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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** July 25, 2007

**TO:** City Manager

**FROM:** Planning & Development Services Department

**APPLICATION NO.** Z07-0061

**APPLICANT:**

Surej Dhillon

**AT:** 456 Stetson Street

**OWNERS:**

Ranjit & Onkar Dhillon

**PURPOSE:** TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE TO CONSTRUCT A SECONDARY SUITE.

**EXISTING ZONE:** RU1 – LARGE LOT HOUSING

**PROPOSED ZONE** RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

**REPORT PREPARED BY:** Alec Warrender

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**1.0 RECOMMENDATION**

THAT Rezoning Application No. Z07-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8, Sec. 25, Twp. 26, ODYD, Plan KAP78198, located at 456 Stetson Street, 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**

This rezoning application seeks to rezone the subject property from the RU1 – Large Lot Housing to the RU1s – Large Lot Housing with Secondary Suite. The applicant has also applied for a Development Permit to construct a secondary suite in the basement of the single family dwelling.

**3.0 THE PROPOSAL**

The applicant is in the process of constructing a single family dwelling. Plans provided by the applicant indicate that the proposed secondary suite is to have a floor area of 87.4m<sup>2</sup>. The total floor area for the proposed single family dwelling is 450 m<sup>2</sup>.

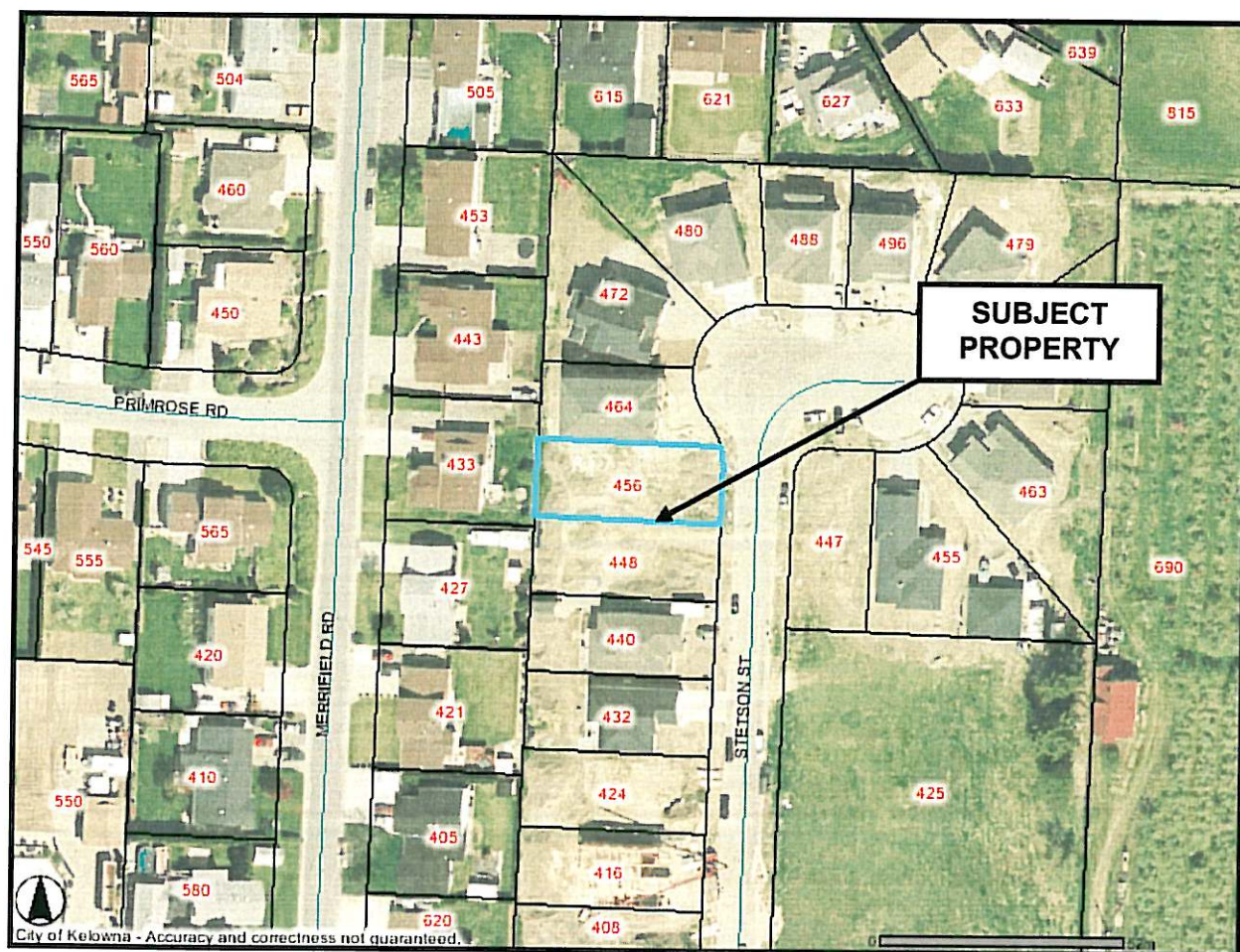
### 3.1 Site Context

The surrounding area has been developed primarily as a single family neighbourhood. More specifically, the adjacent land uses are as follows:

North	RU1 – Large Lot Housing – Single family residence
East	RU1 – Large Lot Housing – Single family residence
South	RU1 – Large Lot Housing – Single family residence
West	RU1 – Large Lot Housing – Single family residence

### 3.2 Site Location Map:

456 Stetson St.



### 3.3 Development Analysis

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

