

# Memo



**Date:** May 27, 2010

**To:** City Manager

**From:** Community Sustainability Division

**File No:** Z10-0017

**Applicant:** Jim Andrews

**At:** 1361 Mountain Avenue

**Owner:** Dorothy M. Marshall

**Purpose:** To rezone the subject property from RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with Secondary Suite zone to allow for the creation of a secondary suite.

**Existing Zone:** RU1 - Large Lot Housing zone

**Proposed Zone:** RU1s- Large Lot Housing with a Secondary Suite zone

Report Prepared by: Paul McVey

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## 1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0017 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 1, Section 30, Township 26, ODYD, Plan KAP63287, located at Mountain Avenue, Kelowna, BC, from the RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone be considered by Council;

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

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of Development Engineering Department being completed to their satisfaction;

## 2.0 SUMMARY:

This application is to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone in order to allow for the development of a secondary suite in anticipation of subdivision.

## 3.0 BACKGROUND:

The applicant wishes to rezone the subject property to the RU1s - Large Lot Housing with Secondary Suite zone in order that the property could be developed with a secondary suite in the future following subdivision approval. There are no plans for the proposed suite development at this time.

The applicant proposes to subdivide the property into two lots by creating a second lot in the landscaped area located to the east of the existing dwelling.

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The proposed application meets the requirements of RU1s- Large Lot Housing with a secondary suite zone follows:

<b>Zoning Bylaw No. 8000</b>		
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>RU1s ZONE REQUIREMENTS (Suite within Principal Dwelling)</b>
Existing Lot		
Lot area	2,776 m <sup>2</sup>	550 m <sup>2</sup>
Lot width	75.03 m	16.5 m
Lot depth	37 m	30.0 m
Proposed lot (to the east)		
Lot Area	925 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	25 m	16.5 m
Lot Depth	37 m	30.0 m
Remainder lot (with existing dwelling)		
Lot Area	1,851 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	50.02 m	16.5 m
Lot Depth	37 m	30.0 m

