
CITY OF KELOWNA
MEMORANDUM

Date: May 27, 2004
File No.: Z04-0031

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z04-0031

OWNER: Candace Wheeler and Andrew

AT: 3195 Hall Road

APPLICANT: Candace Wheeler and Andrew

PURPOSE: SEEKING TO REZONE THE SUBJECT PROPERTY FROM THE
RR3 – RURAL RESIDENTIAL 3 ZONE TO THE RR3S – RURAL
RESIDENTIAL 3 WITH SECONDARY SUITE ZONE

EXISTING ZONE: RR3 – RURAL RESIDENTIAL 3

PROPOSED ZONE: RR3s – RURAL RESIDENTIAL 3 WITH SECONDARY SUITE

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z04-0031 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 16, Township 26, ODYD Plan 15811, located on Hall Road, Kelowna, B.C. from the RR3 – Rural Residential 3 zone to the 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 withheld pending approval by the Public Health Officer for septic system upgrades and the existing well water system;

2.0 SUMMARY

The applicants are seeking to rezone the subject property from the RR3 – Rural Residential 3 zone to the RR3s – Rural Residential 3 with Secondary Suite zone.

3.0 BACKGROUND

3.1 The Proposal

The applicant is proposing the addition of a garage to the existing single family dwelling on the subject property. The garage would be connected to the east side of the existing dwelling via breezeway. Located above the garage would be a small 2 bedroom secondary suite. The suite will measure 72.5m² in size. The property currently draws water from a well system and also uses a residential type septic field.

The application meets the requirements of the proposed RU2s – Medium Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RR3s ZONE REQUIREMENTS
Lot Area (m ²)	6239m ²	1.0Ha
Lot Width (m)	46.0m (approx.)	18.0m
Lot Depth (m)	99.0m	30.0m
Site Coverage (%)	7.8%	30%
Total Floor Area (m ²) -House -Secondary suite	205m ² 72.5m ²	90m ²
Height	2 storeys	2.5 storeys
Setbacks-House (m)		
-Front	60m (approx.)	6.0m
-Rear	40m (approx.)	7.5m
-East Side	15m (approx.)	2.3m
-West Side	10m (approx.)	2.3m
Parking Spaces (Total)	4	3

3.2 Site Context

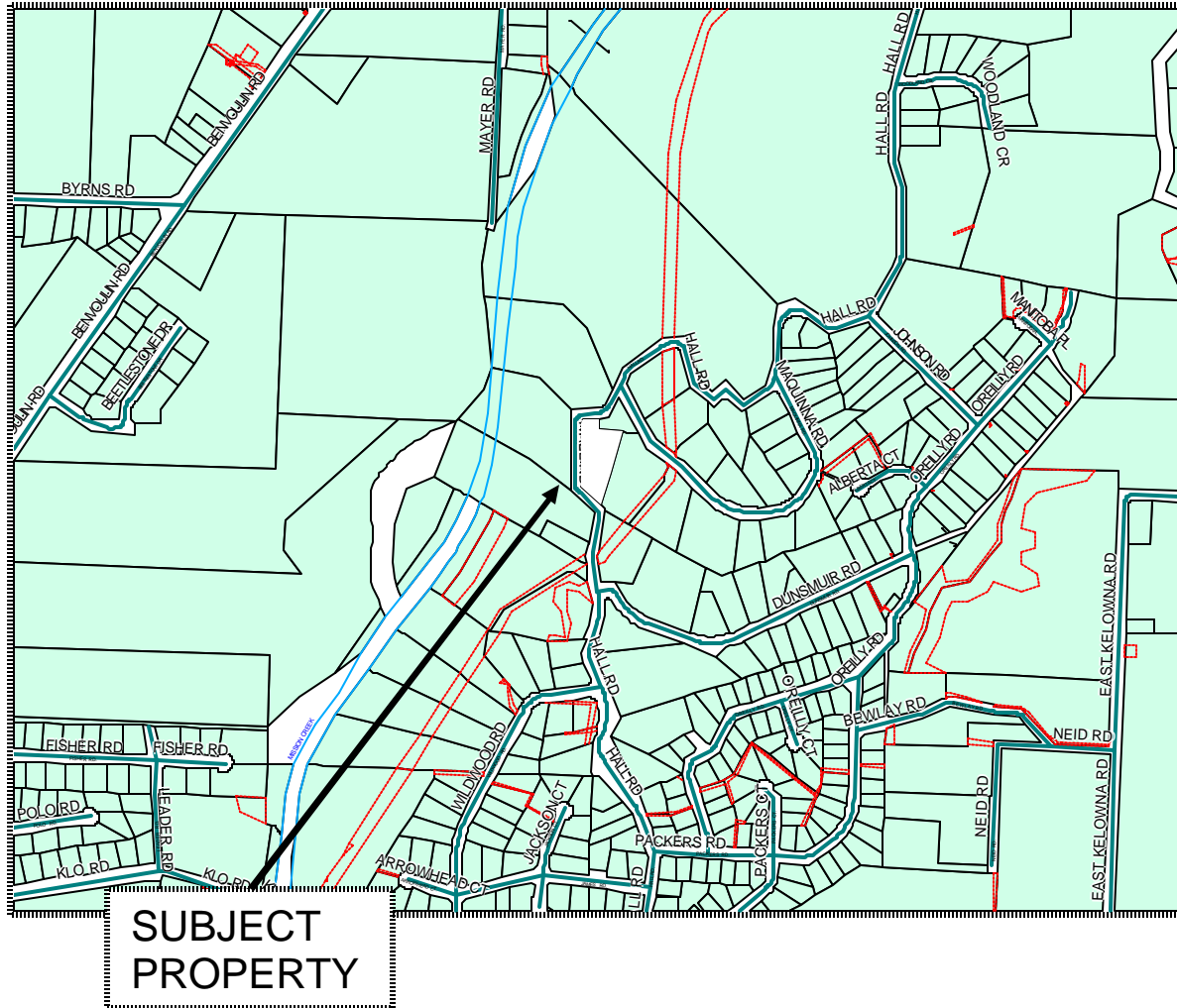
The subject property is located on the east side of Hall Road, south of its intersection with Maquinna Road.

