
**CITY OF KELOWNA
MEMORANDUM**

DATE: October 23, 2008
TO: City Manager
FROM: Community Sustainability Division

APPLICATION NO. Z08-0075
AT: 1870 Maple St
OWNER: P. Craig
APPLICANT: K. Kingston

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 in an existing accessory building.

OCP DESIGNATION: S2RES - Single/Two Unit Residential
EXISTING ZONE: RU1 - Large Lot Housing
PROPOSED ZONE: RU1s - Large Lot Housing with Secondary Suite
REPORT PREPARED BY: Andrew Browne

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0075 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 19 Block B District Lot 14 ODYD Plan 2220, located at 1870 Maple 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;

AND THAT the 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

The applicant proposes to rezone the subject property from RU1 - Large Lot Housing to RU1s - Large Lot Housing with Secondary Suite in order to establish a secondary suite within an accessory building recently built in conjunction with a Heritage Alteration Permit.

3.0 COMMUNITY HERITAGE COMMISSION

At a meeting held on September 4, 2008, the Community Heritage Commission received the application for information and indicated that they are concerned that alteration projects are coming through twice as applicants change the scope of the alteration to include a secondary suite.



Zoning Bylaw No. 8000		* Indicates that a variance is required
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS FOR SECONDARY SUITE
Development Regulations		
Secondary Suite size	35.8 m ²	90.0 m ²
Rear yard	1.83 m	1.5 m
Side yard	1.0 m *	2.0 m
Side yard	8.12 m	2.0 m
Other Regulations		
Distance between dwellings	9.2 m	4.5 m
Parking spaces	2 *	3
Private open space	Meets requirements	30 m ² per dwelling

5.0 TECHNICAL COMMENTS

5.1 Fire Department

Exit and exit stairs from upstairs residence and exit door way from downstairs garage to meet BCBC 2006 requirements.

5.2 Inspections Department

No concerns.

5.3 Works & Utilities Department

Refer to City file HAP08-0002 for works and utilities initial comments. The application to rezone from RU1 to RU1s does not compromise works and utilities servicing requirements.

5.4 Ministry of Transportation

No objections.

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Land Use Management has no concerns with the proposed rezoning. The provision of second dwellings, duplexes, and secondary suites is a flexible and low-impact method of providing additional housing while preserving overall neighbourhood character. No significant impact on adjacent or nearby properties is anticipated. This Zoning Bylaw Amendment application conforms to the intent of the future land use designation for the subject property as expressed in the City of Kelowna's Official Community Plan.

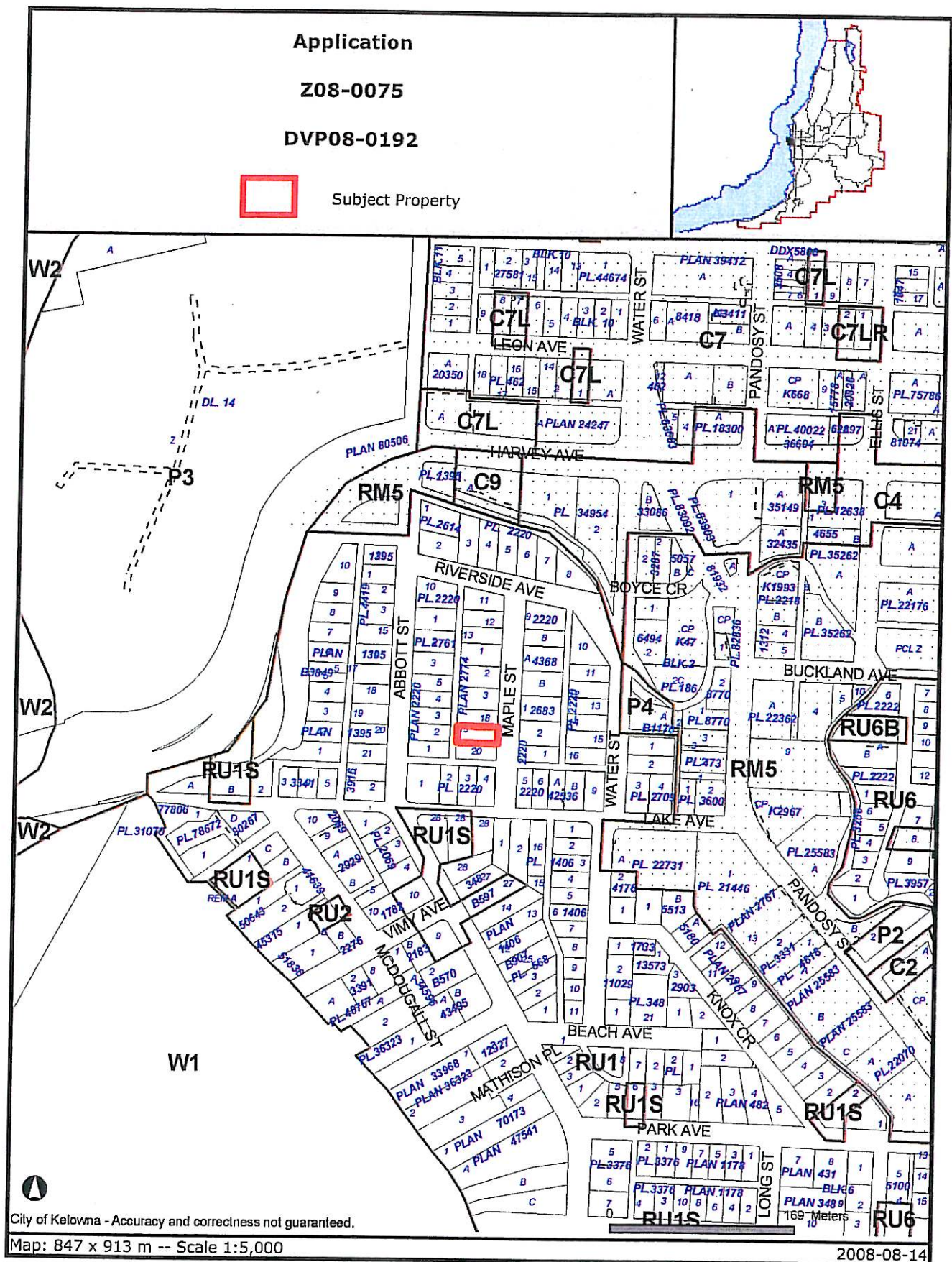
In addition to this Rezoning application there is a concurrent Development Variance Permit which is required as the sideyard setback for an accessory building containing a suite is 2.0 and the existing setback is 1.0 m and to vary the number of required off-street parking spaces from 3 to 2 spaces.




Shelley Gambacort
Director of Land Use Management

ATTACHMENTS

Location map
Site plan
Rear yard landscape plan
Secondary suite floor plan



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.

[illegible]

ERRORS AND OMISSIONS

[illegible]

STAYED

BAXTER DESIGN

Custom Building Design
1790B K.L.O. Road
KELOWNA, B.C.
V1W 3P3
ph: (250) 862-9662
email: bxsterdesign@yahoo.ca

PROPOSED ACCESSORY BLDG.
1870 MAPLE STREET
KELOWNA, B.C.

DRAWING SCALE: 1/8" = 1'-0"

DATE: MARCH 5 / 08

REV. DATE(S):

DRUG BY: S.H.B.

[illegible]

7

15.24 m

Note 3:
1 (one)
designated
parking space
in garage
for suite

37.795 m

EXIST HOURS

