

# Memo



**Date:** August 31, 2010

**To:** City Manager

**From:** Community Sustainability Division

**File No:** Z10-0064 **Applicant:** Brad Westen

**At:** 1071 Henderson Drive **Owner(s):** Bradley H. Westen

**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 allow 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. Z10-0064 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 13, Section 24, Township 26 ODYD Plan KAP89034 located at 1071 Henderson Drive, 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;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of Black Mountain Irrigation District being completed to their satisfaction.

## 2.0 SUMMARY:

This application is seeking 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 construction of a single family dwelling is currently underway on the subject property. The proposed one bedroom suite would be accommodated on the lower floor of the dwelling and accessed through a side yard door. Private open space is achieved under the upper deck immediately adjacent to the suite.

The proposed application meets the requirements of RU1hs- Large Lot Housing (Hillside Area) with a secondary suite zone 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	805 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	20 m	16.5 m
Lot Depth	40.42 m	30.0 m
<b>Development Regulations</b>		
Site Coverage (buildings)	20.8 %	40%
Site Coverage (buildings/parking)	31.4 %	50%
Height (existing house)	5.6 m / 2 storeys	9.5 m / 2 ½ storeys
Floor Area of principal dwelling	253 m <sup>2</sup>	
Floor Area of Secondary Suite / Size ratios	67.7 m <sup>2</sup> / 27 %	In principal dwelling: may not exceed lessor of 90 m <sup>2</sup> or 40%
Front Yard	3 m	3 m
Side Yard (east)	3.66 m	2.3 m (2 - 2 ½ storey)
Side Yard (west)	2.62 m	2.3 m (2 - 2 ½ storey)
Rear Yard	20.32 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 Henderson Drive, in Black 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: 1071 Henderson Drive



## 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

#### 1. Sanitary Sewer.

The subject property is connected to the Municipal wastewater collection system. No upgrades are required.

#### 2. Domestic Water.

The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID.

3. Miscellaneous.

This application does not trigger any offsite upgrades.

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 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

**7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS**

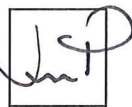
The proposed rezoning is consistent with the Official Community Plans future land use designation of the subject property. The site is located within the Bell Mountain development where many secondary suites have been constructed. The City encourages the sensitive integration of secondary suites within 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

