
**CITY OF KELOWNA
MEMORANDUM**

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

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 ²	550 m ²
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 ²	90 m ²
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 ² 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

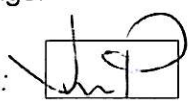
The applicant has proposed an innovative and unique approach to integrating a secondary suite on the subject property. The existing garage is to be given another storey, within which the secondary suite will be located, and joined together with the principal dwelling via a common entry foyer.

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"

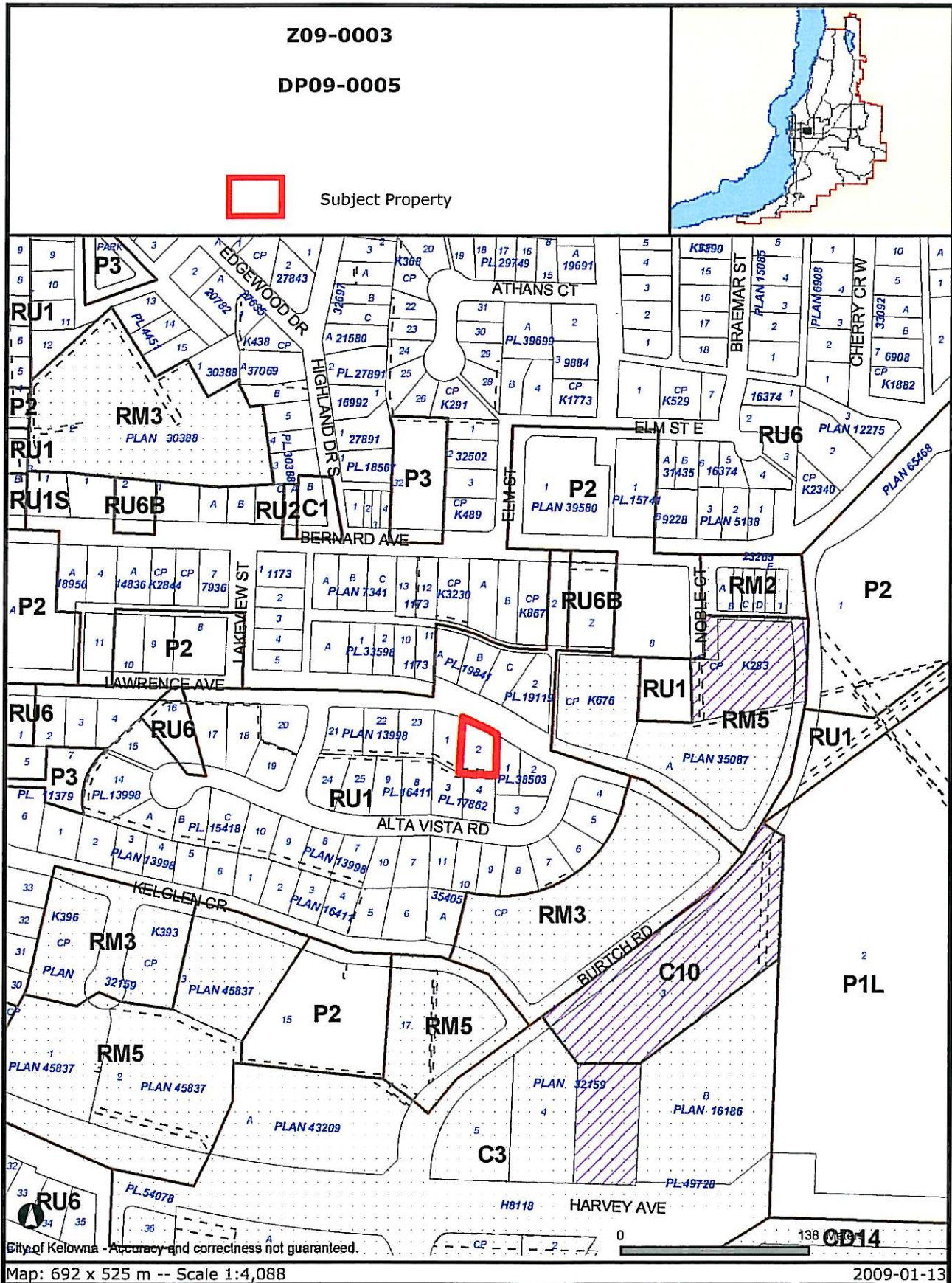
"Garage Plan"

"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.

