

# Memo



**Date:** May 2, 2011

**To:** City Manager

**From:** Land Use Management, Community Sustainability (AB)

**Application:** Z11-0016

**Owners:** Andrew & Sandra Monck

**Address:** 1229 Bothe Road

**Applicant:** Andrew Monck

**Subject:** Rezoning application

**Existing OCP Designation:** Single / Two Unit Residential

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

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

---

## 1.0 Recommendation

THAT Rezoning Application No. Z11-0016 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot G District Lot 131 ODYD Plan 37963, located at 1229 Bothe Road, Kelowna, BC 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 FURTHER THAT a building permit application for the secondary suite be received prior to final adoption of the zone amending bylaw.

## 2.0 Purpose

The applicant is proposing to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone in order to facilitate the construction of an addition containing a secondary suite.

## 3.0 Land Use Management

The application complies with the Official Community Plan future land use designation and relevant policies. Staff worked with the applicant's building designer to suggest improvements that could be made to make the building addition less abrupt and more sensitive to the neighbourhood, and the design outcome was modestly revised. A Development Permit for form and character will be executed at a staff level should Council support the requested secondary suite land use.

A handwritten signature in blue ink, appearing to be the initials "R".

#### 4.0 Proposal

##### 4.1 Project Description

The landowner is seeking to construct an addition to their existing home which is to contain a secondary suite. The proposal complies with the Zoning Bylaw No. 8000 provisions for the RU1s - Large Lot Housing with Secondary Suite zone as follows:

Criteria	Requirement / Maximum	Proposed
Site Coverage (buildings)	40 %	20.4 %
Site Coverage (buildings, driveways, and parking)	50 %	33.3 %
Height	Lesser of 9.5 m or 2 ½ storeys	5.2 m and 2 storeys
Front Yard	4.5 m; 6.0 m from a garage or carport vehicle entry	~ 7 m
Side Yard (west)	2.0 m for a 1 or 1 ½ storey portion of a building; 2.3 m for a 2 or 2 ½ storey portion of a building	2.65 m
Side Yard (east)	2.0 m for a 1 or 1 ½ storey portion of a building; 2.3 m for a 2 or 2 ½ storey portion of a building	~ 4 m
Rear Yard	7.5 m	13.85 m
Secondary Suite Area	Lesser of 90 m <sup>2</sup> or 40% of the total floor area	75 m <sup>2</sup> and 28 %
Private Open Space	30 m <sup>2</sup> per dwelling	Complies
Parking	2 for principal dwelling and 1 for secondary suite = 3 total	3 spaces

##### 4.2 Site Context

The subject property is located in the South Pandosy - KLO sector in the Bothe Road neighbourhood to the east of Gordon Drive. Land uses in the surrounding neighbourhood are predominantly single detached residential. Specifically, the adjacent zones and land uses are:

Direction	Zone	Land Use
North	RU1 - Large Lot Housing	Single detached dwellings
South	RU1 - Large Lot Housing	Single detached dwellings

East	RU1 - Large Lot Housing	Single detached dwellings
West	RU1 - Large Lot Housing	Single detached dwellings



**5.0 Current Development Policies**

**5.1 Current Official Community Plan**

Secondary Suites. Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.

**6.0 Technical Comments**

Building & Permitting Branch. No comment.

Bylaw Services Branch. No concerns.

Development Engineering Branch. See attached memorandum.

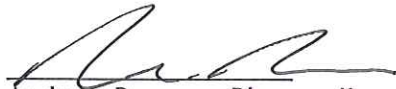
Fire Department. No comment.

FortisBC / Shaw Cable / Telus / Terasen. No comments.

