

# Memo



**Date:** February 7, 2011  
**To:** City Manager  
**From:** Land Use Management, Community Sustainability (AB)  
**Application:** Z11-0001                      **Owner:** Peter & Marie Baigent  
**Address:** 433 West Avenue              **Applicant:** Manzanita Homes Inc.  
**Subject:** Rezoning application

**Existing OCP Designation:** Multiple Unit Residential - Medium Density

**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. Z11-0001 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 8 Block 1 District Lot 14 ODYD Plan 4743, located at 433 West Avenue, 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 final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

AND FURTHER THAT a building permit application for the secondary suite be received prior to final adoption of the zone.

## 2.0 Purpose

The applicant is proposing to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone in order to facilitate the construction of a new dwelling complete with secondary suite.

## 3.0 Land Use Management

While it is unfortunate that the surrounding properties have not been able to coordinate and redevelop together, the application complies with the OCP and is a reasonable request.

## 4.0 Proposal

### 4.1 Project Description

The landowner is seeking to demolish the existing older home on site in order to construct a new home with a legal secondary suite. It is intended that the home will be used for retirement and aging-in-place, with the secondary suite utilized by a live-in caregiver.

A handwritten signature in black ink, appearing to be a stylized 'V' or similar mark.

Criteria	Requirement / Maximum	Proposed
Site Coverage (buildings)	40 %	37.0 %
Site Coverage (buildings, driveways, and parking)	50 %	43.7 %
Height	Lesser of 9.5 m or 2 ½ storeys	6.98 m and 2 storeys
Front Yard (West Ave)	4.5 m, except it is 6.0 m from a garage or carport	6.08 m to the garage
Side Yard (west)	2.0 m for a 1 or 1 ½ storey portion of a building; 2.3 m for a 2 or 2 ½ storey portion of a building	2.0 m for 1 storey portion of the building; 3.5 m for 2 storey portion of the building
Side Yard (east)	2.0 m for a 1 or 1 ½ storey portion of a building; 2.3 m for a 2 or 2 ½ storey portion of a building	2.4 m
Rear Yard (lane)	7.5 m with up to 2.5 m projection permitted for unenclosed patios, etc.	7.5 m with permitted projection for covered, unenclosed patio reducing setback to 7.17 m
Secondary Suite Area	Lesser of 90 m <sup>2</sup> or 40% of the total floor area	60.4 m <sup>2</sup> and 23.1%
Private Open Space	30 m <sup>2</sup> per dwelling	Exceeds requirements
Parking	2 for principal dwelling and 1 for secondary suite = 3 total	2 in garage and 2 on driveway = 4 total

#### 4.2 Site Context

The subject property is located in the South Pandosy Urban Centre and has frontage on West Avenue, with the West Avenue Park present to the rear of the property. Land uses in the surrounding neighbourhood are diverse, in accordance with urban centre status, but are generally residential apartments and townhomes, with commercial uses present along Pandosy Street. Specifically, the adjacent zones and land uses are:

Direction	Zone	Land Use
North	RM3 - Low Density Multiple Housing RU6 - Two Dwelling Housing	Beachwalk on Abbott (19 townhomes) Duplex
South	P3 - Parks and Open Space	West Avenue Park

East	RU6 - Two Dwelling Housing RM5 - Medium Density Multiple Housing	Detached residence West Avenue Lofts (36 apartments)
West	RU1 - Large Lot Housing RU6 - Two Dwelling Housing RM5 - Medium Density Multiple Housing	Detached residence Detached residence Abbott House (48 apartments)



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

Secondary Suites. Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.

## 6.0 Technical Comments

Building & Permitting Branch. 1) \$2500 Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits. 2) 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. 3) 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. 4) Full Plan check for Building Code related issues will be done at time of Building Permit applications. 5) A minimum Geodetic Elevation of 343.66 is required for all habitable spaces including the parking garage(s)

Policy & Planning Department. The subject property is located within the Pandosy Urban Centre and is designated as Multiple Unit Residential - Medium Density in the OCP. The property is also subject to Urban Centre DP Guidelines. Given the location and density indicated in the OCP the

proposed demolition and reconstruction (including a suite) represents a disincentive to future acquisition and consolidation for higher density development that would be appropriate in this Urban Centre. The proposed use significantly under shoots the potential density and should be discouraged. However, it is recognized that the site is currently zoned RU1 and the change to allow a suite could be considered technically within the same zoning category and not a significant change other than the new building. Policy and Planning would not object to a LUM recommendation of support.

Bylaw Services Branch. No concerns.