CITY OF KELOWNA
MEMORANDUM

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

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.

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
 True North:

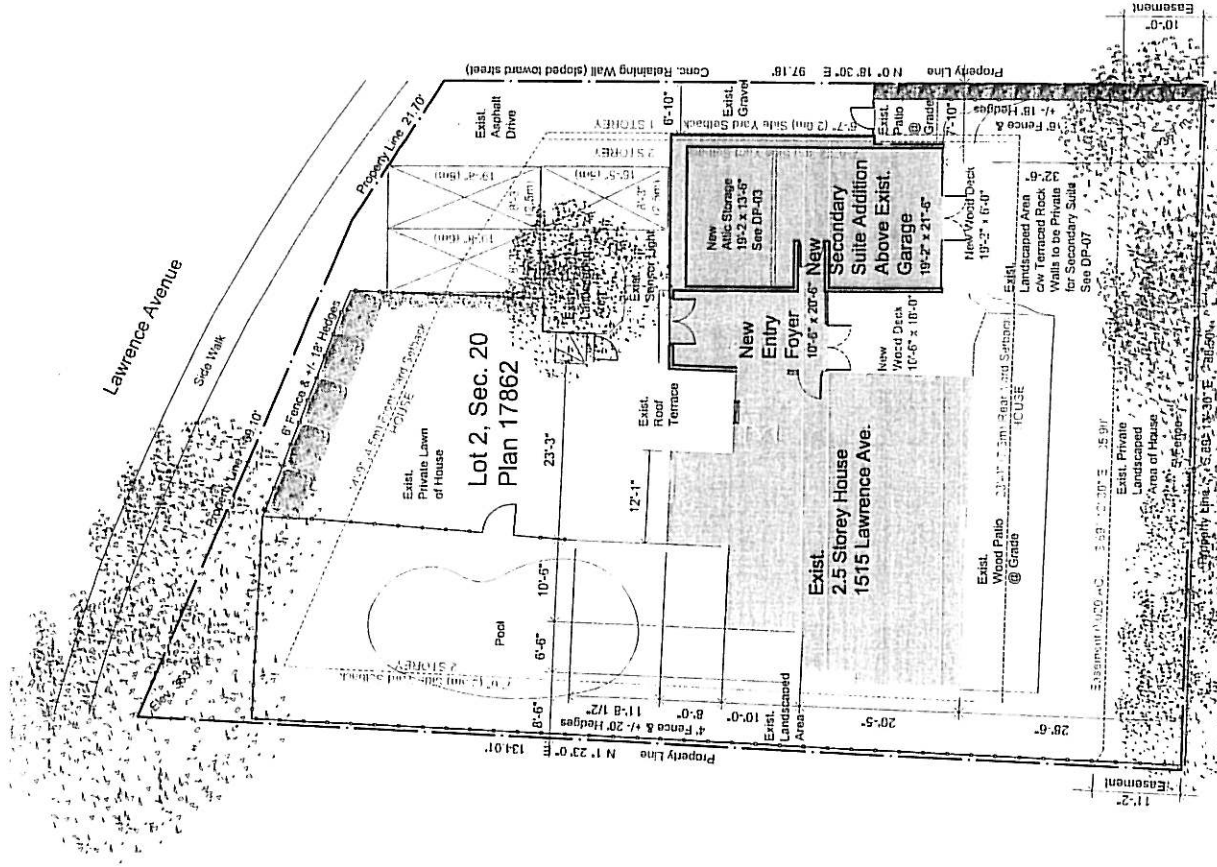


Scale: 1/16" = 1'-0"
Do not physically scale these drawings.
 The contractor is responsible for verifying all dimensions on site prior to commencing any and all work.

Notes:
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Drawing Title:

Site & Landscape Plan
DP-01

Drafter:
 SW



General Notes:
 This site plan is based on information provided by William John Charles Kane of the City of Kelowna, Survey No. A8236, October 17th, 1967.

