

# Memo



**Date:** June 28, 2011  
**To:** City Manager  
**From:** Land Use Management, Community Sustainability (LT)  
**Application:** Z11-0036                      **Owner/Applicant:** Bevin & Alvina Buehler  
**Address:** 620 Dougall Road S  
**Subject:** Rezoning Application (Secondary Suite)  
**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. Z11-0036 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 11, Section 23, Township 26, ODYD, Plan 22418, located at 620 Dougall Road South, 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 subject to the requirements of the Rutland Waterworks District being completed to their satisfaction;

## 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 construct a secondary suite within an accessory building.

## 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. The Land Use Management Department notes that 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. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions can easily be achieved on-site.

## 4.0 Proposal

### 4.1 Project Description

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

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an accessory building. The new accessory building would replace an existing garage at the rear of the property.

The proposed application meets the requirements of RU1s - Large Lot Housing with Secondary Suite zone as follows:

<b>Zoning Bylaw No. 8000</b>		
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>RU1s ZONE REQUIREMENTS (for Secondary Suite in Accessory Building)</b>
<b>Subdivision Regulations</b>		
Lot Area	1,366m <sup>2</sup>	800m <sup>2</sup>
Lot Width (street frontage)	25.45m	18.0m
Lot Depth	56.3m	30.0m
<b>Development Regulations</b>		
Site Coverage (buildings)	20%	40%
Site Coverage (buildings/parking)	35%	50%
<b>Existing Dwelling</b>		
Height	5.2m	2 ½ storeys / 9.5 m
Front Yard	15.0m	4.5 m
Side Yard (S)	3.0m	4.5m for flanking street
Side Yard (N)	2.6m	2.0 m (1 - 1 ½ storey)
Rear Yard	30.0m	6.0 m (1 - 1 ½ storey)
<b>Proposed Accessory Building</b>		
Height	4.5m	1 ½ storeys / 4.5 m
Front Yard	n/a	4.5 m
Rear Yard	1.5m	1.5 m
Side Yard (S)	2.3m	4.5m for flanking street
Side Yard (N)	16.0m	2.3 m (2 - 2 ½ storey)
Floor Area	89.2m <sup>2</sup>	May not exceed lessor of 90 m <sup>2</sup> or 75% of principal dwelling
Separation (Distance Between Houses)	14.0m	4.5 m
<b>Other Requirements</b>		
Parking Stalls (#)	Exceeds requirements	3 spaces
Private Open Space	Exceeds requirements	30 m <sup>2</sup> of private open space per dwelling

#### 4.2 Site Context

The subject property is located in south of the Rutland Urban Centre, overlooking lower Rutland. Land uses in the surrounding neighbourhood are predominantly single family residential. Specifically, the adjacent zones and land uses are:

Direction	Zone	Land Use
North	RU1 - Large Lot Housing	Single Family Housing
South	RU1 - Large Lot Housing	Single Family Housing
East	RU1 - Large Lot Housing	Single Family Housing
West (downslope)	RM3 - Low Density Multiple Housing	Apartment Building

4.3 Subject Property Map -620 Dougall Road



5.0 Current Development Policies

5.1 Current Official Community Plan (Kelowna 2020)

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

6.0 Technical Comments

6.1 Building & Permitting Branch

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).
- The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the garage.
- A Structural Engineer is required for the foundation walls greater than 4'-0" as well as the retaining walls.
- A cross section thru the garage ramp and trench drain is required to verify compliance with maximum slope of driveway and minimum drainage requirements.
- The existing driveway configuration to be confirmed with the Development Engineering division for allowance.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

**6.2 Bylaw Services Branch**

No concerns.

**6.3 Development Engineering Branch**

See attached memorandum.

**6.4 Fire Department**

- An unobstructed and easily distinguishable firefighter access path, of 1100 mm, from the street to the back of the property line as well to the secondary detached suite main entrance is required.
- If a fence is ever constructed between the dwellings an 1100 mm, clear width, gate is required. Any gate is to open with out special knowledge.
- The addresses for both residences are to be visible from Dougall Rd.

**6.5 Irrigation District (RWD)**

See attached memorandum.

