

# Memo



**Date:** January 14, 2010

**To:** City Manager

**From:** Community Sustainability Division

**File No:** Z09-0078 **Applicant:** Blaine McKain

**At:** 650 Denali Ct **Owner(s):** Blaine McKain

**Purpose:** To rezone the subject property from RU1h - Large Lot Housing (hillside area) zone to the RU1hs Large Lot Housing (hillside area) with a secondary suite zone to construct a secondary suite within a single family dwelling.

**Existing Zone:** RU1h - Large Lot Housing (hillside area) zone

**Proposed Zone:** RU1hs- Large Lot Housing (hillside area) with a secondary suite zone

Report Prepared by: Birte Decloux

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## 1.0 RECOMMENDATION:

THAT Rezoning Application No. Z09-0078 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 43, Section 28, Township 26, ODYD, Plan KAP72143, located at Denali Court, Kelowna, BC, from the RU1h - Large Lot Housing (hillside area) zone to the RU1hs Large Lot Housing (hillside area) with a secondary suite zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT a Building Permit for the suite be applied for prior to final adoption of the zone.

## 2.0 SUMMARY:

This application seeks to rezone the subject property from the RU1h - Large Lot Housing (hillside area) zone to the RU1hs Large Lot Housing (hillside area) with a secondary suite zone to construct a secondary suite within a single family dwelling.

## 3.0 BACKGROUND:

The applicant is proposing a one bedroom suite in the lower walk-out level of a single family dwelling. The unit access would be provided through a private foyer to which a path leads from the front of the building. Lighting is provided along the path as well as at the door to ensure the occupants safety.

A handwritten signature in black ink, located in the bottom right corner of the page.

The proposed application meets the requirements of RU1hs- Large Lot Housing (hillside area) with a secondary suite zone as follows:

<b>Zoning Bylaw No. 8000</b>		
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>RU1hs ZONE REQUIREMENTS (Suite within Principal Dwelling)</b>
<b>Subdivision Regulations</b>		
Lot Area	1,132 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	48.73 m	16.5 m
Lot Depth	38.5 m	30.0 m
<b>Development Regulations</b>		
Site Coverage (buildings)	13%	40%
Site Coverage (buildings/parking)	16%	50%
Height (existing house)	1.5 storeys / 3.05 m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	334 m <sup>2</sup>	
Floor Area of Secondary Suite / Size ratios	65m <sup>2</sup> / 19%	In building can't exceed lessor or 90 m <sup>2</sup> or 40%
Front Yard	3.17 m to property line & 6.0 m to back of curb	3.0 m to property line & 6.0 m to back of curb
Side Yard (east)	25.63 m	2.0 m (1 - 1 ½ storey)
Side Yard (west)	2.11 m	2.0 m (1 - 1 ½ storey)
Rear Yard	7 m	7.5 m
<b>Other Requirements</b>		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m <sup>2</sup> requirement

① Although the set back is 3.17m from the property line, when measured from the back of the curb to the garage the application meets the Zoning bylaw requirements.

### 3.1 Site Context

The subject property is located on the east side of Denali Court, on Dilworth Mountain. More specifically, the adjacent land uses are as follows:

North	RU1h	Large Lot Housing (hillside area)
South	RU1h	Large Lot Housing (hillside area)
East	RU1h	Large Lot Housing (hillside area)
West	RU1h	Large Lot Housing (hillside area)



### 3.2 Site Location: 650 Denali Court



## 4.0 CURRENT DEVELOPMENT POLICY

The RU1hs - Large Lot Housing (hillside area) with Secondary Suite zone is being proposed for this property. 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

**Domestic Water and Fire Protection** - This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. Metered water from the main residence must be extended to supply the proposed suite.

**Sanitary Sewer** - Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

Site Related Issues - Provide on-site parking for the proposed suite.

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 Fire Department**

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations as per BCBC 2006. Additional address may be required.

**5.3 Building and Permitting Branch**

Existing BP #39443 for finishing basement only in place, work completed prior to rezoning application, building inspector requested kitchen removal or zoning to be applied for. BP to be upgraded and suite to meet requirements of BCBC 2006.