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

Zoning Analysis

Areas:	10 070 SF.
Site / Lot	2 730 SF.
Private Front Yard	190 SF.
Private Side Yard (east)	1 390 SF.
Private Rear Yard (house)	850 SF.
Private Rear Yard (secondary suite)	323 SF.
Min. Private Yard (per dwelling) 9.5.11	
Exist. House (footprint)	1 610 SF.
Exist. House	2 660 SF.
Garage (footprint)	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 clip.	674 SF.
Proposed Secondary Suite Addition - usable space	414 SF.
Max. Secondary Suite (addition) 9.5.4	968 SF.
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) 13.1.6 a)	40.0 %
Asphalt Drive	940 SF.
Proposed Site Coverage (including drive):	37.5 %
Max. Site Coverage (total) 13.1.6 b)	50.0 %
Parking:	
Houses	2 spaces
Major Business, Secondary Suite,	1 space (in garage)
Heights:	
Exist. House	25'-0"
Proposed Addition	24'-6"
Max. House (2.5 Storeys) 13.1.6 b)	31'-2"

Plan:

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

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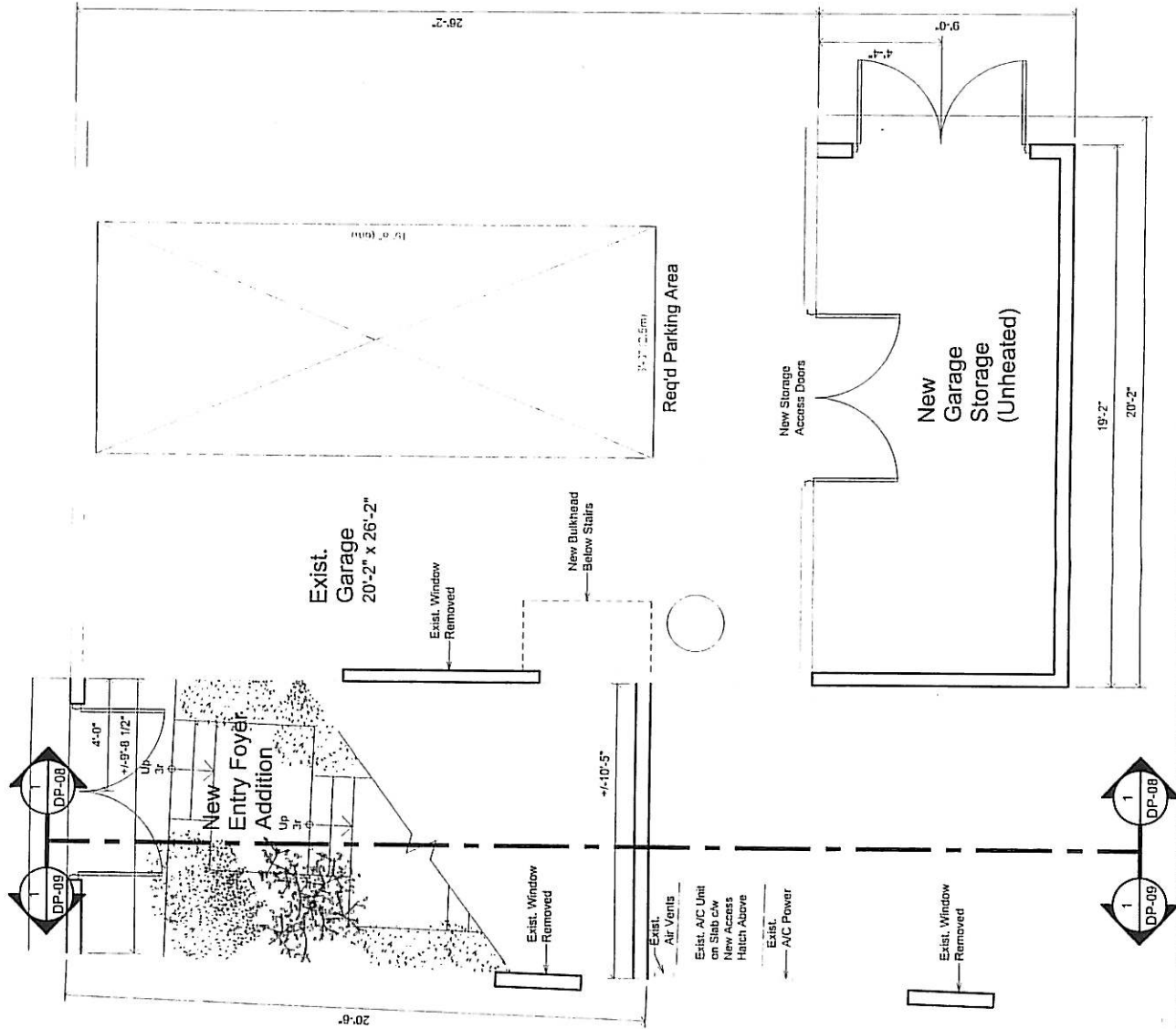
Drawing Title:

**Garage
Plan**

Drawing No:

DP-02

Drawer:
SW



Basement of
Exist.
2.5 Storey
House

Patron:

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

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Secondary Suite Addition

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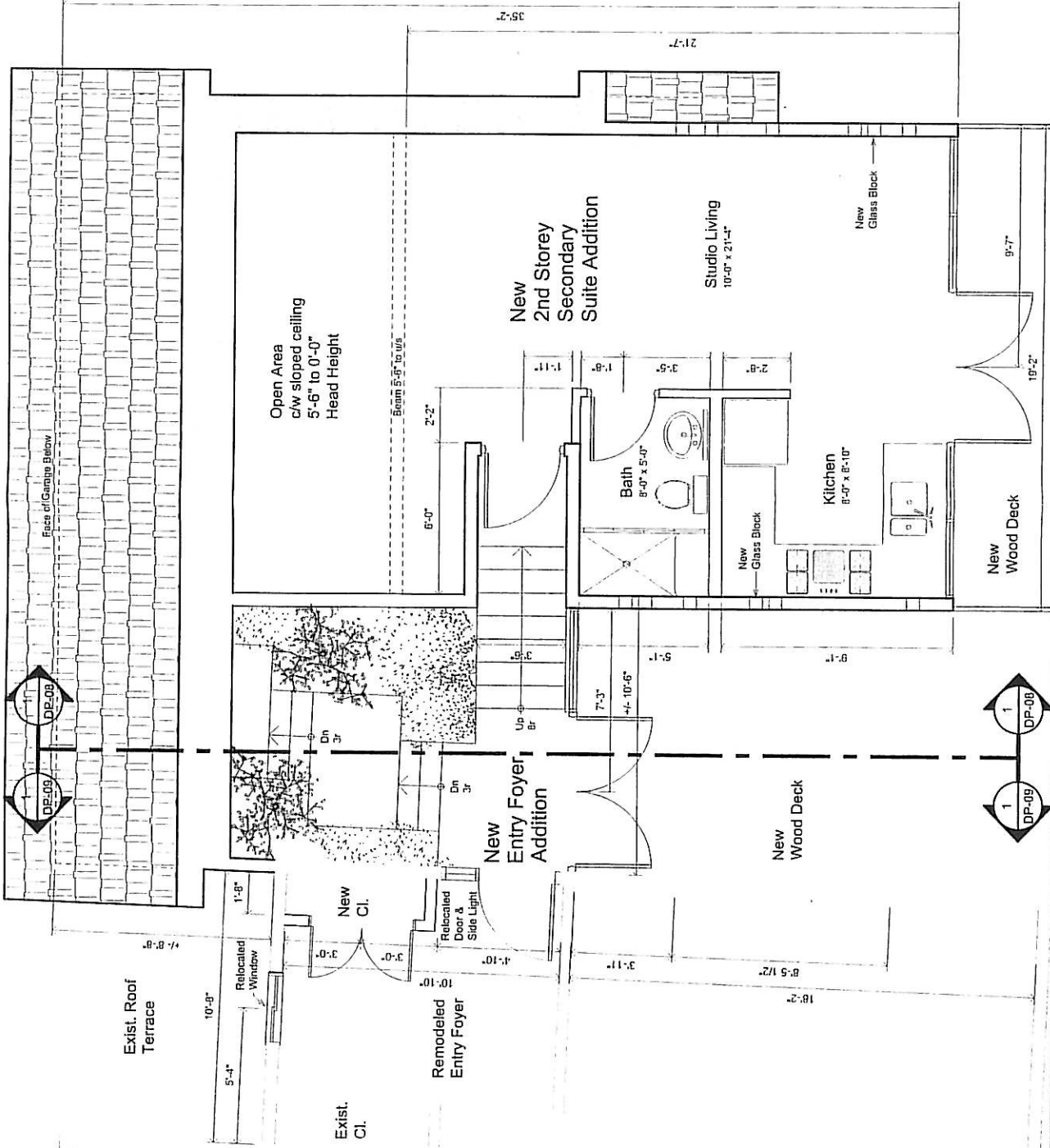
Partial Floor Plan