**7.0 Application Chronology**

Date of Application Received            May 9, 2011

Report prepared by:



Luke Turri, Land Use Planner

Reviewed by :



Danielle Noble, Manager, Urban Land Use Branch

Approved for inclusion:



Shelley Gambacort, Director, Land Use Management

**Attachments:**

Subject Property Map

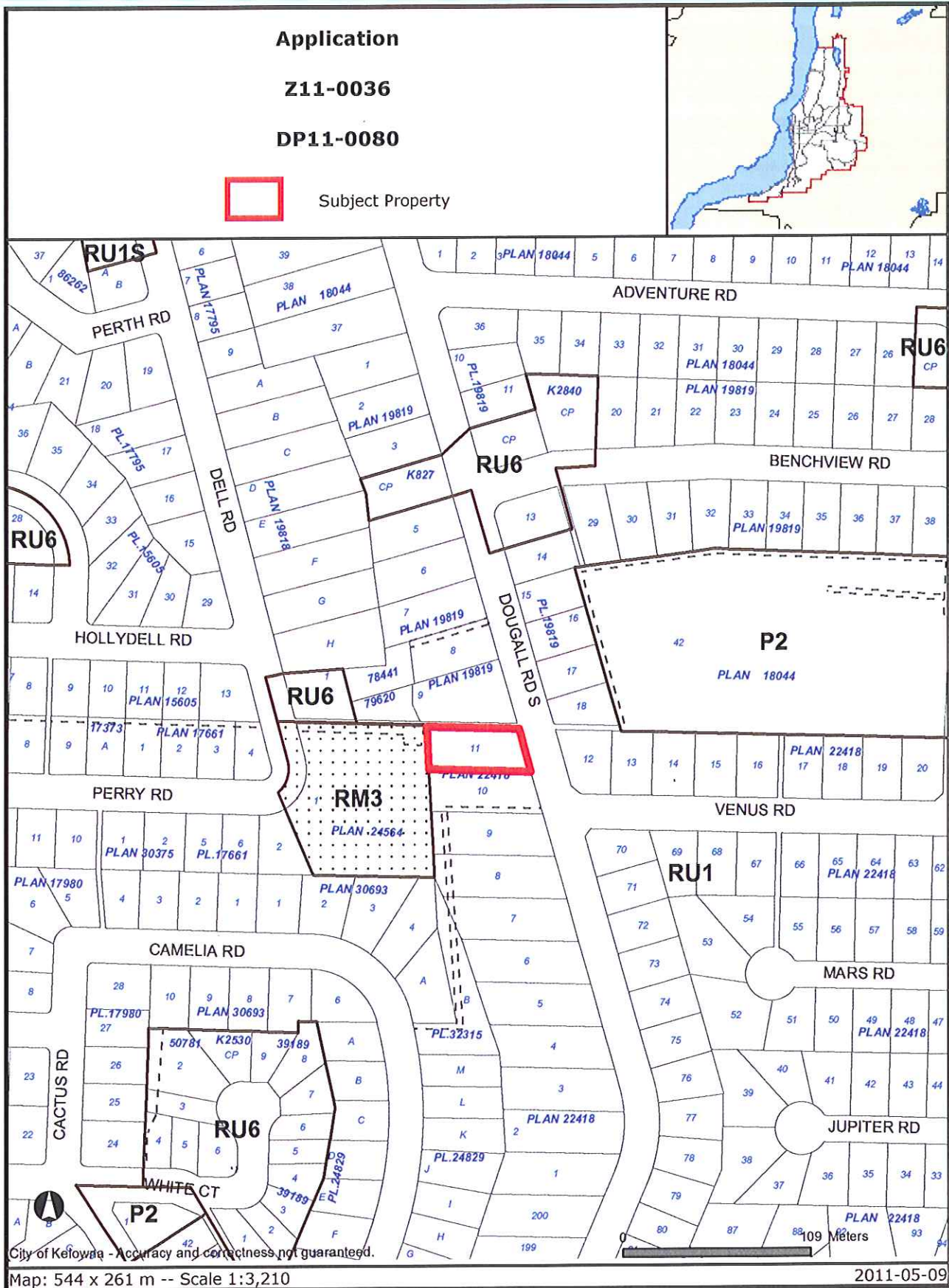
Site Plan

Accessory Building Plans

Development Engineering Branch Memorandum

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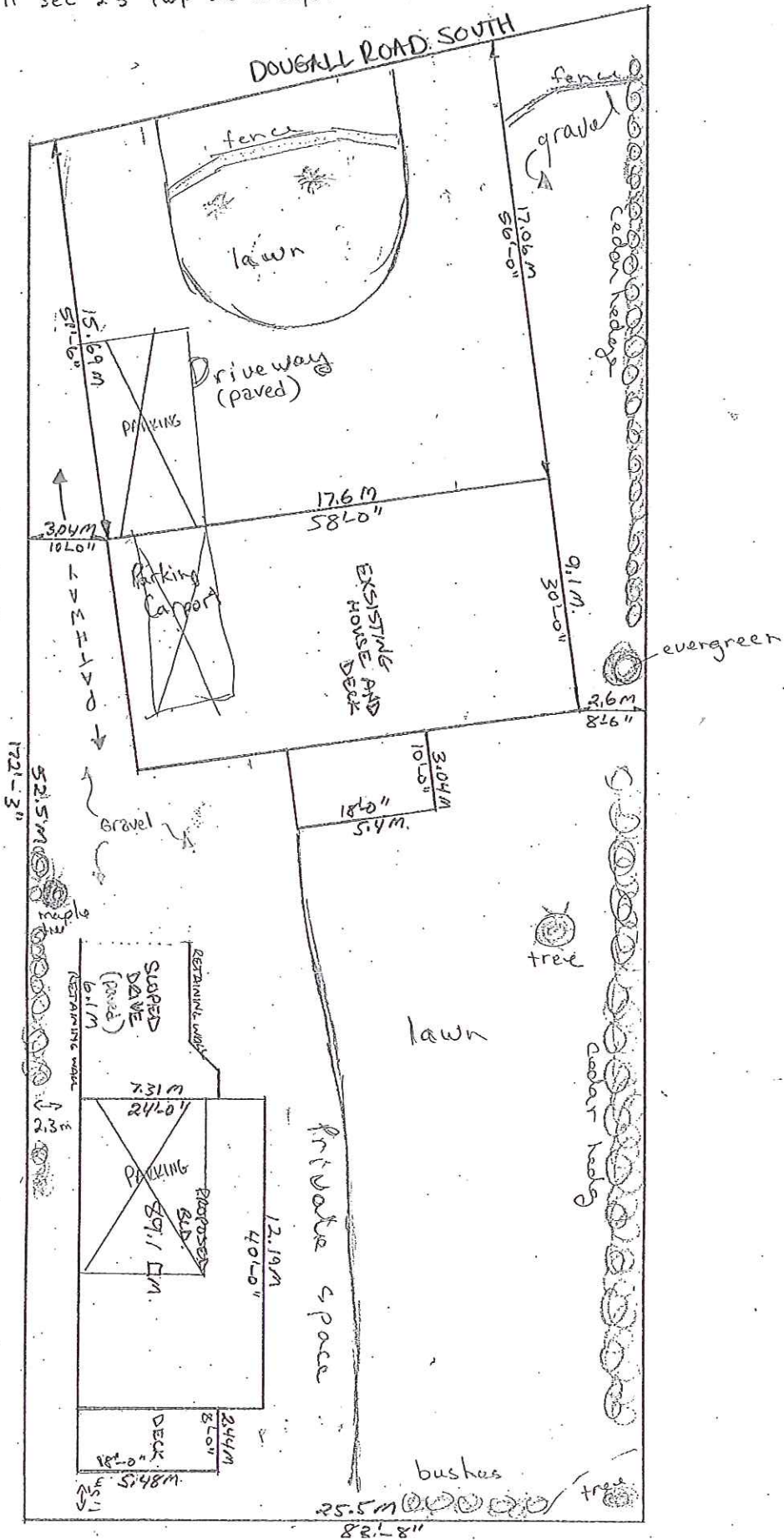




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

PLOT PLAN  
620 DOUGAL RD SOUTH.