**5.4 Bylaw Services**


No concerns.

**6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS**

This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration into existing neighbourhoods, where services are already in place and densification can easily be accommodated. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions can easily be achieved on-site.



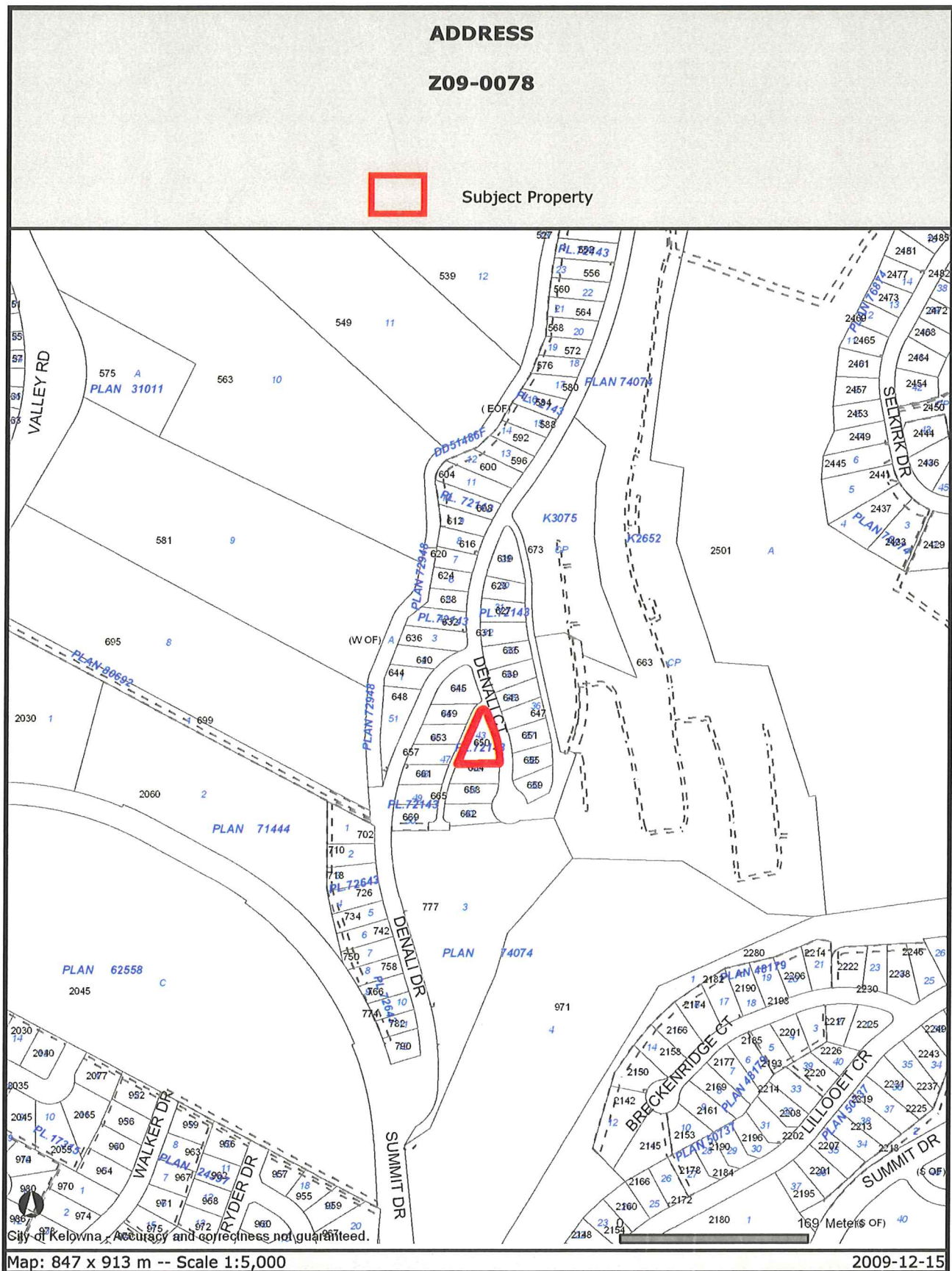
Danielle Noble  
Manager, Urban Land Use

Approved for inclusion:   
Shelley Gambacort  
Director, Land Use Management

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**Attachments:**  
Subject Property Map  
Site Plan  
Suite Floor Plans  
Photo





City of Kelowna. Accuracy and correctness not guaranteed.