CRITERIA	PROPOSAL	BYLAW REQUIREMENTS
<b>Subdivision Regulations</b>		
Lot Area	653 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	16.5 m	16.5 m
Lot Depth	39.62 m	30 m
<b>Development Regulations</b>		
Site Coverage	38%	50% Incl. driveways and parking
Height	2 storeys / 7.5 m	2 ½ storeys / 9.5 m
Front Yard	6.0 m	6.0 m
Side Yard (West)	2.3 m	2.3 m
Side Yard (East)	2.3 m	2.3 m
Rear Yard (North)	11.8 m	7.5 m
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>BYLAW REQUIREMENTS</b>
Size of Secondary Suite	79 m <sup>2</sup> / 17.5%	90 m <sup>2</sup> or 40% of the total floor area of the principal dwelling (~55 m <sup>2</sup> )
Private Open Space	> 30 m <sup>2</sup> Each	30 m <sup>2</sup> per dwelling
<b>Other Regulations</b>		
Minimum Parking Requirements	4 spaces	2 spaces for the principal dwelling + 1 space for the suite

### 3.4 Current Development Policy

This proposal is supported by the policies of the City of Kelowna's Strategic plan and Kelowna 2020 - Official Community Plan.

### 4.0 TECHNICAL COMMENTS

#### 4.1 Works & Utilities

The proposed suite within the main dwelling currently under construction does not compromise Works and Utilities as far as servicing is concerned.

#### 4.2 Inspections Department

Basement plan layout belonging to main residence may require revision at BP stage to prevent creation of additional suite.


#### 4.3 Black Mountain Irrigation District

See Attached.



5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department has no concerns with the proposed rezoning of the property from RU1 - Large Lot Housing to RU1s - Large Lot Housing with Secondary Suite. The Official Community Plan supports the creation of secondary suites and the proposed development is in line with Zoning Bylaw No. 8000. A petition in support of this application signed by 10 neighbours. The basement floor layout belonging to the main residence may require revision at the Building Permit stage.

