

# Memo



**Date:** September 15, 2010

**To:** City Manager

**From:** Community Sustainability Division

**File No:** Z10-0063

**Applicant:** Wolverine Construction  
(Attn. Wade Thomas)

**At:** 1549 Blondeaux Cres.

**Owner(s):** Morley & Lorraine Soltys

**Purpose:** To rezone the subject property from RU2 - Medium Lot Housing zone to the RU2s - Medium Lot Housing with a secondary suite zone to construct a secondary suite within a single family dwelling.

**Existing Zone:** RU2 - Medium Lot Housing zone

**Proposed Zone:** RU2s - Medium Lot Housing with a secondary suite zone

Report Prepared by: Birte Decloux

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## 1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0063 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot B, Section 29, Township 26 ODYD Plan KAP72251 located at Blondeaux Crescent, Kelowna, BC, from the RU2 -Medium Lot Housing zone to the RU2s - Medium 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 RU2 -Medium Lot Housing zone to the RU2s - Medium Lot Housing with a secondary suite zone within a single family dwelling.

## 3.0 BACKGROUND:

The subject property was rezoned to the RU2 - Medium lot housing zone in 2001 to facilitate a two lot subdivision. A new single family dwelling was constructed on the site in 2003.

This application proposes to construct a one bedroom suite on the main floor of the existing dwelling. The modest suite is located at the rear of the building with immediate access to the allocated private open space.

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The proposed application meets the requirements of RU2s- Medium Lot Housing with a secondary suite zone follows:

<b>Zoning Bylaw No. 8000</b>		
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>RU2(s) ZONE REQUIREMENTS (FOR SECONDARY SUITE)</b>
<b>Subdivision Regulations</b>		
Lot Area	510 m <sup>2</sup>	400 m <sup>2</sup>
Lot Width	15.6 m	13 m
Lot Depth	30.5 m	30 m
<b>Development Regulations</b>		
Site Coverage (buildings)	23 %	40 %
Site Coverage (buildings/parking)	41 %	50 %
Height	5.23 m /2 storey	9.5m or 2 ½ storeys
Front Yard	13.43 m	4.5 m or 6.0 m to a garage
Side Yard (w)	1.89 m	1.8 for 2 - 2 ½ storey
Side Yard (east)	1.91 m	1.8 for 2 - 2 ½ storey
Rear Yard	7.59 m	7.5 m (2 - 2 ½ storey)
<b>Other Requirements</b>		
Principal Building floor area	200.6m <sup>2</sup>	
Suite Floor Area	57m <sup>2</sup> / 28.5%	Lessor of 40% of principal dwelling or 90 m <sup>2</sup>
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30 m <sup>2</sup> of private open space per dwelling

### 3.1 Site Context

The subject property is located on the south east side of Blondeaux Crescent, in Old Glenmore. A 219 covenant is in place protecting the 10m upland portion of the property from Brandt Creek.

More specifically, the adjacent land uses are as follows:

North	RU1	Large Lot Housing
South	RU1	Large Lot Housing
East	RU1	Large Lot Housing
West	RU1	Large Lot Housing

### 3.2 Site Location: 1549 Blondeaux Crescent



## 4.0 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.

## 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. No requirements to meet.

### 5.2 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.

5.3 Building and Permitting Branch

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits
- 2) Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).
- 3) Provide the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the main dwelling.
- 4) Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 06, so provide size of ducts and fire separation details at time of Building Permit Applications
- 5) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.4 Bylaw Services

No Comment.

**6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS**

The proposed rezoning is consistent with the Official Community Plans future land use designation of the subject property. The site is located within Old Glenmore area close to schools, parks, bus routes and other facilities. The City encourages the sensitive integration of secondary suites within existing neighbourhoods where amenities are provided.

