
**CITY OF KELOWNA
MEMORANDUM**

DATE: October 4, 2007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z07-0057
AT: 2473 Ethel Street

APPLICANT: BC Life Builders Rehabilitation Society
OWNERS: Ursula Jakubeit

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU6B – TWO DWELLING HOUSING WITH BOARDING OR LODGING IN ORDER TO ALLOW FOR BOARDING OR LODGING WITHIN THE EXISTING HOUSE.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU6B – TWO DWELLING HOUSING WITH BOARDING OR LODGING HOUSE ZONE

REPORT PREPARED BY: Alec Warrender

1.0 RECCOMENDATION

THAT Rezoning Application No. Z07-0057 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, District Lot 136, Plan 30919, located at 2473 Ethel Street, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU6b – Two Dwelling Housing with Boarding or Lodging House zone be considered by Council;

THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property.

2.0 SUMMARY

This rezoning application seeks to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6b – Two Dwelling Housing with Boarding or Lodging House zone to allow for the operation of a minor group home with seven rooms available for residents.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on August 14, 2007, the APC passed the following motion:

THAT the Advisory Planning Commission support Rezoning Application No. Z07-0057, for 2473 Ethel Street, Lot B, Plan 30919, Sec. 18, Twp. 26, ODYD by BC Life Builders (Jakubeit), to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6b – Two Dwelling Housing with Boarding or Lodging House zone to allow for boarding or lodging within the existing house.

4.0 THE PROPOSAL

The B.C. Life Rehabilitation Society has been operating a minor group home on the site for a number of years and is in the process of purchasing the property. The applicant advises staff that seven bedrooms are available for residents requiring care, while one room is occupied by the manager. The subject property's existing RU1 – Large Lot Housing zone allows for a minor group home with a maximum of six rooms for residents. Rezoning the subject property to the RU6b – Two Dwelling Housing with Boarding or Lodging House zone will allow the seventh room to be occupied by a resident requiring care. The applicant has advised staff that there will be no structural changes to the subject property. A Development Variance Permit has also been submitted to address the non-conforming side yard and to vary the parking requirements from 6 parking stalls required to 3 parking stalls proposed.

4.1 Development Analysis

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	836 m ²	550 m ²
Lot Width	23.8 m	16.5
Lot Depth	35.1 m	30.0 m

Development Regulations		
Site Coverage	20%	40%
Height	Meets requirements	2 ½ storeys / 9.5 m
Front Yard	10.0 m	4.5 m or 6.0 m to a garage
Side Yard (south)	1.83 m ¹	2.0 m (1 or 1 ½ storey portion) 2.3 m (2-storey portion)
Side Yard (north)	3.7 m	2.0 m (1 or 1 ½ storey portion) 2.3 m (2-storey portion)
Rear Yard	12.8 m	6.0 m (1 or 1 ½ storey portion) 7.5 m (2 or 2 ½ storey portion)
Other requirements		
Parking Stalls (#)	3 spaces ²	6 spaces
Private Open Space	Meets Requirements	60m ²

¹ Vary sideyard setback from 2.0m required to 1.83m proposed (existing)

² Vary parking requirement from 6 parking stalls required to 3 parking stalls proposed.

