
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

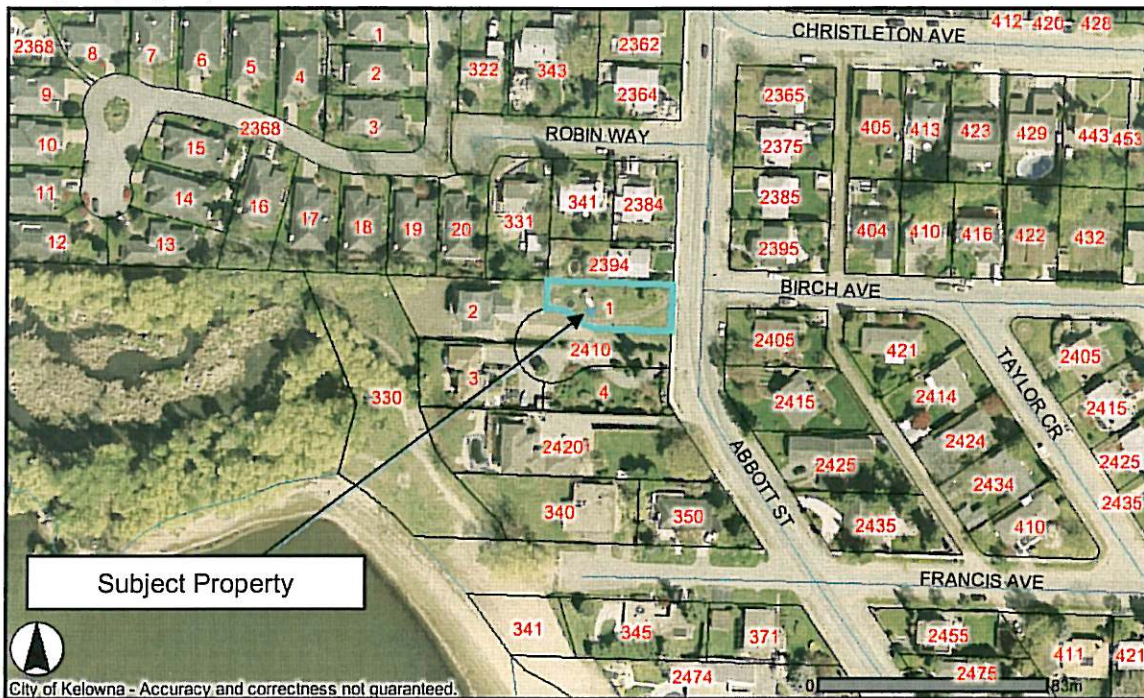
The property is located on the lakefront side of Abbott Street, south of Kelowna General Hospital and adjacent to the Maude Roxby Wetland.

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

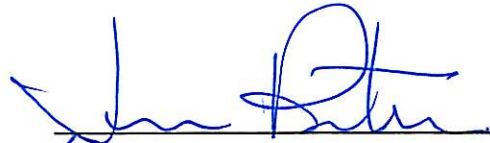
See attached.