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:

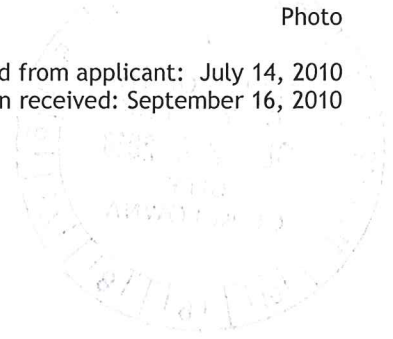


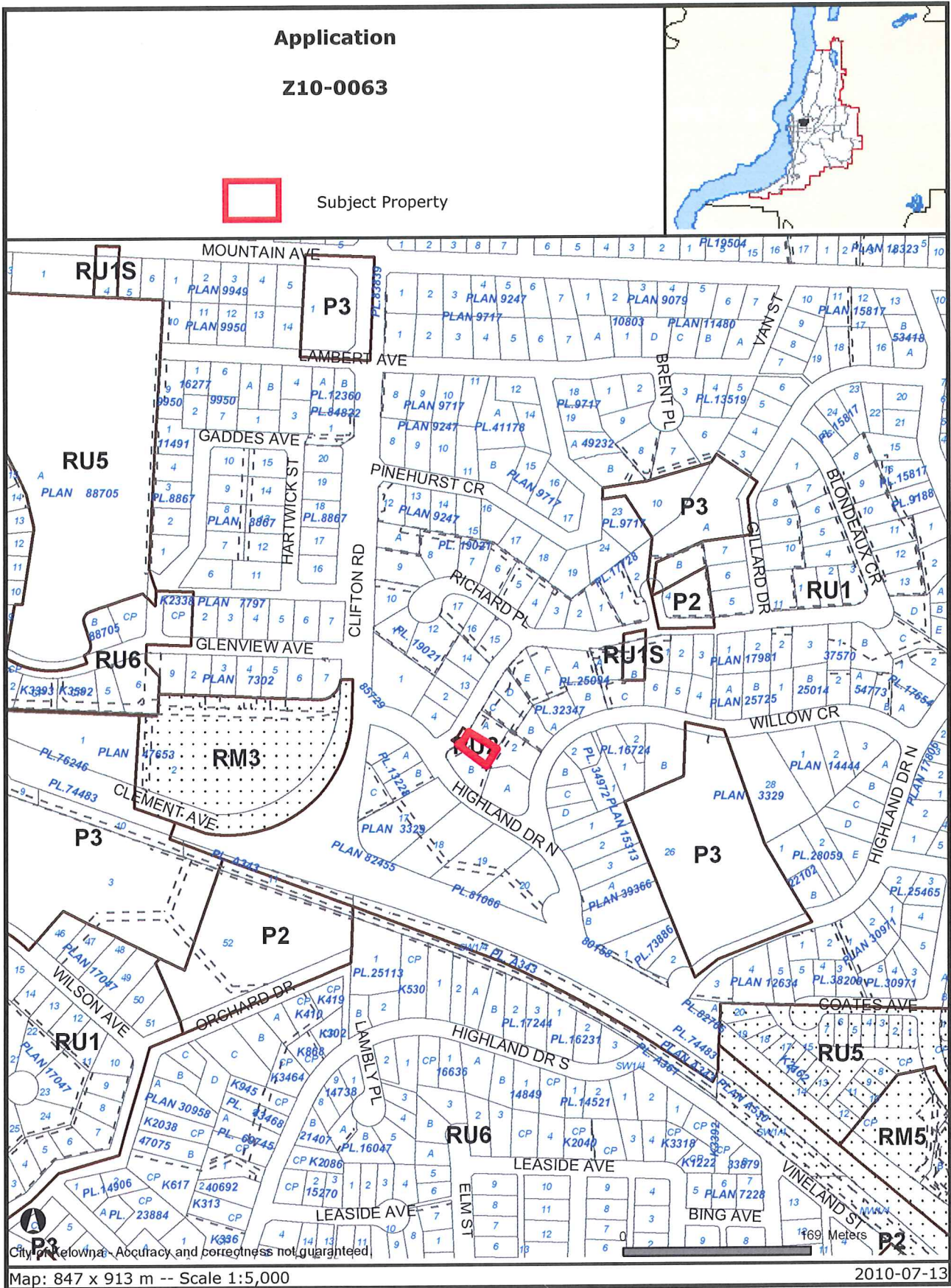
Shelley Gambacort  
Director, Land Use Management