Lot 11 Sec 23 Twp 26 Osageos Div Yale District Plan 22418

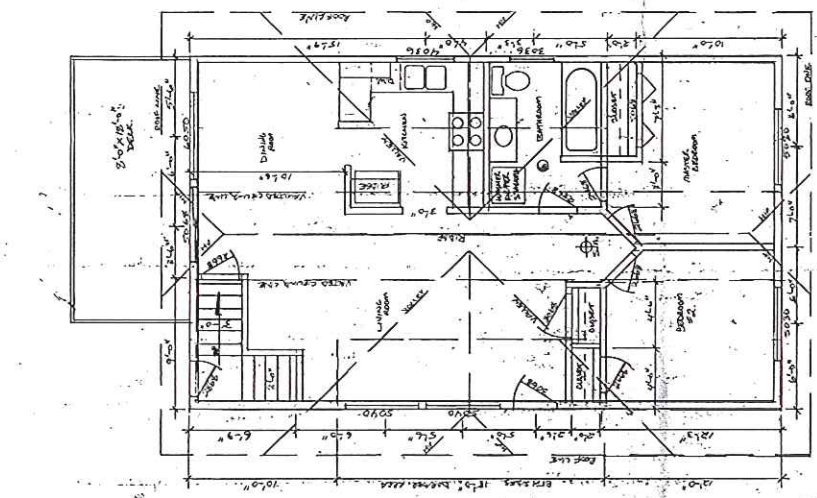
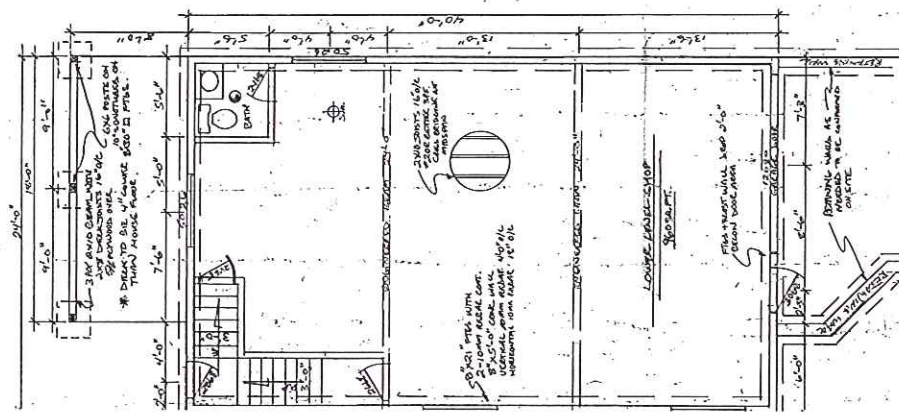