**7.0 Application Chronology**

Date of Application Received	March 7, 2011
All Comments Received	April 13, 2011
Application Refinement	March 2011 - April 2011

Report prepared by:



Andrew Browne, Planner II

Reviewed by :



Danielle Noble, Manager, Urban Land Use Branch

Approved for inclusion:



Shelley Gambacort, Director, Land Use Management

**Attachments:**

Subject property map

Development Engineering Branch technical comments

Site plan

Landscape plan

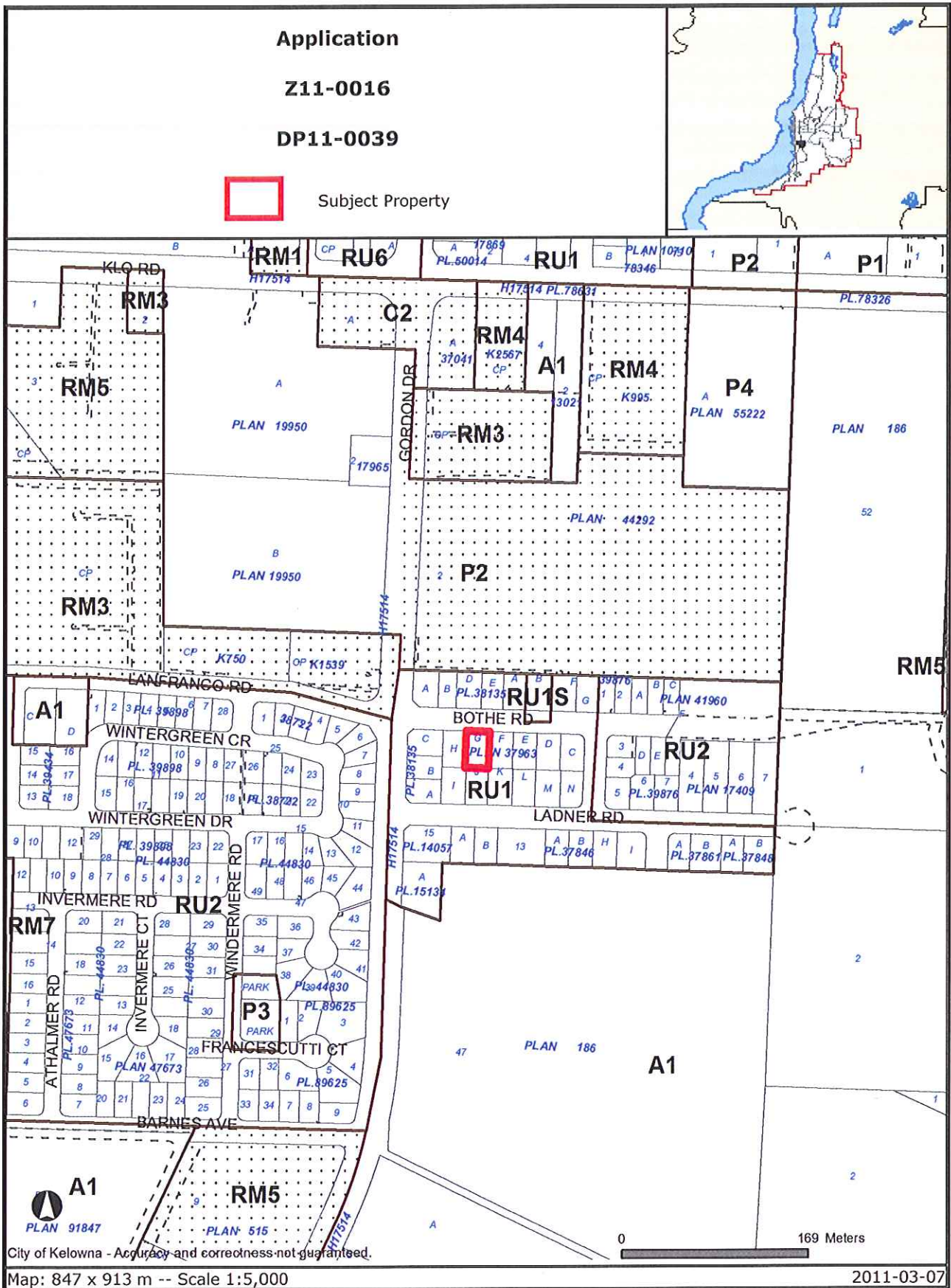
Elevations (2 pages)

Photographs

*Handwritten notes:*  
10/20/11  
10/20/11

*Handwritten notes:*  
10/20/11  
10/20/11





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.

