

# Memo



**Date:** November 10, 2010

**To:** City Manager

**From:** Land Use Management, Community Sustainability

**Application:** Z10-0083 (PMc)

**Owner:** Denys & Iryna Storozhuk

**Address:** 1195 Rio Dr. S.

**Applicant:** Denys & Iryna Storozhuk

**Subject:** Rezoning Application

**Existing OCP Designation:** Single/Two Unit Residential

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

**Proposed Zone:** RU1s - Large Lot Housing with Secondary Suite

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## 1.0 Recommendation

THAT Rezoning Application No. Z10-0083 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 20, Section 6, Township 23, O.D.Y.D., Plan KAP68061, located on Rio dr. S., Kelowna, BC 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 a building permit for the suite be applied for prior to final adoption of the zone.

## 2.0 Purpose

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 Land Use Management

This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. 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. Properties in the immediate area have recently been rezoned to permit secondary suites. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site.

#### 4.0 Proposal

#### 4.1 Project Description

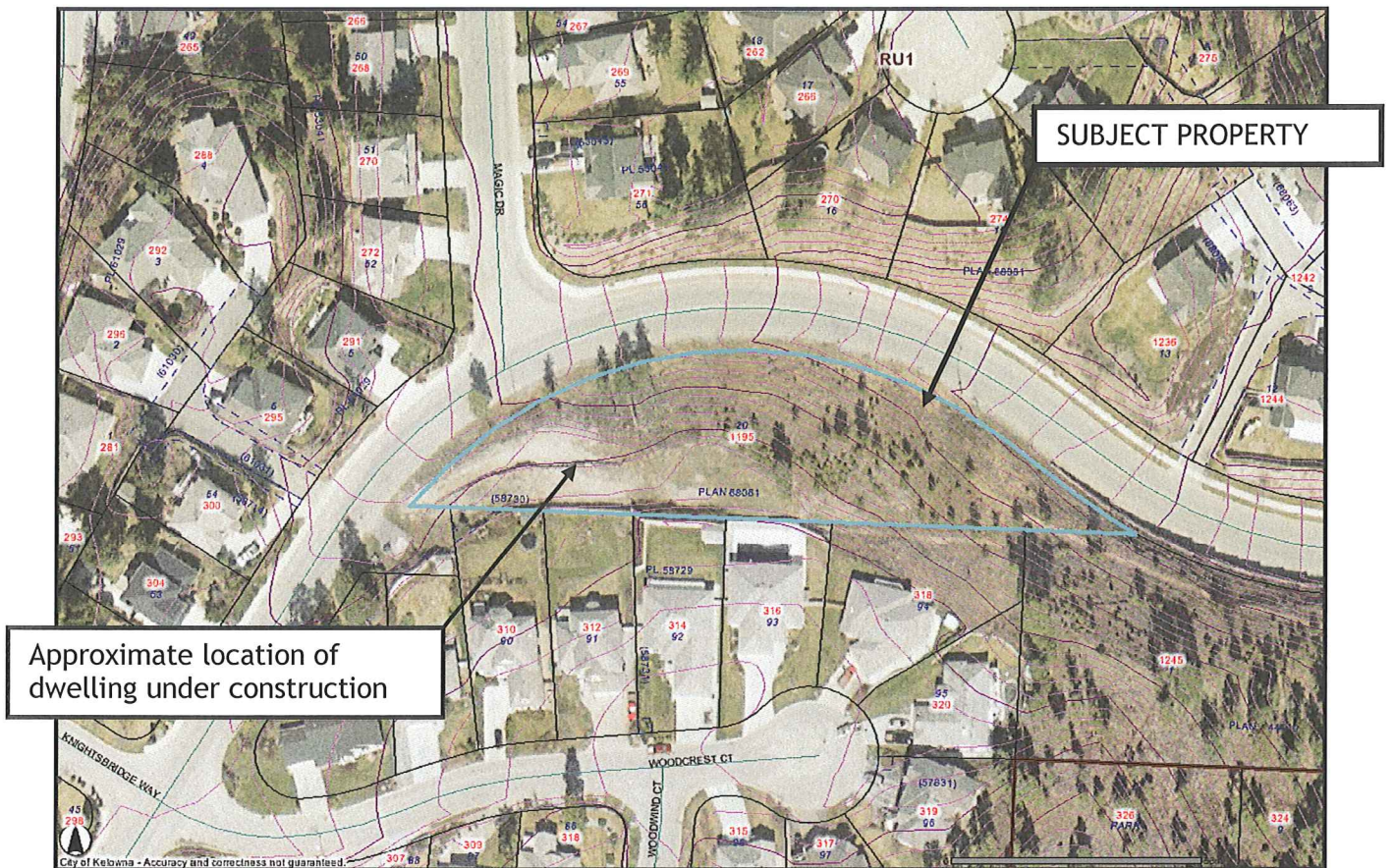
The applicant is proposing the construction of a modest 1 bedroom suite on the ground level of a single family dwelling which is currently under construction. The entrance to the suite is located on the north side of the site with a walkway which leads directly to the provided parking stall located in the driveway. Outdoor private space is available on the property.

