

# Memo



**Date:** April 21, 2010

**To:** City Manager

**From:** Community Sustainability Division

**File No:** Z10-0022

**Applicant:** Andrew Moore

**At:** 720 Turner Road

**Owner(s):** Andrew and Yvonne Moore

**Purpose:** To rezone the subject property from RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone to construct a secondary suite within a single family dwelling.

**Existing Zone:** RU1 - Large Lot Housing zone

**Proposed Zone:** RU1s- Large Lot Housing with a secondary suite zone

Report Prepared by: Birte Decloux

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## 1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0022 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 5, District Lot 358, ODYD, Plan 26738, located at Turner Road, Kelowna, BC, from the RU1 - Large Lot Housing zone to the RU1s Large Lot Housing 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 is seeking to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone to construct a secondary suite within a single family dwelling.

## 3.0 BACKGROUND:

The applicant recently purchased the subject property and proposes to finish the basement as a suite. The modest one bedroom suite is accessed by a door at the rear of the single family dwelling. Parking is provided on the driveway with a pathway to the suite on the west side of the property. To enhance the safety of potential tenants a motion sensor light is proposed for the west side of the house.

The proposed application meets the requirements of RU1s- Large Lot Housing with a secondary suite zone follows:

<b>Zoning Bylaw No. 8000</b>		
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>RU1s ZONE REQUIREMENTS (Suite within Principal Dwelling)</b>
<b>Subdivision Regulations</b>		
Lot Area	934 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	24.38 m	16.5 m
Lot Depth	38.69 m	30.0 m
<b>Development Regulations</b>		
Site Coverage (buildings)	20 %	40%
Site Coverage (buildings/parking)	31 %	50%
Height (existing house)	2 storeys	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	260.61 m <sup>2</sup>	
Floor Area of Secondary Suite / Size ratios	81.86 m <sup>2</sup> / 31 %	In building can't exceed lessor of 90 m <sup>2</sup> or 40%
Front Yard	7 m	6.0 m
Side Yard (west)	2.3 m	2.3 m (2 - 2 ½ storey)
Side Yard (east)	2.3 m	2.3 m (2 - 2 ½ storey)
Rear Yard	17 m	7.5 m
<b>Other Requirements</b>		
Parking Stalls (#)	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 North side of Turner Road, in the Mission area. More specifically, the adjacent land uses are as follows:

North	A1	Agriculture 1
South	RU1	Large Lot Housing
East	RU1	Large Lot Housing
West	RU1	Large Lot Housing

### 3.2 Site Location: 720 Turner Road



## 5.0 CURRENT DEVELOPMENT POLICY

### Kelowna 2020 - Official Community Plan

The subject property is designated as Single/Two Unit Residential in the Official Community Plan. Relevant policies are included below.

#### Housing Polices:

**Infrastructure Availability<sup>1</sup>.** Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently;

**Integration<sup>2</sup>.** Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities;

**Secondary Suites<sup>3</sup>.** Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.

## 6.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

### 6.1 Development Engineering

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 supply the proposed suite.

<sup>1</sup> Official Community Plan, Policy #8-1.30

<sup>2</sup> Official Community Plan, Policy #8-1.44

<sup>3</sup> Official Community Plan, Policy #8-1.47

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

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.

6.2 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations are required between the suite and the main home as per BCBC 2006.

6.3 Bylaw Services

No concerns

6.4 Building and Permitting Branch

- 1) Fire separation required as per the 2006 Edition of the British Columbia Building Code (BCBC 06)
- 2) Require hardwired and Interconnected smoke / carbon monoxide detectors between suite and main residence.
- 3) Refer to City of Kelowna Bulletin number 88-02 for Secondary Suites Requirements (in a single family dwelling) prior to submitting drawings for building permit.
- 4) Require landing at base of stairs as per BCBC 06.

6.5 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.