Development Engineering Branch. See attached memorandum.

Fire Department. No concerns.

FortisBC. No comments.

Shaw Cable. Owner/developer to supply and install underground conduit.

Telus. No comments.

Terasen. No comments.

### 7.0 Application Chronology

Date of Application Received	January 7, 2011
All Comments Received	January 21, 2011

### Report prepared by:

Andrew Browne, Planner II

Approved for Inclusion:

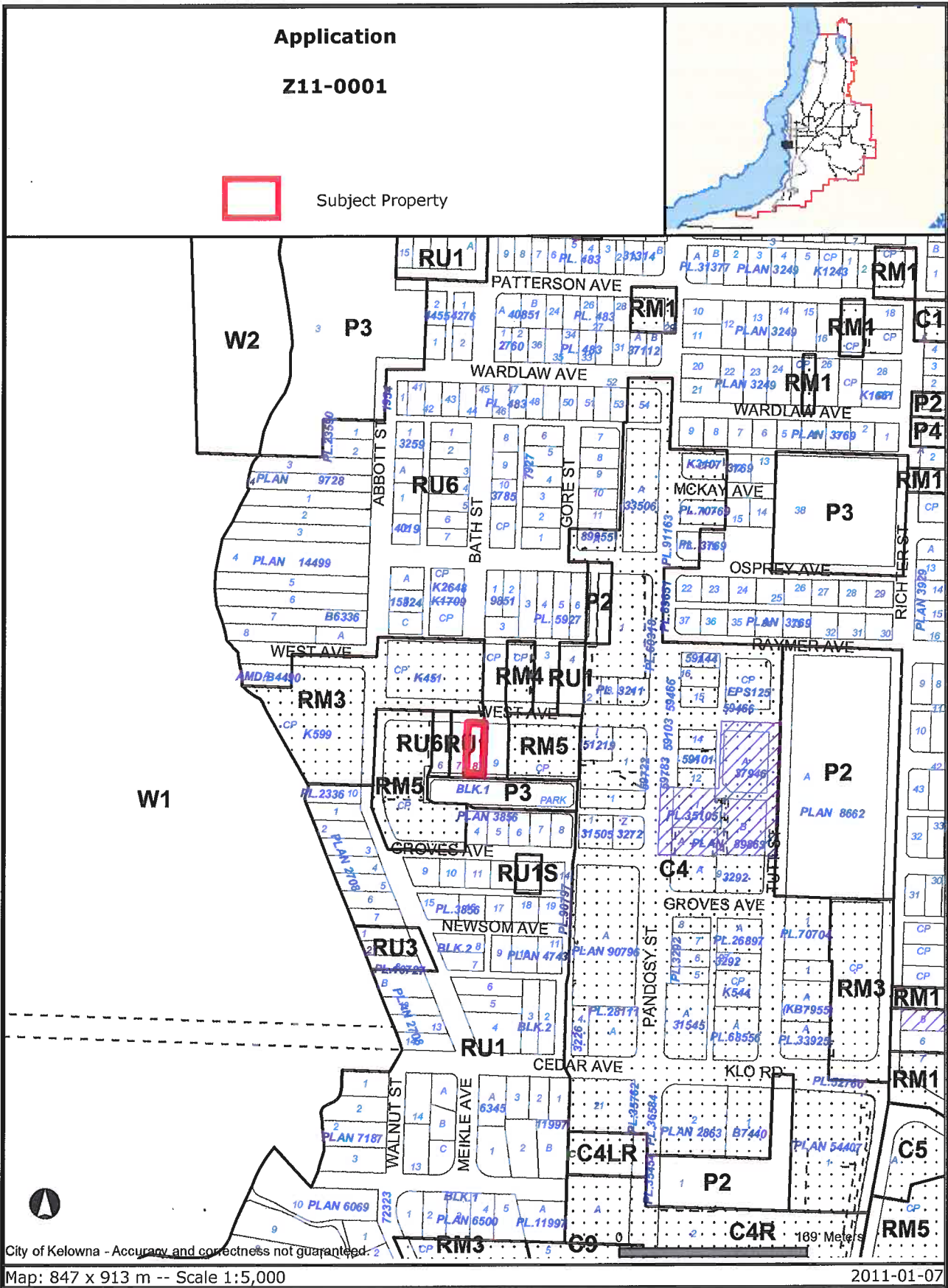
Shelley Gambacort, Director, Land Use Management

### Attachments:

- Subject property map
- Development Engineering Branch technical comments
- Site plan and front and rear elevations
- West and east elevations
- Main floor plan
- Upper floor plan
- Area photographs (2 pages)
- Colour board (photograph)







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.