*for*   
Shelley Gambacort  
Current Planning Supervisor  
DS/SG/aw

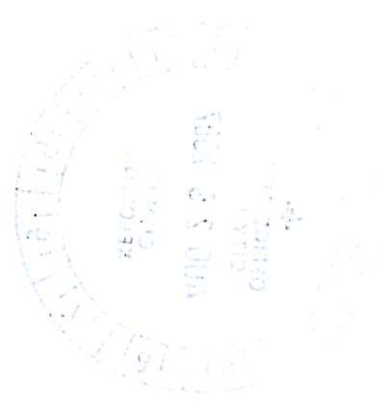
Approved for Inclusion 

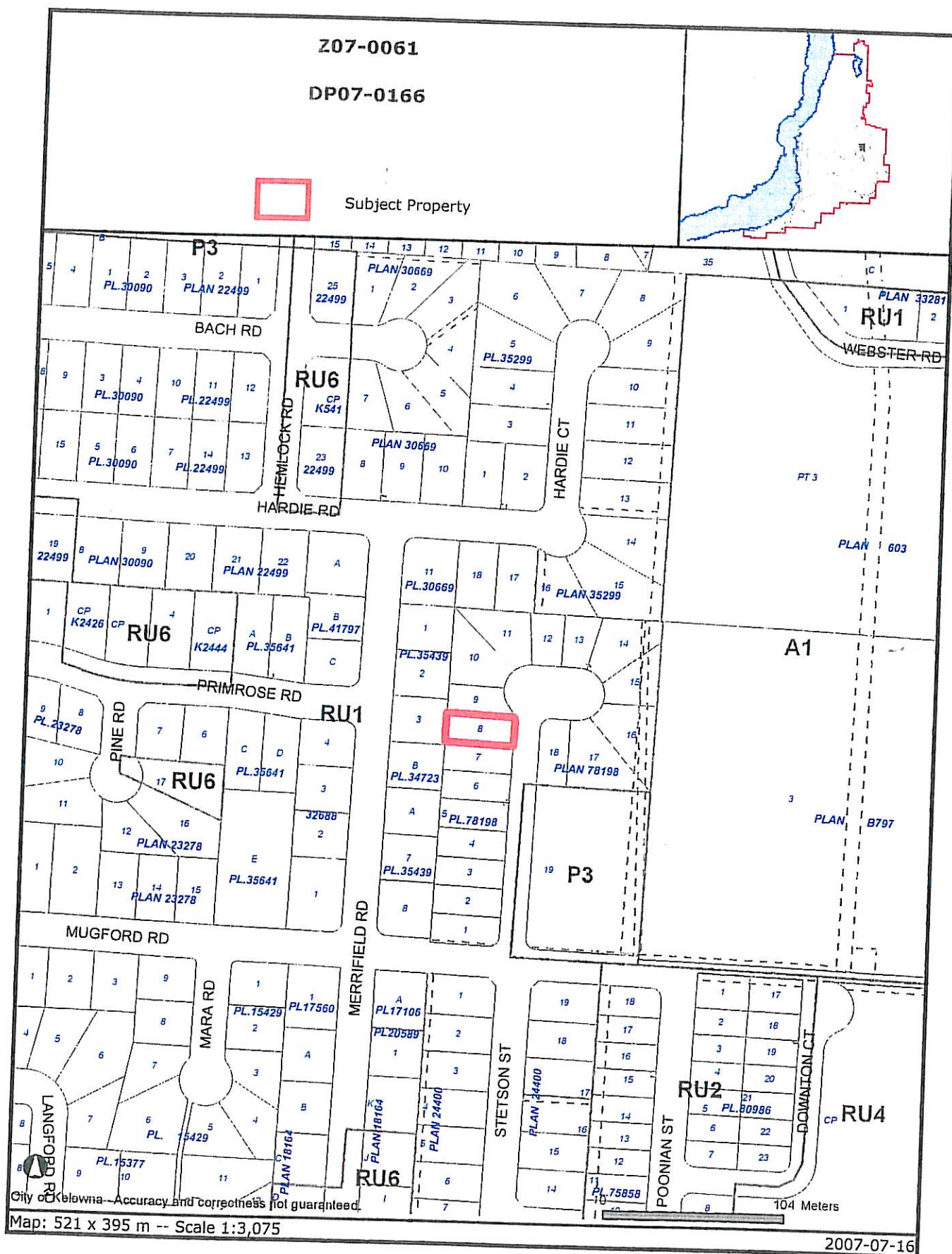
*RD*  
David L. Shipclark  
Acting Director of Planning & Development Services