6.7 Terasan

Please be advised that Terasen Gas' facilities will not be adversely affected. Therefore, Terasen Gas has no objection to the proposed rezoning to allow for a basement suite.

**7.0 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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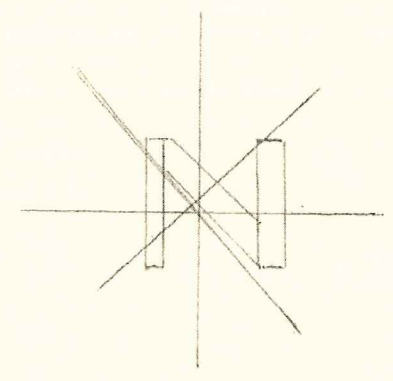
**Attachments:**

Subject Property Map  
Site Plan  
Suite Floor Plans  
Elevations  
Photo

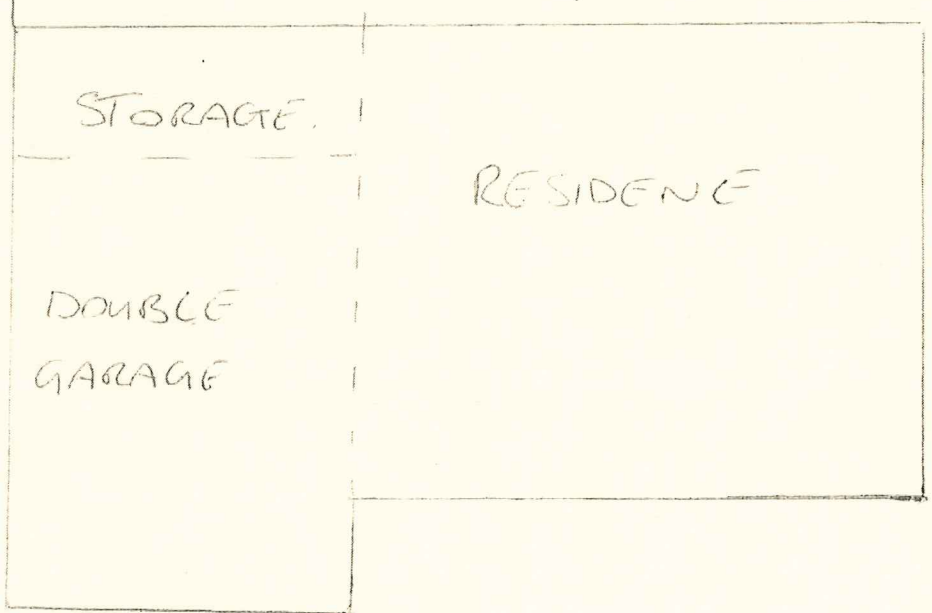
Date Application Accepted  
April 01, 2010



80'