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



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**Date:** January 12, 2011  
**File No.:** Z11-0001

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

**From:** Development Engineering Manager

**Subject:** 433 West Avenue                      Lot 8 Plan 4743                      Suite in SF Dwelling

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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. One metered water service will supply both the main residence and the suite.

The owner must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structure. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meter.

2.     Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact John Filipenko, by email [jfilipenko@kelowna.ca](mailto:jfilipenko@kelowna.ca) or phone, 250-469-8581.

3.     Development Permit and 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.

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



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PROJECT NORTH

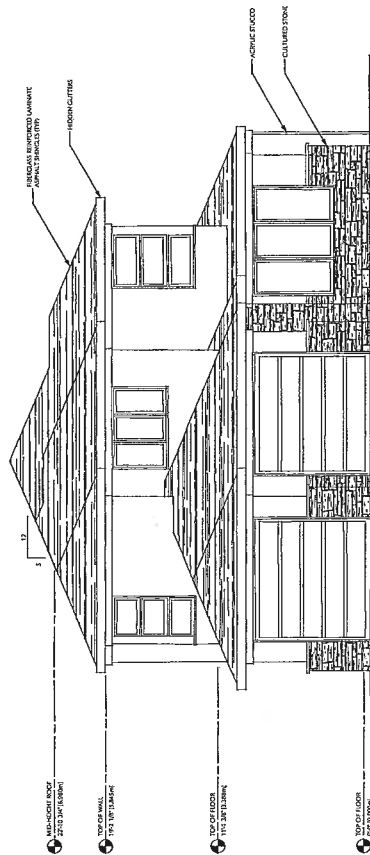
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A	REVISED FOR PERMITS	

PROJECT  
PRIVATE RESIDENCE  
433 WEST AVENUE  
KELOWNA, BC  
LOT 8 PLAN 4743

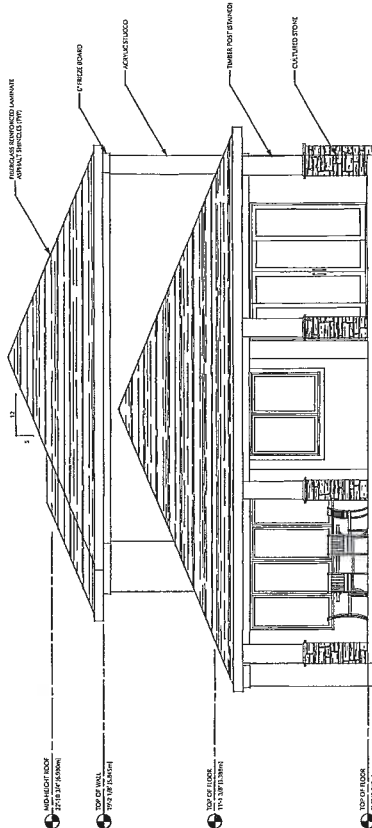
DRAWING TITLE  
ELEVATIONS/SITE PLAN

DATE  
DECEMBER 15, 2010

DRAWING NUMBER  
1 of 5



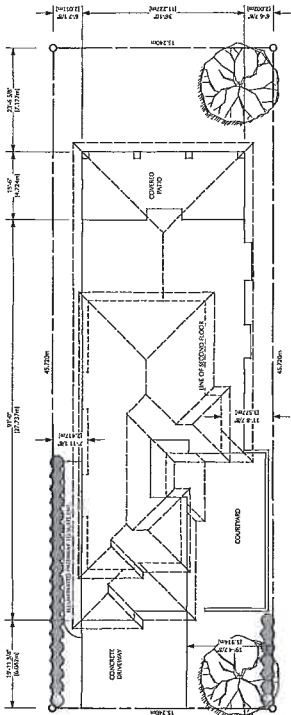
1 NORTH ELEVATION  
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

PROJECT DATA: CURV ADDRESS  
433 WEST AVENUE  
KELOWNA, BC V1Y 4E3  
LOCAL ZONING  
R14-LANCE LOT HOUSING WITH SECONDARY SUITE  
PROPOSED ZONING