Drawing No:

DP-03

Drawer:

ZW



Main Fl. of
Exist.
2.5 Storey
House

Patron:

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

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**Secondary
Suite
Addition**

Issue Date:
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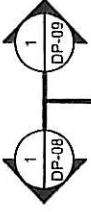
Drawing Title:

Partial North Elevation

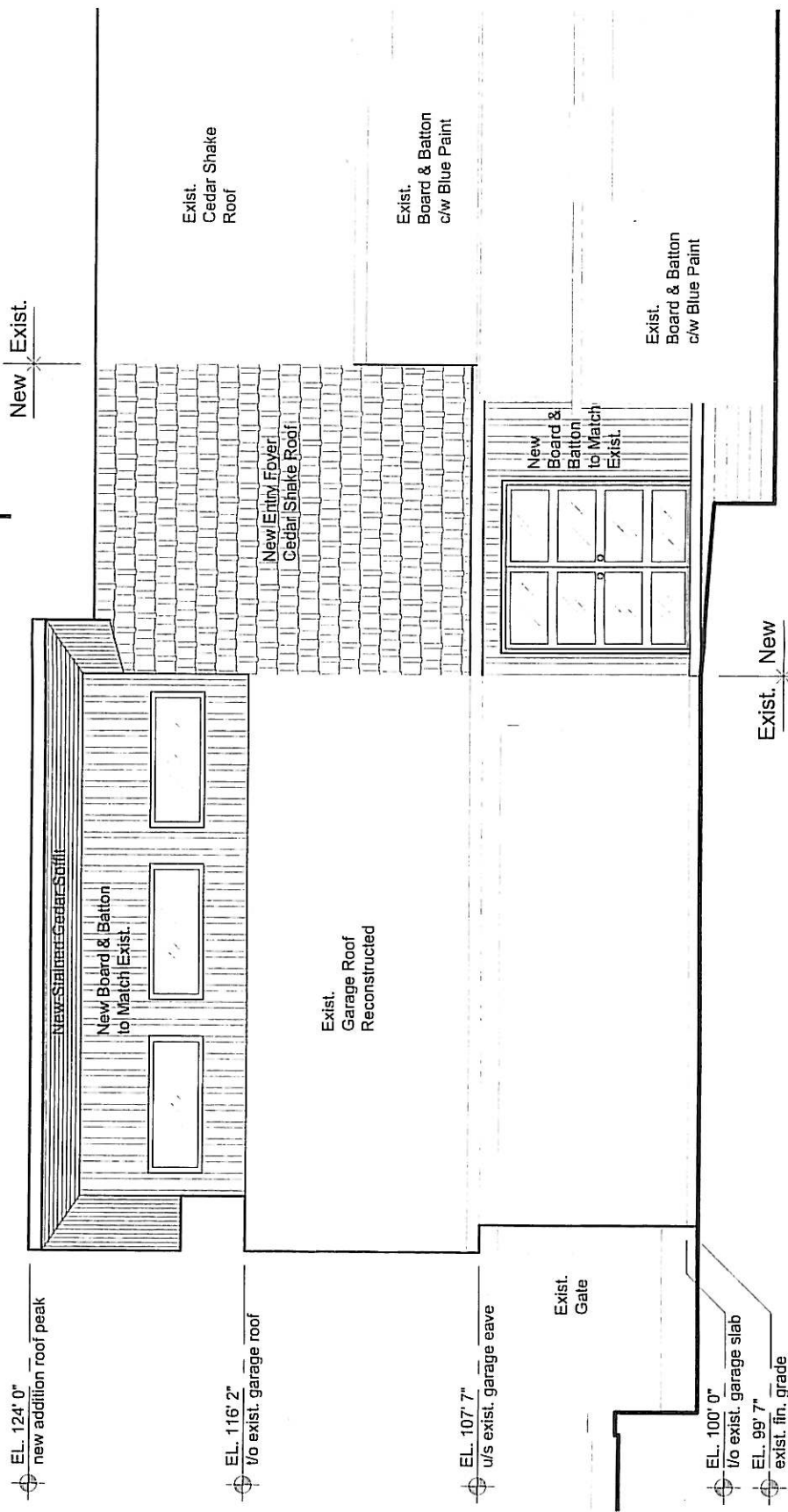
Drawing No.:

DP-05

Drawer:
zw



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



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:

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- reworking
- cost analysis / estimate
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- building permit
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- records

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Drawing Title:

Partial
South
Elevation

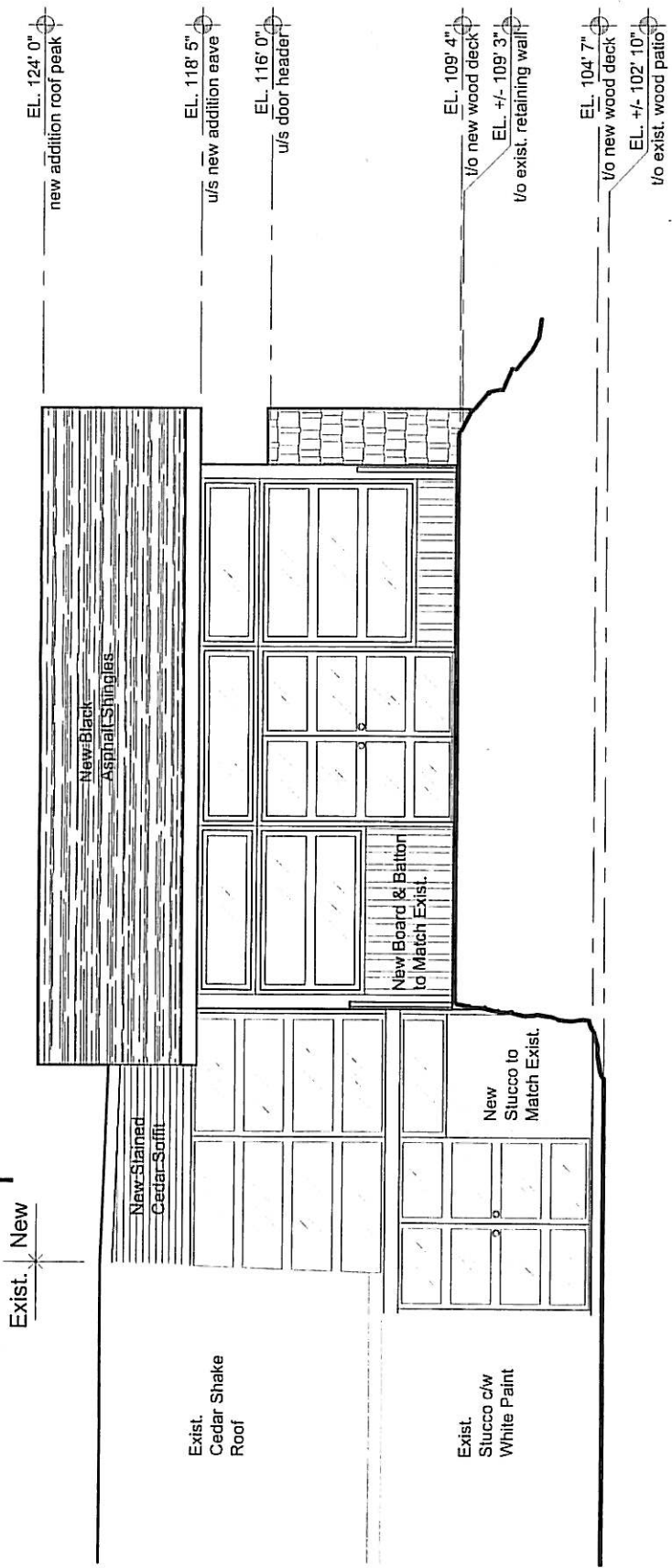
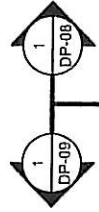
Drawing No:

DP-06

Drawer:

ZW

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



Exist.
Cedar Shake
Roof

Exist.
Stucco c/w
White Paint

New:Black
Asphalt Shingles

New Board & Batten
to Match Exist.

New
Stucco to
Match Exist.

Exist. New

Patron:

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

Design:

**Secondary
Suite
Addition**

Issue Date:

December 15th, 2008

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in any way without the
written consent of the designer.

Drawing Title:

**East
Elevation**

Drawing No:

DP-07

Drafter:

234

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