---

**CITY OF KELOWNA**  
**MEMORANDUM**

---

**Date:** April 11, 2011  
**File No.:** Z11-0016

**To:** Land Use Management Department (AB)

**From:** Development Engineering Manager

**Subject:** 1229 Bothe Rd                      Lot G Plan 37963                      Suite in Building Addition

---

Development Engineering has the following requirements associated with this application.

1.     Domestic Water and Sanitary Sewer

This property is currently serviced with a 19mm-diameter copper water service. The service will be adequate for this application. One metered water service will supply both the main residence and the suite.

2.     Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). No service upgrades are required for this application.

3.     Parking Requirements

**On-site parking modules must meet bylaw requirements.**

No off-street parking shall be located in the required **Front Yard** except that a maximum of **two** required spaces may be located on a driveway which provides access to a required off-street parking space that is **not in the front yard**.

Provide a Revised Site Plan that meets these requirements.

---

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

DATE:	
DRAWN BY:	
CHECKED BY:	
SCALE:	
PROJECT NO.:	

**SITE PLAN, GENERAL NOTES AND PROJECT STATISTICS**  
 MONCK ADDITION / SECONDARY SUITE - DEVELOPMENT PERMIT AND RE-ZONING  
 1223 BOTHE ROAD,  
 KELOWNA, B.C., V1W 3M1  
 PH: (250) 753-0258

**DP-A1**



**GENERAL NOTES**

**CONCRETE & FOUNDATIONS**

- 1. All concrete shall be placed in accordance with the specifications in the approved plans.
- 2. All concrete shall be placed in accordance with the specifications in the approved plans.
- 3. All concrete shall be placed in accordance with the specifications in the approved plans.
- 4. All concrete shall be placed in accordance with the specifications in the approved plans.