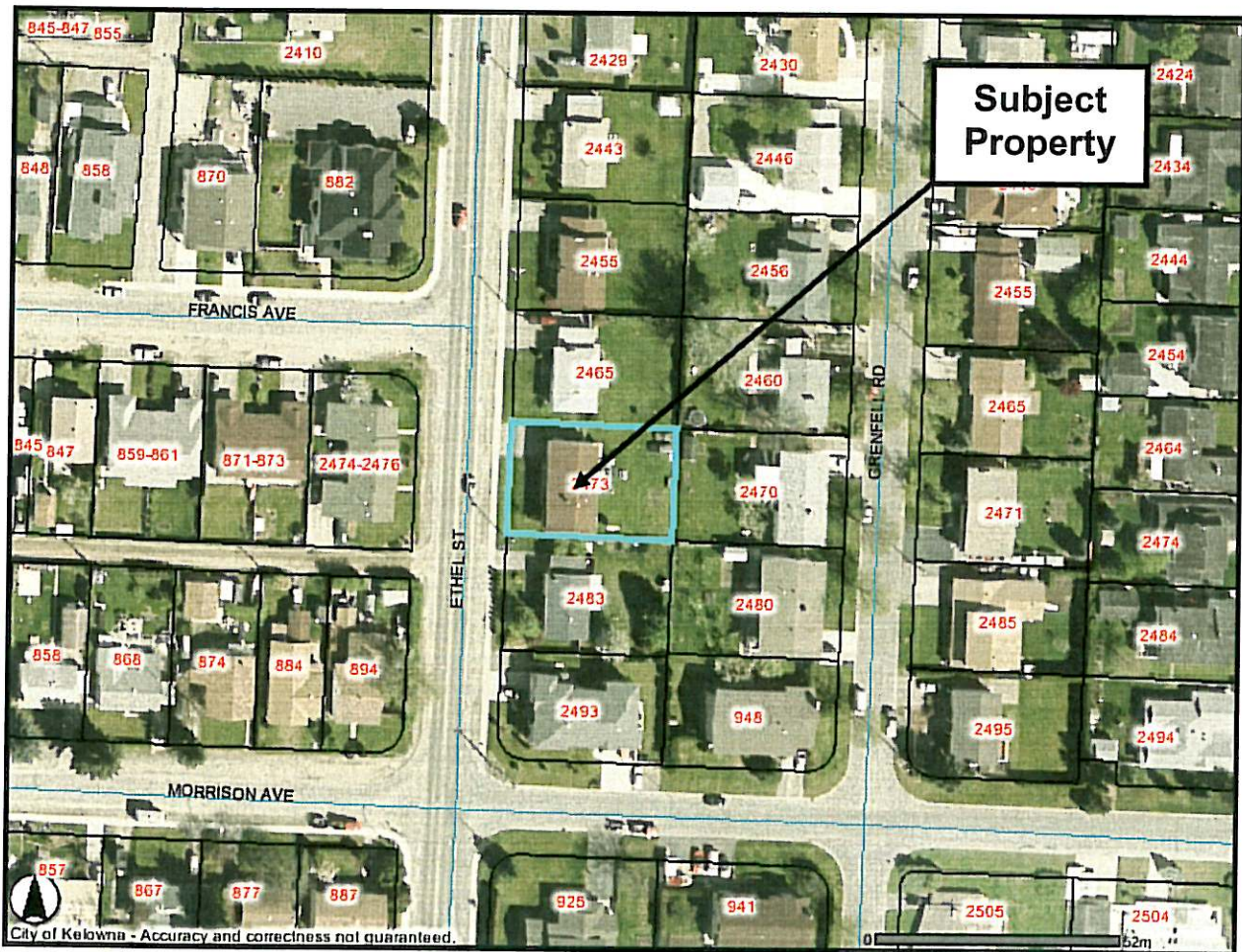
4.2 Site Context

The surrounding area has been developed primarily as a single/two-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	RU6 – Two Dwelling Housing

4.3 Site Location Map:

2473 Ethel Street



5.0 TECHNICAL COMMENTS

5.1 Fire Department

If more than ten persons sleeping, a fire alarm system is required as per BCBC.

5.2 Works & Utilities

See Attached.

3.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Staff worked with the applicant to determine the best solution for the subject property's lack of parking. Compared with turning the back yard into a parking area, a variance to the parking requirements proved to be a more reasonable solution. As the manager will likely be the only resident with a vehicle parking should not be an issue. Staff will register the variance on title and indicate that if the nature of the proposed use changes additional parking must be handled on site. The lot is well suited for the RU6b zone and the proposed development conforms to the City's Zoning Bylaw No. 8000. The subject property has been used as a group home for a number of years, the applicant is rezoning the property in order to ensure that the existing use conforms to the City's standards.

for 
Shelley Gambacort
Current Planning Supervisor
DS/SG/aw

Approved for Inclusion 

for David L. Shipclark
Acting Director of Planning & Development Services
RD/SG/aw

