
**CITY OF KELOWNA
MEMORANDUM**

DATE: October 12, 2007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z07-0081

APPLICANT:

Roslyn Haug

AT: 1250 Bothe Street

OWNERS:

Roslyn Haug

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE TO LEGALIZE THE EXISTING SECONDARY SUITE LOCATED IN THE BASEMENT.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0081 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, District Lot 131, ODYD, Plan 37963, located at 1250 Bothe 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 is seeking to legalize the existing non-conforming suite.

3.0 THE PROPOSAL

There is an illegal suite located in the basement of the existing single family dwelling. Resulting from a few complaints, Bylaw Enforcement initiated a discussion with the applicant. Which resulted in the applicant seeking to rezone the subject property in order to address the non-conforming use. The secondary suite has a floor area of 46.3m² and 33.4% of the total floor area.

3.1 Site Context

The adjacent land uses and zoning are as follows:

North	P2 – Education & Minor Institutional - Church
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:

1250 Bothe Street



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

CRITERIA	PROPOSAL	BYLAW REQUIREMENTS
Subdivision Regulations		
Lot Area	719 m ²	550 m ²
Lot Width	22.4 m	16.5 m
Lot Depth	32.7 m	30 m
Development Regulations		
Site Coverage	40%	50% Incl. driveways and parking
Height	1.5 storeys	2 ½ storeys / 9.5 m
Front Yard	7.5 m	6.0 m
Side Yard (West)	4.0 m	2.0 m
Side Yard (East)	1.5 m ¹	2.0 m
Rear Yard (North)	15.5 m	7.5 m

CRITERIA	PROPOSAL	BYLAW REQUIREMENTS
Size of Secondary Suite	46.3 m ² / 33.4%	90 m ² or 40% of the total floor area of the principal dwelling (~55 m ²)
Private Open Space	292.5 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

¹ Existing non-conforming

4.0 TECHNICAL COMMENTS

4.1 Works & Utilities

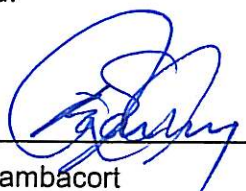
See Attached.

4.2 Inspections Department

Building permit required to upgrade suite to meet the current requirements of BCBC 2006.