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

Date Application Accepted from applicant: July 14, 2010  
Site plan received: September 16, 2010





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.

1549 Blondeaux Cr.

B.P. # 24613 <sup>HC</sup>

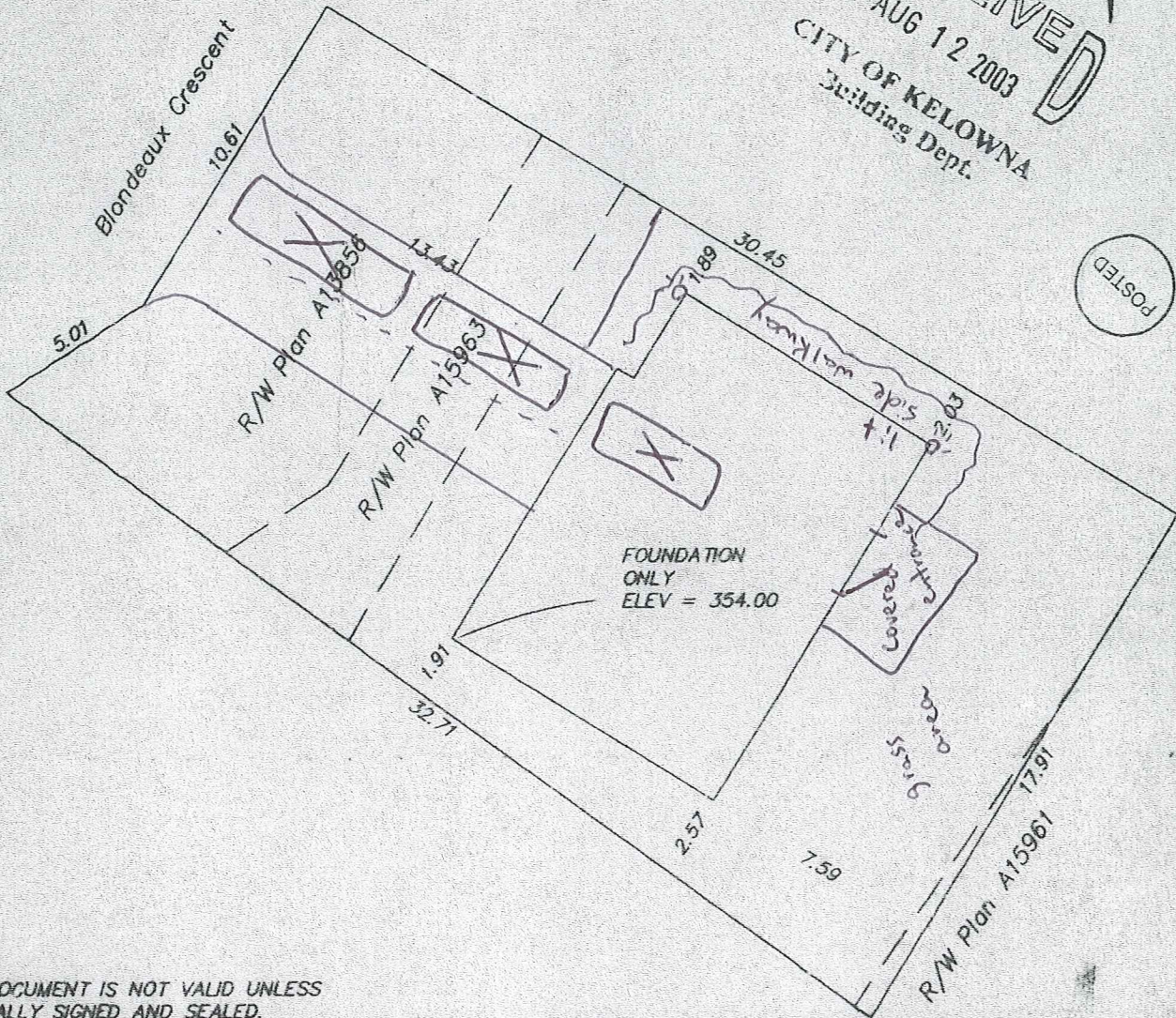
B.C. LAND SURVEYOR'S CERTIFICATE OF  
LOCATION OF BUILDING ON LOT B  
PLAN KAP72251 SEC. 29 TP. 26 O.D.Y.D.