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

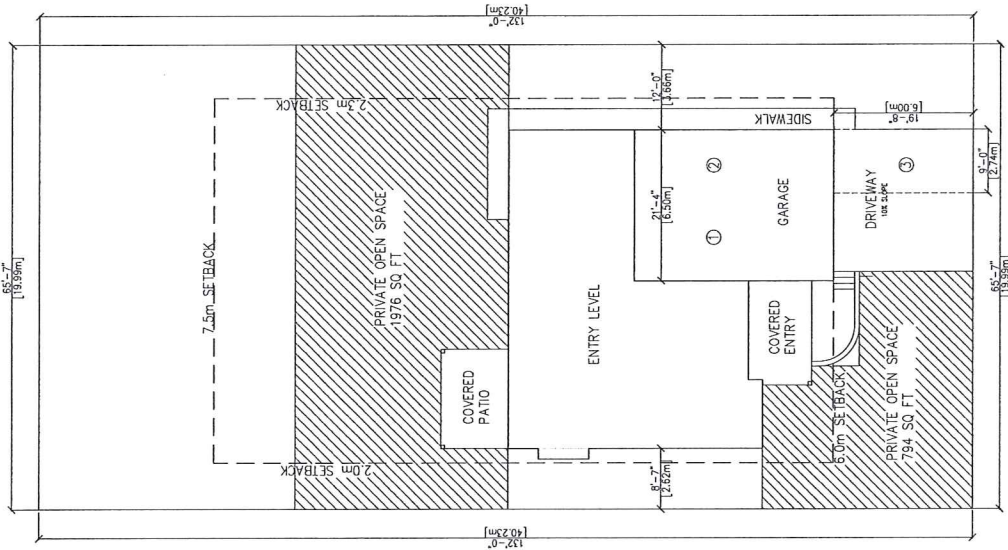
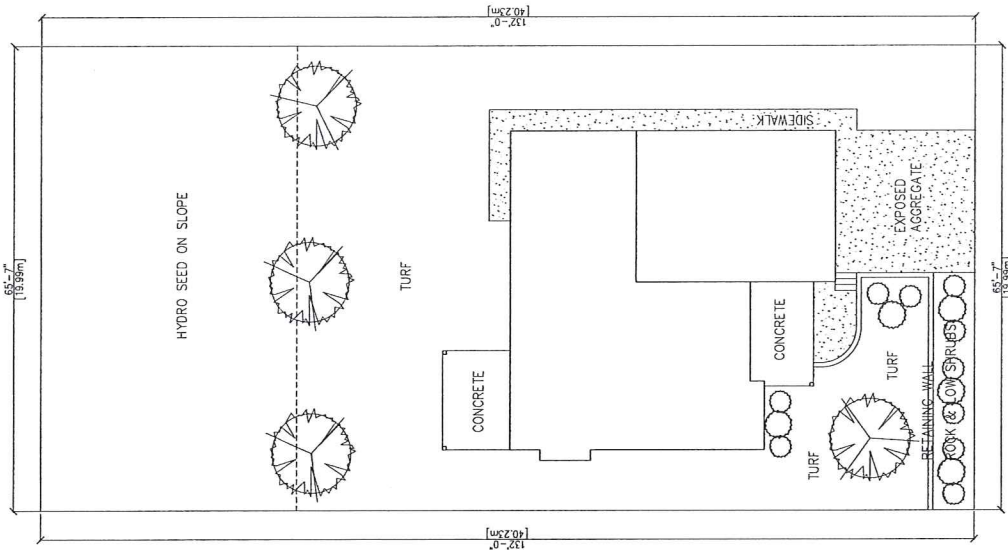
Date Application Accepted from applicant: July 16, 2010





