
CITY OF KELOWNA

MEMORANDUM

Date: November 25, 2002
File No.: Z02-1055
To: City Manager
From: Planning and Development Services Department
Subject:

APPLICATION NO. Z02-1055 OWNER: David and Monica Russelle
AT: 510 El Camino Road APPLICANT: David and Monica Russelle

PURPOSE: TO REZONE THE PROPERTY FROM A1 – AGRICULTURE 1 TO
 A1s – AGRICULTURE 1 WITH SECONDARY SUITE TO ALLOW
 FOR A BASEMENT SUITE

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: A1s – AGRICULTURE 1 WITH SECONDARY SUITE

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z02-1055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8, Sec. 25, Twp. 26, ODYD, Plan 20308, located on, located on El Camino Road, Kelowna, B.C. from the A1 – Agriculture 1 zone to the A1s – Agriculture 1 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

The applicants seek to rezone the subject property from the A1 – Agriculture 1 zone to the A1 – Agriculture 1 with Secondary Suite zone to permit a secondary suite in the basement of the principal dwelling.

3.0 BACKGROUND

3.1 The Proposal

The applicants are seeking to rezone the subject property from the A1 – Agriculture 1 zone to the A1s – Agriculture 1 with Secondary Suite to allow a secondary suite in the basement of the principal dwelling. At the present time, one single-family dwelling exists on the site. The proposed secondary suite will occupy an area of 50.7m². As previously stated it will be located in the basement of the dwelling and will house a living area, kitchen, bedroom and bathroom. Access to the suite will be through a private entrance at the rear of the property.

The application meets the requirements of the proposed RU1s – Large Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	A1s ZONE REQUIREMENTS
Lot Area (m ²)	934.0m ²	N/A (Suite to be located in existing house)
Lot Width (m)	24.38m	N/A
Lot Depth (m)	38.10m	N/A
Site Coverage (%)	16.6%❶	10% (buildings)
Total Floor Area (m ²) -House -Secondary suite	300m ² (Approx.) 50m ²	N/A 90 m ²
Height (Accessory)	N/A	N/A
Setbacks-House (m)		
-Front	7.77m	6.0m
-Rear	19.0m	10.0m
-North Side	2.5m❶	3.0m
-South Side	2.5m❶	3.0m
Parking Spaces (Total)	4	3

❶ Note: Site coverage and side yards are existing legal non-conformities

3.2 Site Context

The subject property is located in the Rutland Sector north east of Highway 33 off Mackenzie Road on El Camino Rd.

Adjacent zones and uses are:

North - A1 – Agriculture 1 – Single Family Dwelling
 East - A1 – Agriculture 1 – Single Family Dwelling
 South - A1 – Agriculture 1 – Single Family Dwelling
 West - A1 – Agriculture 1 – Orchard

Site Location Map



3.3 Existing Development Potential

The property is zoned A1- Agriculture 1. The purpose is to provide a zone for rural areas and agricultural uses as well as other complementary uses suitable in an agricultural setting.

Secondary suites are allowed on lots with A1s – Agriculture 1 with Secondary Suite zoning.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The proposal is consistent with the designation of Single/Two Family Residential in the Official Community Plan future land use designation. The Single/Two Family Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 15).

3.4.2 City of Kelowna Strategic Plan (1992)

One of the objectives of the Strategic Plan is “to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas” (Objective 1.1). The proposal is consistent with these objectives and with their accompanying strategies.

3.4.3 Rutland Sector Plan

Support the use of secondary suites, in tune with the evolving policy of the Community Housing Needs Committee, at such time as any specific policy is approved by Council (Housing Policies-4.6).

4.0 TECHNICAL COMMENTS

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

4.1 Inspection Services Department

Inspection Services has no concerns. Building Code item will be addressed at B. P. stage.

4.2 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application to rezone from A1 to A1s are as follows:

1. General.

The proposed rezoning application does not compromise Works and Utilities requirements.

2. Domestic water and fire protection.

This development is within the service area of the Black Mountain Irrigation District (BMID). All charges for service connection, and upgrading costs are to be paid directly to the BMID.

3. Sanitary Sewer.

This property is currently serviced by the municipal wastewater collection system. The existing 100mm-diameter sanitary sewer service is adequate for the requested rezoning application. Our record indicates that the subject property is not connected to the sanitary sewer service, the connection must be made and the septic tank decommissioned as a condition of this application.

4. Access and parking.

There is sufficient parking provided on site.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department supports the proposed rezoning of the property from A1 – Agriculture 1 to A1s – Agriculture 1 with Secondary Suite. The proposal is consistent with the OCP future land use designation of Single/Two Family Residential use and with OCP policies on Secondary Suites. Furthermore, the proposal is also supported by Kelowna's Strategic Plan and the Rutland Sector Plan.

Andrew Bruce
Current Planning Manager

Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

RWS
Attach.

FACT SHEET

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| 1. APPLICATION NO.: | ZO2-1055 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | David and Monica Ruselle |
| . ADDRESS | 510 El Camino Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1X 2R9 |
| 4. APPLICANT/CONTACT PERSON: | David and Monice Ruselle |
| . ADDRESS | 510 El Camino Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1X 2R9 |
| . TELEPHONE/FAX NO.: | 491-1291 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | November 20 th , 2002 |
| Date Application Complete: | November 20 th , 2002 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | |
| 6. LEGAL DESCRIPTION: | Lot 8, Sec.25, Twp.26, ODYD, Plan 20308 |
| 7. SITE LOCATION: | The subject property is located in the Rutland Sector north east of Highway 33 off Mackenzie Road on El Camino Rd. |
| 8. CIVIC ADDRESS: | 510 El Camino Rd., Kelowna , BC |
| 9. AREA OF SUBJECT PROPERTY: | 934.0m ² |
| 10. AREA OF PROPOSED REZONING: | 934.0m ² |
| 11. EXISTING ZONE CATEGORY: | A1- Agriculture 1 |
| 12. PROPOSED ZONE: | A1s- Agriculture 1 with Secondary Suite |
| 13. PURPOSE OF THE APPLICATION: | To rezone the property to allow a basement suite. |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan and floor plan
- Elevations
- Photograph of House (from rear)