

# Memo



**Date:** May 7/10  
**To:** City Manager  
**From:** Community Sustainability Division  
**File No:** Z10-0024                      **Applicant:** Larry Plett  
**At:** 860 Saskatoon Road              **Owner:** Larry Plett  
**Purpose:** TO REZONE THE SUBJECT PROPERTY FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RU1s - LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO ACCOMMODATE A SUITE WITHIN THE EXISTING PRINCIPAL DWELLING  
**Existing Zone:** RU1 - Large Lot Housing  
**Proposed Zone:** RU1s - Large Lot Housing with Secondary Suite  
Report Prepared by: Luke Turri

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## 1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0024 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 22 Township 26 ODYD Plan 20473, located at 860 Saskatoon Road, Kelowna, B.C. from the 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.

AND THAT final adoption be considered subject to a Building Permit application being made for the suite.

## 2.0 SUMMARY:

This applicant is requesting to rezone the property to accommodate a basement suite within the existing single family dwelling.

## 3.0 BACKGROUND:

The property owner is seeking to renovate the basement in the existing residence to accommodate a secondary suite. The suite would be accessed through a separate entrance at the rear of the dwelling, with four parking stalls provided on-site.

The application meets the requirements of Zoning Bylaw No. 8000 as follows:

CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	863m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	24.66m	16.5 m
Lot Depth	37.25m	30.0 m

Development Regulations		
Site Coverage (buildings)	23%	40%
Site Coverage (buildings/parking)	31%	50%
Height (existing house)	1½ storeys / 5.6m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	192m <sup>2</sup>	-
Floor Area of Secondary Suite / Size ratios	77m <sup>2</sup> / 40%	Cannot exceed the lesser of 90 m <sup>2</sup> or 40% of principal dwelling
Front Yard	9.75m	4.5 m / 6.0 m to a garage
Side Yard (west)	2.75m	2.0 m (1 - 1 ½ storey)
Side Yard (east)	2.5m	2.0 m (1 - 1 ½ storey)
Rear Yard	15.5m	7.5 m
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	Meets requirements	30m <sup>2</sup> required per dwelling

#### 4.2 Site Context

The subject property is located in the Rutland Urban Centre, south of Hwy 33. Specifically, the adjacent zones and uses are:

- North** RM3 - Low Density Multiple Housing (Townhomes)
- East** RU1 - Large Lot Housing
- South** RU1 - Large Lot Housing
- West** RM5 - Medium Density Multiple Housing (Condominiums)

### 4.3 Site Location Map

Subject property: 860 Saskatoon Road



## 5.0 DEVELOPMENT POTENTIAL/CURRENT POLICY:

### 5.1 Official Community Plan

*Land Utilization within Single Detached Areas:* Work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivision and building permit applications that would allow for smaller lot sizes, secondary suites, minor boarding facilities, minor group homes, duplexes etc. that are sensitively integrated into a neighbourhood.<sup>1</sup>

*Secondary Suites:* Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.<sup>2</sup>

The Future Land Use designation for the subject property is Multiple Unit Residential - Low Density, however, the development of a basement suite in the existing single family dwelling is not considered to be detrimental to the future redevelopment of the area.

## 6.0 TECHNICAL COMMENTS:

### 6.1 Building & Permitting

Fire separations required as per the 2006 Edition of the British Columbia Building Code. Refer to the City of Kelowna Bulletin number 10-01 for secondary suites.

### 6.2 Development Engineering Branch

This application does not trigger any servicing requirements.

<sup>1</sup> OCP Policy 8.35.

<sup>2</sup> OCP Policy 8.47.

6.3 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.

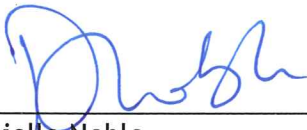
6.4 Rutland Waterworks District

Water service certificate issued (on file).

**7.0 LAND USE MANAGEMENT DEPARTMENT:**

The Land Use Management Department is supportive of this rezoning application. Policies within the Official Community Plan affirm the sensitive integration of infill in established 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.

