
CITY OF KELOWNA
MEMORANDUM

Date: April 16, 2003
File No.: Z03-0015

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z03-0015
AT: 2722 Dubbin Road

OWNER: Douglas & Brenda Elmore
APPLICANT: Douglas & Brenda Elmore

PURPOSE: TO REZONE THE PROPERTY FROM RR3- RURAL RESIDENTIAL 3 TO RR3S- RURAL RESIDENTIAL 3 WITH SECONDARY SUITE TO ALLOW SECONDARY SUITE WITHIN A SINGLE DETACHED DWELLING.

EXISTING ZONE: RR3- RURAL RESIDENTIAL 3

PROPOSED ZONE: RR3s- RURAL RESIDENTIAL 3 WITH SECONDARY SUITE

REPORT PREPARED BY: KEIKO NITTEL

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z03-0015 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 20, Township 23, ODYD, Plan KAP68149, located on Dubbin Road, Kelowna, B.C. from the RR3- Rural Residential 3 to RR3s – Rural Residential 3 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 final adoption of the zone amending bylaw be considered subsequent to the approval of the expanded septic field by the Interior Health Authority.

2.0 SUMMARY

The applicants are seeking to rezone the subject property from the RR3- Rural Residential 3 to RR3s – Rural Residential 3 with Secondary Suite to allow a secondary suite within an existing single detached dwelling.

3.0 BACKGROUND

3.1 The Proposal

The applicants are seeking to rezone the subject property from the RR3- Rural Residential 3 to RR3s – Rural Residential 3 with Secondary Suite to allow a secondary suite in an existing single detached dwelling. The secondary suite will be constructed above the attached garage located at the front of the dwelling. The garage can accommodate three vehicles thus meeting the parking requirement. Additional parking is available in the driveway. A shared driveway, via the adjacent property to the north, provides access to the property.

The existing house is located on a property that slopes away from the front property line to the shores of Okanagan Lake. The existing house has been designed to accommodate the sloping nature of the site, stepping the building down from the front (east) to the rear (west). The garage, located at the front of the house, abuts the slope therefore allowing at grade access to the suite on the north elevation. Tenants of the suite will be required to descend to the north side of the house in order to access the garage or driveway. The proposed secondary suite, measuring approximately 47.0 m², includes a living room/kitchen, bedroom and bathroom. Laundry facilities are to be provided in the suite.

The application meets the requirements of the proposed RR3s- Rural Residential 3 with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RR3s ZONE REQUIREMENTS
Lot Area (m ²)	3173m ²	10,000 m ²
Lot Width (m)	18.0m	18.0 m
Lot Depth (m)	75.77m	30.0m
Site Coverage (%)	approx. 10%	30%
Total Floor Area (m ²) -House -Secondary suite	>279m ² 47.0 m	N/A The lesser of 90 m² or 40% of the total floor area of the principal building
Setbacks-House (m)		
-Front	40.0+m	4.5 m or 6.0 m from a garage or carport having vehicular entry from the front
-Rear	20+m	7.5 m
-East Side	3.0m	2.3 m
-West Side	7.5+m	2.3 m
Parking Spaces (Total)	4+ spaces	3 spaces

3.2 Site Context

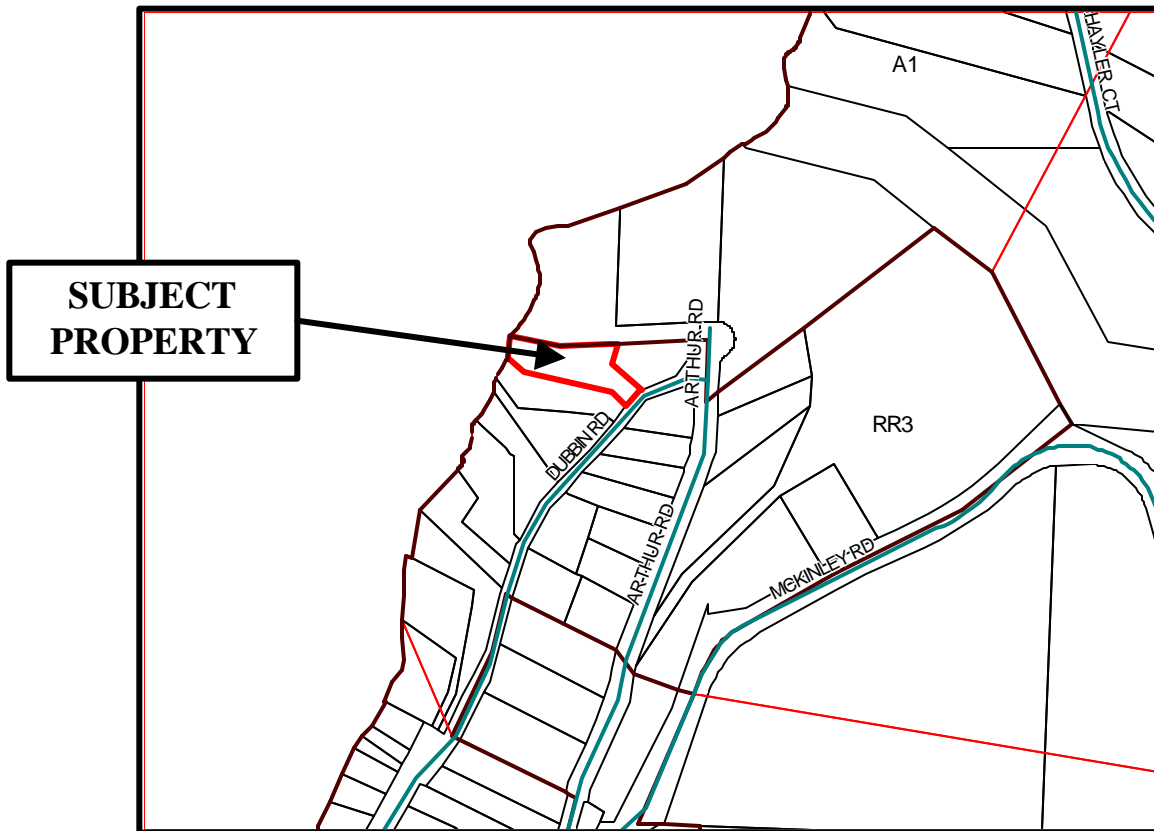
The subject property is located at the north end Dublin Road near its intersection with Arthur Road. There are no other “s” designations, or applications for the “s” designation, in the neighbourhood. A shared driveway, via the adjacent property to the north, provides access to the site.

