
CITY OF KELOWNA
MEMORANDUM

Date: December 6, 2004
File No.: Z04-0076

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z04-0076

OWNER: Susan Walker

AT: 3240 McCulloch Road

APPLICANT: Susan Walker

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. Z04-0076 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C, Section 10, Township 26, ODYD Plan 33487, located on McCulloch 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 THAT Final adoption of the zone amending bylaw be withheld pending approval by the South East Kelowna Irrigation District for water service upgrades;

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 to renovate the existing single family dwelling on the subject property in order to accommodate a secondary suite. The proposed suite would be located on the eastern side of the single family dwelling and would measure 30m² in size. The proposed suite would be small bachelor style unit with its own private access. 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 RR3s – Medium Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RR3s ZONE REQUIREMENTS
Lot Area (m ²)	3120m ²	1.0Ha
Lot Width (m)	46m (approx.)	18.0m
Lot Depth (m)	69m (approx.)	30.0m
Site Coverage (%)	7.8%	30%
Total Floor Area (m ²) -House -Secondary suite	200m ² 30m ²	80m ² (200m ² x 40%)
Height	1 storey	2.5 storeys
Setbacks-House (m)		
-Front	15.7m	6.0m
-Rear	40m(approx.)	7.5m
-North Side	20m (approx.)	2.3m
-West Side	14.5m	4.5m
Parking Spaces (Total)	4	3

3.2 Site Context

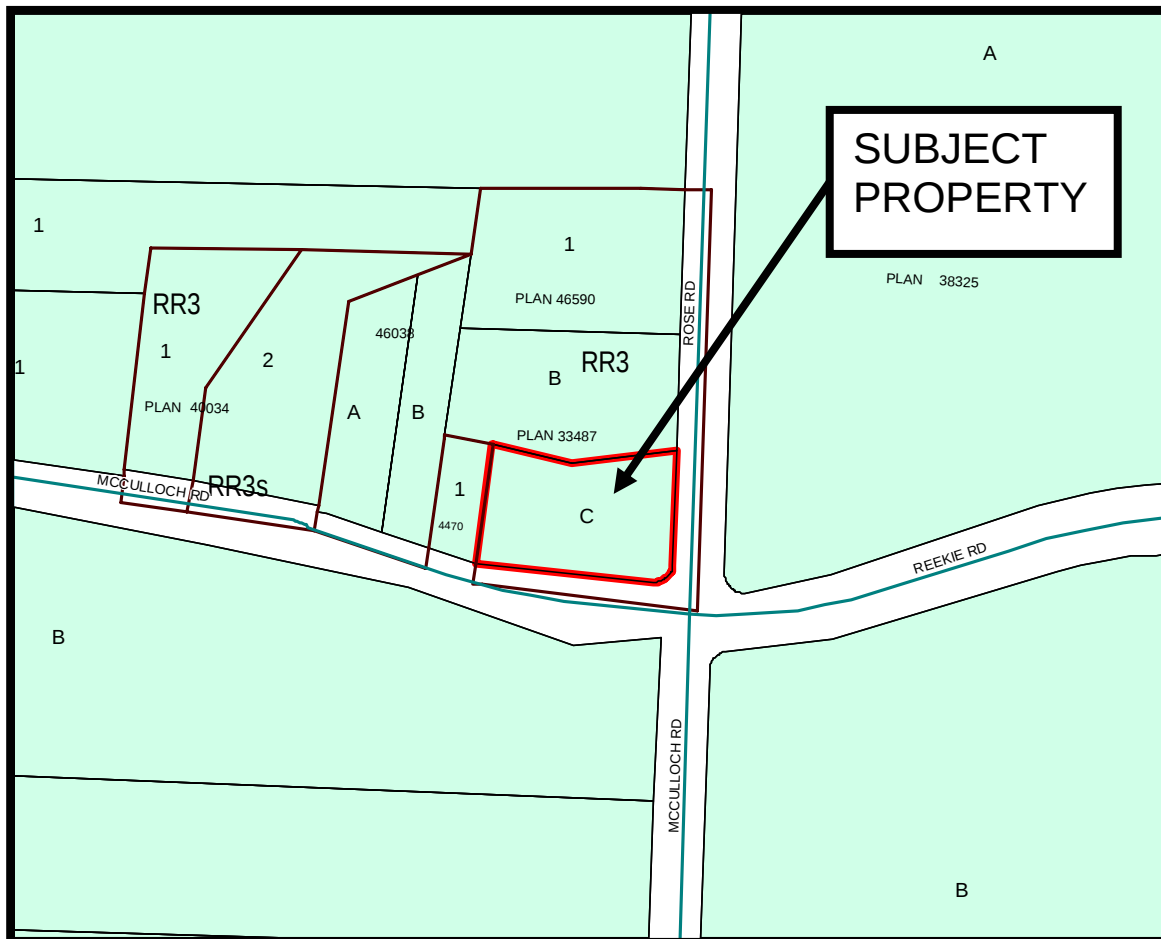
The subject property is located on northwest corner of McCulloch Road where it intersects Rose Road.

Adjacent zones and uses are:

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

Site Location Map

Subject Property: 3240 McCulloch 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)

There is no policy in this document relating to secondary suites.

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

Septic tank and field must be upgraded to accommodate the secondary suite. Applicant must apply for permit to do so through Interior Health.

4.2 Inspection Services Department

Must conform to BC Building Code. Analysis will be done a building permit stage.

4.3 Works and Utilities Department

No comment.

4.4 SEKID

The following minimum requirements must be met prior to district approval being granted for water service.

- 4.4.1 The current water service for this property is a ¾ inch (19mm) domestic service. This meets the minimum requirements for lots of this size and should be adequate to service the existing house and the proposed suite. If the owner finds this not to be the case, a second ¾ inch service may be needed, or the existing service may be upgraded to a one inch (25mm) service, at additional cost to the owner. All on-site improvements must meet City of Kelowna plumbing bylaw and BC Plumbing Code and appropriate permits must be obtained from the City of Kelowna.

- 4.4.2 Current district standards require all new residences to be metered. As the existing house does not have a meter, it must also be retrofitted with a water meter. Two application fees must be paid at a cost of \$450.00 each, for a total of \$900.00. The secondary suite must have a water supply that can be metered separately from the existing house. The meters must be installed by the owner and have a wall mount touch pad located outside the home for remote reading. The application fee covers the cost and delivery of the meter horn, meter and touch pad to the site. The installation is the responsibility of the owner.
- 4.4.3 A capital expenditure charge (CEC) of \$2,500.00 must be paid for the suite.
- 4.4.4 A new account fee of \$20.00 will be charged once the new suite is built and ready to begin using water.
- 4.4.5 The new suite will be charged for a domestic toll once it is occupied.
- 4.4.6 Summary of fees total: \$3,420.00.

The application will be approved following payment of the above amount.

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 Official Community 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. There is an existing RR3s zoned lot approximately 80m to the west of the subject property.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

RM/AB/rs
Attach

ATTACHMENTS

(not attached to the electronic version of the report)

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