
CITY OF KELOWNA

MEMORANDUM

DATE: May 22, 2007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO.: Z07-0044 **APPLICANT:** Borebank Ventures Inc.
LOCATION: 1282 Monterey Cr. **OWNERS:** George Watson & Vicky Scott

PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE, IN ORDER TO ESTABLISH A SECONDARY SUITE WITHIN AN EXISTING SINGLE FAMILY DWELLING.

EXISTING ZONE: RU1 – Large Lot Housing Zone
PROPOSED ZONE: RU1s – Large Lot Housing with Secondary Suite Zone

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Sec. 30, Twp. 26, ODYD, Plan 30458, located at 1282 Monterey Crescent, Kelowna, B.C. 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.

2.0 SUMMARY

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 accommodate the construction of a secondary suite within the principal dwelling.

3.0 BACKGROUND

3.1 The Proposal

The subject 1,224m² property is currently zoned RU1 – Large Lot Housing. A single family dwelling approximately 334m² in size is located on the property. The applicant seeks to

rezone the subject property to construct a secondary suite within the principal building. The "s" zone classification will accomplish this.

The proposed application meets the requirements of the RU1s Zone as follows:

CRITERIA	PROPOSAL	BYLAW REQUIREMENTS
Subdivision Regulations		
Lot Area	1,224 m ²	550 m ²
Lot Width	34 m	16.5 m
Lot Depth	36 m	30 m
Development Regulations		
Site Coverage (buildings)	334 m ² 29% / 39%	40% Buildings/50% Incl. driveways and parking
Height (existing house)	Existing - 2 storeys	2 ½ storeys / 9.5 m
Front Yard	Existing - 9.5 m	6.0 m
Side Yard (West)	Existing - 4m	2.3 m
Side Yard (East)	Existing -3.3 m	2.3 m
Rear Yard (North)	Existing -12.8 m	7.5 m
CRITERIA	PROPOSAL	BYLAW REQUIREMENTS
Size of Secondary Suite	63.5m ² /19%	90 m ² or 40% of the total floor area of the principal dwelling (~55 m ²)
Private Open Space	> 30 m ² Each	30 m ² per dwelling
Other Regulations		
Minimum Parking Requirements	4 spaces	2 spaces for the principal dwelling + 1 space for the suite

3.2 Site Context

The adjacent land uses are as follows:

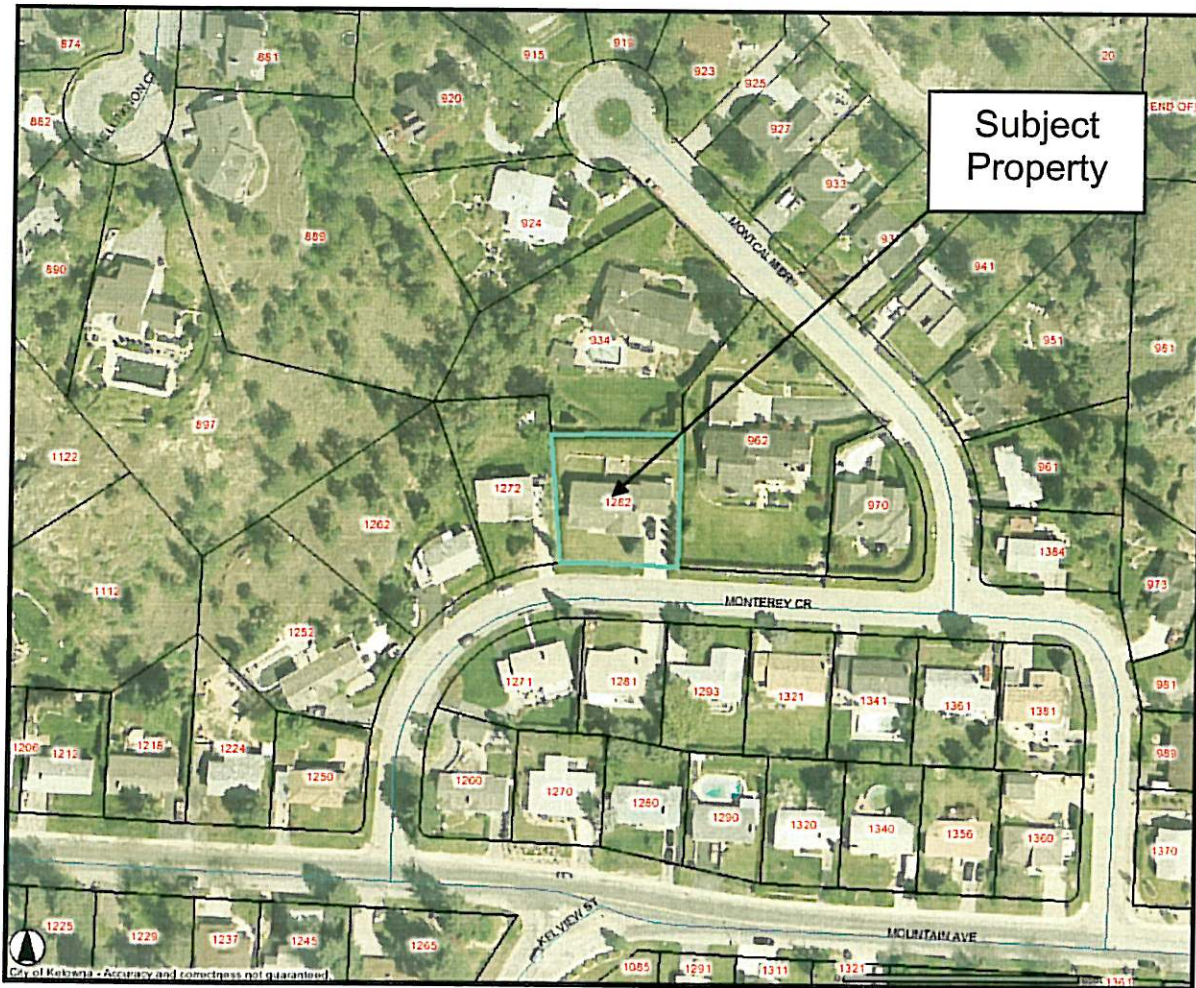
<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1s – Large Lot Housing with Secondary Suite Zone	Residential
West	RU1 – Large Lot Housing	Residential