Submitted by:



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Danielle Noble  
Manager, Urban Land Use

Approved for inclusion:

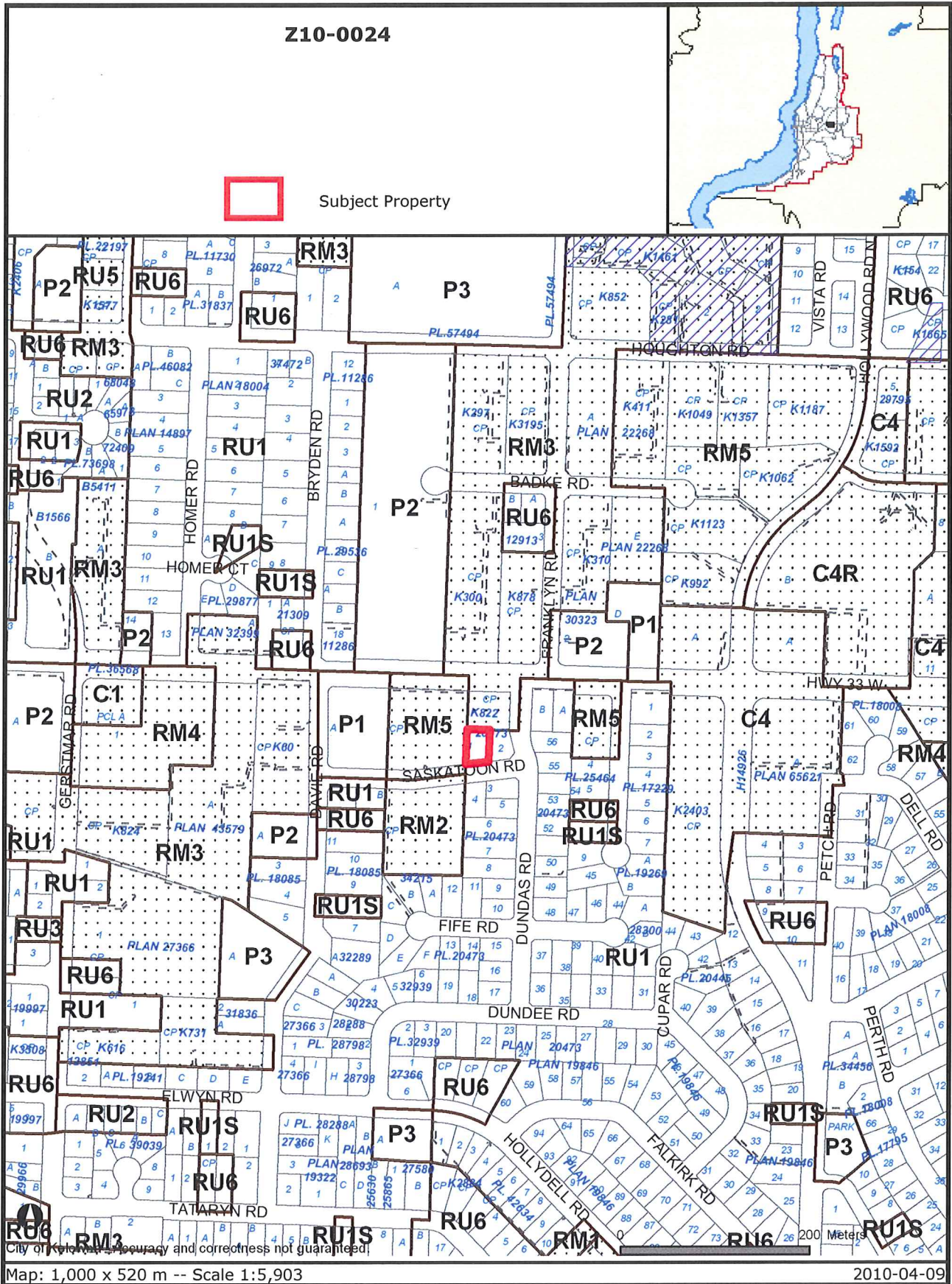


~~F~~ Shelley Gambacort  
Director, Land Use Management