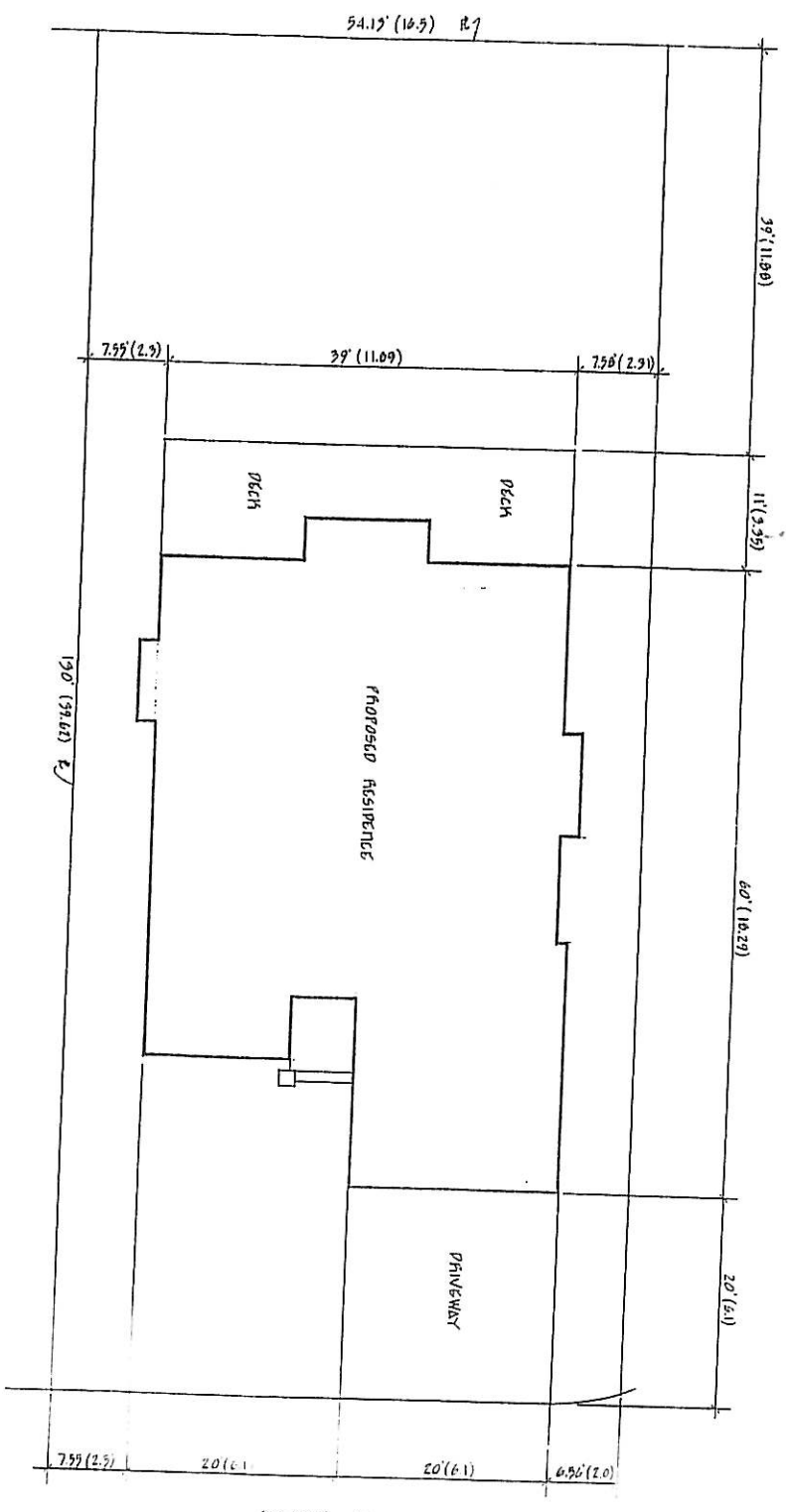
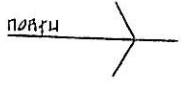
RD/SG/aw

**ATTACHMENTS**

Location of subject property  
Site Plan  
Elevation  
Black Mountain Irrigation District - Comments