3.3 Existing Development Potential

Provision of a secondary suite within the existing building on the subject property maximizes the development potential under the proposed zoning designation.

3.4 Site Location Map

Subject property: 1282 Monterey Cr.

3.5 Current Development Policy3.5.1 City of Kelowna Strategic Plan (2004)

Objectives of the Strategic Plan include: to realize construction of housing forms at prices that meet the needs of Kelowna residents; to achieve accessible, high quality living and working environments; to sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

3.5.2 Kelowna 2020 Official Community Plan (OCP)

Section 8.1.64 Land Utilization within Single Detached Areas directs the City to "Work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivision and building permit applications that would allow for smaller lot sizes, secondary suites, minor boarding facilities, minor group homes, duplexes etc. that are sensitively integrated into a neighbourhood."

Section 8.1.46 Secondary Suites directs, "Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites."

4.0 TECHNICAL COMMENTS

4.1 Works & Utilities Department

4.1.1 Domestic Water and Fire Protection

The existing house is provided with a 19mm-water service that may continue to be used to supply the main residence and the proposed suite. Metered water from the main residence must be extended to supply the suite.

4.1.2 Sanitary Sewer

Our records indicate that this property is serviced by sanitary sewer service. An inspection chamber (IC) must be installed on the sanitary service. The inspection chamber (IC) can be provided by City forces at the applicant's cost.

The applicant will be required to sign a Third Party Work Order for the cost of installing the service prior to issuance of a Building Permit.

4.1.3 Development Permit and Site Related Issues

Access to this property will continue to be from Monterey Crescent.

4.1.4 Electric Power and Telecommunications 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.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department is supportive of the proposed rezoning of the property from RU1 - Large Lot Housing Zone to RU1s - Large Lot Housing with Secondary Suite Zone. The Official Community Plan supports the creation of secondary suites and the proposed development is in line with Zoning Bylaw No. 8000