SCALE 1:200 DISTANCES ARE IN METRES.



RECEIVED  
AUG 12 2003  
CITY OF KELOWNA  
Building Dept.

POSTED



©

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.

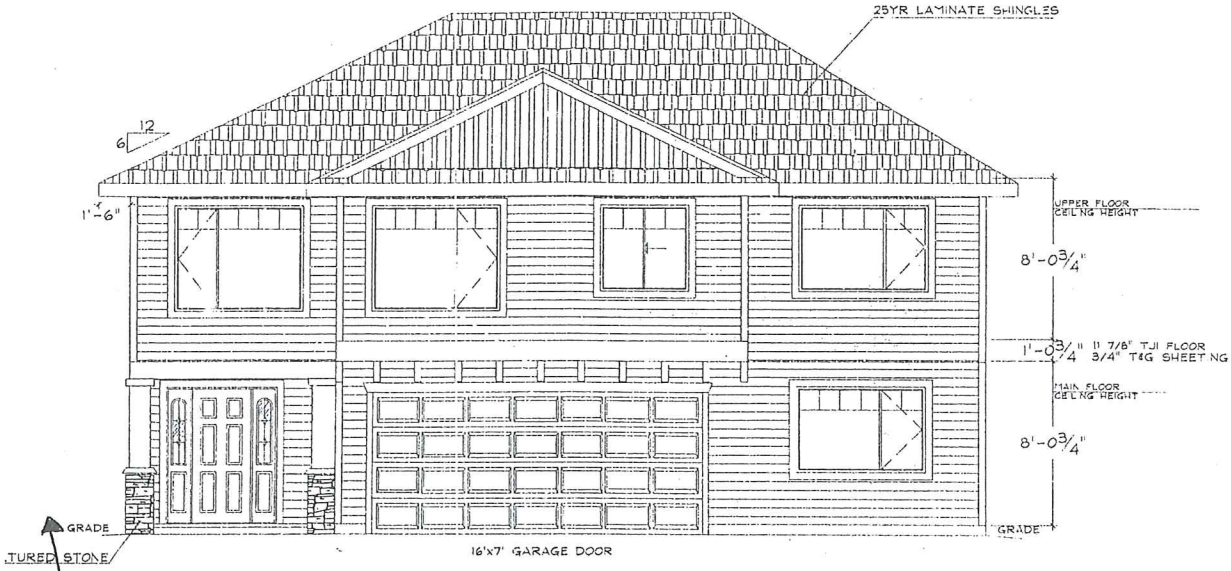
CERTIFIED CORRECT  
this 11th day of August, 2003.

D.A. Goddard BCLS

FILE 12051 FB 258  
RE: BOREBANK

THIS PLAN IS FOR MORTGAGE OR  
MUNICIPAL PURPOSES ONLY AND IS  
NOT TO BE USED TO DEFINE THE  
BOUNDARIES OF THIS LOT.