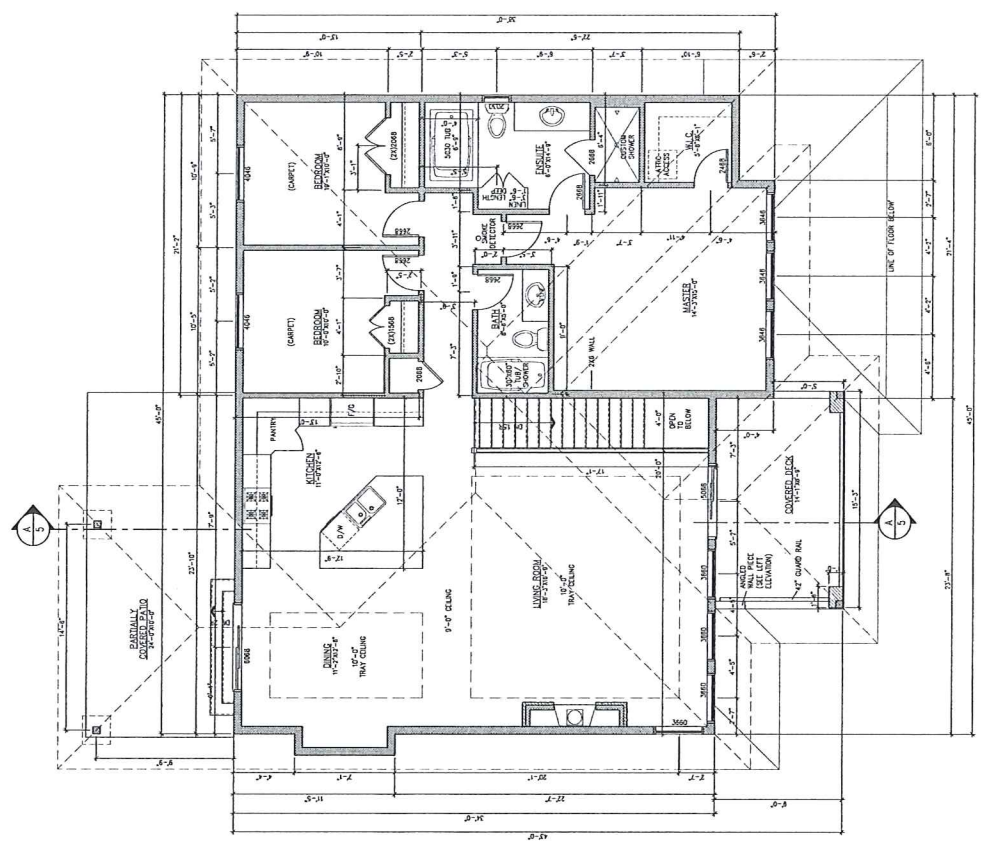
LOT 13 PLAN 89034  
 1071 HENDERSON DRIVE  
 KELOWNA, BC

LOT AREA : 8658 SQ. FT  
 BLDG COVERAGE : 1804.8 SQ. FT = 20.8%  
 LOT COVERAGE : 2724 SQ. FT = 31.4%

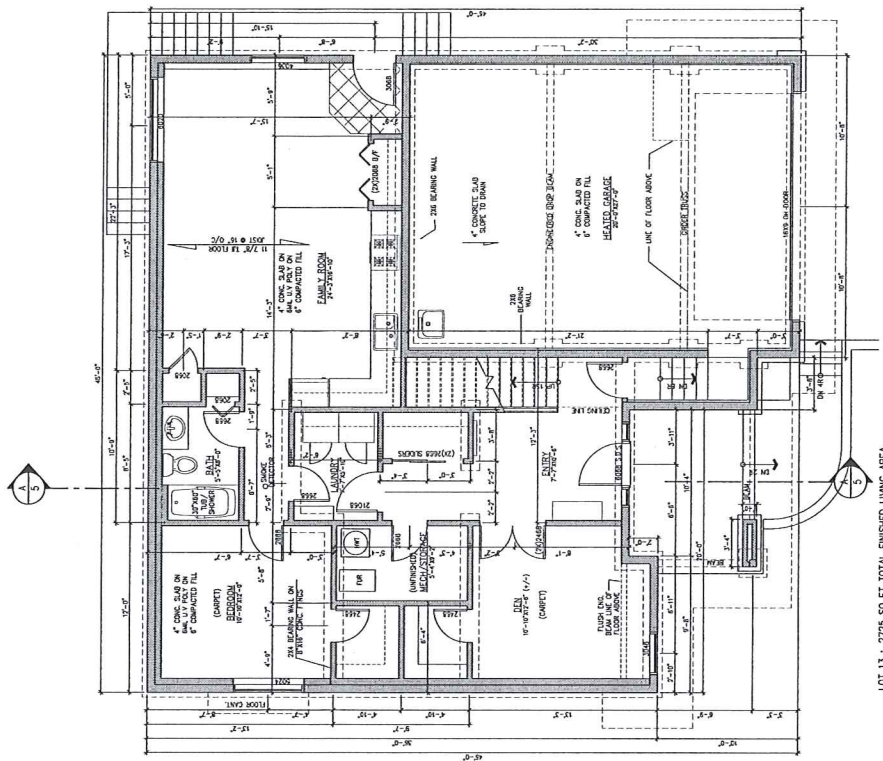


<b>BRADLEY HOMES</b>	
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PROJECT	LOT 13
SHEET NO.	PLANS
SHEET TITLE	SITE & LANDSCAPE
SCALE	1/8"=1'-0"
DATE	
DESIGNER	A1
DATE	2008.07.08