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

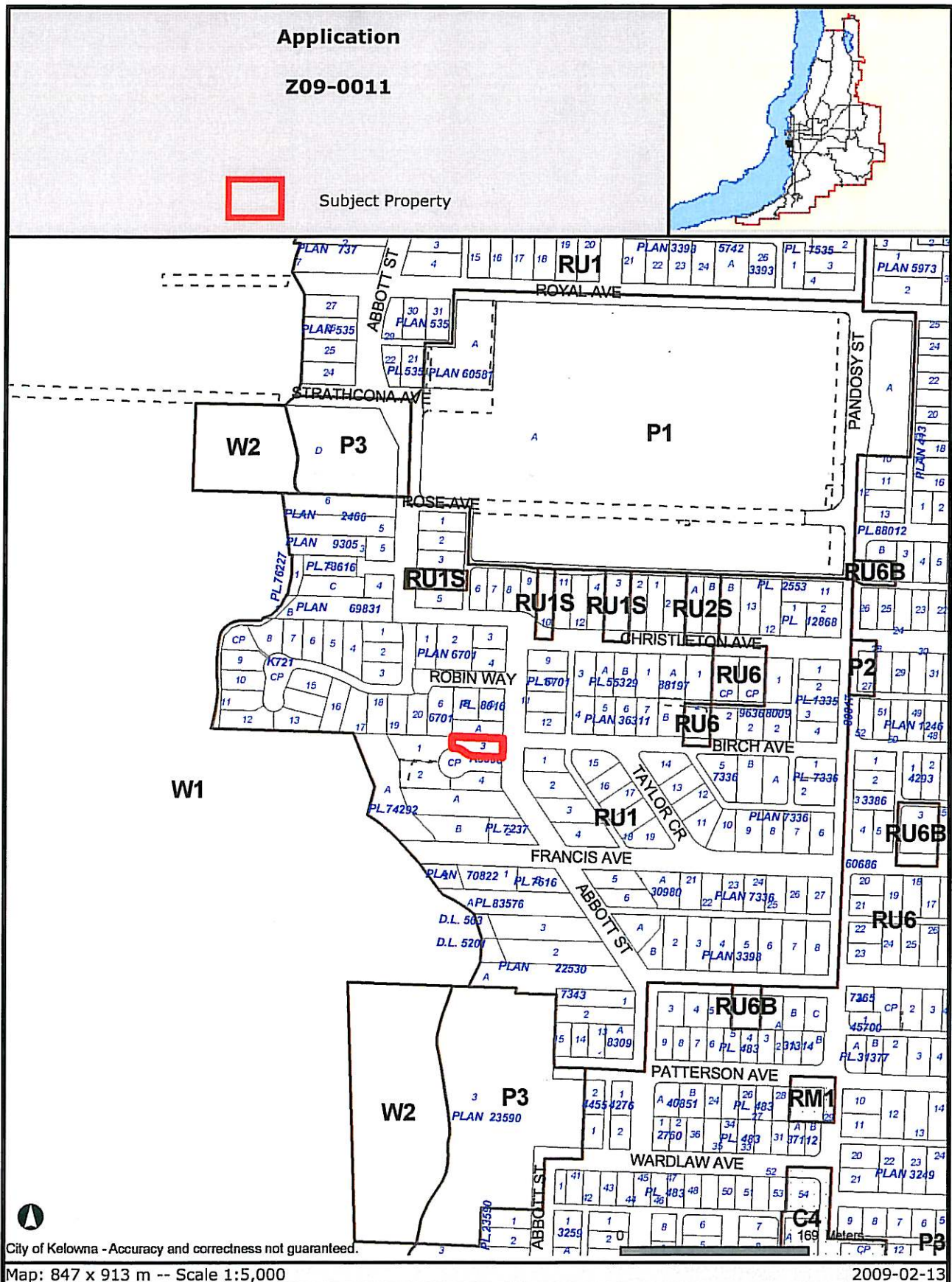


Shelley Gambacort
Director, Land Use Management

ATTACHMENTS

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





City of Kelowna - Accuracy and correctness not guaranteed.

