
CITY OF KELOWNA

MEMORANDUM

Date: February 26, 2004
File No.: Z04-0006

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO: Z04-0006

OWNER: Wylie Svisdahl

AT: 215 Arab Road

APPLICANT: Rob & Karen Wasylyshen

PURPOSE: TO REZONE THE PROPERTY FROM A1 – AGRICULTURE 1 TO A1s- AGRICULTURE 1 WITH SECONDARY SUITE TO ALLOW FOR A SECONDARY SUITE WITHIN AN EXISTING SINGLE DETACHED DWELLING.

EXISTING ZONE: A1- AGRICULTURE 1

PROPOSED ZONE: A1s- AGRICULTURE 1 WITH SECONDARY SUITE

REPORT PREPARED BY: KEIKO NITTEL

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z04-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 39, Section 3, Township 23, ODYD, Plan 18861 on Arab 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;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Glenmore-Ellison Irrigation District being completed to their satisfaction.

2.0 SUMMARY

The applicant is seeking to rezone the subject property from the A1 – Agriculture 1 zone to A1s – Agriculture 1 with Secondary Suite to permit a secondary suite within a single detached dwelling.

3.0 BACKGROUND

3.1 The Proposal

The proposed secondary suite will be located on the north side of the house. A two storey addition to the house will be constructed to facilitate the suite. The ground floor of the addition will provide a double car garage, washroom, and laundry room. The proposed secondary suite is to be located on the second level.

The secondary suite consists of a living/dining room, a kitchen, a bathroom, and one bedroom. The secondary suite meets the regulations outlined in the Zoning Bylaw. There is sufficient parking on the subject property.

The application meets the requirements of the proposed A1s – Agricultural 1 with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	A1s ZONE REQUIREMENTS
Lot Area (m ²)	7487 m ² ❶	40000 m ²
Lot Width (m)	48.77m	40.00m
Site Coverage	Approx 6%	10%
Total Floor Area (m ²) --Secondary suite	230m ² 88.9m ² suite	40% of house 90m ²
Setbacks-Suite (m)		
-Front	9.86m	6.0m
-Rear	40.0+m	10.0m
- Side (North)	10.16m	3.0m
- Side (South)	13.54m	3.0m
Parking Spaces (Total)	5+spaces	3 spaces

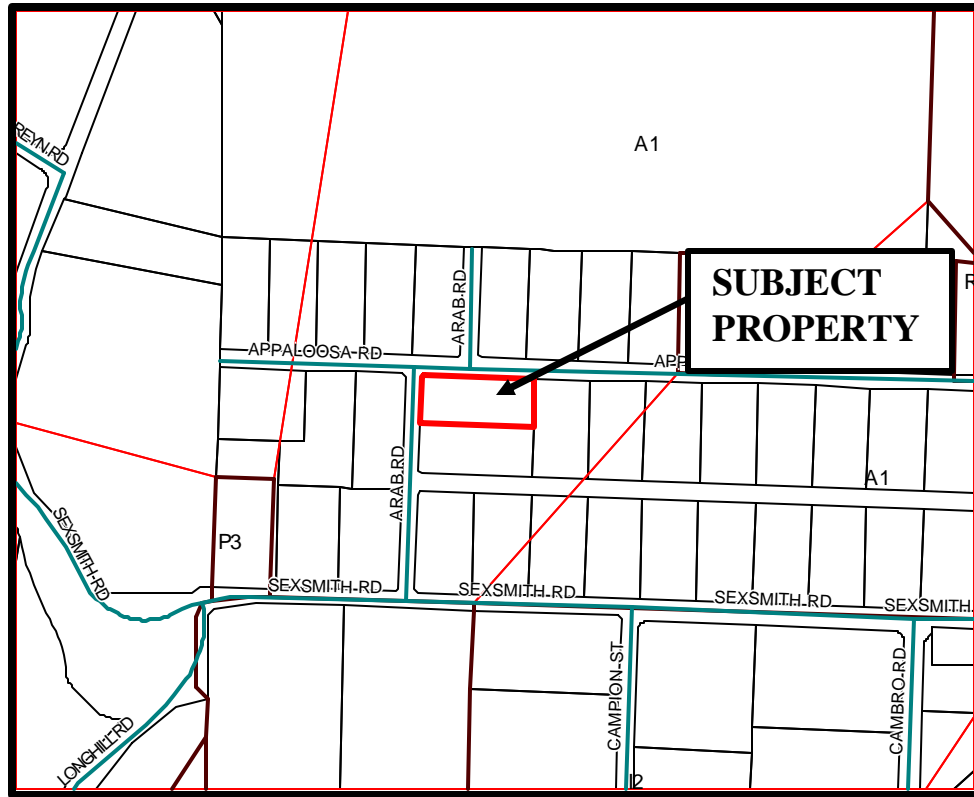
❶ Existing non-conforming lot size.

3.2 Site Context

The subject property is located on Wallace Hill Road.