D.A. Goddard Land Surveying Inc.  
200-1449 ST. PAUL STREET KELOWNA

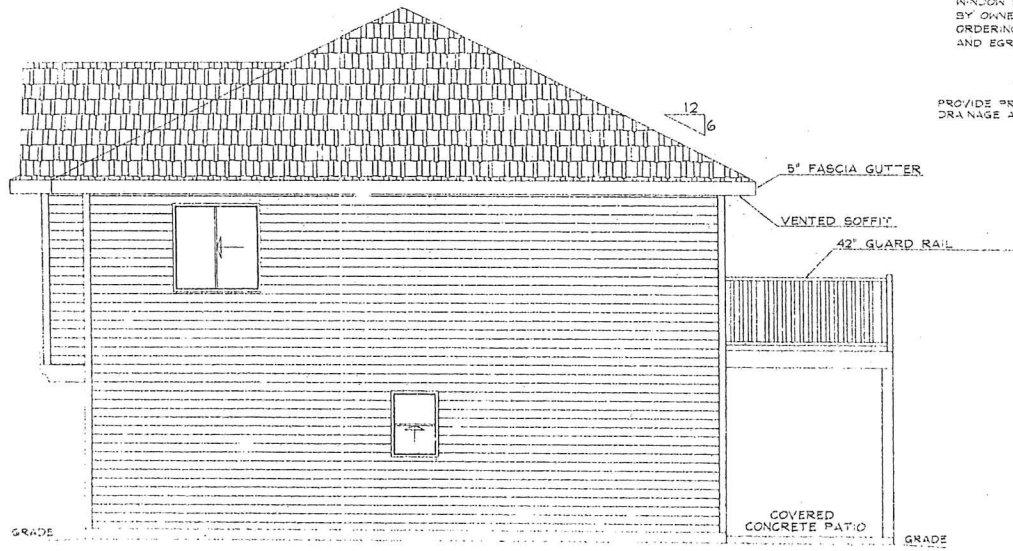


FRONT ELEVATION

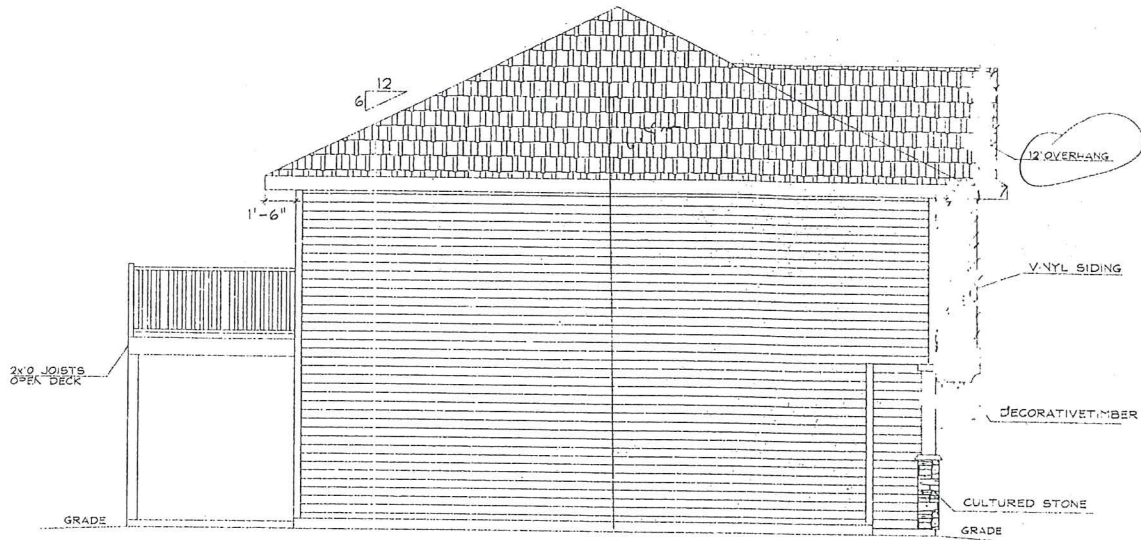
Sidewalk to rear suite.