#### 4.2 Site Context

The subject property is located on the south side of Rio Drive S across from Magic Dr. in the Magic Estates development near Clifton Road. The surrounding properties are all zoned RU1 - Large Lot housing.

#### 4.3 Site Location Map

1195 Rio dr. S.



## 4.4 Zoning Analysis Table

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	3918 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	38 m	16.5 m
Lot Depth	78 m	30.0 m
Development Regulations		
Site Coverage (buildings)	7%	40%
Site Coverage (buildings/parking)	13%	50%
Building height	2 ½ storey/9.45 m	2 ½ storey/9.5 m
Floor area principal dwelling	590 m <sup>2</sup>	
Floor area of Secondary Suite / Ratio	48.3 m <sup>2</sup> / 8.2%	In principal dwelling: may not exceed lessor of 90 m <sup>2</sup> or 40%
Front Yard	21 m	6.0 m to garage or carport
Side Yard (north)	4.8 m	2.3 m (2 - 2½ storey)
Side Yard (south)	2.3 m	2.3 m (2 - 2½ storey)
Rear Yard	32 m	7.5 m
Other Regulations		
Minimum Parking Requirements	3 stall provided	3 stalls required
Private Open Space	Meets requirements	30 m <sup>2</sup> per unit required

## 5.0 Current Development Policies

## 5.1 Kelowna Official Community Plan (OCP)

## Housing Policies:

**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.

<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

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- 1 \$2,500.00 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.

### 6.2 Development Engineering Department

Development Engineering have the following requirements associated with this rezoning application(RU1- RU1S).

#### 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 adequately serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC).

#### 3. Site Related Issues

On-site parking modules must meet bylaw requirements.

#### 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.

### 6.3 Bylaw Services

No Concerns

6.4 Fire Department

Requirements of section 9.10.9.14, Secondary Residential Suites, of the BCBC 2006 are to be met. Smoke Alarms as per section 9.10.19 of the BCBC are required.

6.5 Telus

No Comment

6.6 Terasen Utility Services

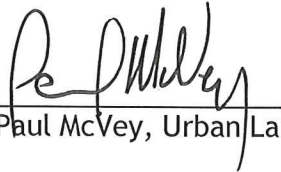
Upon review of your property referral referencing the above noted matter, please be advised that Terasen Gas' facilities will not be adversely affected as we do not currently service the subject property. Terasen Gas, therefore, has no objection to the proposed rezoning for purposes of a secondary suite.

7.0 Application Chronology

Date of Application Received: September 28, 2010

Advisory Planning Commission: (n/a)

Report prepared by:



Paul McVey, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:

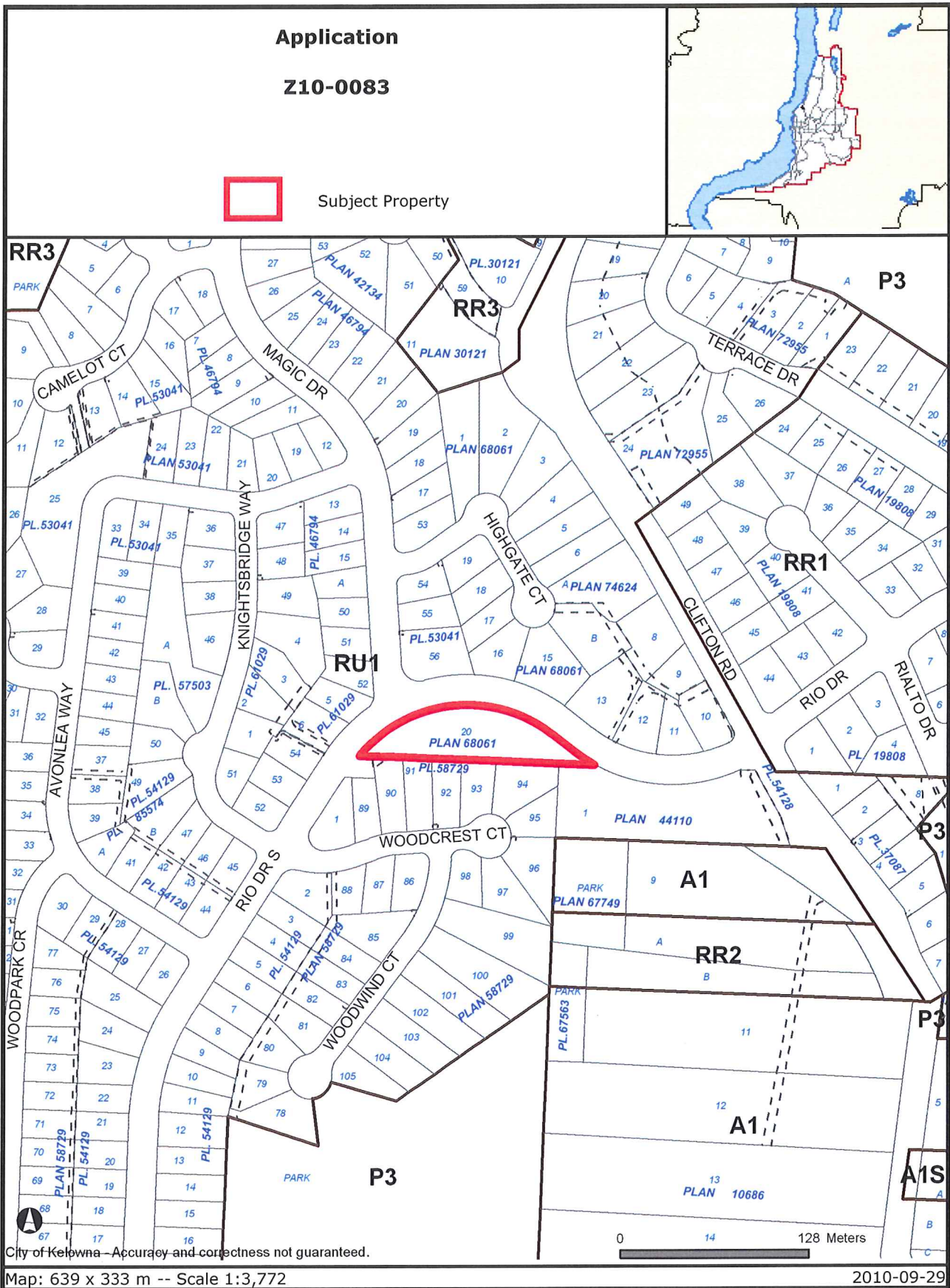


Shelley Gambacort, Director, Land Use Management

Attachments:

- Site Plan
- Floor Plans
- Conceptual Elevations
- Landscape Plan N/A
- Context/Site Photos N/A
- Summary of Technical Comments N/A





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.



