA 30201  
TEL: (770) 311-1111 FAX: (770) 311-1111  
WWW.CSDI.COM

CYAN DRAFTING  
1000 W. WILSON BLVD. SUITE 100  
ALPHARETTA, GA 30201  
TEL: (770) 311-1111 FAX: (770) 311-1111  
WWW.CSDI.COM



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"

**Cyan Drafting**  
 1000 WEST GARDEN, SUITE 100, VICTORIA, BC V8W 2G7  
 TEL: 250.383.7444 FAX: 250.383.7445  
 WWW.CYANDRAFTING.COM

PROJECT NO. JOHNSON RESIDENCE 2460 ABBOTT STREET, VICTORIA, BC  
 SHEET NO. A10  
 DATE: 08/20/2018  
 SCALE: 1/4" = 1'-0"

DATE: 08/20/2018  
 SHEET NO. A10