ATTACHMENTS

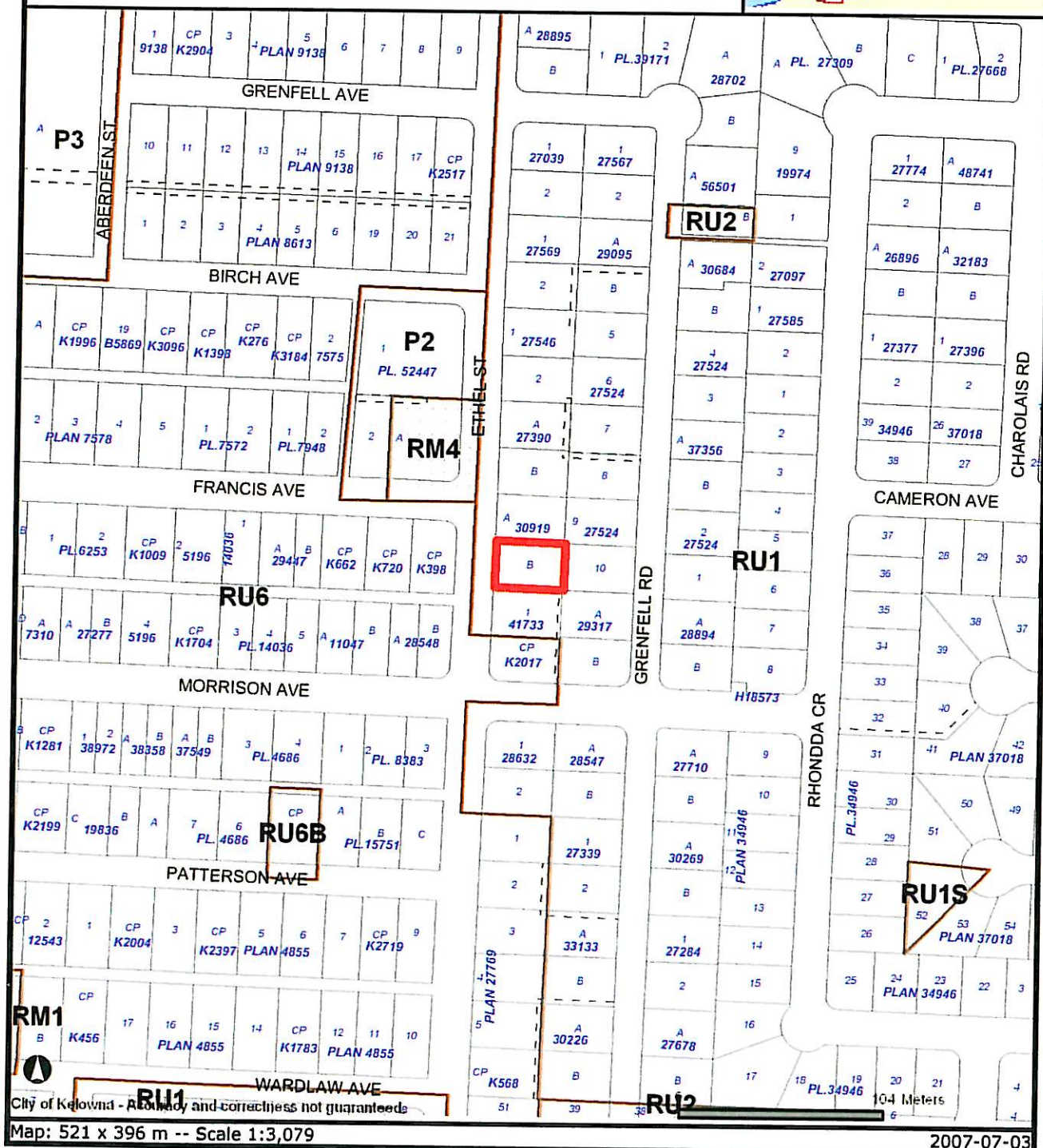
- Location of subject property
- Site Plan
- Elevations
- Photographs
- Works & Utilities - Comments