Shelley Gambacort
Acting Manager of Development Services

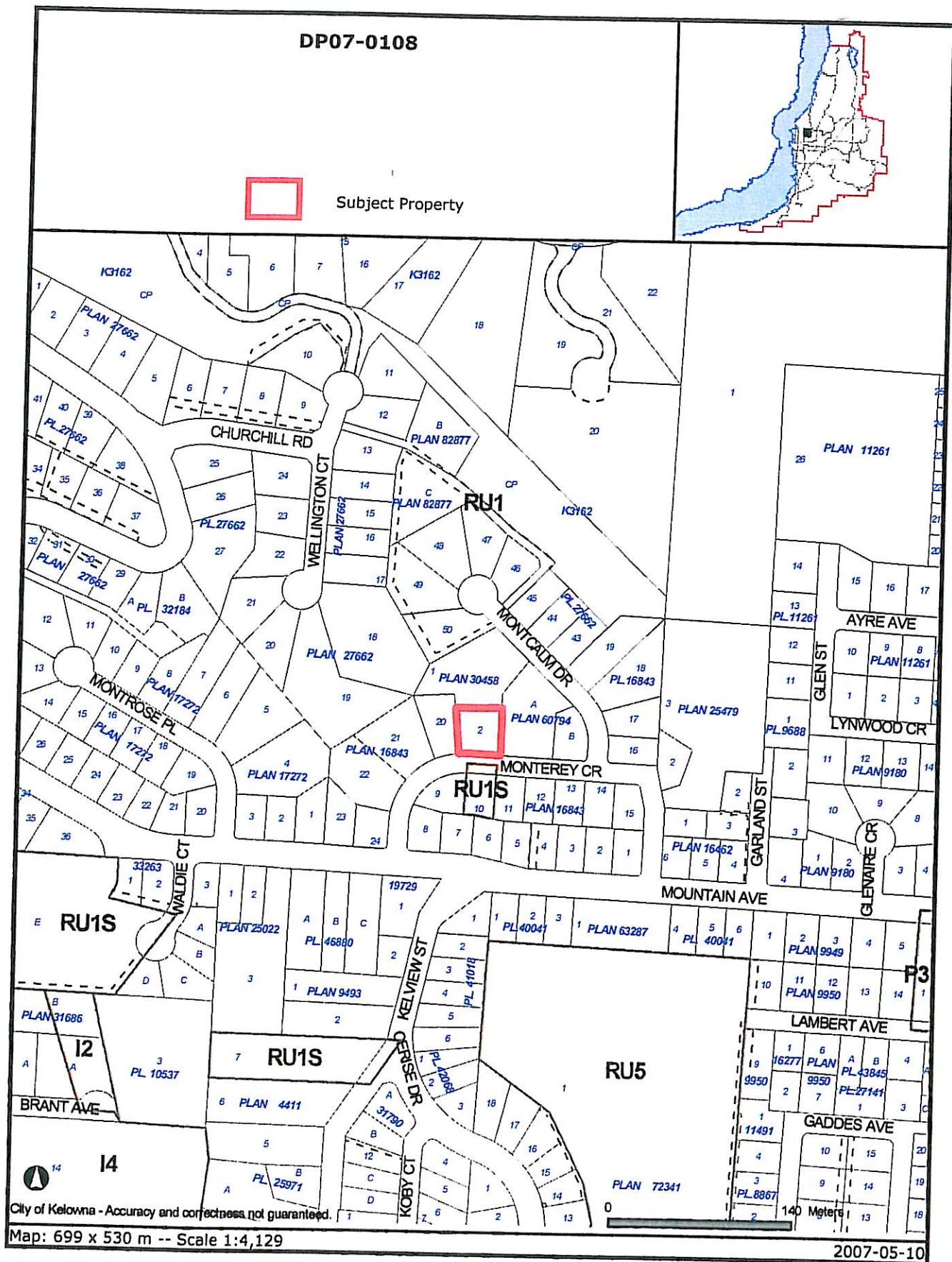


Mary Pynenburg
Director of Planning & Development Services

MP/SG/aw

ATTACHMENTS

- Location Map
- B.C. Land Surveyor's Certificate (2)
- Floor Plans (Proposed Secondary Suite)
- Original Building Permit floor plan and elevations (2)
- Site Plan Showing parking and private open space
- Photographs (2)
- Petition in support of application (3)



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.



BRITISH COLUMBIA
LAND TITLE ACT

STATE OF TITLE CERTIFICATE

KIMMITT & COMPANY
202-1433 ST. PAUL ST.
KELOWNA BC V1Y 2E4

YOUR FILE NUMBER: CMB/17540

LAND TITLE OFFICE, KAMLOOPS, BRITISH COLUMBIA

CERTIFICATE NO: STKA0174018

TITLE NO: KN79125

KA

THIS IS TO CERTIFY THAT AT 16:05 ON 19 OCTOBER, 1999,
THE STATE OF THE TITLE TO THE LAND DESCRIBED HEREIN IS AS STATED AND IS SUBJECT
TO THE NOTATIONS APPEARING BELOW. THIS CERTIFICATE IS TO BE READ SUBJECT TO THE
PROVISIONS OF SECTION 23(2) OF THE LAND TITLE ACT (R.S.B.C. 1996 CHAPTER 250)
AND SECTIONS 50 AND 55-58 OF THE LAND ACT (R.S.B.C. 1996 CHAPTER 245).