	PERMITTED	PROPOSED
LOT AREA	46,800 sq. ft.	46,800 sq. ft.
LOT DEPTH	20.00m	43.25m
SETBACK	6.00m	6.00m
PROPOSED DRIVEWAY AREA	270.00 sq. ft.	20.00 sq. ft.
SITE COVERAGE	40.0%	32.0%
SETBACK FROM DRIVEWAY	50.0%	43.7%
SETBACK FROM STREET	5.0m	5.00m
TOTAL FINISHED EAVESLINE FLOOR AREA	60.00 sq. ft.	56.00 sq. ft.
FLOOR AREA OF FINISHED DWELLING	1,500.00 sq. ft.	1,510.00 sq. ft.
FLOOR AREA OF FINISHED GARAGE	6,000.00 sq. ft.	6,000.00 sq. ft.
SEALING AND FINISH (MINIMUM LOAD)	2,000.00 sq. ft.	2,010.00 sq. ft.
SETBACK FROM FINISHED FLOOR	2.00m	3.47m
SETBACK FROM FINISHED FLOOR	2.00m	3.00m
SETBACK FROM FINISHED FLOOR	2.00m	3.00m
PRIVATE DRIVE SPACE NORTH	60.00 sq. ft.	46.00 sq. ft.
PRIVATE DRIVE SPACE SOUTH	60.00 sq. ft.	60.00 sq. ft.
FIRE ESCAPE	3.00 sq. ft.	6.00 sq. ft.

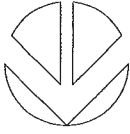


3 SITE PLAN  
Scale: 1/8" = 1'-0"



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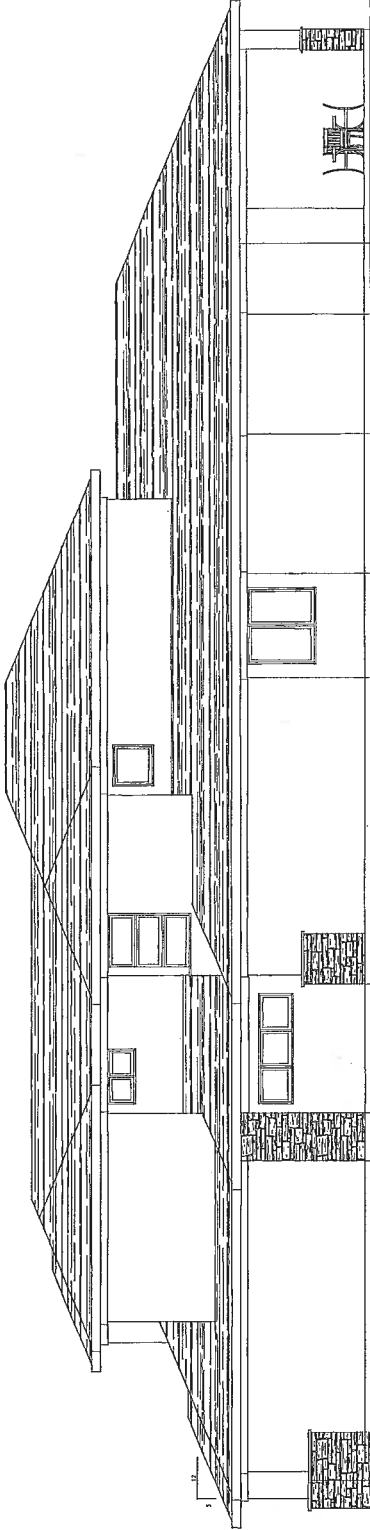
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PROJECT  
PRIVATE RESIDENCE  
433 WEST AVENUE  
KELOWNA, BC  
LOT 8 PLAN 4743

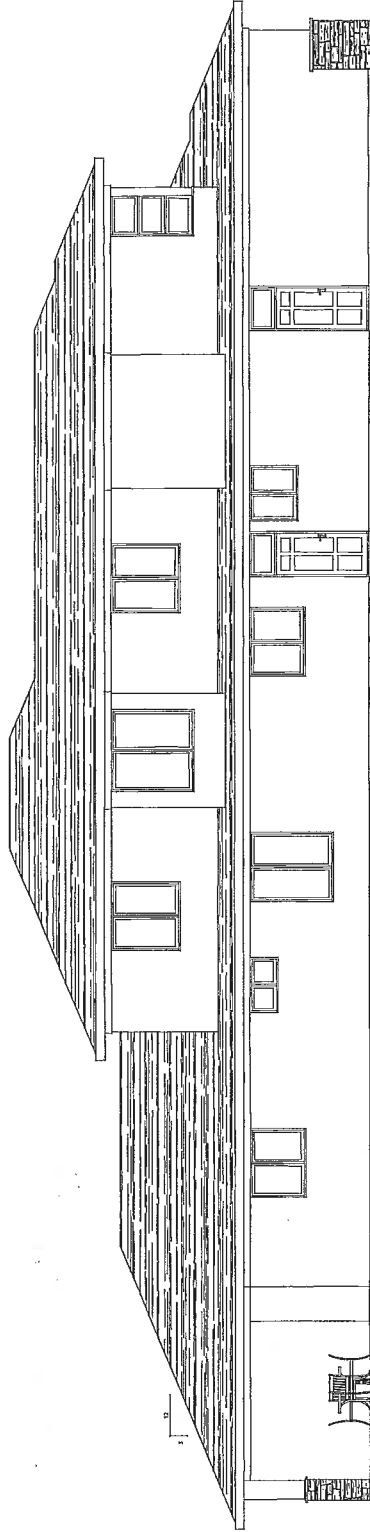
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ELEVATIONS