Adjacent zones and uses are:

- North - A1 – Agriculture 1 – Single Family Dwelling
- East - RR3 – Rural Residential 3 – Single Family Dwelling
- South - A1 – Agriculture 1 – Single Family Dwelling
- West - A1 – Agriculture 1 – Single Family Dwelling

Site Location Map

Subject Property: 3195 Hall Road



3.3 Existing Development Potential

The purpose of this zone is to provide for country residential development on smaller lots, and complementary uses, in areas of high natural amenity and limited urban services.

Secondary suites are a permitted secondary use in the RR3 – Rural Residential 3 zone.

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 South East Kelowna Sector Plan (1994)

Require that development not occur in the Hall Road area prior to the availability of sanitary sewer and that lot sizes and densities be consistent with existing A4 – development (RR3 Zone of Bylaw No.8000).

4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments and no concerns have been expressed.

4.1 Public Health Inspector

No concerns subject to the completion of septic field changes.

4.2 Inspection Services Department

No concerns.

4.3 Works and Utilities Department

No comment.

4.4 Irrigation District – SEKID

Please be advised that the subject property is within our distribution boundary but domestic water is not currently available to the property. Extensive distribution main extensions to the property would be required to provide water service and this is not likely viable within the scope of this application. The applicant is advised to contact the district if more information is required.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns with the proposed rezoning to allow a secondary suite on the subject property. The subject property is designated as Single / Two Unit Residential in the OCP and in the Southeast Kelowna Sector Plan. As such the proposal to add a suite to the existing dwelling would be in compliance with the OCP. Secondary suites are supported in the OCP as an appropriate method to increase the density in residential neighbourhoods without a significant impact on the character of the area.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

RM/AB/rs
Attach

FACT SHEET

- | | |
|---|--|
| 1. APPLICATION NO.: | Z04-0031 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Andrew and Candace Wheeler |
| . ADDRESS | 3195 Hall Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 2S2 |
| 4. APPLICANT/CONTACT PERSON: | Andrew and Candace Wheeler |
| . ADDRESS | 3195 Hall Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 2S2 |
| . TELEPHONE/FAX NO.: | 712-4728 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | May 11, 2004 |
| Date Application Complete: | May 11, 2004 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | May 26, 2003 |
| 6. LEGAL DESCRIPTION: | Lot A, Section 16, Township 26, ODYD Plan 15811 |
| 7. SITE LOCATION: | The subject property is located on the east side of Hall Road, south of its intersection with Maquinna Road. |
| 8. CIVIC ADDRESS: | 3195 Hall Road |
| 9. AREA OF SUBJECT PROPERTY: | 6239m ² |
| 10. AREA OF PROPOSED REZONING: | 6239m 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 from the RR3 – Rural Residential 3 zone to the RR3s – Rural Residential 3 with Secondary Suite zone |
| 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)

- Subject property map
- Site plan and floor plans
- Elevations