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

2009-12-15

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.

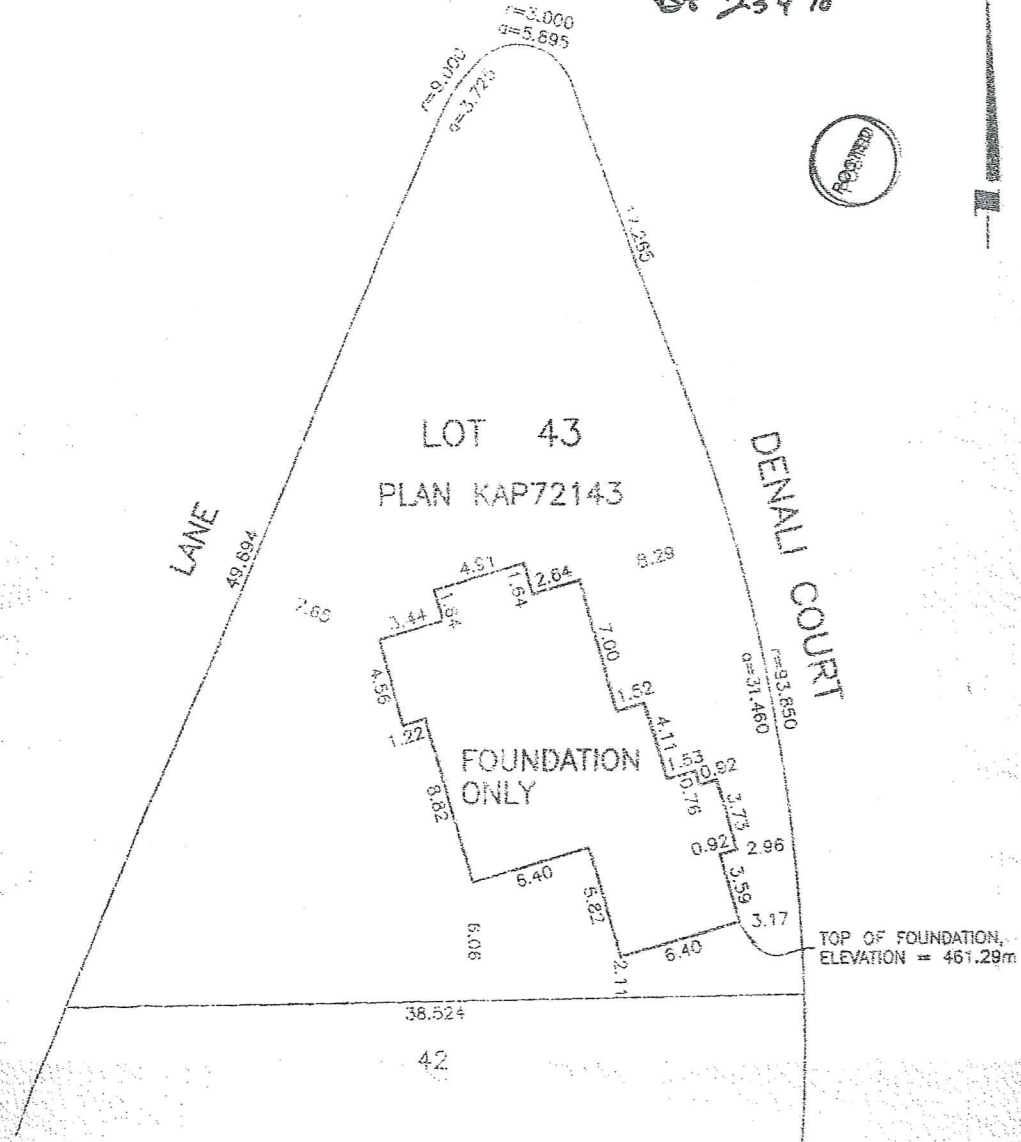


# B.C. LAND SURVEYORS CERTIFICATE OF LOCATION ON LOT 43, PLAN KAP72143, SEC. 28, TP. 26, O.D.Y.D.

*RV*

650 DENALI COURT

*BP 23478*



I HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND RELATIVE LOCATION OF THE BUILDINGS THEREON.