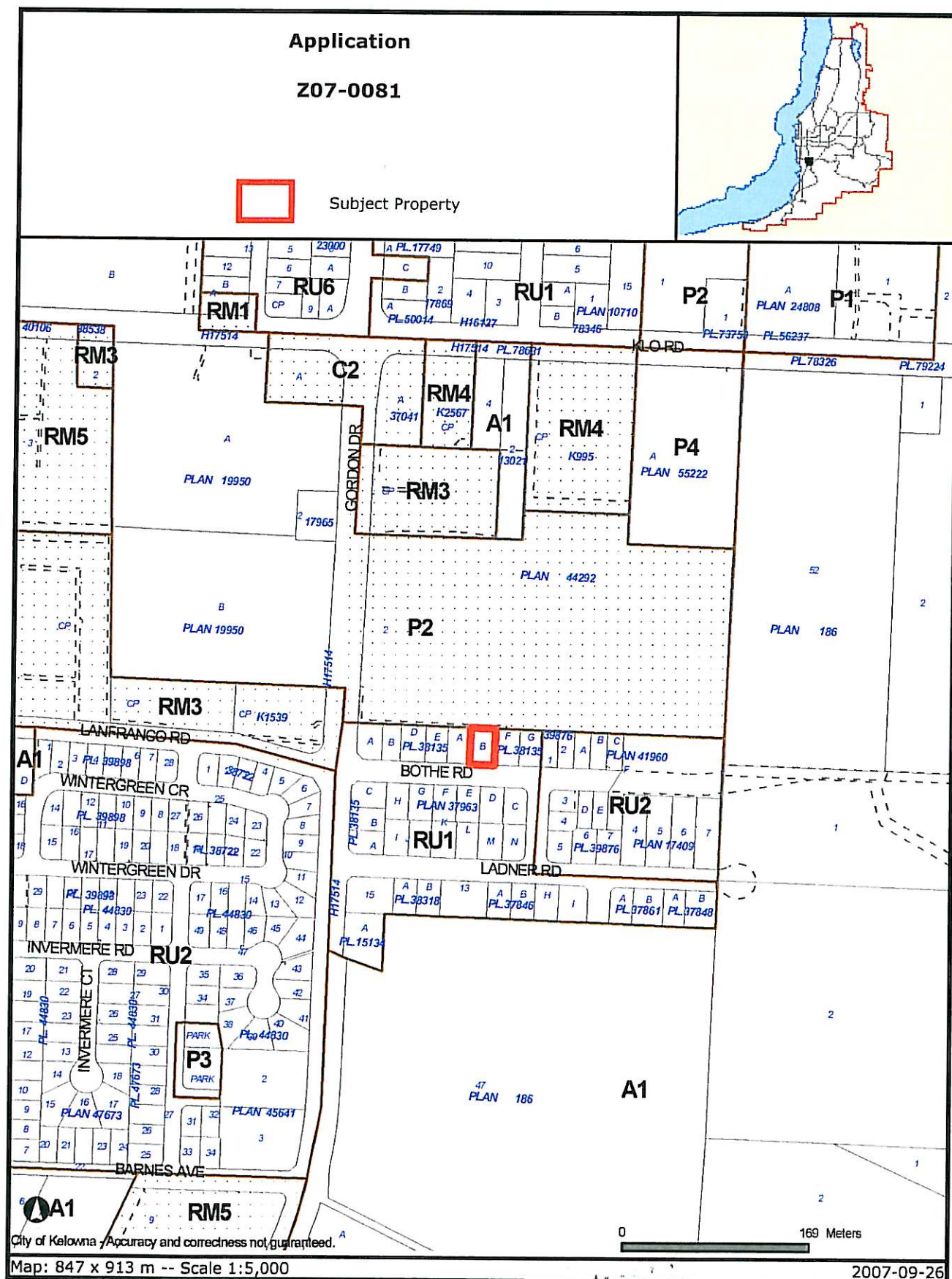
5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

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. It should be noted that Bylaw Enforcement has been active on the subject property and that neighbouring residents are concerned.

