

RU7 Frequently Asked Questions

Your most frequent questions answered



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RU7 Information

This FAQ is intended to be used alongside the "RU7 Zoning Information" handout.

Key resources

Be sure to ask for a copy of the RU7 – Infill Housing zone and design guidelines.

Community Planning

1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250-469-8626
FAX 250-862-3320
planninginfo@kelowna.ca

Building & Permitting

1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250-469-8960
FAX 250-862-3314
developmentservicesinfo@kelowna.ca

The RU7 zone

The RU7 zone is a highly flexible zone that has been applied to over 800 properties in central Kelowna. The zone is intended to provide more options for sensitive infill housing. The "RU7 Zoning Information" handout provides an overview of the zone. Below are some of the Frequently Asked Questions staff have received regarding the RU7 zone:

When do I need a Development Permit?

Development of more than 2 units on a property will trigger the need to obtain a Direct Development Permit (DP). Direct DP's are issued at a staff level, and the cost is \$930.00.

Want faster approvals? If you use the authorized plans from one of the two winning submissions of the Infill Challenge, you will not have to get a Development Permit. For more information on this, check out the "RU7 Zoning Information" handout.

Can I build a secondary suite or a carriage house?

The RU7 zone allows you to build housing in many different configurations, including adding units in an existing house or building a new home facing the laneway. These units, however, are full dwelling units and do not fall under the secondary suite or carriage house regulations in the Zoning Bylaw. The units are subject to full Development Cost Charges (DCC's) and may be stratified and sold separately.

What is FAR and how is that different from RU6 zoning regulations?

The Floor Area Ratio (FAR) refers to the total amount of building area, over all floors, that can be built on a given property. In the RU7 zone, the FAR is 0.8, which means that on a 600 m² property, the total building area over both floors is 480 m².

The FAR control is not in other residential zones, and was put in place in the RU7 zone to help control the bulk of new infill housing relative to older homes in the neighbourhoods.

Can I subdivide? How do I stratify the development?

A property in the RU7 may be stratified to create individual units which can be rented or sold. In some cases, RU7 properties can be subdivided into two lots.

If you are interested in subdividing or strata titling a property, you will require the services of a lawyer and a land surveyor. Please consult with the City of Kelowna prior to developing plans for subdividing or strata titling your lot.

How much parking do I need and where can I put it?

Under the RU7 zone, each unit requires 1 medium sized parking stall. All parking must be accessed directly from the laneway. No driveways from the street will be permitted.

What are DCC's?

Development Cost Charges (DCC's) are charged for each new unit of housing and reflect the cost of providing services (water, sanitary, roads, parks) to the community. Funds collected are applied to projects listed in the DCC program.

What do I need to apply?

For DP exempt and expedited building permits, a complete application package includes:

- Two Sets of scaled architectural drawings, and site plans (for each building)
- Truss & Beam Layouts & Designs (Solar Ready)
- Engineer's Designs (Schedules B, D & Proof of Insurance)
- 9.36 Energy Efficiency specifications
- Owner's Authorization Form
- Owner's Acknowledgement Form
- Letter of authorization from approved winning designer
- Homeowner Protection Office Documentation (Licensing & Consumer Services) – this must be confirmation that it is APPROVED, not just applied for, for expedited permits
- Certificate of Title (30 days) Including and covenants, easements and right-of-ways
- Each individual building requires a separate building permit. For each building permit submission a \$175 application fee is required.
- Third Party Work Order bond of \$30,000

If you are not using the award winning designs, please contact the Planning Department 250-469-8626 to discuss your proposal, or look up Development and Building Permit information on the City of Kelowna website (Kelowna.ca)