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: DUNWORTH QUALITY HOMES

DATE: DECEMBER 17, 2002

T.E. Ferguson Land Surveying Ltd.

SCALE: 1:300 METRES

B.C. AND CANADA LAND SURVEYORS

FILE: 15435

216-1626 RICHTER STREET, KELOWNA, B.C.

© T.E. FERGUSON LAND SURVEYING LTD.

TELEPHONE: (250) 783-3115

FAX: (250) 783-0321

*J. Ferguson*

B.C.L.S., C.V.S.  
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.



PARKING



McKAIN: 650 DENALI COURT







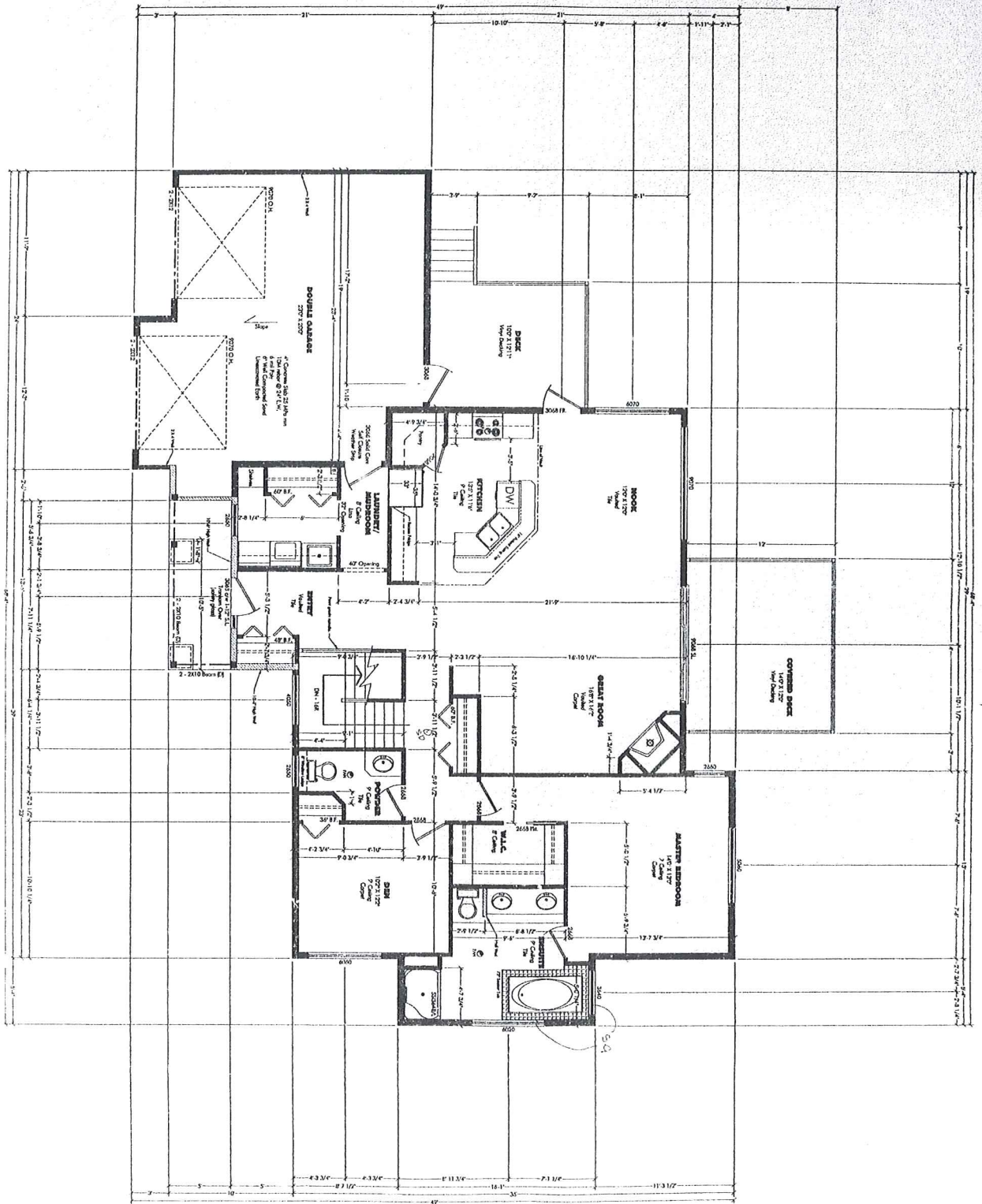
SUITE ENTRANCE



PATH TO STREET