Adjacent zones and uses are:

- North - A1- Agricultural 1
- East - RR3- Rural Residential 3
- South - RR3- Rural Residential 3
- West - RR3- Rural Residential 3

Site Location Map

Subject Property:



3.3 Existing Development Potential

The purpose of the RR3 – Rural Residential 3 is to provide a zone for country residential development on smaller lots, and complementary uses, in areas of high natural amenity and limited urban services. The principal use in this zone is single detached housing. Secondary Uses include bed and breakfast homes, care centres (intermediate), group homes (minor), home based businesses (minor & major), second kitchens, and secondary suites.

3.4 Current Development Policy

3.4.1 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).

3.4.2 Kelowna Official Community Plan

The Official Community Plan designates the future land use of the subject property as Single / Two Unit Residential. The proposed land use (single unit dwelling with a secondary suite in an accessory building) is consistent with the direction of this policy document.

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

No concerns.

4.2 Works and Utilities Department

No comment.

4.3 Interior Health

Existing sewage permit for 3 + 1 bedroom house (375IGPD) needs to be revised and approved for 3 bedroom + 1 bedroom suite (550IGPD).

4.4 Fire Department

No objections.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department is generally supportive of the proposed rezoning of the property from RR3 – Rural Residential 3 to RR3s – Rural Residential with Secondary Suite. As the property is on septic, the applicants will be required by Interior Health to acquire a new septic permit for the addition of the suite. The proposed suite will be located within the existing single detached dwelling. There is sufficient on-site parking in the existing garage and driveway. In addition, as the suite is within the existing house, there will be no negative visual impact on the single-family character of the area. As the tenants will be required to descend a slope in order to access the garage or parking area, it is recommended that the applicants provide a well-lit pathway between the parking area and the suite entrance.

Andrew Bruce
Current Planning Manager

Approved for inclusion ☐

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

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Attach.

FACT SHEET

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| 1. APPLICATION NO.: | ZO3-0015 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Douglas & Brenda Elmore |
| . ADDRESS | 2722 Dubbin Road |
| . CITY | Kelowna |
| . POSTAL CODE | V1V 2B8 |
| 4. APPLICANT/CONTACT PERSON: | Douglas & Brenda Elmore |
| . ADDRESS | 2722 Dubbin Road |
| . CITY | Kelowna |
| . POSTAL CODE | V1V 2B8 |
| . TELEPHONE/FAX NO.: | 717-2106 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | March 27, 2003 |
| Date Application Complete: | March 27, 2003 |
| Servicing Agreement Forwarded to Applicant: | n/a |
| Servicing Agreement Concluded: | n/a |
| Staff Report to Council: | |
| 6. LEGAL DESCRIPTION: | Lot A, Section 20, Township 23, ODYD, Plan KAP68149 |
| 7. SITE LOCATION: | The site is located on Dubbin Road near the intersection with Arthur Road |
| 8. CIVIC ADDRESS: | 2422 Dubbin Road |
| 9. AREA OF SUBJECT PROPERTY: | 3173m ² |
| 10. AREA OF PROPOSED REZONING: | 3173m ² |
| 11. EXISTING ZONE CATEGORY: | RR3- Rural Residential 3 |
| 12. PROPOSED ZONE: | RR3s – Rural Residential 3 with Secondary Suite |
| 13. PURPOSE OF THE APPLICATION: | To rezone the subject property to allow a secondary suite within an existing single detached dwelling. |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | n/a |
| 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
- Elevations
- Floor plans