**EXISTING RESIDENCE**

**EXISTING CHED**

**EXISTING LANDSCAPED FRONT YARD**

**EXISTING LANDSCAPED REAR YARD**

**PROJECT STATISTICS**

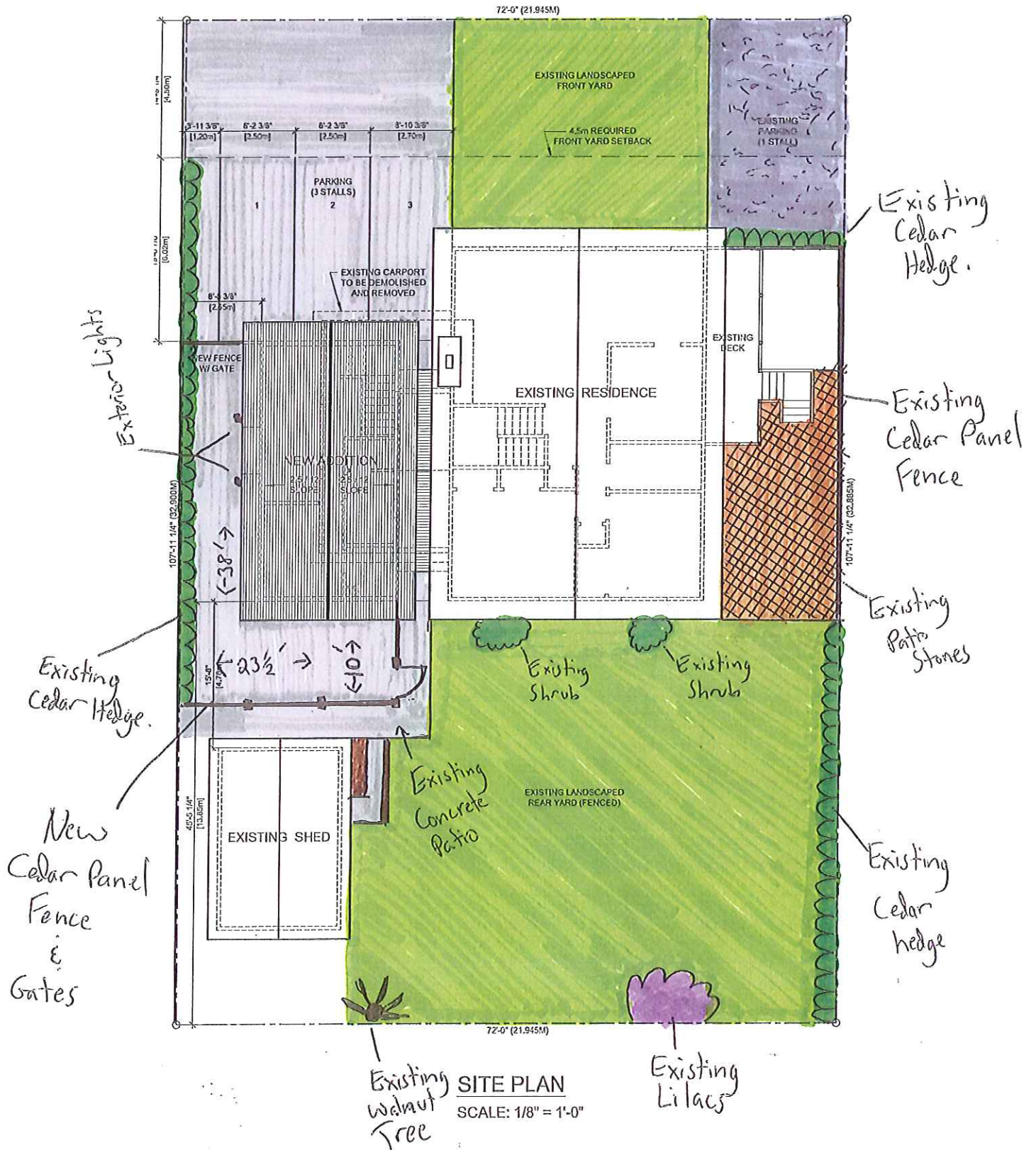
LEGAL ADDRESS: 1223 BOTHE ROAD, KELOWNA, B.C.  
 CURRENT ZONING: R1-1-LARGE LOT HOUSING  
 PROPOSED REZONING: R1-1-LARGE LOT HOUSING WITH SECONDARY SUITE  
 SET BACK: 77.04 FT (23.48 M)

ALLOWED	PROPOSED
MIN. LOT WIDTH: 84.5 FT (25.74 M)	84.5 FT (25.74 M)
MIN. LOT DEPTH: 110.0 FT (33.53 M)	110.0 FT (33.53 M)
MAX. LOT AREA: 9,240.00 SQ. FT. (856.00 M <sup>2</sup> )	9,240.00 SQ. FT. (856.00 M <sup>2</sup> )
MAX. SITE COVERAGE (CON. BUILDINGS): 3,150.00 SQ. FT. (292.00 M <sup>2</sup> )	3,150.00 SQ. FT. (292.00 M <sup>2</sup> )
MAX. SITE COVERAGE (NON-RESIDENTIAL): 2,970.00 SQ. FT. (275.00 M <sup>2</sup> )	2,970.00 SQ. FT. (275.00 M <sup>2</sup> )
MAX. GROSS FLOOR AREA (TOTAL FLOOR AREA OF PRINCIPAL FLOOR): 2,970.00 SQ. FT. (275.00 M <sup>2</sup> )	2,970.00 SQ. FT. (275.00 M <sup>2</sup> )
MAX. HEIGHT: 37 FT 0 IN (11.28 M)	37 FT 0 IN (11.28 M)
SETBACKS (FRONT, REAR, SIDE): 7.5 FT (2.28 M)	7.5 FT (2.28 M)
STAIRS: 3 STAIRS PROVIDED	3 STAIRS PROVIDED