[Handwritten signature]

APPLICATION FOR REGISTRATION RECEIVED ON: 31 AUGUST, 1999
ENTERED: 02 SEPTEMBER, 1999



REGISTERED OWNER IN FEE SIMPLE:
GEORGE BRADFORD WATSON, SERVICE REPRESENTATIVE
VICKI LYNN SCOTT, MEDICAL OFFICE ASSISTANT
1282 MONTEREY CRESCENT
KELOWNA, BC
V1Y 3M5
AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF KELOWNA

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 003-932-389
LOT 2 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 30458

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

EASEMENT
P73383 1979-11-15
REMARKS: PART SHOWN ON PLAN A14600 APPURTENANT TO LOT 1,
PLAN 30458

RESTRICTIVE COVENANT
P82043 1979-12-27
REMARKS: APPURTENANT TO LOT 1, PLAN 30458

LAND TITLE OFFICE, KAMLOOPS, BRITISH COLUMBIA

CERTIFICATE NO: STKA0174018

TITLE NO: KN79125

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MORTGAGE
KN79126 1999-08-31 10:45
REGISTERED OWNER OF CHARGE
INTERIOR SAVINGS CREDIT UNION
KN79126

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE



EXISTING IN

EXISTING WALLS

-----] WANTS TO BE REHABED

BAXTER DESIGN

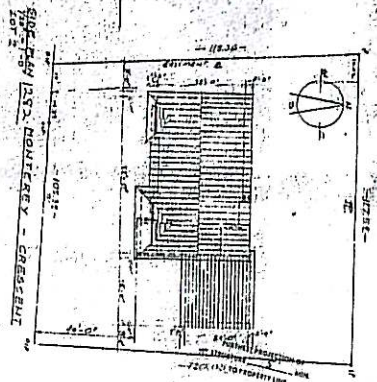
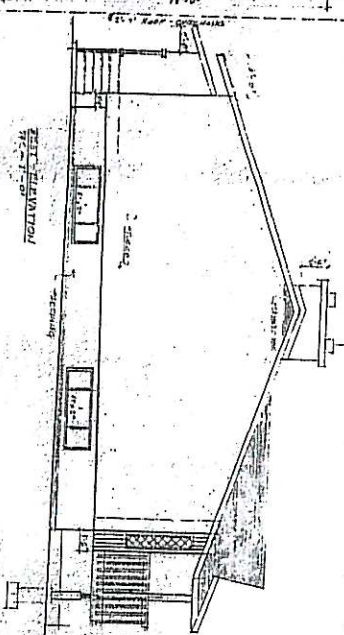
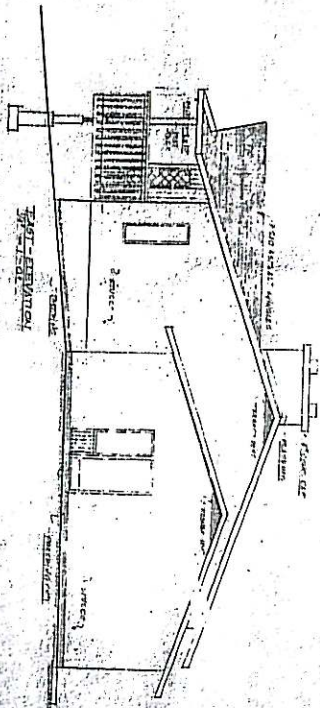
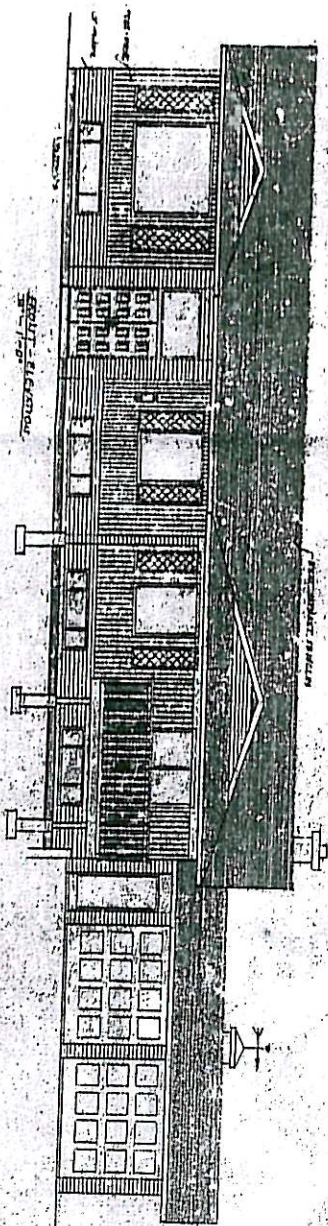
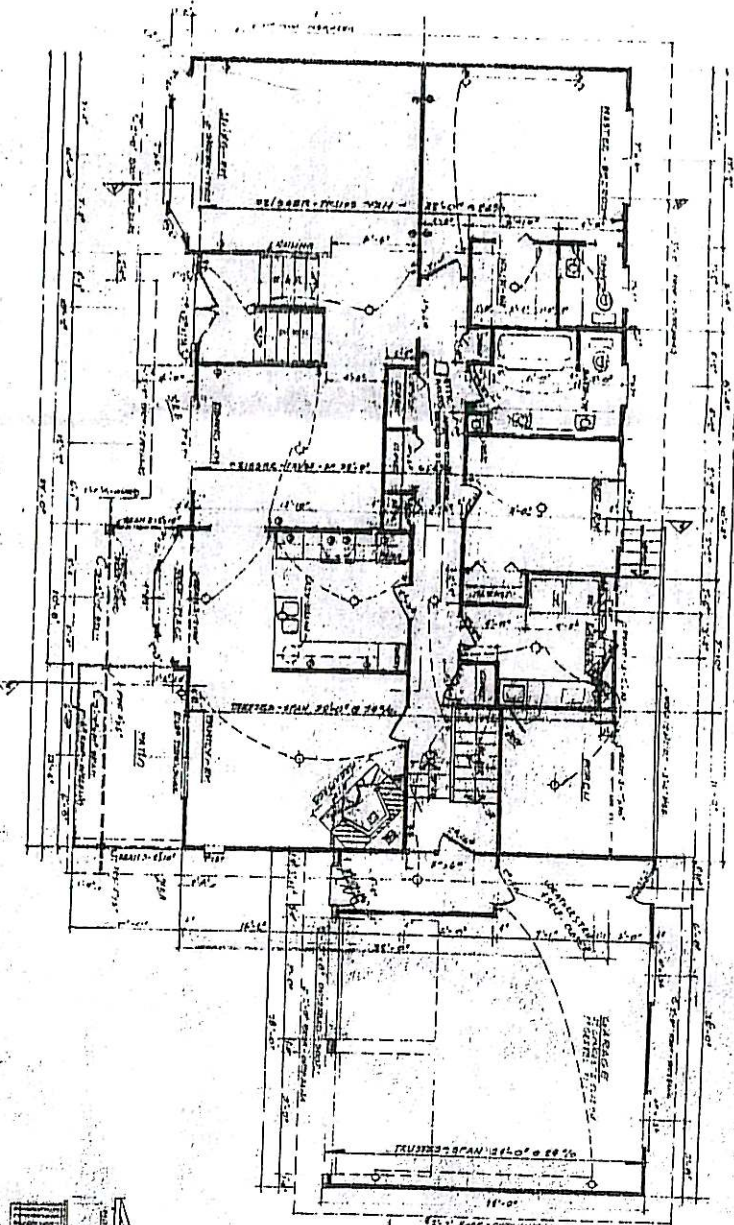
Custom Building De

