



The proposed application meets the requirements of RU1(s) Large Lot Housing with Secondary Suite follows:

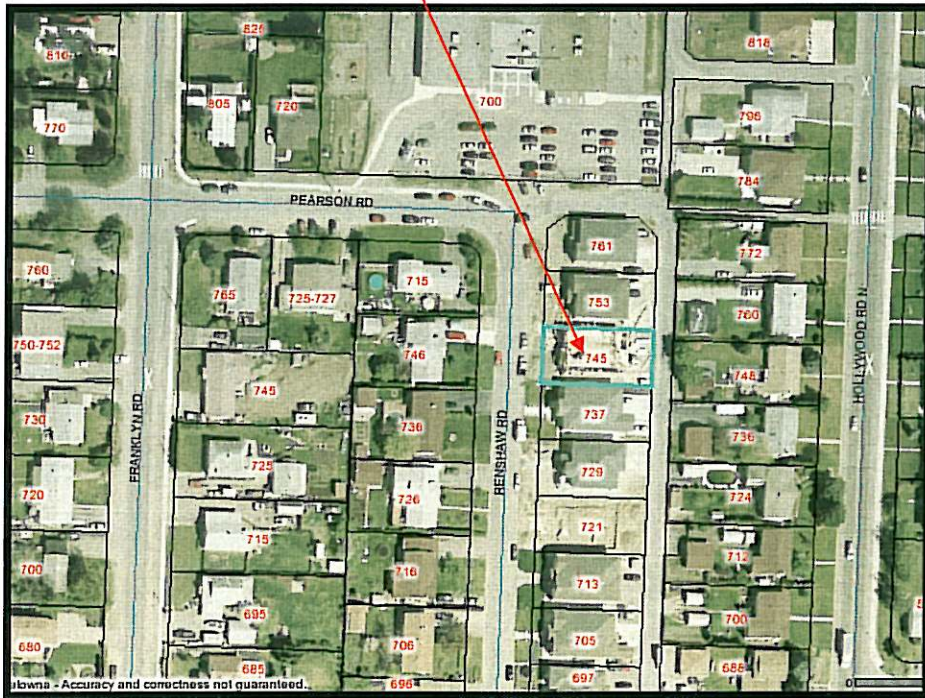
<b>Zoning Bylaw No. 8000</b>		
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)</b>
<b>Subdivision Regulations</b>		
Lot Area	580 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	17.2 m	16.5 m unless 15 m when access to rear lane; 17 m for corner lot
Lot Depth	33.77 m	30.0 m
<b>Development Regulations</b>		
Site Coverage (buildings)	31%	40%
Site Coverage (buildings/parking)	41.5 %	50%
Height (existing house)	2 storey	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	403 m <sup>2</sup>	
Floor Area of Secondary Suite / Size ratios	89 m <sup>2</sup> / 22%	Lessor of 90 m <sup>2</sup> or 40%
Front Yard	5.73 m	4.5 m
Side Yard (n)	2.34 m	2.3 m (2- 2 ½ storey)
Side Yard (s)	2.36 m	2.3 m (2- 2 ½ storey)
Rear Yard	9.73 m	7.5 m
<b>Other Requirements</b>		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	meets requirements	30m <sup>2</sup> per dwelling

### 3.1 Site Context

The subject property is located on the east side of Renshaw Road, in Rutland. More specifically, the adjacent land uses are as follows:

- North RU1 – Large Lot Housing - Residential
- East RU1 – Large Lot Housing
- South RU1 – Large Lot Housing
- West RU1 – Large Lot Housing

3.2 Site Location: 745 Renshaw Road



**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.

**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**

See attached.

**5.2 Building and Permitting**

Separate building permit required for suite, must meet requirements of BCBC 2006.

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 Renshaw Rd.

5.4 Bylaw Services

City Bylaws has had one complaint at this location as follows:

Service Request #141662 - Zoning / Illegal Suite - generated on April 14, 2009 and still remaining active.

**6.0 LAND USE MANAGEMENT COMMENTS**

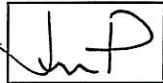
The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration of infill of existing neighbourhoods, where services are already in place and densification can easily be accommodated. This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. A separate BP will be required for the suite to ensure compliance with the BC Building Code.