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

BOTHE ROAD



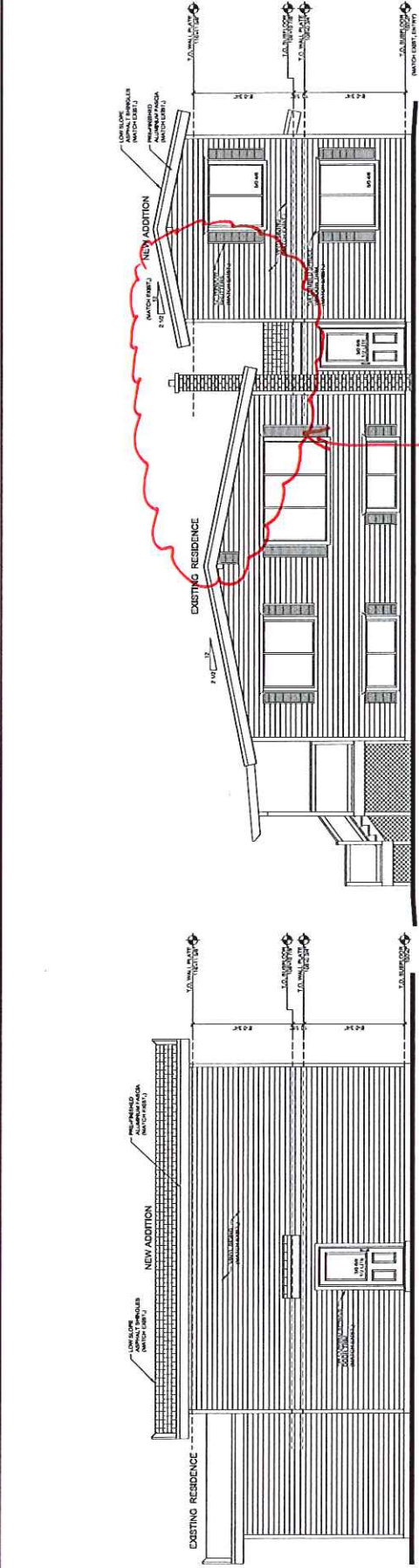


REVISION:
1. REVISION: [blank]
2. REVISION: [blank]
3. REVISION: [blank]
4. REVISION: [blank]
5. REVISION: [blank]
6. REVISION: [blank]
7. REVISION: [blank]
8. REVISION: [blank]
9. REVISION: [blank]
10. REVISION: [blank]

PROJECT:  
 MONK ADDITION / SECONDARY SUITE - DEVELOPMENT PERMIT AND REZONING  
 1229 BOTTLE ROAD,  
 KELLOWNA, B.C. V1W 3N1  
 FILE (259) 783-0098

ELEVATIONS  
 SCALE: AS NOTED  
 DATE: JANUARY 2011  
 DRAWN BY: JAZ  
 JOB NO.: -

SHEET NO.:  
**DP-A3**



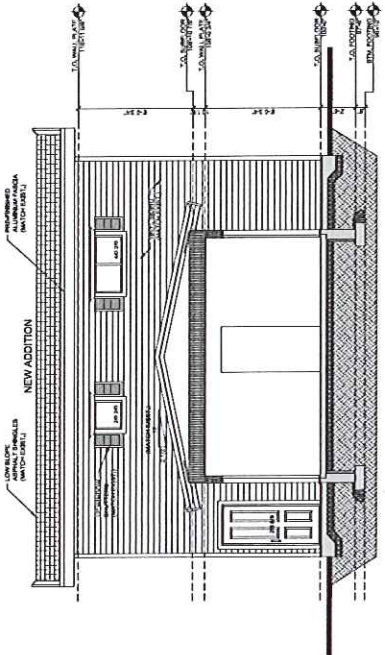
FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"