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**Attachments:**

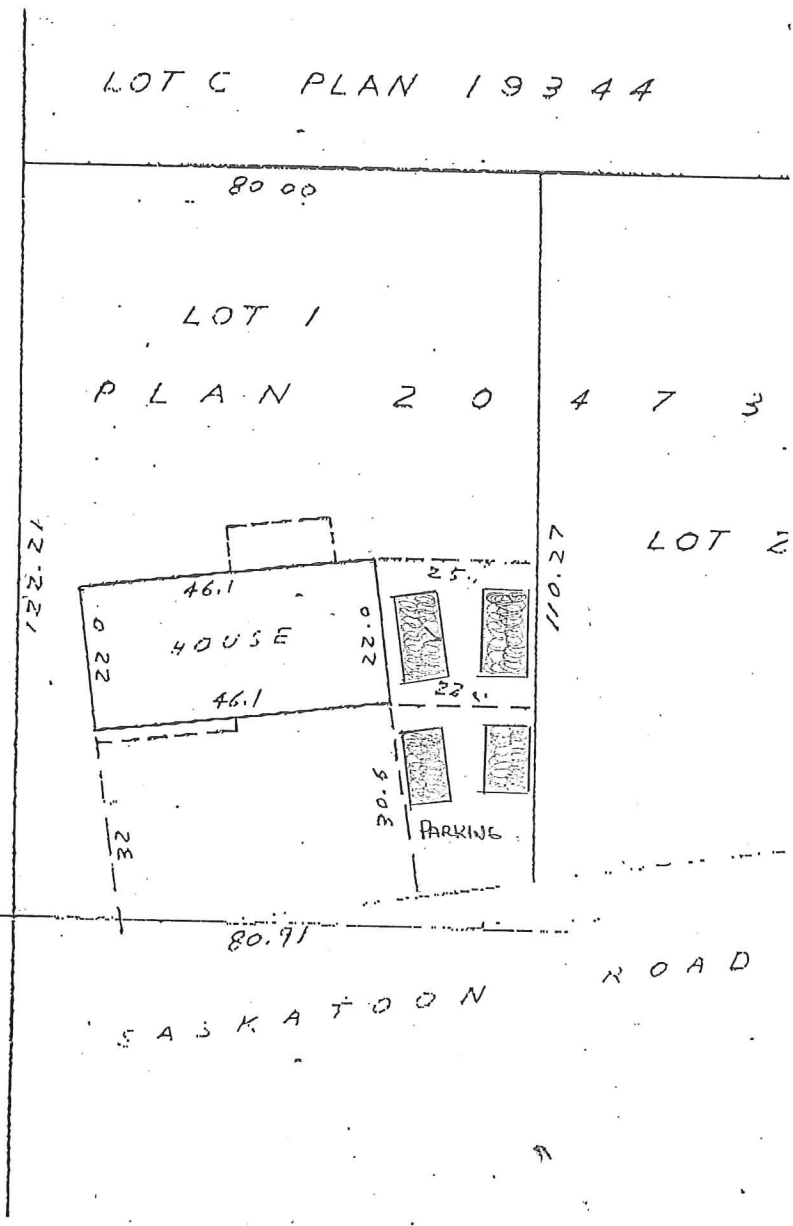
Subject Property Map  
Site Plan  
Suite Floor Plan



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

LOT 1 PLAN 20473  
SEC. 22 TP. 26 QD.Y.D.