Map: 847 x 913 m -- Scale 1:5,000

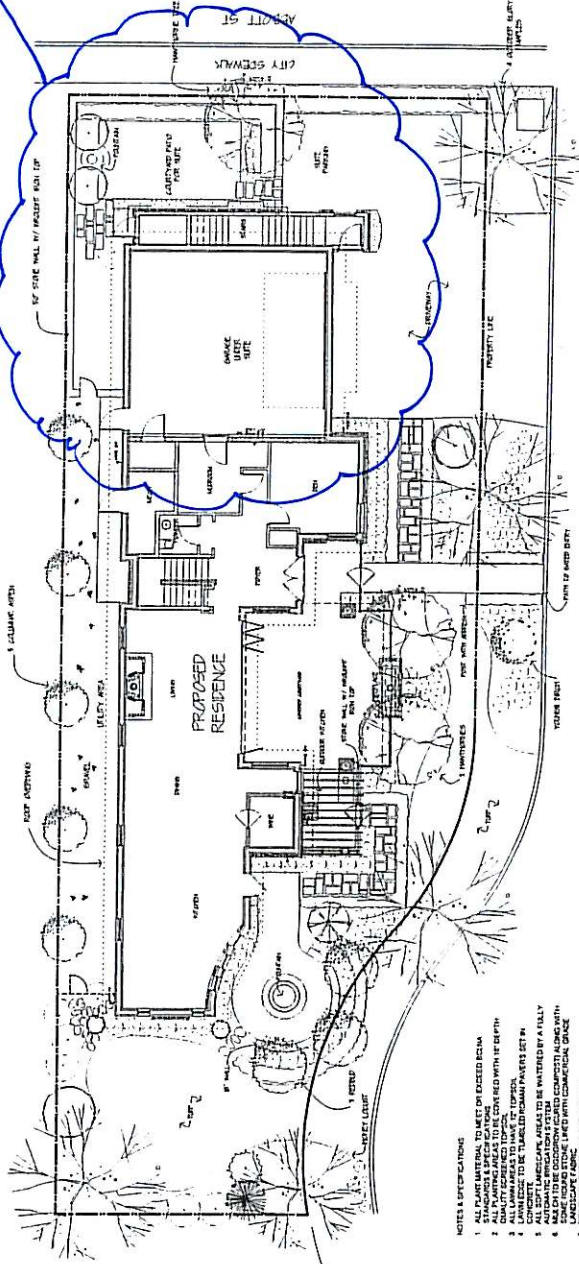
2009-02-13

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 MATERIAL TO BE SET ON PAVED BEDS
 2. STANDARD SPECIFICATIONS TO BE USED UNLESS OTHERWISE NOTED
 3. QUALITY CONTROL TO BE MAINTAINED THROUGHOUT THE PROJECT
 4. PLANTINGS TO BE TO BE PLANTED IMMEDIATELY UPON SETTING
 5. ALL SOFT LANDSCAPE AREAS TO BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM
 6. ALL HARDSCAPE AREAS TO BE CONSTRUCTED WITH COMPACTED GRANULAR FILL UNDERLAY AND FINISHED WITH COMMERCIAL GRADE
 7. ALL HARDSCAPE AREAS TO BE FINISHED WITH A FINISH THAT IS DURABLE, WEAR RESISTANT AND EASY TO MAINTAIN
 8. TYPE OF FINISHING TO BE DETERMINED TO BE SET ON CONSULTATION WITH THE ARCHITECT
 9. ALL FINISHING TO BE SET ON CONSULTATION WITH THE ARCHITECT
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 11. ALL FINISHING TO BE SET ON CONSULTATION WITH THE ARCHITECT
 12. ALL FINISHING TO BE SET ON CONSULTATION WITH THE ARCHITECT

LIST OF PROPOSED TREES

CITY	BOTANICAL NAME	COMMON NAME	SIZE
1	ACER RUBRUM 'NORTHERN GLORY'	NORTHERN GLORY MAPLE	10 FT
2	BETULA PENDULA 'TORONTO'	YOUNG WEeping BIRCH	10 FT
3	CERES CAULOCARPUS 'FOREST PARTY'	KATYHUA TREE	8 CM
4	QUERCUS PRINCEPIA 'SUNSHINE'	SUNSHINE OAK	8 CM
5	POPULUS TREMULA 'SPECTRA'	COLUMBIA ASPEN	8 CM