DATE  
DECEMBER 15, 2010

DRAWING NUMBER  
2 of 5



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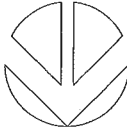
2 EAST ELEVATION  
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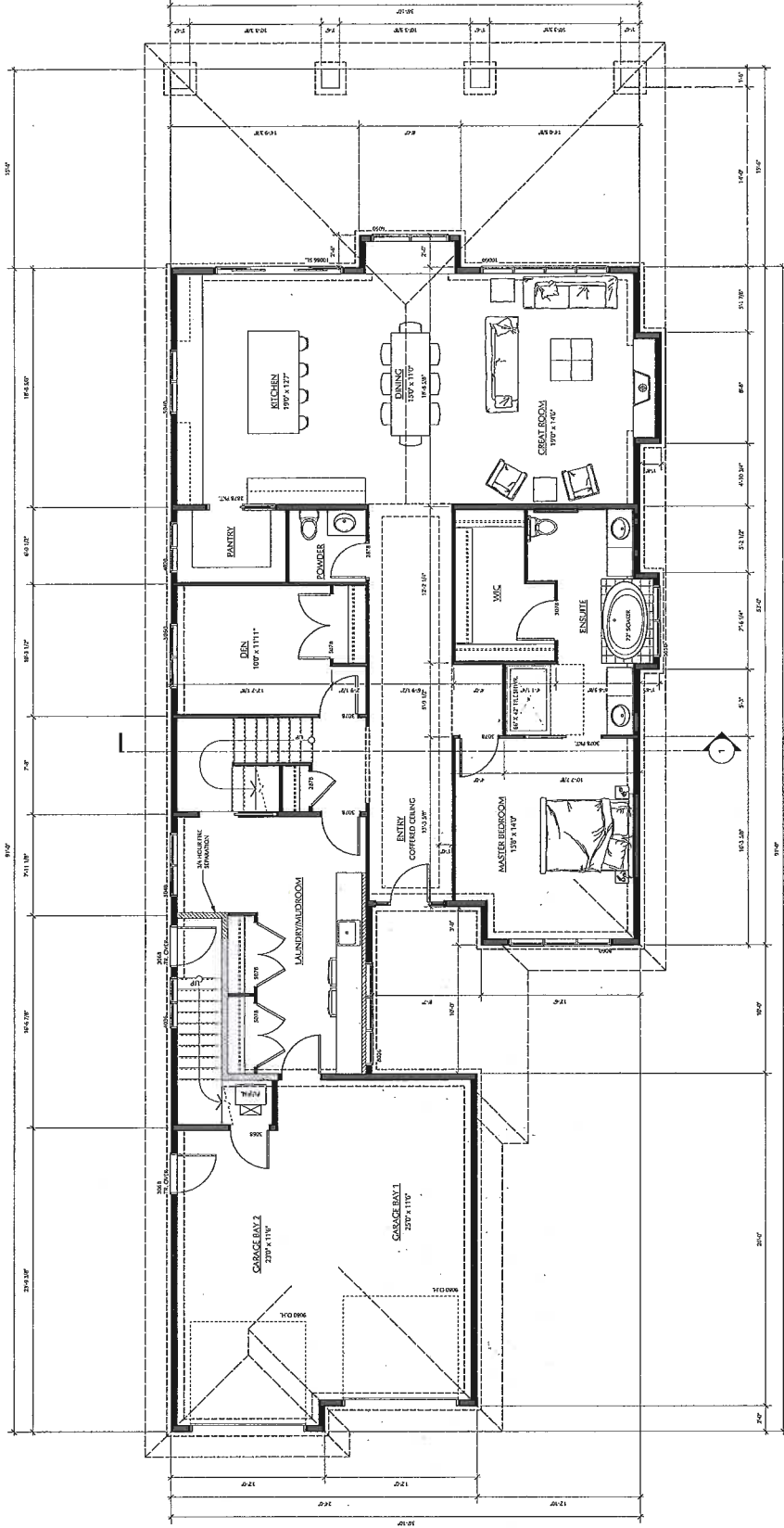
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PROJECT  
PRIVATE RESIDENCE  
433 WEST AVENUE  
KELOWNA, BC  
LOT 8 PLAN 4743