10'  
3m.  
SIDE  
PATH



125'0

126'95

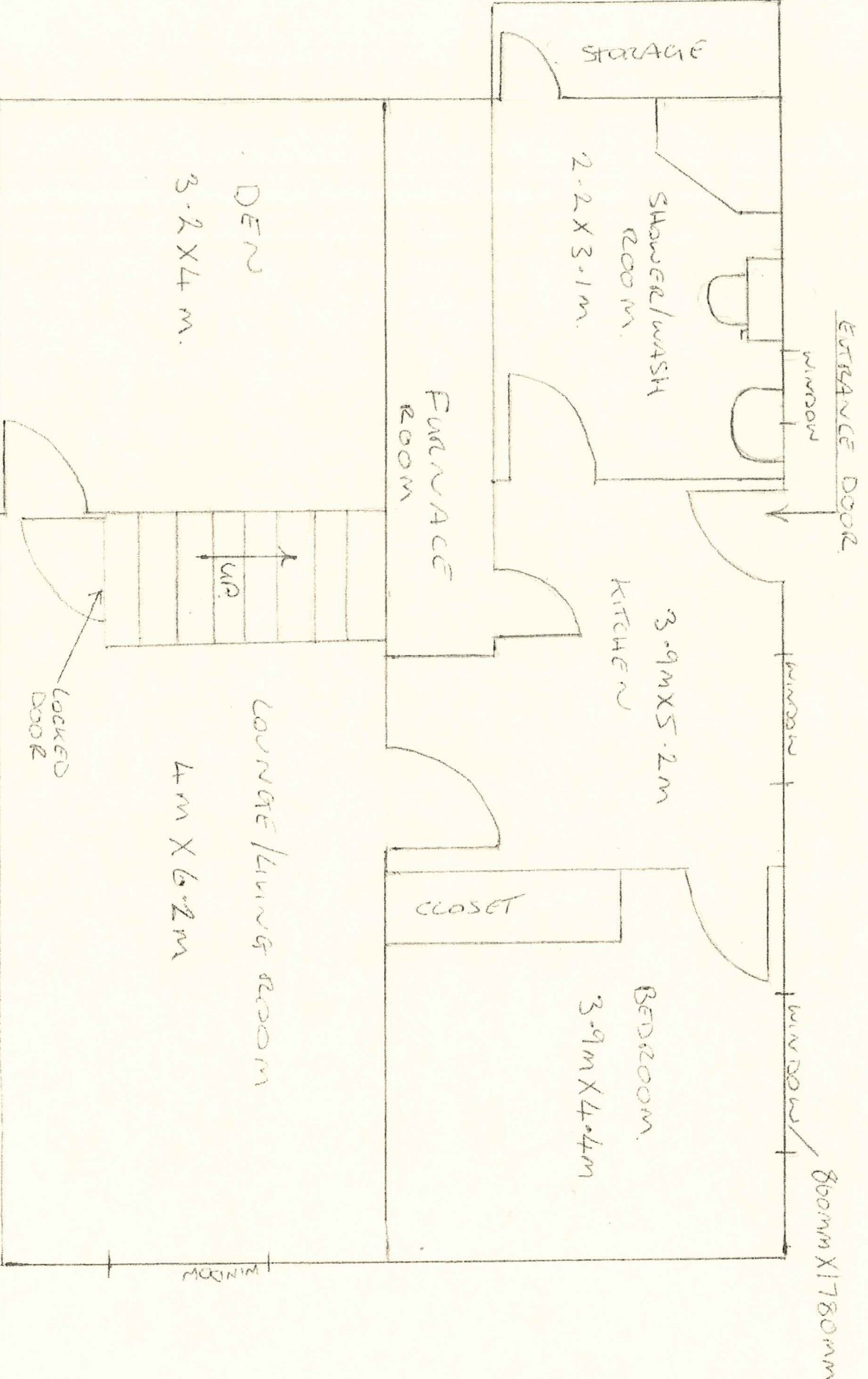
CONCRETE  
DRIVEWAY.

23'  
7m

80'

SITE PLAN

720 TURNER RD



81-86<sup>MZ</sup> BASEMENT CONVERSION SUITE AT 720 TURNER ROAD, KEDDUNA, VIC 248.  
 MATTHEW A MOORE.





Address **702 Turner Rd**

Address is approximate

Front Elevation (Please note address is incorrect)