Ph: (250) 862-9662

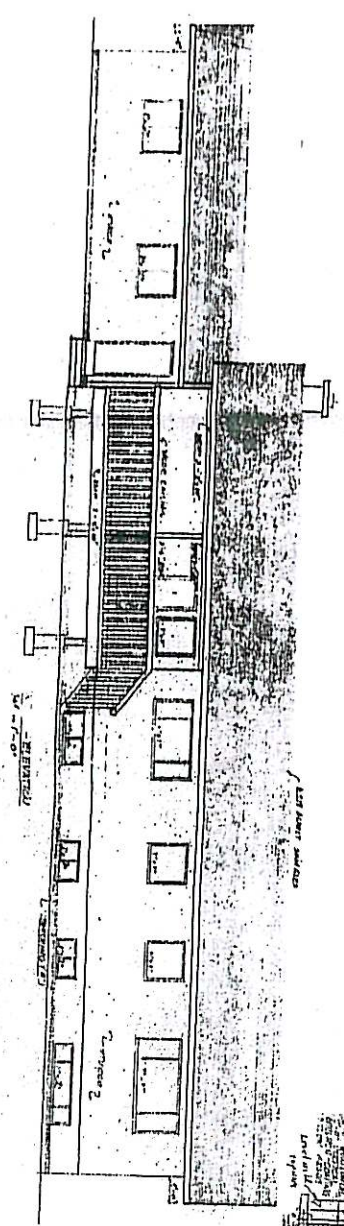
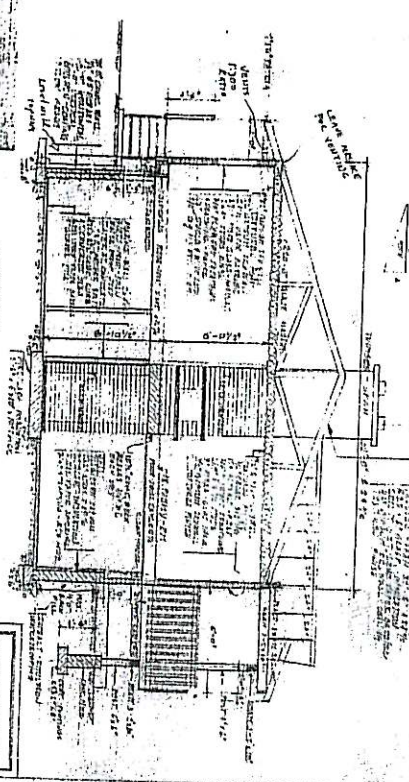
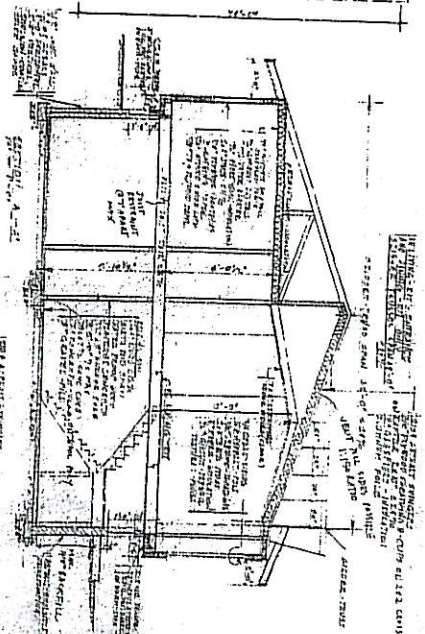
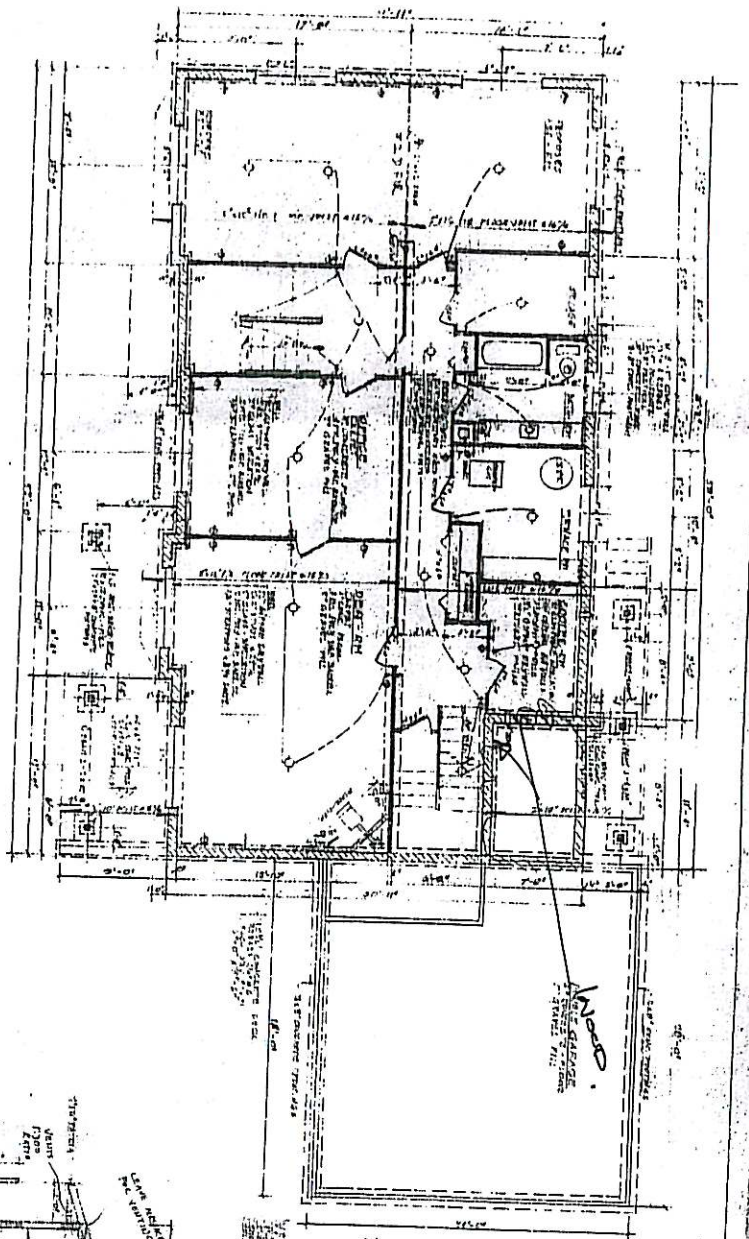
MR. & MRS. WATSON