Application

Z07-0057



Subject Property



City of Kelowna - Accuracy and correctness not guaranteed

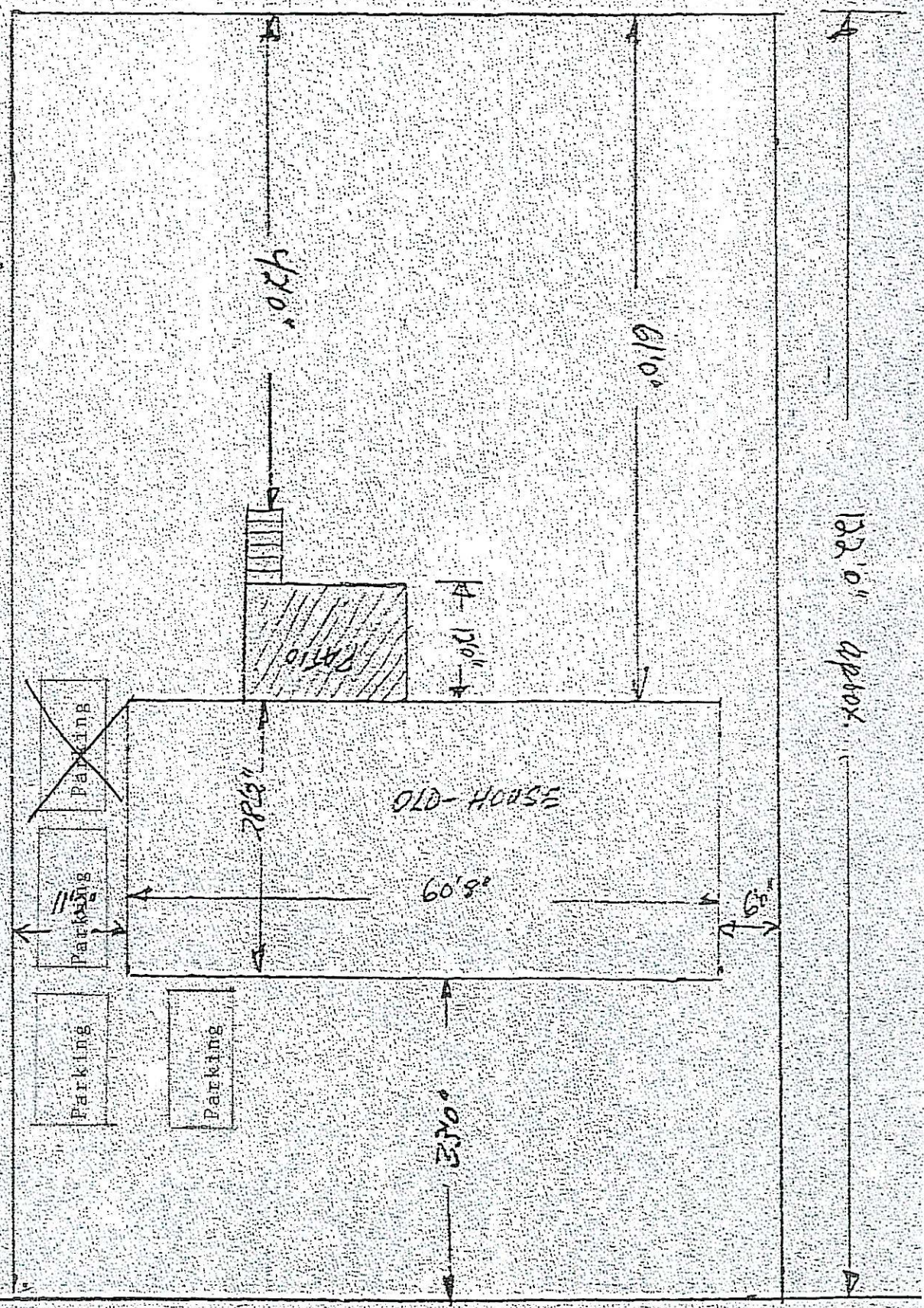
Map: 521 x 396 m -- Scale 1:3,079

2007-07-03

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.