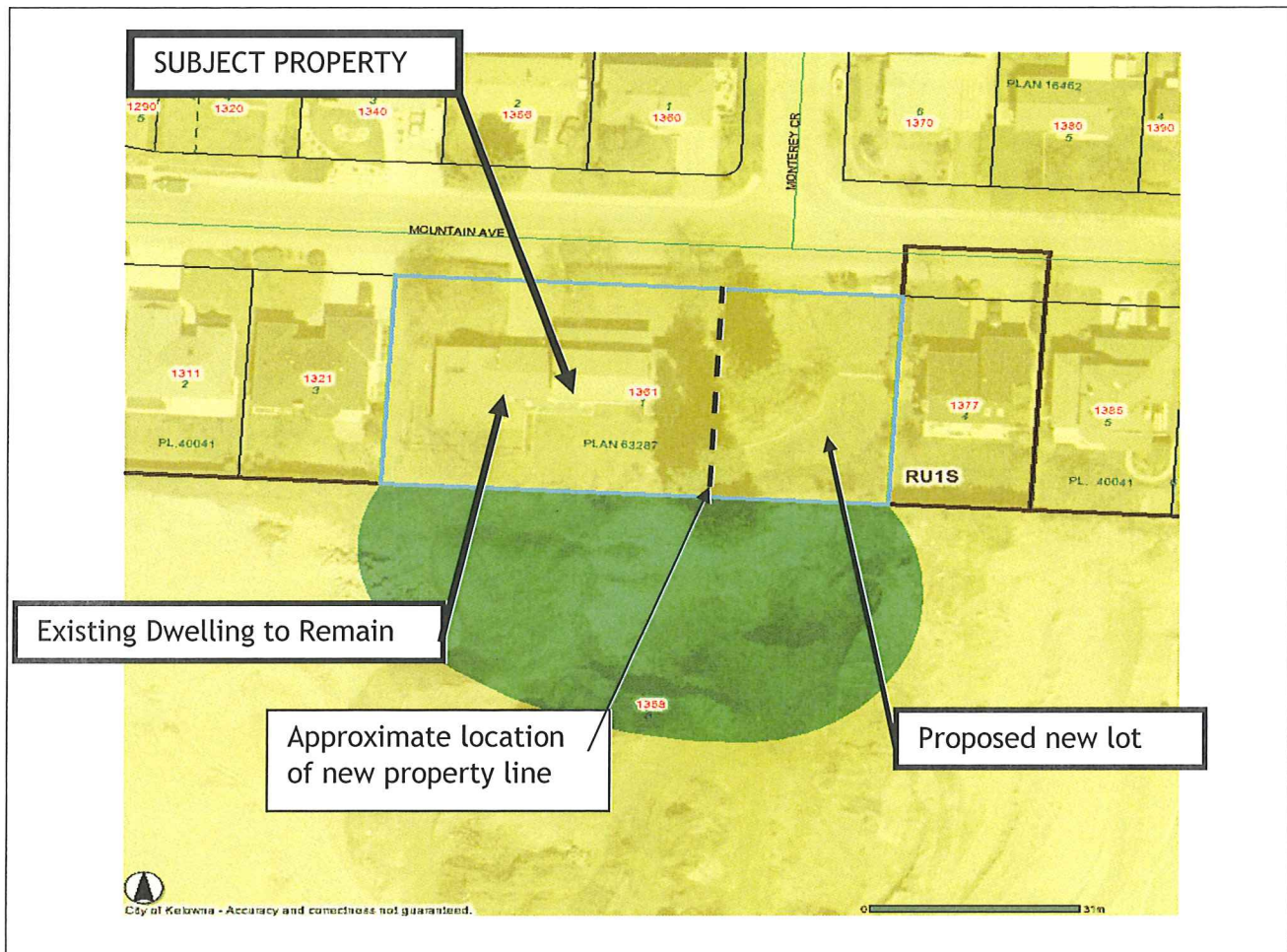
### 3.1 Site Context

The subject property is located on the south side of Mountain Avenue, east of Kelview Street. More specifically, the adjacent land uses are as follows:

North	RU1	Large Lot Housing
South	RU5	Bareland Strata Housing
East	RU1s	Large Lot Housing with Secondary Suite
West	RU1	Large Lot Housing

Site Location:

1361 Mountain Avenue



## 5.0 CURRENT DEVELOPMENT POLICY

The RU1s - Large Lot Housing with Secondary Suite zone is being proposed for this property. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses.

### 5.1 Kelowna 2020 - Official Community Plan

The proposal is consistent with the future land use designation of Single/Two Unit Residential in the Official Community Plan. The Single/Two Unit Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached and detached buildings used for two dwelling units, and complementary uses.

## 6.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

### 6.1 Building & Permitting Branch

East elevation spatial separation should be reviewed to ensure that distance to property line will still permit the existing unprotected openings to remain as is.



6.2 Bylaw Services

No Concerns

6.3 Development Engineering

As attached

6.4 Fire Department

No Concerns

6.5 Telus

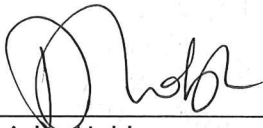
Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.

**7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS**

An existing RU1s property is located immediately east of the subject property. This comparatively large parcel has topographic constraints but is suitable to create an additional infill lot. The rezoning of the parcel prior to subdivision will allow secondary suites for both lots in the future.

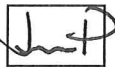
This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. The proposed lot configuration meets the lot size requirements of the RU1s zone.

Any development that creates a secondary suite with new construction will require a Development Permit that will be evaluated at a Staff level to ensure development of that site complies with zoning bylaw requirements as well as the development guidelines of the Official Community Plan.