Currently there is a covenant on this property permitting only one single family residential dwelling on the subject property. As part of this application this covenant will need to be discharged by the applicant.



Danielle Noble  
Urban Land Use Manager

Approved for Inclusion



~~F~~ Shelley Gambacort  
Director of Land Use Management

Bcd

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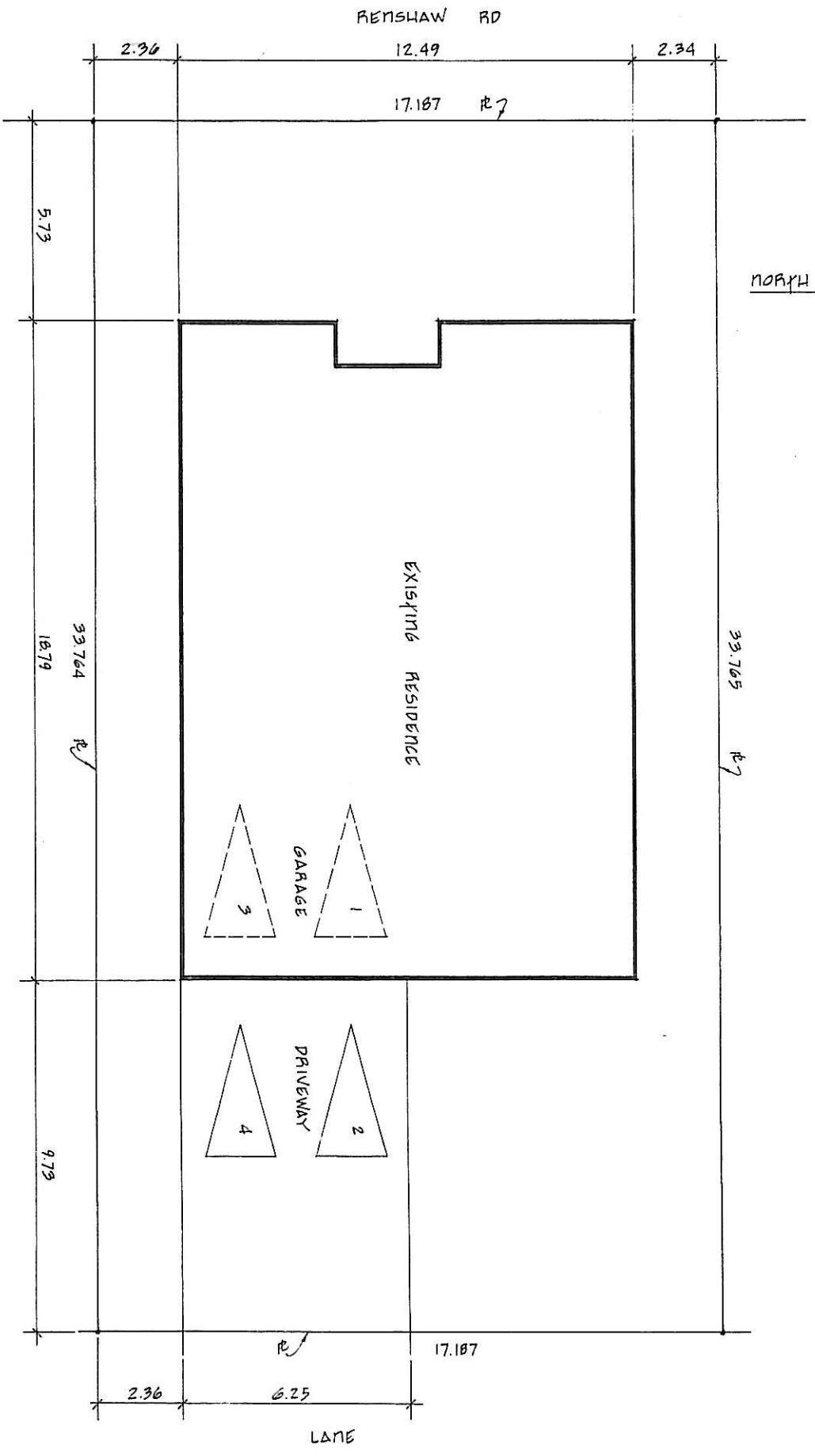
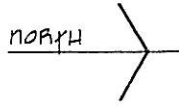
**ATTACHMENTS**