for 
 Shelley Gambacort
 Current Planning Supervisor
 SG/aw

ATTACHMENTS

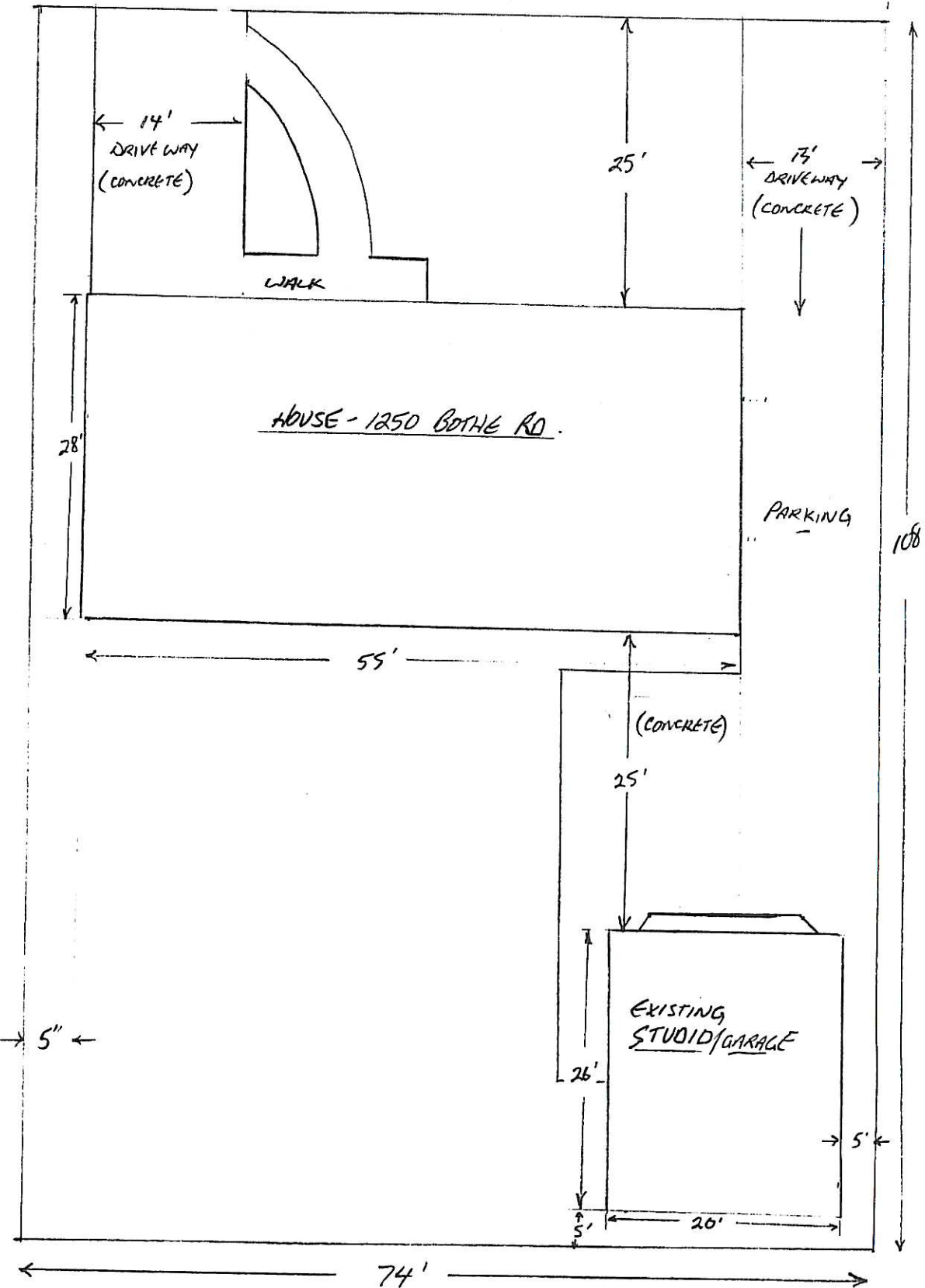
Location of subject property
 Site Plan
 Works & Utilities - Comments
 Photograph



