

Memo



DATE: December 16, 2009

TO: City Manager

FROM: Community Sustainability Division

APPLICATION NO. TA09-0008

APPLICANT: City of Kelowna

PURPOSE: To amend the Zoning Bylaw 8000 to include the RU1h(s) - Large lot Housing (hillside area) with a secondary suite zone into Section 13.

REPORT PREPARED BY: Birte Decloux

1. RECOMMENDATION

THAT Text Amendment No. TA09-0008, to amend City of Kelowna Zoning Bylaw No. 8000, by including the RU1h(s) Large Lot Housing (Hillside Area) with a secondary suite zone, as outlined in Schedule "A" of the report of the Land Use Management Department, dated December 16, 2009, be considered by Council;

AND FURTHER THAT the necessary amending bylaws be forwarded to a Public Hearing for further consideration.

2. SUMMARY

Details of the proposed Zoning bylaw text amendment are provided in Schedule 'A', however the general intent is to rectify an oversight which omitted the s-designation in the RU1h - Large Lot Housing (Hillside Area) zone.

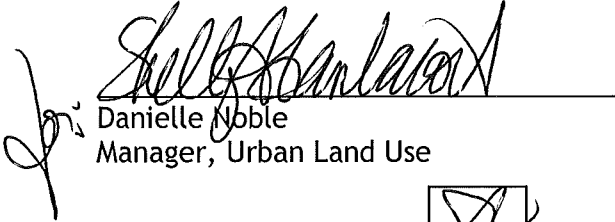
3. LAND USE MANAGEMENT COMMENTS

In 2004, amendments were made to the Zoning Bylaw 8000 to permit secondary suites as a secondary use in residential zones. However, it would appear that the RU1h - Large Lot Housing Hillside area was excluded from including the "s" designation as an oversight. Since the RU2hs and the RU3hs zones already exist it would be reasonable to also include the "s" designation in the RU1h zone, particularly since the minimum parcel size in the RU1 zones is larger than the RU2 and RU3 zones.

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Land Use Management staff therefore support the addition of the RU1h(s) Large Lot housing (Hillside Area) with a secondary suite zone to Section 13 of the Zoning Bylaw 8000 as per the following Schedule.

Submitted by:


Danielle Noble
Manager, Urban Land Use

Approved for inclusion: 

Shelley Gambacort
Director, Land Use Management

Attachment

- Schedule "A"

SCHEDULE "A"
Text Amendment No. TA09-0008

(Note: Changes are shown shaded in italics)

Zoning Bylaw 8000		
Section	Existing wording	Proposed Wording
Section 13 Urban Residential zones	RU1 - Large Lot Housing RU1s - Large Lot Housing with Secondary Suite RU1h - Large Lot Housing (Hillside Area)	RU1 - Large Lot Housing RU1s - Large Lot Housing with Secondary Suite RU1h - Large Lot Housing (Hillside Area) <i>RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite</i>
Section 13.1.4 Buildings and Structures Permitted	(a) one single detached house (which may contain a secondary suite in the RU1s zone); (b) permitted accessory buildings and structures (which may contain a secondary suite in the RU1s zone).	a) one single detached house (which may contain a secondary suite in the RU1s <i>and RU1hs zone</i>); (b) permitted accessory buildings and structures (which may contain a secondary suite in the RU1s <i>and RU1hs zone</i>).