NATURE WORKS 	
LAND DESIGN P.O. BOX 20027 #170 OKLA BRANCH BELLEVILLE, MO 64717 WWW.NATUREWORKS.COM	
PROJECT TITLE: THE CARRIAGE HOUSE	
DRAWING TITLE: CONCEPTUAL LANDSCAPE LAYOUT	
CLIENT: FRED CRAYTON	
ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF NATURE WORKS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF NATURE WORKS.	
DESIGN BY: SH	
DRAWN BY: SH/KQ	
REVISION: 01	
DATE: 01/09	
SCALE: 1/8" = 1'-0"	
JOB NO.: 011209	
1	

BILLEY RESIDENCE
KELOWNA, BC

MAIN FLOOR
PLAN

Interior Design & Consulting
redcrayondesign@gmail.ca
20-780 Highpoint
Kelowna BC V1V 2V3
Ph. 250.868.0577 Fax 250.868.0583

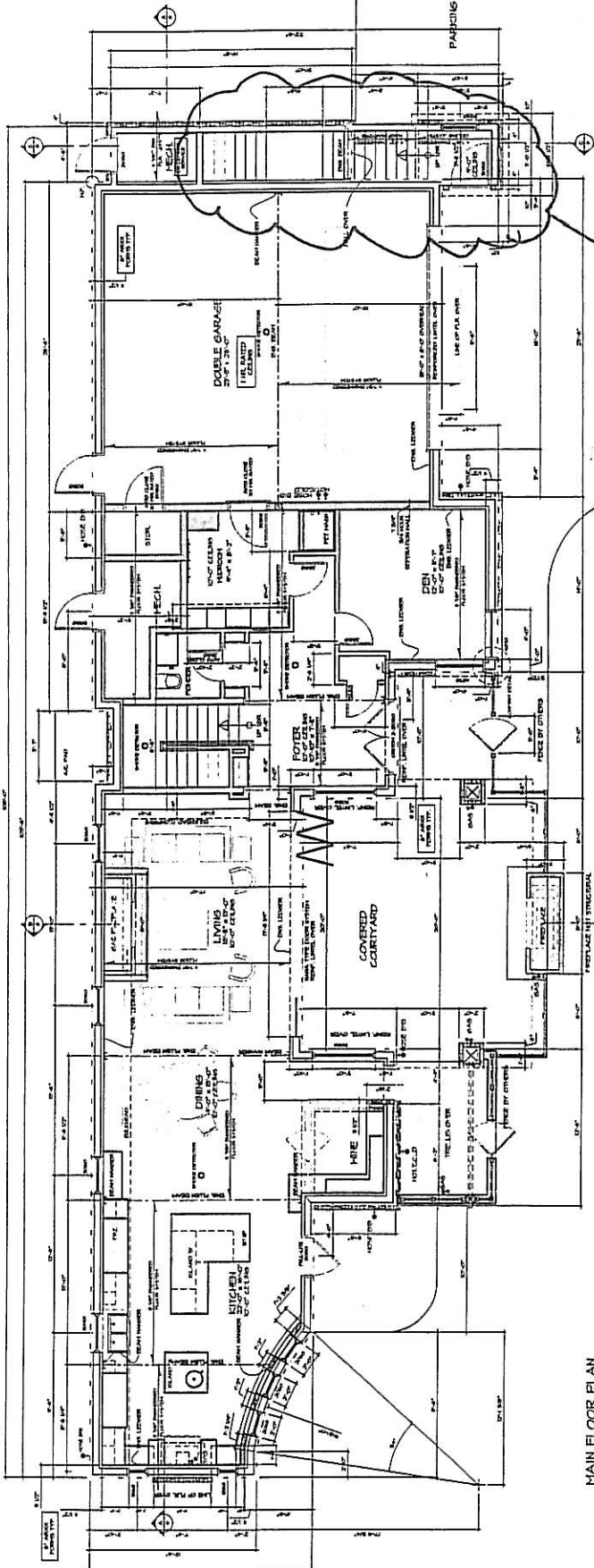


COMPONENTS: INTERIOR
ARCHITECTURE, INTERIOR
FINISHES, MECHANICAL,
ELECTRICAL, PLUMBING,
PAINTING, LANDSCAPE
ARCHITECTURE, SITEWORK,
CONCRETE, IRONWORK,
GLASSWORK, METALWORK,
WOODWORK, STONEWORK,