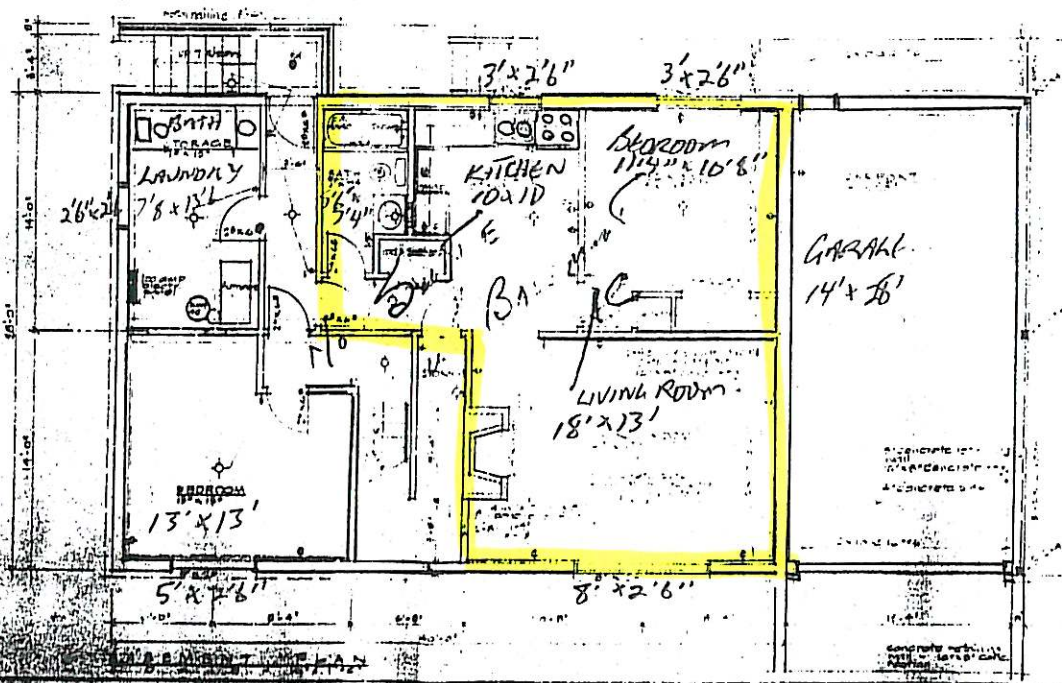
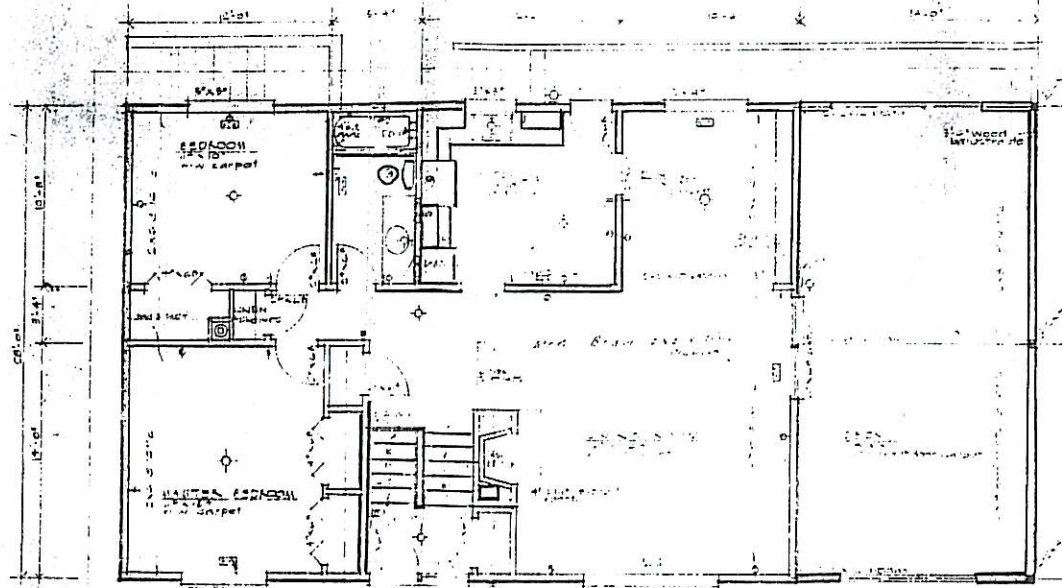
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

LOT PLAN

← BOTHE ROAD →



1250 Bother Road, Kelowna V1W 3N3





CITY OF KELOWNA
MEMORANDUM

Date: October 23, 2007
File No.: Z07-0081

To: Planning & Development Services Department (AW)

From: Development Engineering Manager

Subject: 1250 Bothe Road Lot B Plan 37963 Suite

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-1s are as follows:

1. Domestic Water and Fire Protection

The existing lot is adequately serviced with a 19mm diameter copper water service.

Metered water from the main residence must be extended to supply the suite.
The meter shall be within the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws.

2. Sanitary Sewer

The existing house is provided with a single 100mm-diameter sanitary sewer service, complete with I.C. that should be used to service the main residence and the proposed suite

3. Development Permit and Site Related Issues

Adequate, hard surface off-street parking is provided

4. Electric Power and Telecommunication 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.

Steve Muenz, P. Eng.
Development Engineering Manager
JF/