SCALE 1/8" = 1'-0" 5mm = 1m

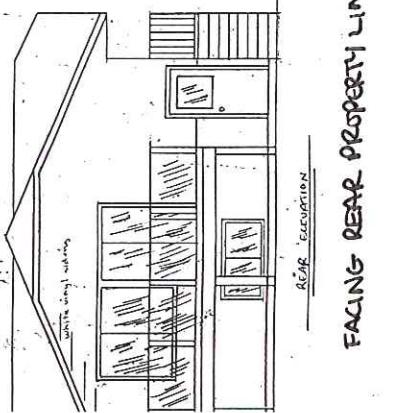
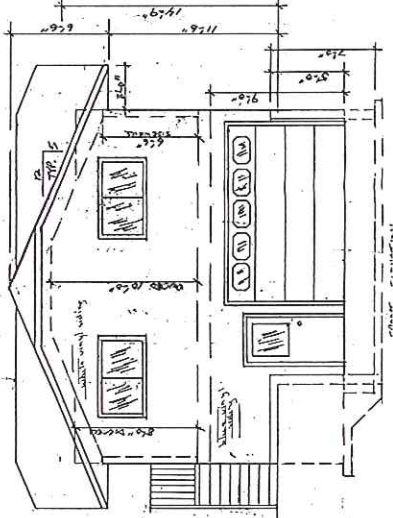
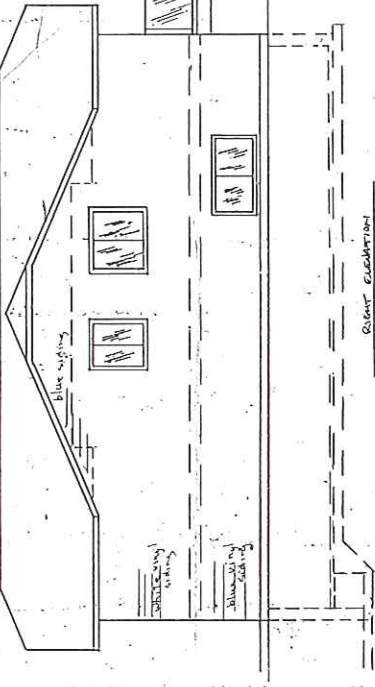
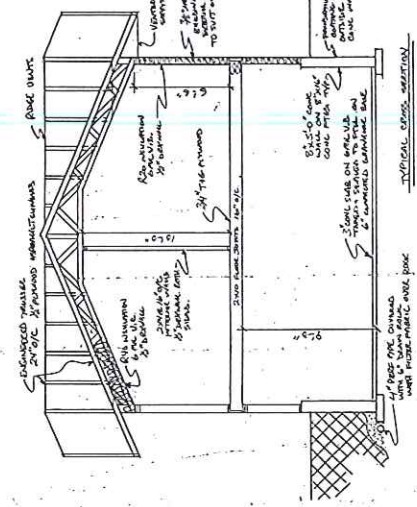
SITE PLAN  
Z11-0036

Main house at least 19' - Carriage house 18'

with existing main level



- GENERAL NOTES
- 1) ALL WORK TO BE DONE IN ACCORDANCE WITH ALL EXISTING CODES AND REGULATIONS.
  - 2) ALL MEASUREMENTS - LENGTH - TO BE TAKEN ON THE EXISTING STRUCTURE. IN NO CASE SHALL ANY DIMENSIONS BE TAKEN TO THE CENTER OF WALLS OR PARTIAL DIMENSIONS.
  - 3) ALL DIMENSIONS TO BE TAKEN TO THE CENTER OF WALLS OR PARTIAL DIMENSIONS.
  - 4) ALL DIMENSIONS TO BE TAKEN TO THE CENTER OF WALLS OR PARTIAL DIMENSIONS.
  - 5) ALL DIMENSIONS TO BE TAKEN TO THE CENTER OF WALLS OR PARTIAL DIMENSIONS.
  - 6) ALL DIMENSIONS TO BE TAKEN TO THE CENTER OF WALLS OR PARTIAL DIMENSIONS.
  - 7) ALL DIMENSIONS TO BE TAKEN TO THE CENTER OF WALLS OR PARTIAL DIMENSIONS.
  - 8) ALL DIMENSIONS TO BE TAKEN TO THE CENTER OF WALLS OR PARTIAL DIMENSIONS.
  - 9) ALL DIMENSIONS TO BE TAKEN TO THE CENTER OF WALLS OR PARTIAL DIMENSIONS.
  - 10) ALL DIMENSIONS TO BE TAKEN TO THE CENTER OF WALLS OR PARTIAL DIMENSIONS.



620 Doyall Rd. - Z11-0036

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CITY OF KELOWNA

MEMORANDUM

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**Date:** May 19, 2011  
**File No.:** Z11-0036  
**To:** Land Use Management (LT)  
**From:** Development Engineer Manager (SM)  
**Subject:** 620 Dougal Road S. – Lot 11, Plan 122418, Sec. 23, Twp. 26, ODYD

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Development Engineering Services comments and requirements regarding this application to rezone from RU1 to RU1s, for the construction of a carriage home, are as follows:

1. Subdivision  
Provide easements as required
2. Sanitary Sewer.  
The subject property is connected to the Municipal wastewater collection system and located within Specified Area #1.
3. Domestic Water.  
The subject property is located within the Rutland Waterworks District (RWD). All charges and fees must be paid directly to RWD.
4. Miscellaneous.
  - a) Parking is provided on site.
  - b) This application does not trigger any offsite upgrades.

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Steve Muenz, P.Eng.  
Development Engineering Manager

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