MASONRY, TERRAZZO, FLOORING,
CEILING, LIGHTING, FURNITURE,
FIXTURES, APPLIANCES, ACCESSORIES,
LANDSCAPE ARCHITECTURE,
SITEWORK, CONCRETE, IRONWORK,
GLASSWORK, METALWORK,
WOODWORK, STONEWORK,
MASONRY, TERRAZZO, FLOORING,
CEILING, LIGHTING, FURNITURE,
FIXTURES, APPLIANCES, ACCESSORIES

NO.	DESCRIPTION	DATE	BY
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10	ISSUED FOR PERMITS		

DATE	BY
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DATE	BY
DATE	BY

ID-2



SUITE ENTRY STAIRWELL

MAIN FLOOR PLAN
1450 SQFT - 1116 SQFT
GARAGE - 1116 SQFT
STAIRS - 110 SQFT.

NOTE: ROOM WALL DETAILS & CONNECTIONS
ENGINEERED BY OTHER

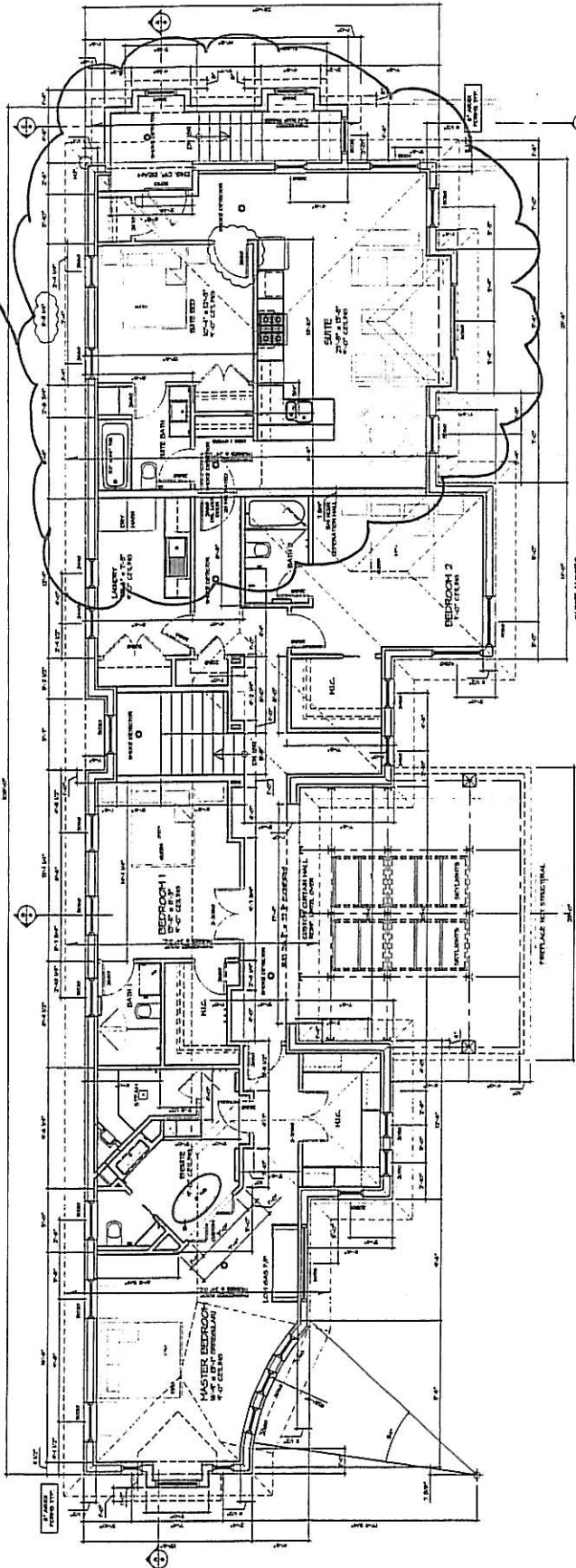
PROPOSED SUITE
LIVING AREA

INTERIOR DESIGN & CONSULTING
 RED CRAYON DESIGN
 20-760 Highpointe
 Kelowna BC V1Y 2Y3
 Ph. 250.868.0577 Fax 250.868.0583
 redcrayondesign@shaw.ca