- Location of subject property
- Site Plan
- Elevation drawings
- Suite Floor Plan
- Development Engineering Comments





PLAN - RAR 76112  
PL - 143 ODD

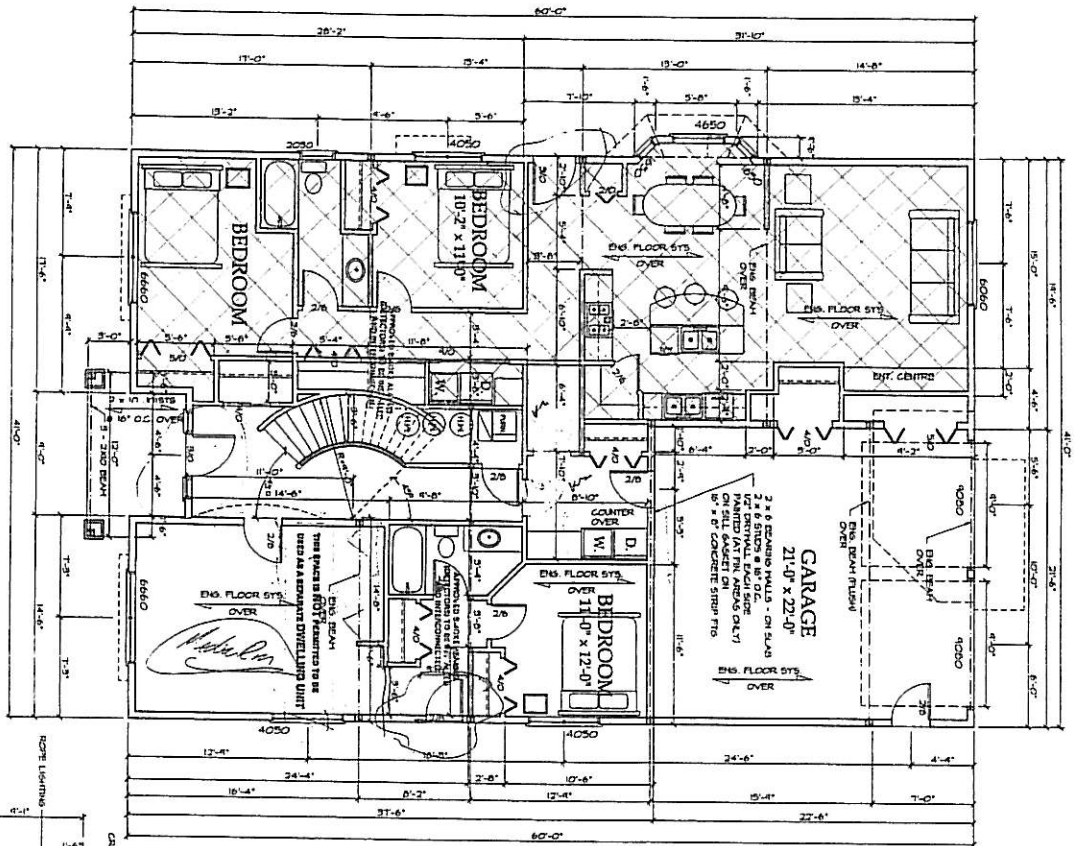


**axel hilmer**  
Land Use Planning Consulting Services  
Ph 8607526 204-1823 Harvey Ave Kelowna

**Project: 745 - RENSRAW RD**

**SITE PLAN**

Scale : 1:100  
Date : JUNE 09  
Drw by : AH

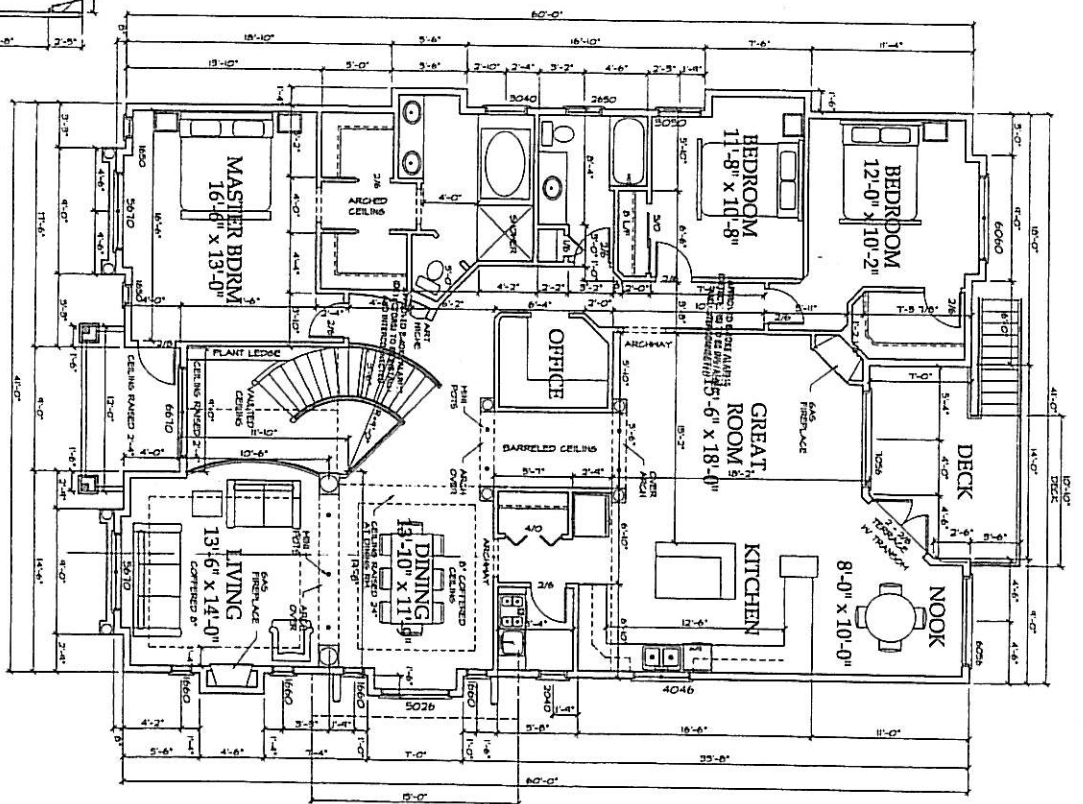


-SECONDARY SUITE  
- 956 sq ft (89 m<sup>2</sup>)

LOWER (GROUND) FL - 1953 sq ft (182 m<sup>2</sup>)

TOTAL FL AREA - 4338 sq ft (403 m<sup>2</sup>)

DETAIL AT  
BARRELED CEILING



SITE COVERAGE = 2500 SQ. FT. = 40%  
UPPER FLOOR AREA = 2380 SQ. FT. (221 m<sup>2</sup>)

January 5th, 2006

**STEWART DESIGN GROUP**

Project: Mr. & Mrs. H. Ghuman  
Main Floor & Lower Floor Plan

3





745 RENSLOW RD.

1.



FRONT ELEV.



REAR ELEV



REAR & RIGHT ELEV.



FRONT & LEFT ELEV.

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CITY OF KELOWNA

MEMORANDUM

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**Date:** July 15, 2009  
**File No.:** Z09-0036  
**To:** Planning & Development Services Department (BD)  
**From:** Development Engineer Manager (SM)  
**Subject:** 745 Renshaw Road. – Lot 3, Plan 76112, Sec. 27, Twp. 26, ODYD

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Development Engineering Services comments and requirements regarding this application to rezone from RU1 to RU1s are as follows:

1. Subdivision  
Provide easements as required
2. Sanitary Sewer.  
The subject property is serviced by the Municipal wastewater collection system. There are no additional charges for a suite within an existing dwelling.
3. Domestic Water.  
The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID.
4. Parking.  
Parking is provided by the ineffective but acceptable stacking method.

This application does not trigger any servicing requirements.

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Steve Muenz, P.Eng.  
Development Engineering Manager

BB