Adjacent zones and uses are:

North - A1 – Agricultural 1
 East - A1 – Agricultural 1
 South - A1 – Agricultural 1
 West - A1 – Agricultural 1

Site Location Map3.3 Development Potential

The property is zoned A1 – Agricultural 1. The primary uses in this zone include agriculture, animal clinics (major), aquaculture, greenhouses and plant nurseries, intensive agriculture, mobile homes, single detached housing, utility services (minor impact). The secondary uses in this zone include agricultural dwellings (additional), agri-tourist accommodation, animal clinics (major & minor), bed and breakfast homes, care centres (intermediate), forestry, group homes (minor), home based businesses (major, minor, & rural), kennels and stables, wineries and cideries, and second kitchens.

Secondary suites are permitted on lots with A1s – Agricultural 1 with Secondary Suite zoning.

3.4 Current Development Policy3.4.1 Kelowna Official Community Plan (OCP)

The subject property is designated as Single / Two Unit Residential in the OCP based on the potential to redevelop this area when sanitary sewer service is extended. The proposal to allow a suite would be in compliance with the OCP. OCP policies generally support secondary suites for many reasons, including the stated "increased family living area" on the application. The proposed zone amendment to allow the suite should be supported provided all applicable zoning and building (including servicing) requirements are met.

At this time the zoning is A1, even though the parcel sizes in the general area are approximately .8 ha (2 acres). Given that the area is designated as appropriate for Single / Two Unit Residential development it may be appropriate to support this application.

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 this objective and with its accompanying strategies.

4.0 TECHNICAL COMMENTS

4.1 Inspections

Secondary suite must meet the requirements of the Zoning Bylaw.

4.5 Interior Health

New septic permit issued on Jan 21/04.

4.6 Glenmore-Ellision Irrigation District

4.6.1 Background

GEID is able to service the proposed development subject to the following terms and conditions. We understand that the applicant wishes to rezone the above noted parcel from A1 to A1s. The present water allocation to Lot 39, Plan 18861 is 1.8 acres Grade A, with 1 single family dwelling presently on the property.

4.6.2. Property Water Servicing and Metering

The property is service via an existing 25mm service off Arab Road. At this time GEID Bylaw #76 only requires metering if a new service is being installed.

4.6.3 On-site waterworks

Any on-site waterworks are the responsibility of the property owner.

4.6.4 Capital Expenditure Charges

GEID Bylaw #73 stipulates CECs payable as follows:
\$2300.00 per single family unit

GEID records indicate that the Capital Expenditure Charge has been paid one (1) units on Lot 39, Plan 18861. An additional Capital Expenditure Charge will be required for the second unit being developed.

4.6.5 Summary of Engineering Submissions and Payables

\$2300.00 – Capital Expenditure Charges Costs

4.7 Works & Utilities

4.7.1 General

The proposed rezoning application for the subject property does not compromise W & U requirements.

4.7.2 Domestic water and fire protection

This development is within the service area of the Glenmore & Ellison Improvement District. The Developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID.

4.7.3 Sanitary Sewer

This property is not currently serviced by the municipal sanitary sewer system. This item is under the jurisdiction of the Public Health Officer.

4.7.4 Access and parking

Sufficient onsite parking is provided.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Development Corporate Department has no concerns regarding the proposed rezoning of the property from the A1 – Agriculture 1 zone to the A1s – Agriculture 1 with Secondary Suite zone. The proposed development meets the requirements for secondary suites within a principal dwelling, and sufficient parking is provided on site. The proposal is not expected to have a negative impact on the character of the area. The applicant will be required to ensure that the appropriate permits from Interior Health (septic) and Glenmore-Ellison Irrigation District (water) are obtained prior to final reading. The applicant has submitted a petition in support from the adjacent neighbours.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

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Attach.

FACT SHEET

1. **APPLICATION NO.:** Z04-0006
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Wylie Svisdahl
· **ADDRESS** 215 Arab Road
· **CITY** Kelowna, BC
· **POSTAL CODE** V1V 1M9
4. **APPLICANT/CONTACT PERSON:** Rob & Karen Wasylyshen
· **ADDRESS** 1440 Blueridge Road
· **CITY** Kelowna, BC
· **POSTAL CODE** V1W 3A7
· **TELEPHONE/FAX NO.:** 764-5449
5. **APPLICATION PROGRESS:**
Date of Application: January 23, 2004
Date Application Complete: January 23, 2004
Servicing Agreement Forwarded to Applicant: N/A
Servicing Agreement Concluded: N/A
Staff Report to Council: February 26, 2004
6. **LEGAL DESCRIPTION:** Lot 39, Sec. 3, Twp. 23, ODYD Plan 18861
7. **SITE LOCATION:** The subject property is located on Arab Road.
8. **CIVIC ADDRESS:** 215 Arab Road, Kelowna, BC
9. **AREA OF SUBJECT PROPERTY:** 7487m²
10. **AREA OF PROPOSED REZONING:** 7487 m²
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 FROM A1 – AGRICULTURAL 1 TO A1s- AGRICULTURAL 1 WITH SECONDARY SUITE TO ALLOW FOR A SECONDARY SUITE WITHIN AN EXISTING SINGLE DETACHED DWELLING.
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
- Aerial Photo of Site
- Floor plans
- Elevations
- Petition from Neighbours