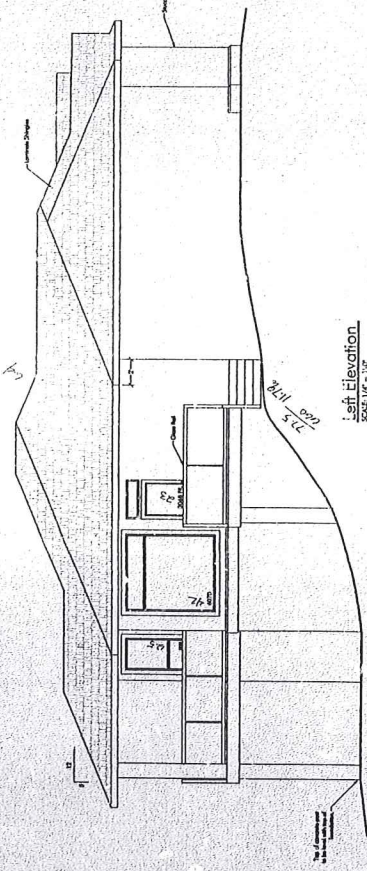
NOT TO SCALE  
ALL DIMENSIONS IN FEET AND INCHES  
UNLESS OTHERWISE NOTED  
SEE SPECIFICATIONS FOR MATERIALS AND FINISHES  
DATE: 10/11/17



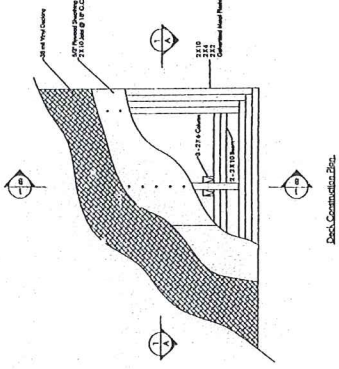
Floor  
House plan - main level



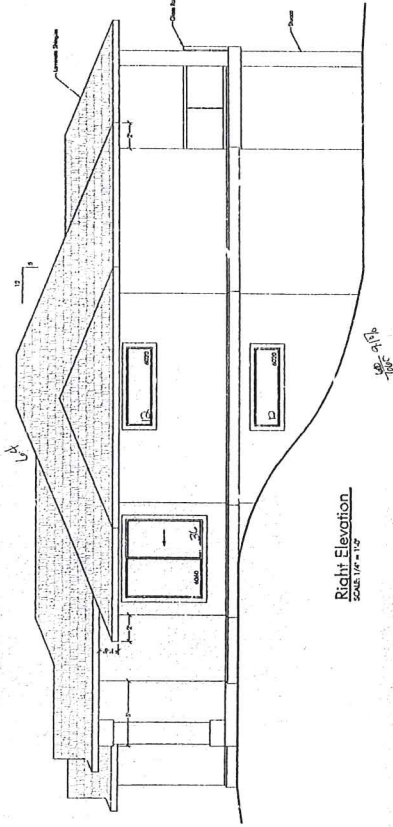
This drawing is intended for informational purposes only. It is not to be used for construction. All dimensions are approximate and subject to change without notice. Check with the architect for any changes to this drawing.