FORMING PART OF BUILDING PERMIT #15005
 THESE DRAWINGS SHALL REMAIN ON SITE
 AVAILABLE TO CITY BUILDING INSPECTORS

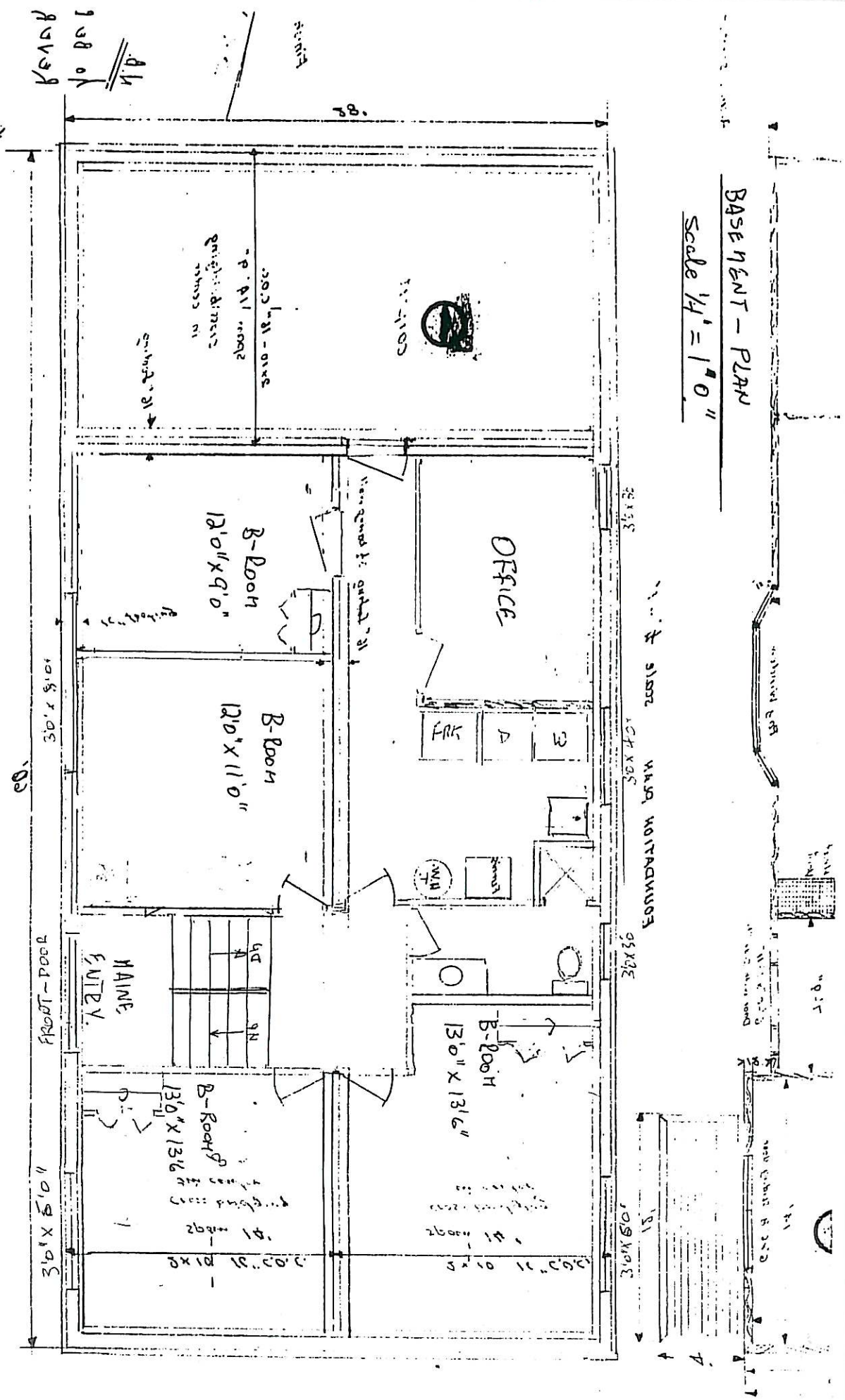
SCALE
 $\frac{1}{12} = 1'0"$



ETHEL ST.

BASEMENT - PLAN

Scale 1/4" = 1'0"



2473 ETHEL STREET

B.C. Life Builders Rehab. Society
 2473 Ethel Street
 Kelowna, BC V1Y 3A4
 (250) 763-9112