NOTE  
 WINDOW SPECS TO BE CONFIRMED BY OWNER/CONTRACTOR PRIOR TO ORDERING TO INSURE PROPER VENT AND EGRESS

NOTE  
 PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE

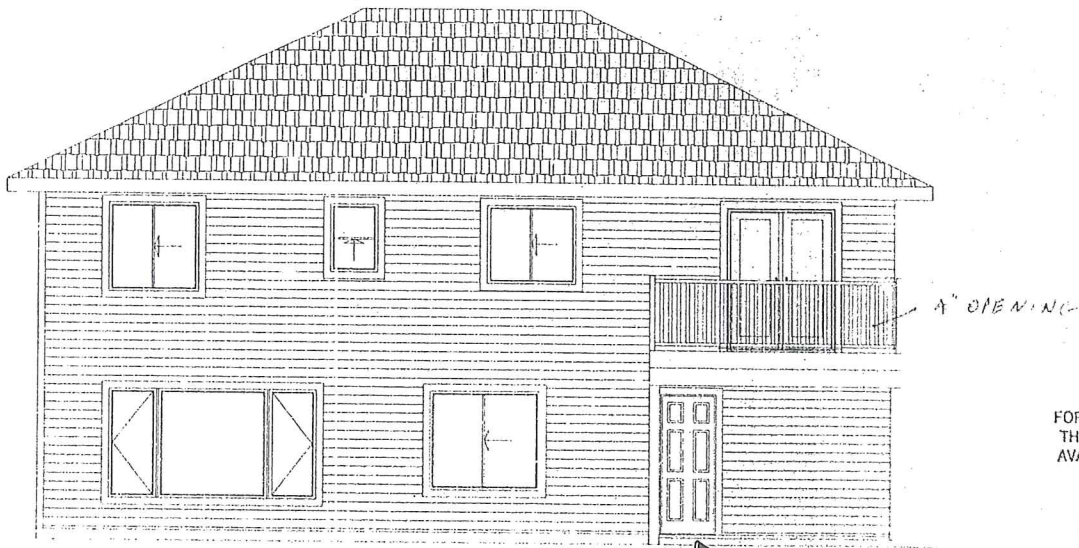


RIGHT ELEVATION



LEFT ELEVATION

LED  
TO  
VENTING



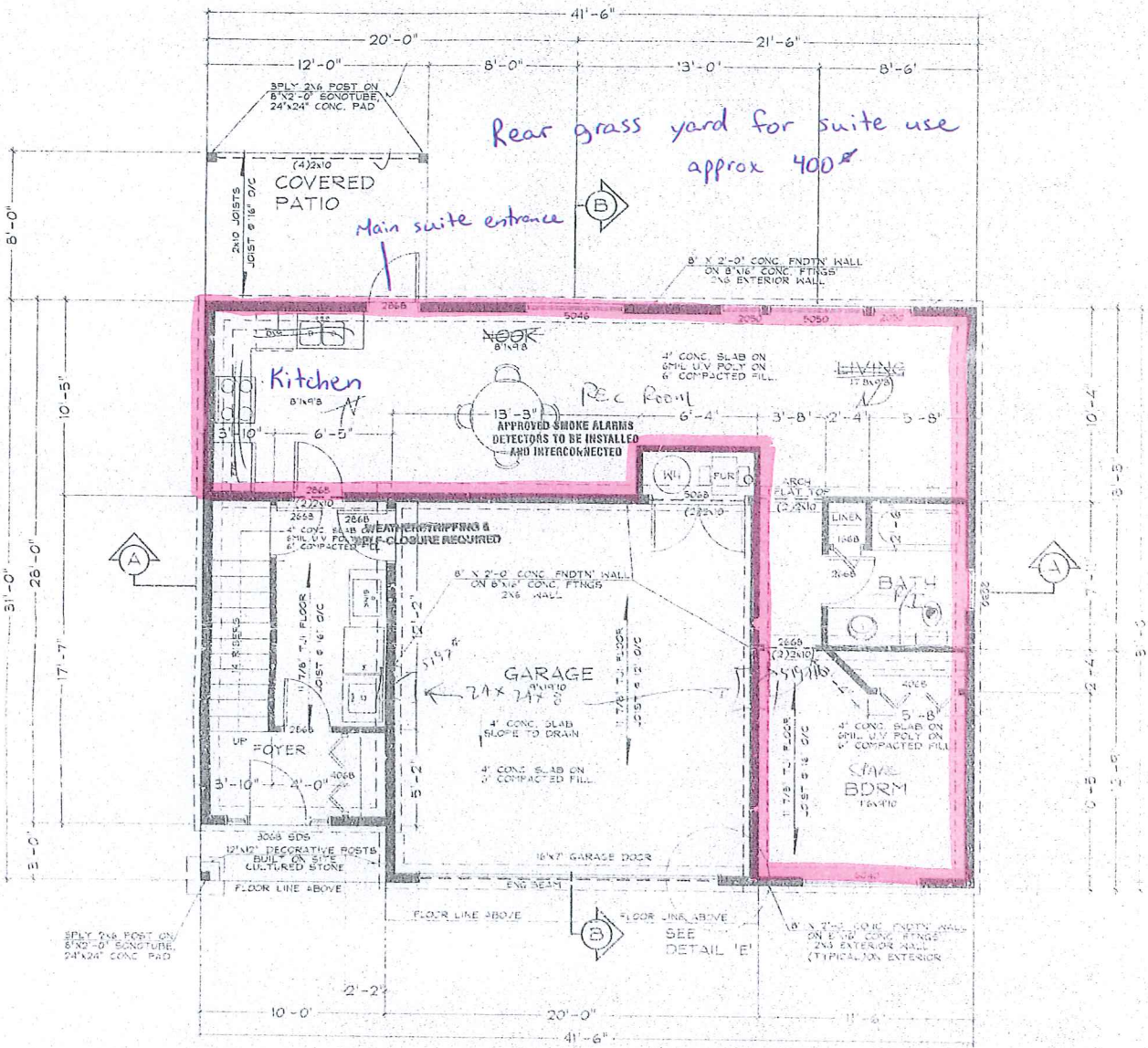
REAR ELEVATION

Entrance to suite

APP  
FORMING PART OF  
THESE DRAWING  
AVAILABLE TO CI

MU
DRAFT
1464 DAYTON B
343
TEL
EMAIL
PROMOED PR
PATTO
DATE 10/07
SCALE 1/4" = 1'
PAGES
(5)





**MAIN FLOOR**

AREA: 869 SQ FT

**NOTE**

INDICATED AREAS TO BE LIFTED BY CONTRACTOR WITHIN 14 DAYS OF ORDERING. TO AVOID DELAY AND CONFLICT.

**\*NOTE\***

CONTRACTOR TO CC DIM FROM TO CORNER

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** July 21, 2010  
**File No.:** Z10-0063

**To:** Land Use Management Department (GS)

**From:** Development Engineering Manager

**Subject:** 1549 Blondeaux Crescent                      Lot B Plan 72251                      Suite

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Development Engineering has the following requirements associated with this rezoning application.

1.     Domestic Water and Fire Protection

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

2.     Sanitary Sewer

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

3.     Development Permit and Site Related Issues

On-site parking modules must meet bylaw requirements.  
The designated parking space for the suite shall have a hard, dust free surface complete with a walkway to the main entrance to the suite.

4.     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.

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Steve Muenz, P. Eng.  
Development Engineering Manager  
JF/jf