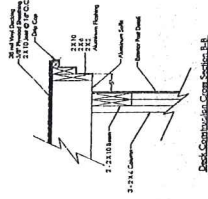
Left Elevation  
SCALE 1/4" = 1'-0"



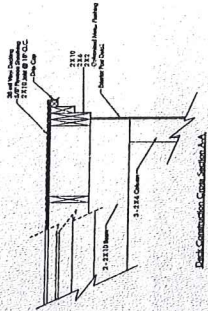
Deck Construction Detail



Right Elevation  
SCALE 1/4" = 1'-0"



Deck Construction Corner Section S.E.



Deck Construction Cross Section S.E.

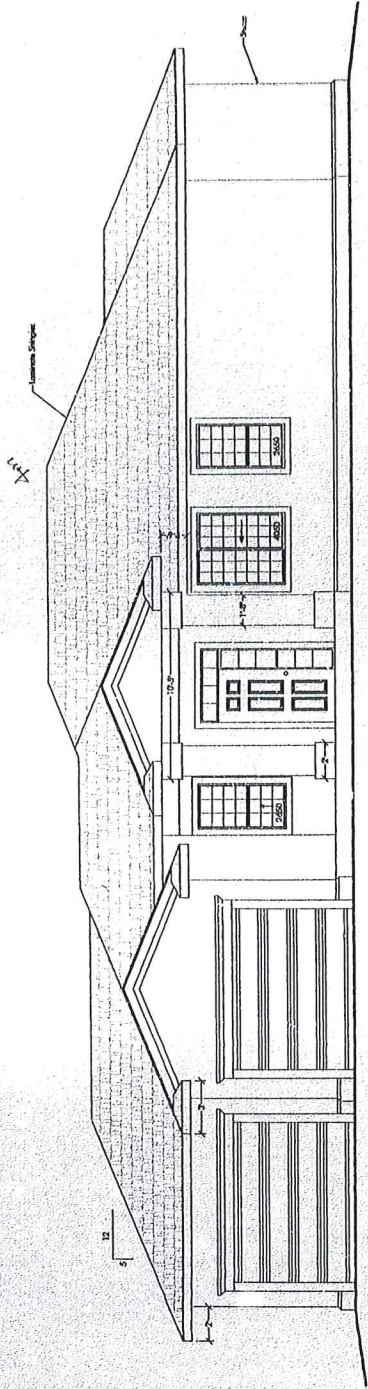
If there are changes to the contract or drawings, check with the architect for any changes to this drawing.