BALLEY RESIDENCE
 KELCHINA, BC
 UPPER FLOOR PLAN

SHEET NO. ID-3
 DATE: 11/11/10
 DRAWN BY: []
 CHECKED BY: []
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: []

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/11/10
2	FOR COMMENTS	
3	FOR COMMENTS	
4	FOR COMMENTS	
5	FOR COMMENTS	
6	FOR COMMENTS	
7	FOR COMMENTS	
8	FOR COMMENTS	
9	FOR COMMENTS	
10	FOR COMMENTS	



SUITE NOTES:
 1. COMPLETION OF ACCURATE SUITE TO CORRESPOND TO SECTION A-B OF LUMBER BC BUILDING CODE.
 2. PROVIDE S4S FIRE SEPARATION BETWEEN SUITES AND COMMON AREAS, STAIRS, OTHER ROOMS.
 3. PROVIDE S4S FIRE SEPARATION TO GABLE-ENDS INSTALLED IN EACH SUITE AND INTERCONNECTED.
 4. PROVIDE S4S FIRE SEPARATION TO GABLE-ENDS INSTALLED IN EACH SUITE AND INTERCONNECTED.
 5. ALL FLOOR ABOVE SUITES INSTALLED WITH APPROVED CALLED-IN MATERIAL.
 6. GROUND FLOOR SHALL NOT PENETRATE THE FLOOR FINISH OR UNDERLAYMENT OF FLOOR SYSTEM.
 7. ALL SUITE WALLS SHALL BE FINISHED WITH NON-COMBUSTIBLE MATERIAL.
 8. ALL SUITE WALLS SHALL BE FINISHED WITH NON-COMBUSTIBLE MATERIAL.
 9. ALL SUITE WALLS SHALL BE FINISHED WITH NON-COMBUSTIBLE MATERIAL.
 10. ALL SUITE WALLS SHALL BE FINISHED WITH NON-COMBUSTIBLE MATERIAL.

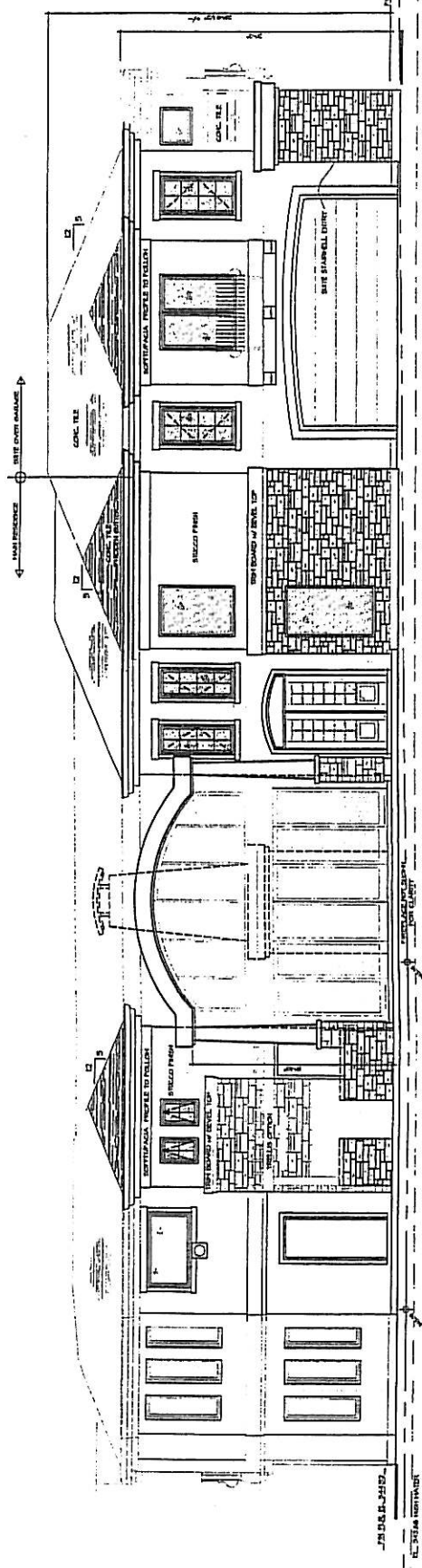
UPPER FLOOR PLAN
 EXCLUDING STAIRS
 SUITE - 665 SQFT. (612 SQ FT)
 NOTE:
 SHOW FORM HALL DETAILS & CONNECTIONS
 POWERED BY OTHER