1282 MONTEREY CRES.

KELOWNA, B.C.



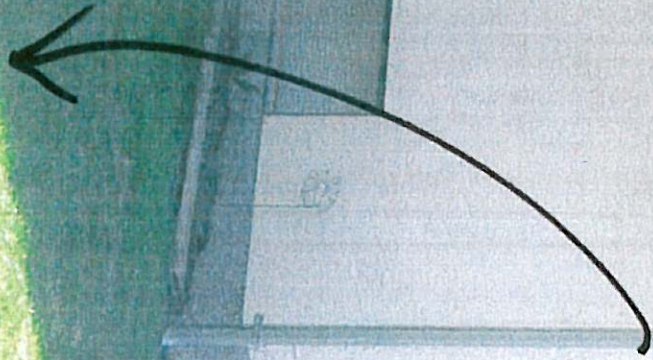
HEINZ L. WINCKEL DESIGN	1112 N. HOLLYWOOD BL. HOLLYWOOD 15, CALIF. 743-5144
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1282.
Mansley.

HERZL WHIRL DESIGN 123 N. W. 10th St. MIAMI, FL 33136	
FOR THE DESIGN BY SHARON SPITZBERG REYNOLDS - CROOK MIAMI, FL 33136	DRAWING NO. 1282 DATE 12/1/81