LOT -  
PLAN - 78.19%

LOT AREA - 7030' (655 m²)  
BLDG AREA - 2156' (200 m²)  
SITE COVERAGE - 31%

hilmer house plans

7th 850.7526 204-1023 Harry Ave Holmdel

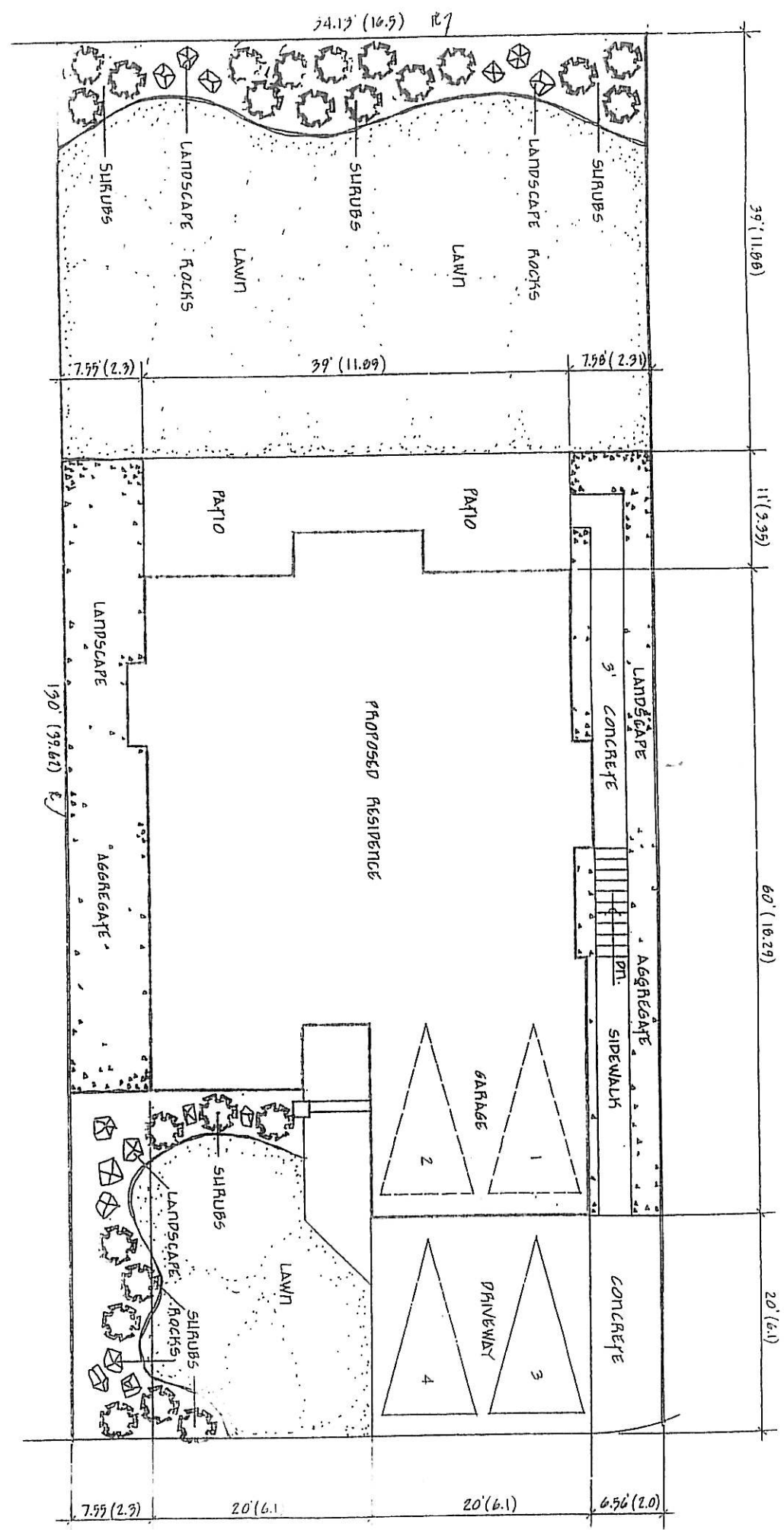
Project:

SITE PLAN

Scale: 1/8" = 1'-0"  
Date: March 07  
Draw by: All

NOTE: All dimensions  
to be checked on job  
by builder.