REF FILE 168

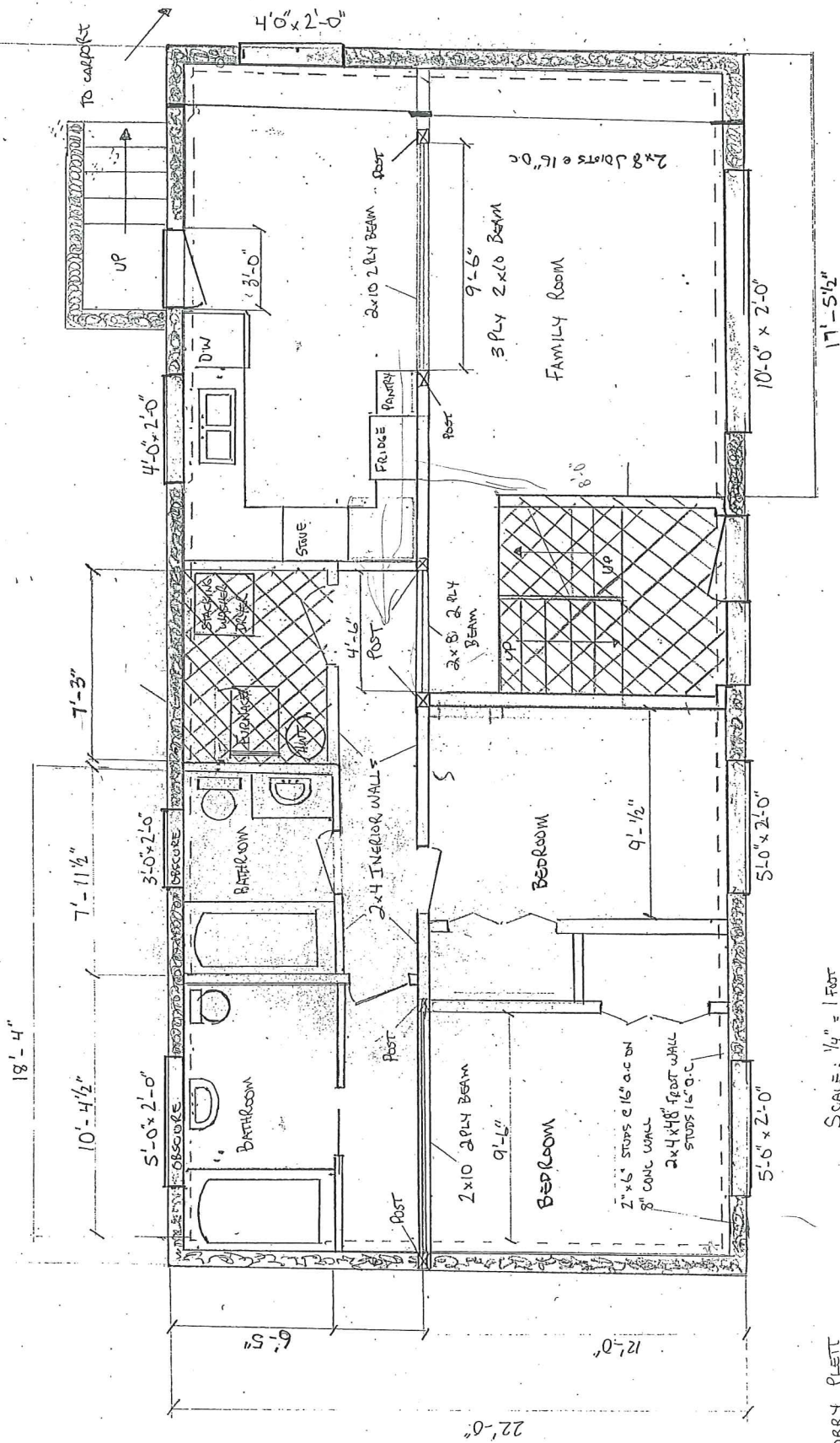
Scale 1 inch = 30 feet

THE BC LAND SURVEYORS ASSOCIATION  
 and Dominion Land Surveyors  
 1550 St. James Street, Victoria, B.C.

Certified Correct JUNE

*[Signature]*  
 B.C.S.

46'-0"



SCALE: 1/4" = 1 FOOT

LARRY PLETT  
860 SASKATOON ROAD  
KELOWNA BC