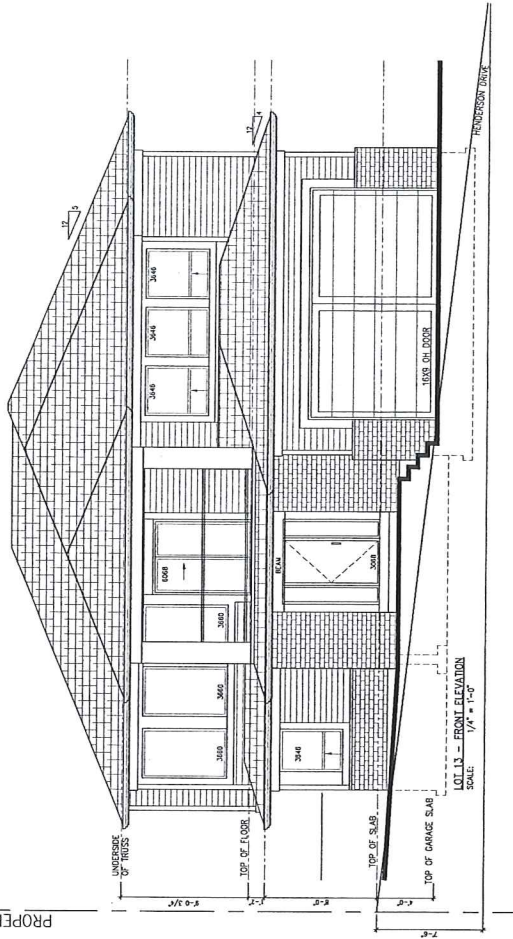


LOT 13 - 2726 SQ. FT. TOTAL FINISHED LIVING AREA  
 LEVEL 1 FLOOR PLAN - 11511-01-11  
 SCALE: 1/4" = 1'-0"



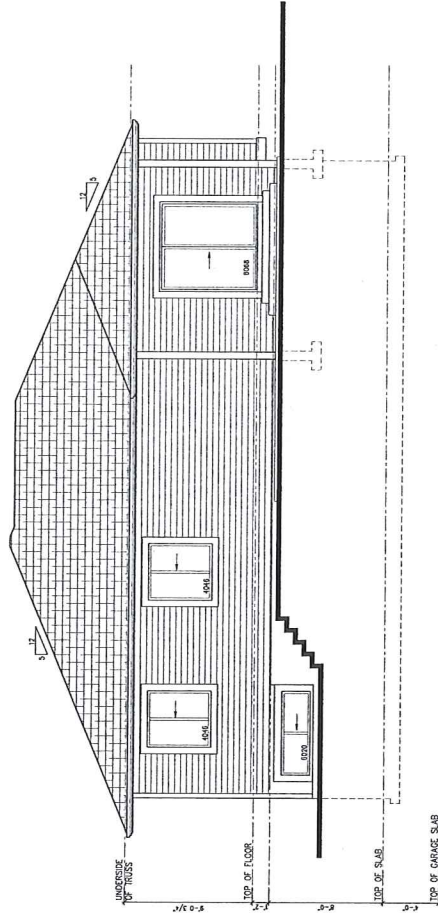
LOT 13 - 2726 SQ. FT. TOTAL FINISHED LIVING AREA  
 540 SQ. FT. Garage  
 LEVEL 2 FLOOR PLAN - 1174-01-01  
 SCALE: 1/4" = 1'-0"

PROPERTY LINE



LOT 13 - FRONT ELEVATION

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



LOT 13 - BACK ELEVATION

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

BRADLEY HOMES  
P.O. Box 2020, 10000 Highway 101, St. Louis, MO 63114  
Tel: 314-291-1111 Fax: 314-291-1112

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PROJECT

LOT 13

SHEET TITLE  
ELEVATIONS  
FRONT & BACK

SCALE 1/4" = 1'-0"

SHEET NO.