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Danielle Noble  
Manager, Urban Land Use

Approved for inclusion:



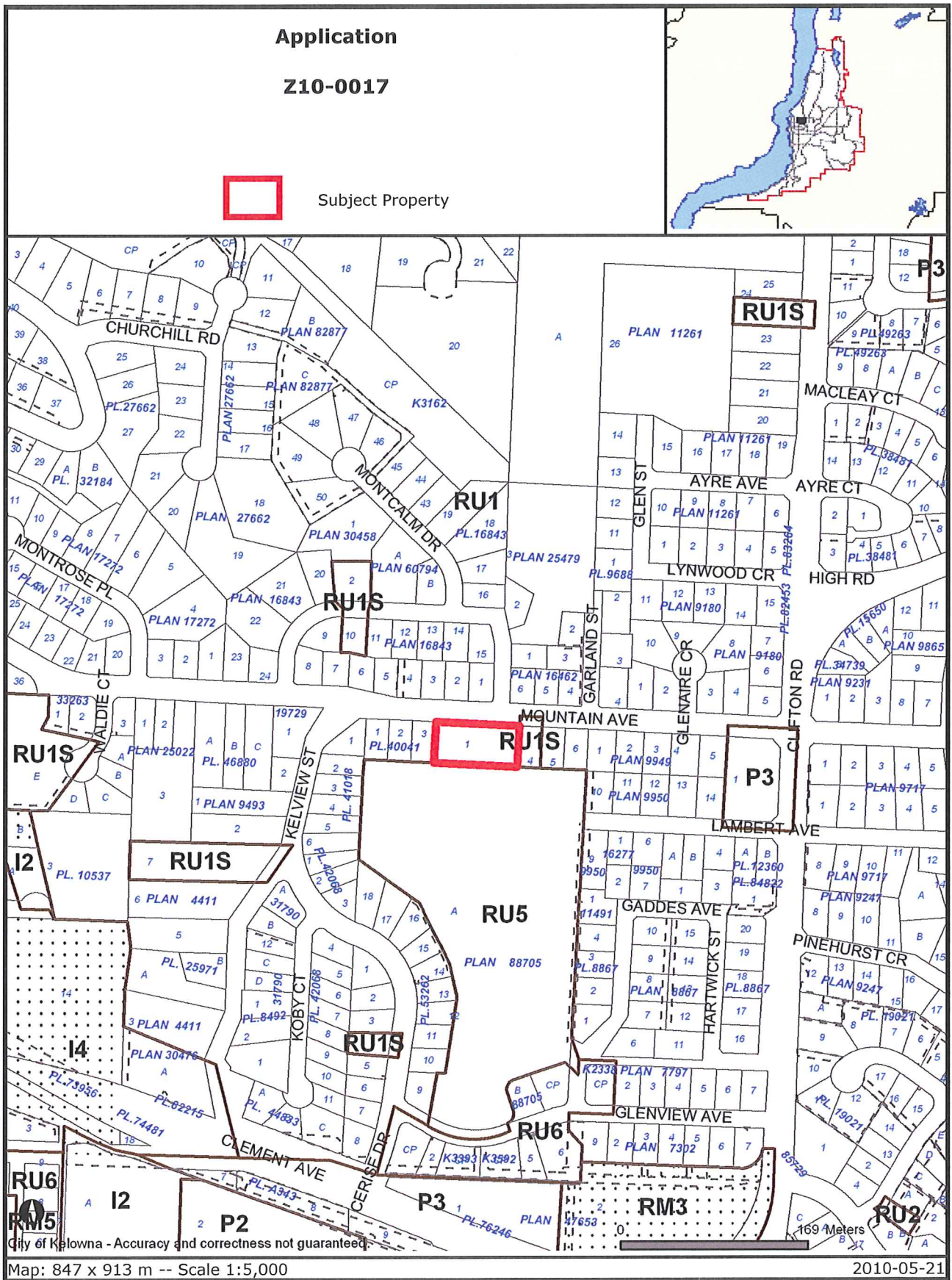
F/ Shelley Gambacort  
Director, Land Use Management

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**Attachments:**

Subject Property Map  
Site Plan  
Development Engineering Requirements

Date Application Accepted: March 17, 2010



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.