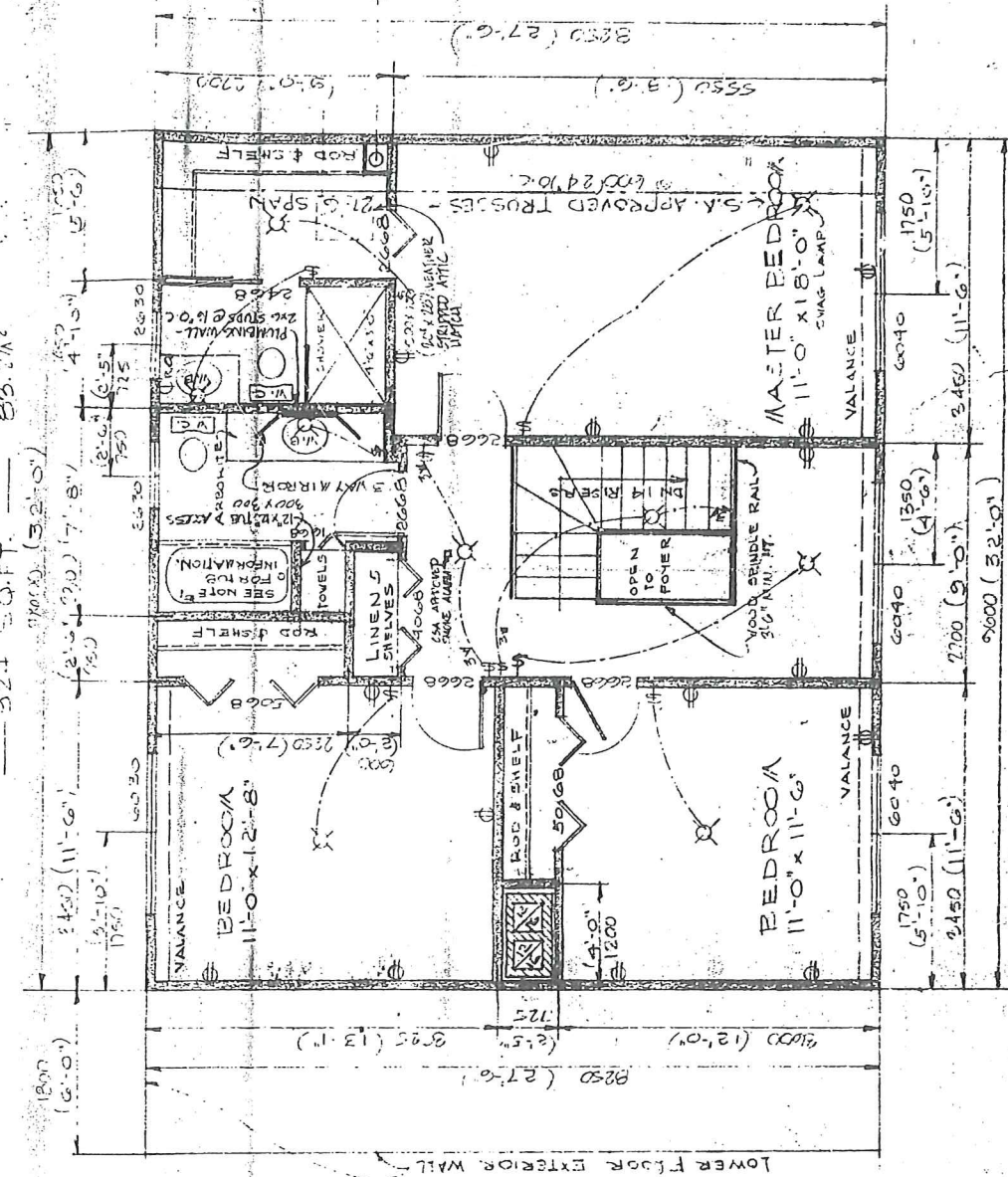




DATE	BY	CHECKED	SCALE

ALTERNATE UPPER FLOOR PLAN

— 324 SQ. FT. — 83.2M<sup>2</sup>



TO BE BUILT  
IN REVERSE



UPGRADED! DEC. 78.

NOTE:  
- ALL IMPERIAL SIZES SHOULD REFER TO BUILDING MATERIALS THAT HAVE NO METRIC EQUIVALENTS AT THIS DATE. DOORS & WINDOWS ARE NO IMPERIAL SIZES. METRIC & IMPERIAL DIMENSIONS CANNOT BE INTERCHANGED. IMPERIAL DIMENSIONS ARE IN BRACKETS.

UPPER FLOOR PLAN