A3

PLOT NO. 2005009



BRADLEY HOMES  
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Tel: 252.897.2272

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PROJECT

LOT 13

SHEET TITLE

ELEVATIONS

LEFT & RIGHT SIDES

SCALE

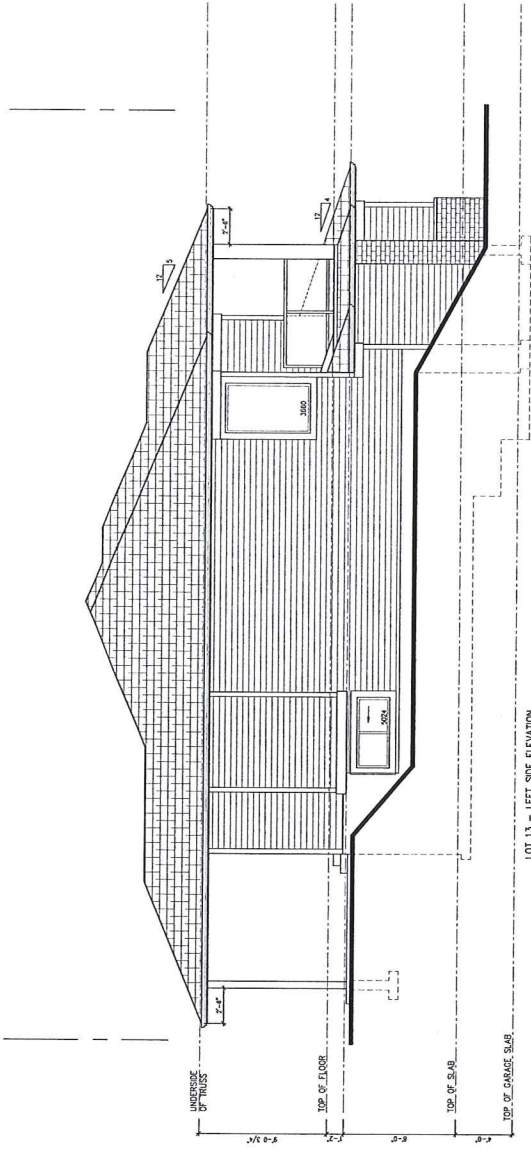
1/4" = 1'-0"

SHEET NO.

A4

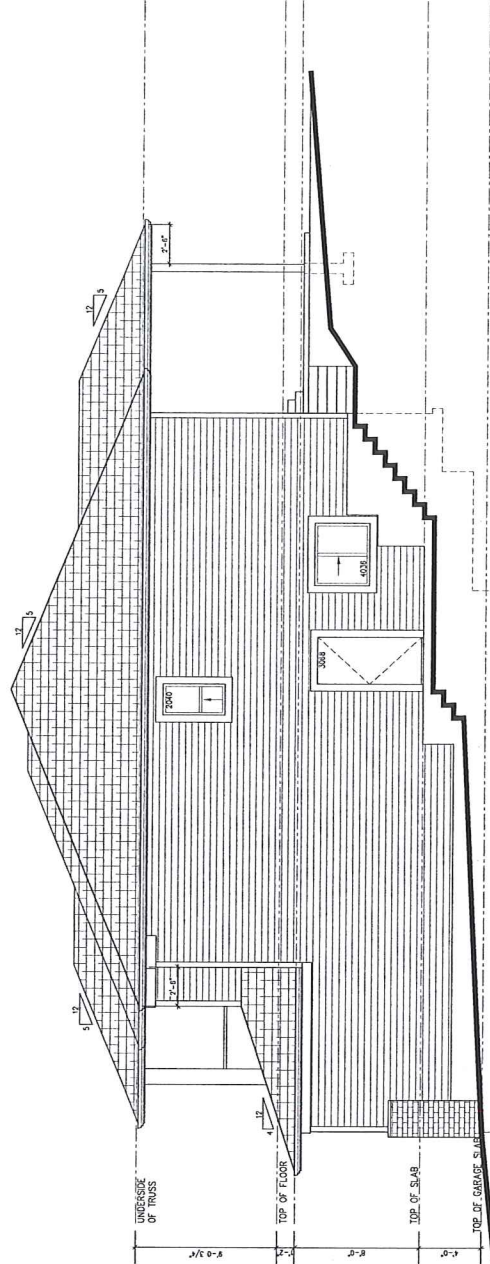
DATE

2/28/2007



LOT 13 - LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

PROPERTY



LOT 13 - RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"