RED CRAYON DESIGN
 Interior Design & Consulting
 redcrayondesign@shaw.ca
 20-780 Hippocampus
 Kelowna BC V1Y 2Y3
 Ph. 250.868.0577 Fax 250.868.0583

VALLEY RESIDENCE
 KELOWNA, BC
 ELEVATIONS

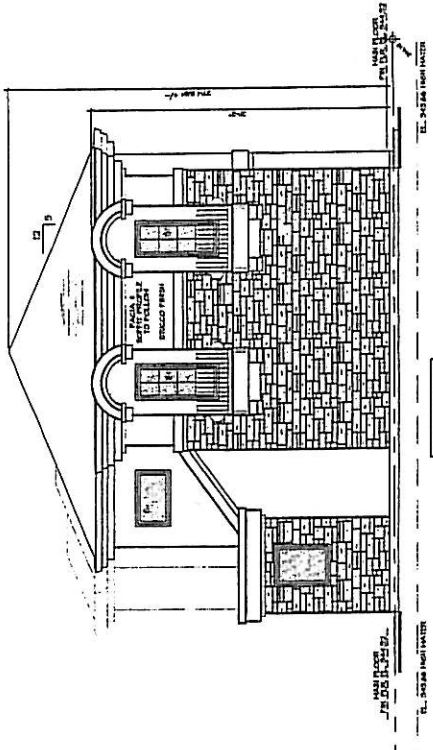
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 CHECKED BY: [Signature]
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 SHEET NO: ID-4

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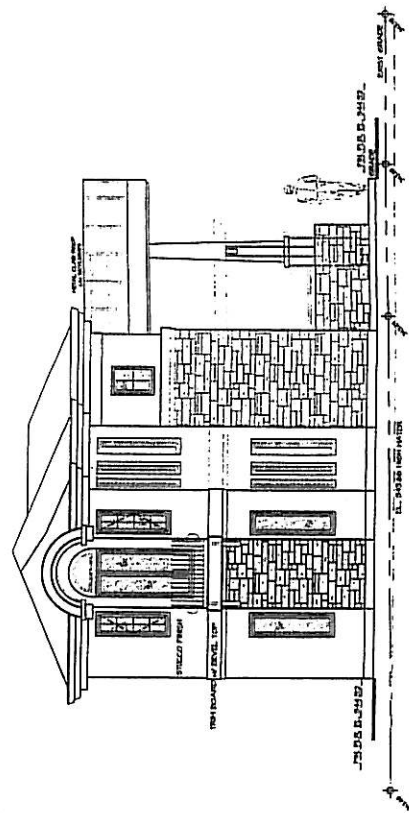


FRONT (SOUTH) ELEVATION
 1/4" = 1'-0"

NOTE:
 ALL PROFILES AND DOOR SIZES AND
 OPERATIONS ARE TO BE CONFIRMED BY
 THE CLIENT AND THE CONTRACTOR AND
 PROVIDED FORSIZES FROM ALL BEDROOMS!



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



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