DRAWING TITLE  
MAIN FLOOR PLAN

DATE  
DECEMBER 15, 2010

DRAWING NUMBER  
3 of 5

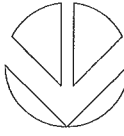


1 MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0" PPA - 2008 BT



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PROJECT NORTH

REVISION	DATE	DESCRIPTION
A	12/15/10	REVISIONS

PROJECT

PRIVATE RESIDENCE  
433 WEST AVENUE  
KELOWNA, BC  
LOT 8 PLAN 4743

DRAWING TITLE

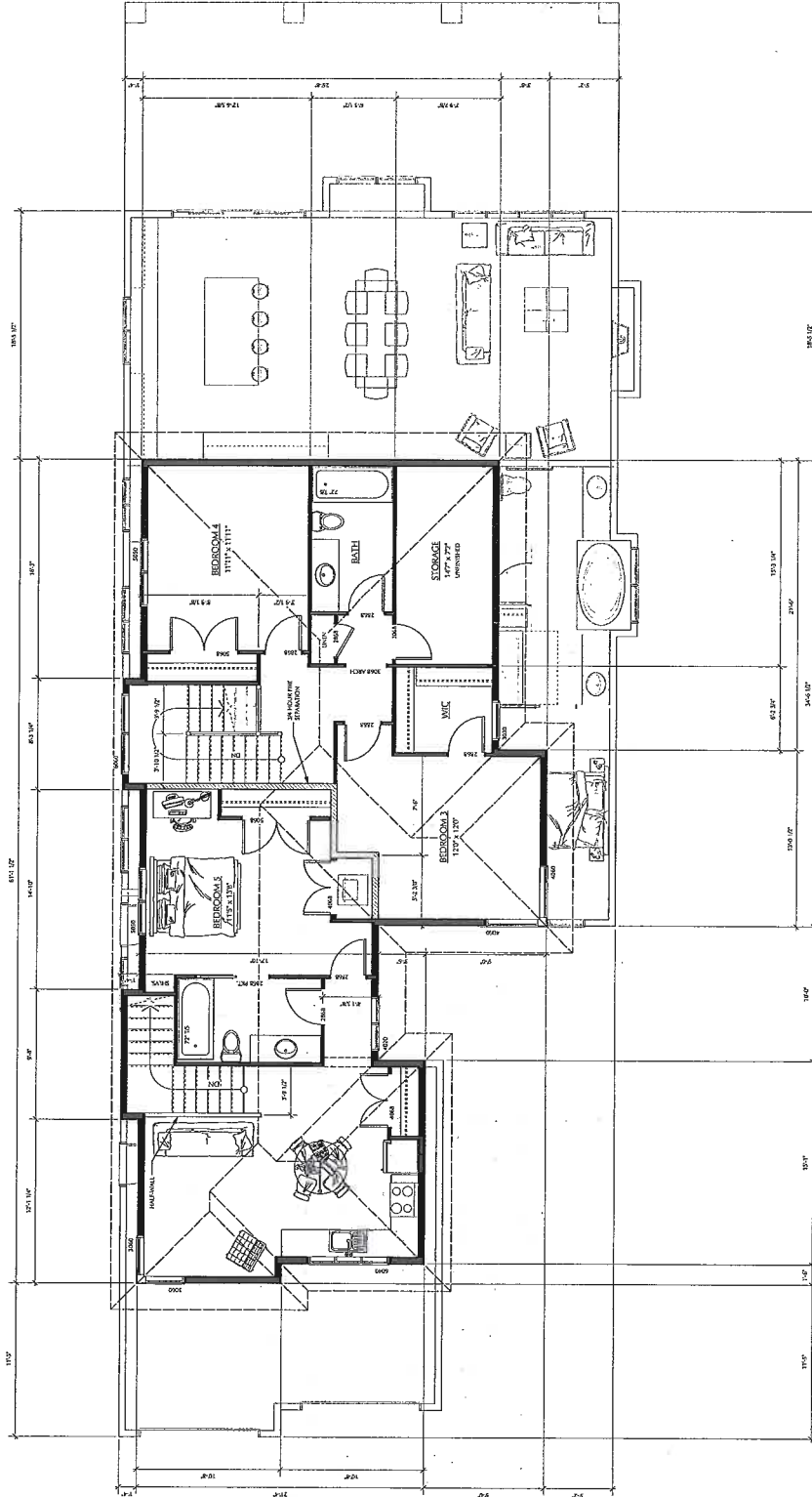
SECOND FLOOR PLAN

DATE

DECEMBER 15, 2010

DRAWING NUMBER

4 of 5



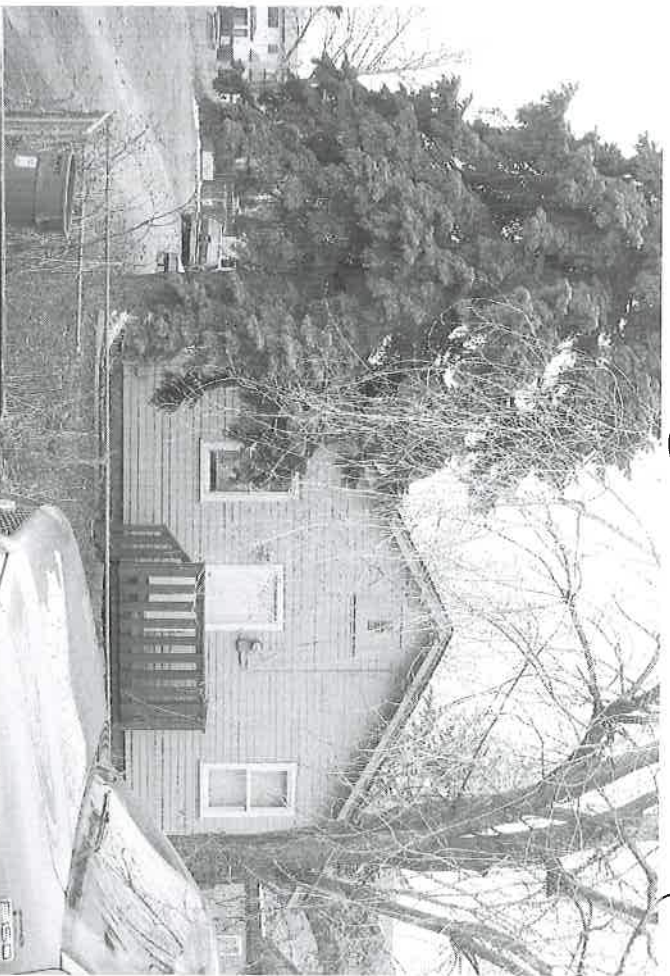
1 SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0" TOTAL = 730 SF  
FFA = 614 SF  
SUITE FFA = 650 SF

SUBJECT : 433 WEST AVENUE





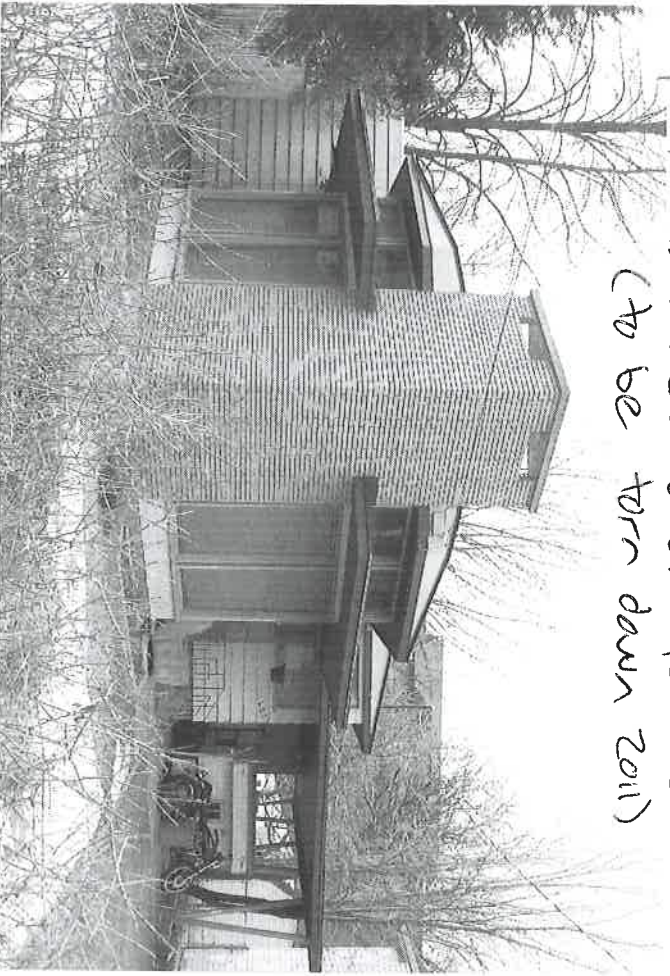
439 West neighbor to east (R16)