**INTERIOR ARCHITECTURE LTD.**  
200-1111 W. 10th Ave.  
Vancouver, BC V6H 2T6  
Phone: 604-271-1111

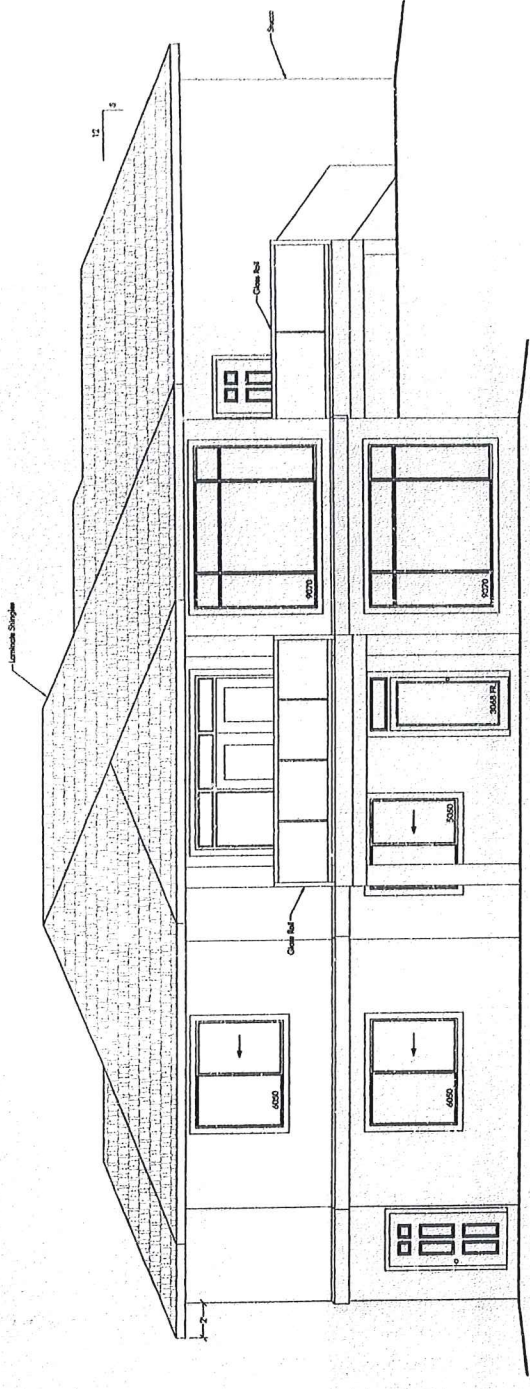
elevations



11  
- 8 1/2



Front Elevation  
 SCALE: 1/4" = 1'-0"  
 PUBLIC  
 COPY

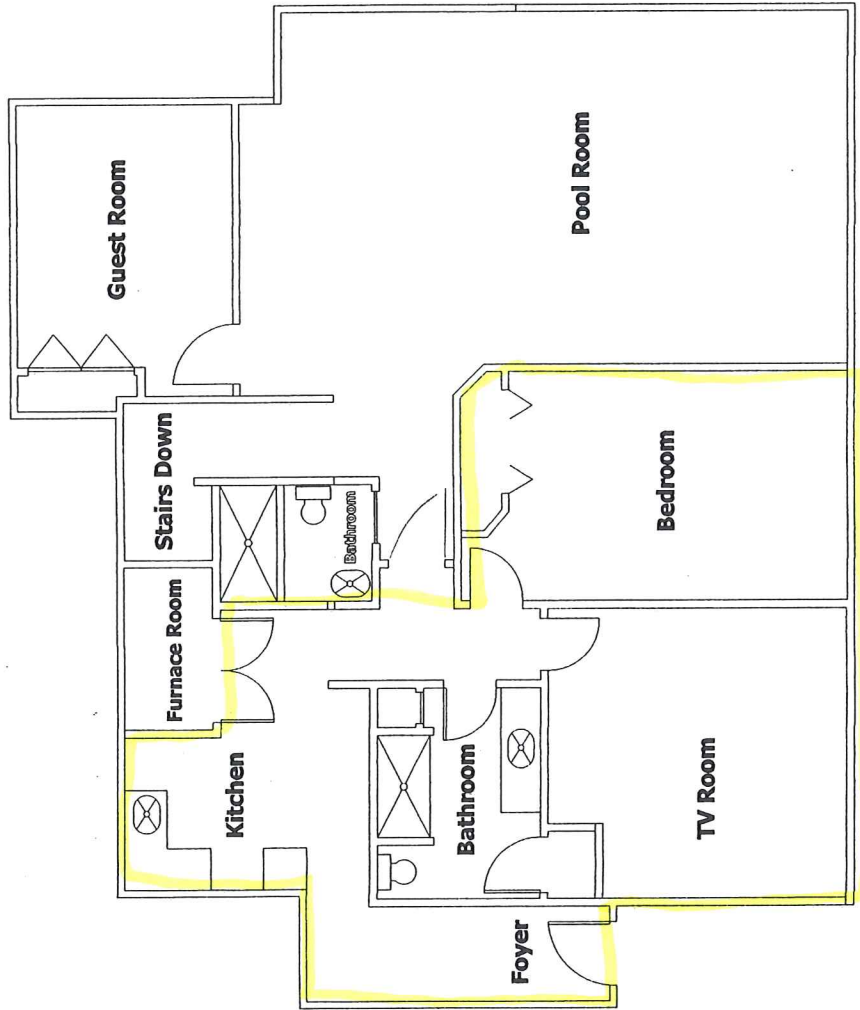


Rear Elevation  
 SCALE: 1/4" = 1'-0"

McKAIN: 650 DENALI CT.

VED  
 NG PERMIT #23476  
 L REMAIN ON SITE  
 BUILDING INSPECTORS





*Proposed Suite Highlighted*