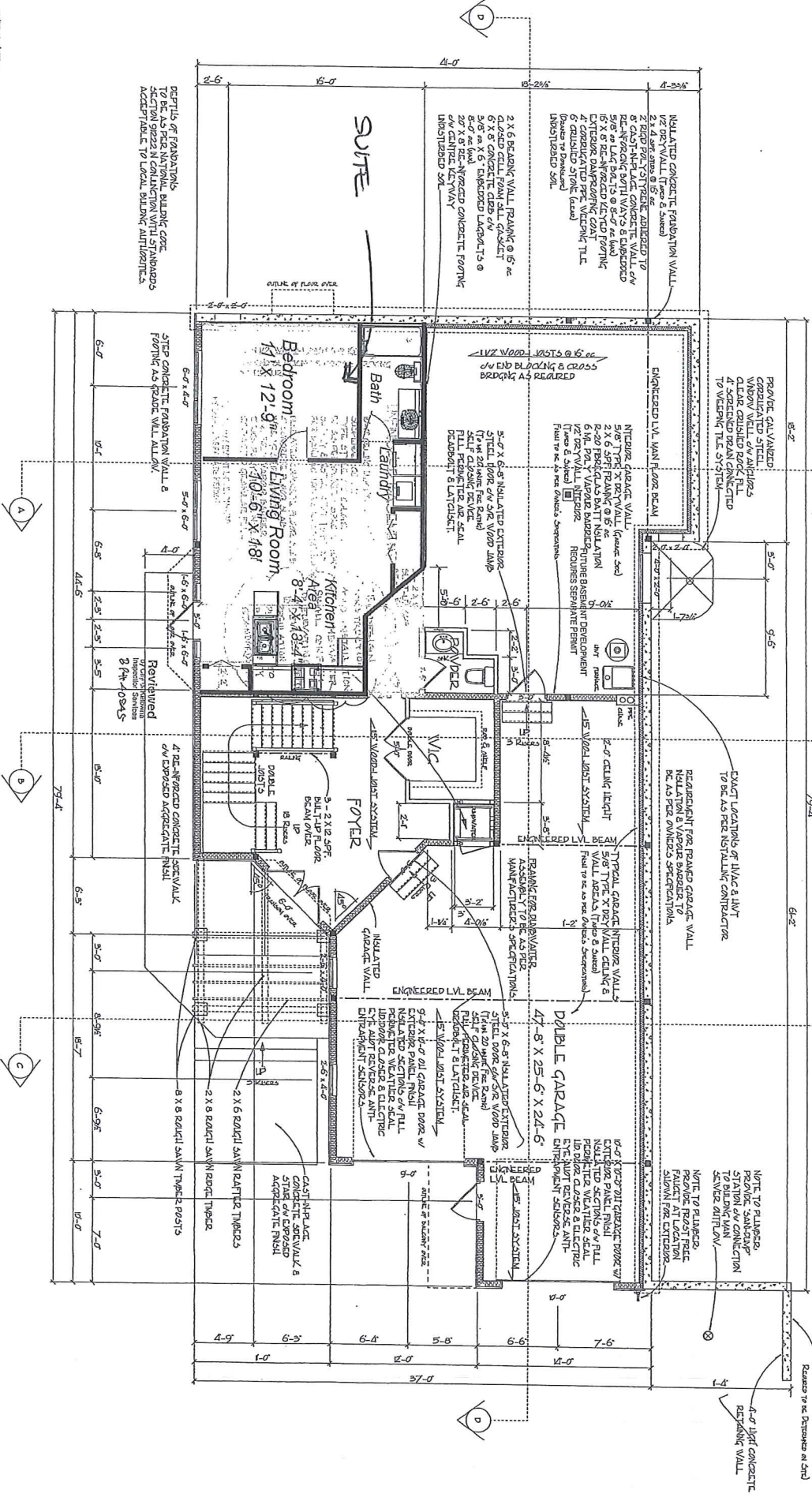
**GENERAL NOTES:**  
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 ALL FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.  
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# LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"