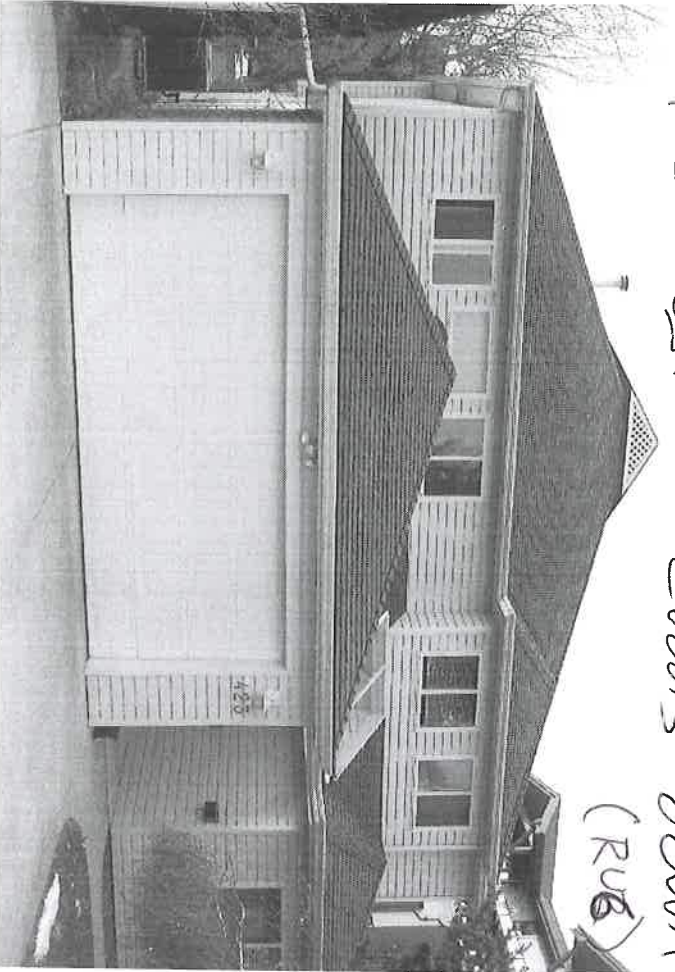
Neighbor directly across West



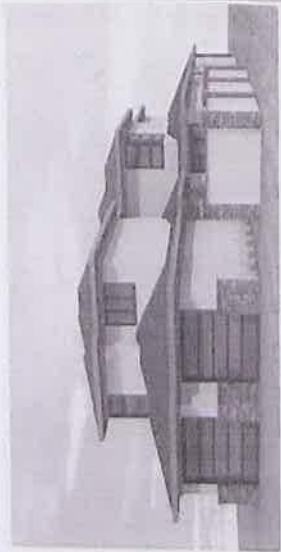
427 West next door to West  
(to be torn down 2011)



423 West - 2 doors down  
(R16)

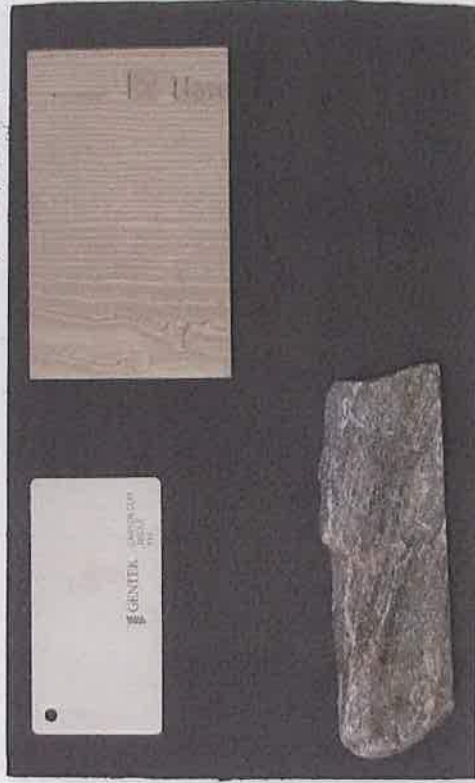


433 WEST AVE



FRONT

KHAKI BROWN  
(Either Hardy or Acrylic Stucco)



Kettle Valley Natural Stone



REAR