Sheet: 1 of 10  
Plan: 11.07.02



LOT - 70.196  
PLAN - 70.196  
LOT AREA - 7030<sup>4</sup> (453 m<sup>2</sup>)  
BLDG AREA - 2156<sup>4</sup> (200 m<sup>2</sup>)  
SITE COVERAGE - 31%

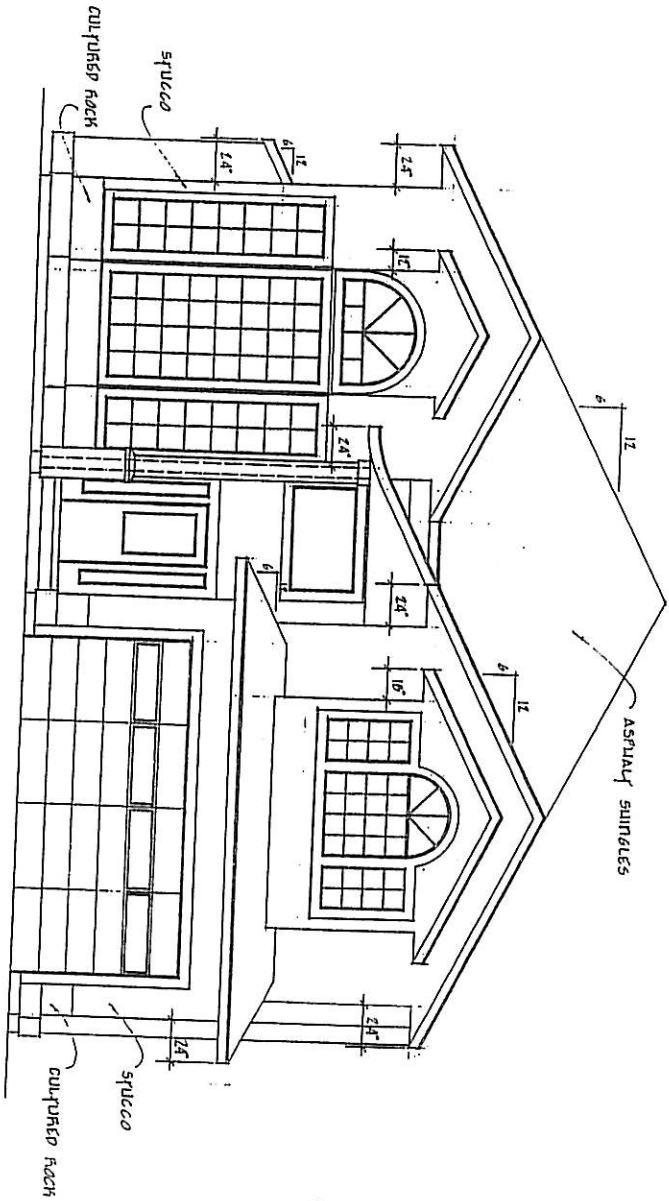
Project:

FRONT ELEV

Scale : 1/4" = 1'-0"  
Date : MAR 07  
Dwn by : A.L.

NOTE: All dimensions  
to be checked on job  
by builder.

Sheet: 0 of 10  
Plan: 14.07.03







Office: (250) 765-5169  
Fax: (250) 765-0277  
www.bmid.ca

BMID File No. 200701

July 19, 2007

City of Kelowna  
Planning and Development Services Department  
1435 Water Street  
Kelowna, BC V1Y 1J4

POSTED

Attention: Alec Warrender

**RE: Rezoning Application – Lot 8 Plan 78198, City File No. Z07-0061 & DP07-0166  
Water Service Requirements**

This letter sets out our requirements for water supply related to the addition of a legal suite to the existing house physically located at 456 Stetson Street on Lot 8 Plan 78198.

The addition of a legal suite to an existing residence incurs the following charges:

As per Bylaw No. 667, a Connection fee in the amount of **\$100.00**.

As per Bylaw No. 639, a Capital Expenditure Charge in the amount of **\$200.00**. This money is to fund water source development and larger supply transmission mains as defined in the BMID Capital Plan.

If the applicant agrees to the above conditions, please come in to our office to complete a *BMID Application for Building* form. Once we have this on file, a *Water Certificate* can be issued to you for submission to the City of Kelowna.

Please review this information and call us if you have questions. Additional information on the development process can be found at our website at [www.bmid.ca](http://www.bmid.ca).

Yours truly,

Black Mountain Irrigation District

Robert Hrasko, P.Eng.  
Administrator

cc: Ranjit Kaur & Onkar Singh Dhillon