420 SF. (FINISHED)

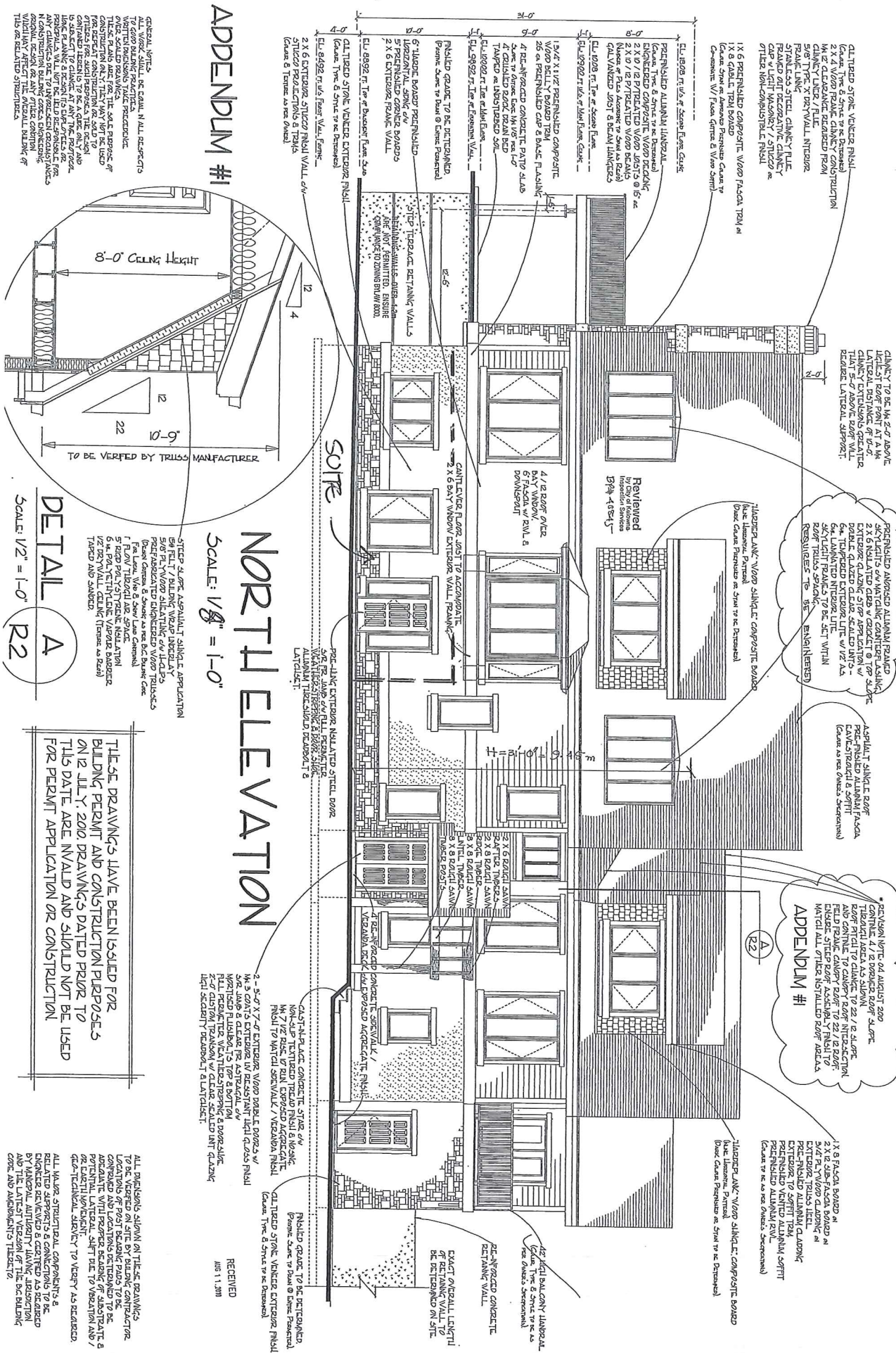
+ 520 S.F. SUITE



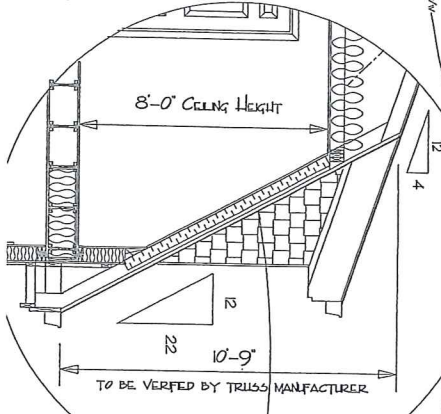
THESE DRAWINGS HAVE BEEN ISSUED FOR BUILDING PERMIT AND CONSTRUCTION PURPOSES ONLY. THIS DATE ARE INVALID AND SHOULD NOT BE USED FOR PERMIT APPLICATION OR CONSTRUCTION.

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**APPENDIX #1**



**DETAIL A**  
 SCALE: 1/2" = 1'-0"  
 R22

**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

RECEIVED  
 AUG 11 2000

THESE DRAWINGS HAVE BEEN ISSUED FOR BUILDING PERMIT AND CONSTRUCTION PURPOSES ON 12 JULY 2000 DRAWINGS DATED PRIOR TO THIS DATE ARE INVALID AND SHOULD NOT BE USED FOR PERMIT APPLICATION OR CONSTRUCTION

ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO BE VERIFIED ON SITE BY BUILDING CONTRACTOR. LOCATIONS OF POST SIGNING REQUIRED TO BE CONFIRMED AND LOCATIONS NOTED TO BE PERMISSIBLE. LATERAL SHIFT PER 1/4\"/>

ALL WORK STRUCTURAL COMPONENTS, & RELATED APPROVED DIMENSIONS TO BE CHECKED, REVIEWED & CONFIRMED AS REQUIRED BY MUNICIPAL AUTHORITY HAVING JURISDICTION AND THE LATEST VERSION OF THE BC BUILDING CODE AND AMENDMENTS THEREON.

6

NORTH ELEVATION