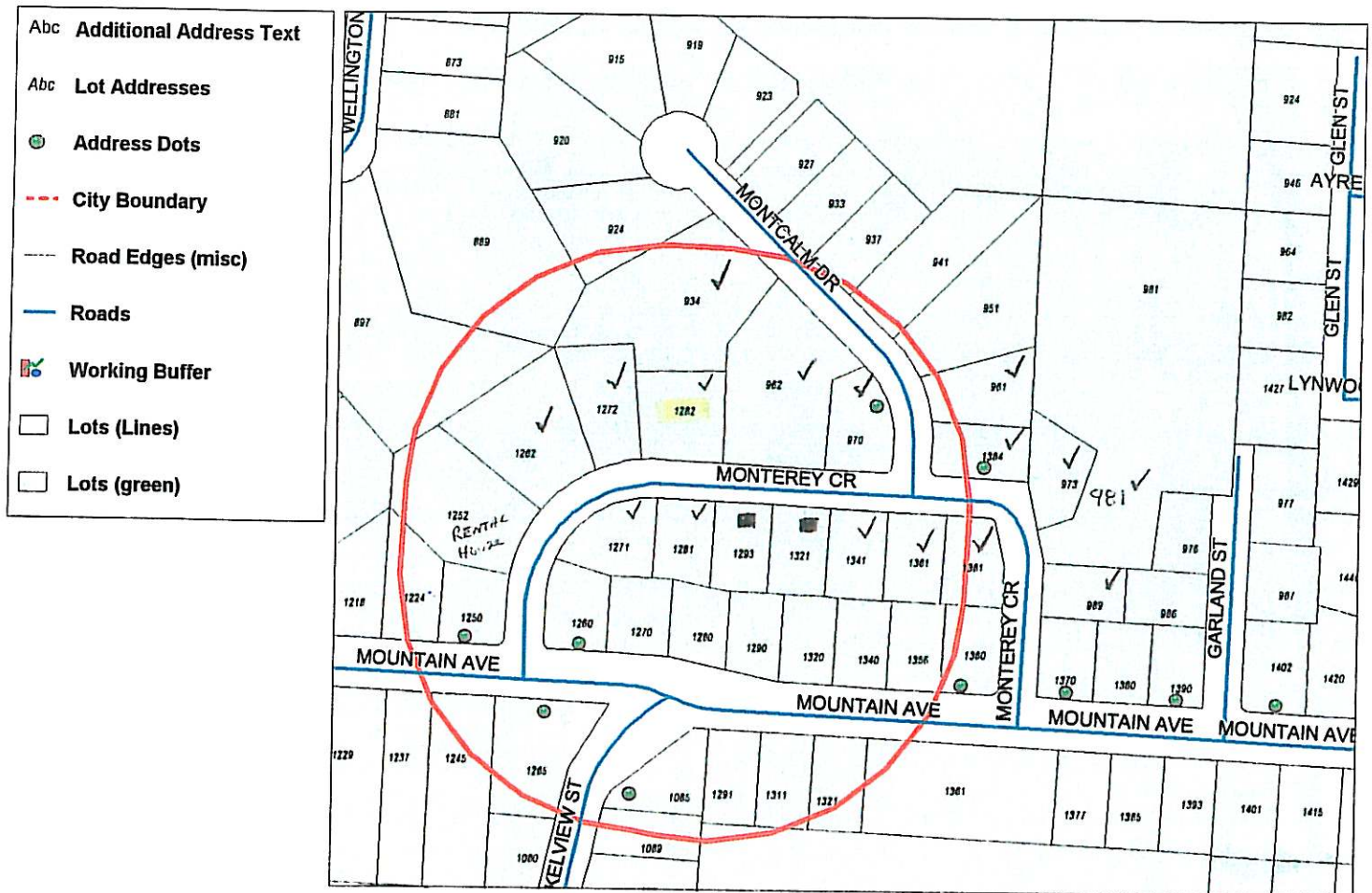
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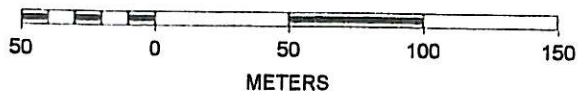


Kelowna

Re APPLICATION FOR LEGAL SUITE AT
1282 MONTEREY CRES.



SCALE 1 : 2,794



NEIGHBORS WITH NO OBJECTIONS TO OUR SUITE ✓
NEIGHBORS WITH OBJECTIONS TO OUR SUITE X
ABSENTEE NEIGHBORS ■

August 8, 2006

To: City of Kelowna

We, the neighbors listed below have no objections to Brad and Vicki Watson adding a one bedroom legal suite to their existing home at 1282 Monterey Crescent, Kelowna, B.C. V1Y 3M5.

ADDRESS

NAME

SIGNATURE

TEL #

1281 Monterey Cres. Joe Pasquero Joe Pasquero 763 6909

1384 Monterey Cres Robert Engel Robert Engel 979-0381

1271 Monterey GARY LON Galea 860-6967

962 Montcalm Dr. George Barr. George Barr. 863-5499

961 Montcalm Dr ROB CAPELL R.B. Capell 862-3181

1361 Monterey cres. ZOLT DANCES Zolt Dances 763-4097

1381 Monterey Cres Jim Robertson J ROBERTS HARR 762-0588

973 Monterey Crest Jack Salmo Jack Salmo 763-4826

981 Monterey Cres Y. Kheomai K. Kheomai 763-4269

999 Monterey Cres ANNE MOTKOSKI A. Motkoski 762-3236

1341 Monterey Cres David Allard David Allard 869-0740

1321 ABSENTEE OWNER. AT 1321 MONTEREY

1262 Monterey Cres J. R. R. 763 4911

1293 ABSENTEE OWNER

ADDRESS

NAME


SIGNATURE

TEL #

1252 MONTEREY CRES - RENTAL HOME

1272 Monterey Cres RENNE OLIVER R. Oliver 762-4169

970 MONTCALM Jim Hammonds Jim 717-5919

934 Montcalm Dr. Mark Duncan.  861-6001.