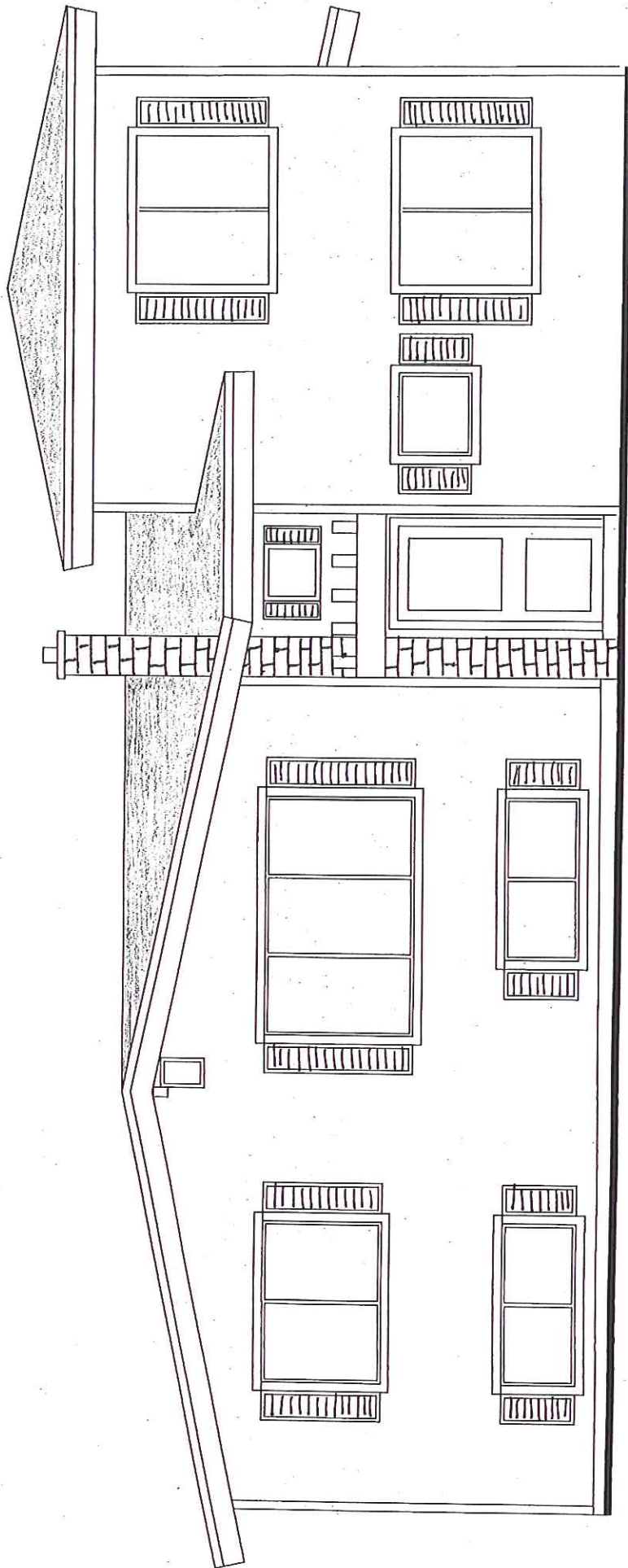
SEE NEXT DRAWING  
 FOR REVISIONS TO  
 THIS AREA

REAR ELEVATION  
 SCALE: 1/4" = 1'-0"

RIGHT SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"

LEFT SIDE ELEVATION / BUILDING SECTION - A  
 SCALE: 1/4" = 1'-0"





**All exterior finishing materials to be used on addition to match existing structure**

