
CITY OF KELOWNA

MEMORANDUM

Date: January 11, 2006
File No.: Z05-0080/DP05-0223

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z05-0080

OWNER: Ray Bergen

AT: 4150 Seddon Road

APPLICANT: Ray Bergen

PURPOSE: SEEKING TO REZONE THE SUBJECT PROPERTY FROM THE
RR2 – RURAL RESIDENTIAL 2 ZONE TO THE RR2S – RURAL
RESIDENTIAL 2 WITH SECONDARY SUITE ZONE

EXISTING ZONE: RR2 – RURAL RESIDENTIAL 2

PROPOSED ZONE: RR2s – RURAL RESIDENTIAL 2 WITH SECONDARY SUITE

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0080 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 2, Township 26, ODYD Plan KAP55225, located on Seddon Road, Kelowna, B.C. from the RR2 – Rural Residential 2 zone to the RR2s – Rural Residential 2 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 South East Kelowna Irrigation District being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of Interior Health being completed to their satisfaction.

2.0 SUMMARY

The applicants are seeking to rezone the subject property from the RR2 – Rural Residential 2 zone to the RR2s – Rural Residential 2 with Secondary Suite zone.

3.0 PROPOSAL

The subject property is located on the south side of Jean Road between Seddon Road and McClain Road. The property is accessed via an easement from the cul-de-sac on Seddon Road and therefore bears a Seddon Road street address. The applicant is proposing to construct a new single family dwelling on the subject property and is seeking a rezoning and development permit in order to allow for the use of the existing garage/accessory building as a secondary suite. The new dwelling will be attached to the existing accessory building via a breezeway. The existing accessory building houses a two car garage, workshop, and storage at grade with a 90m² secondary suite above. A carport. The new house will measure 477m² in size and was designed to complement the existing accessory building.

The application meets the requirements of the proposed RR2s – Rural Residential 2 with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RR2s ZONE REQUIREMENTS
Lot Area (m ²)	4769m ²	1.0Ha
Lot Width (m)	37.53m	36.0m
Lot Depth (m)	101.90m	30.0m
Site Coverage (%)	7.8%	20%
Total Floor Area (m ²)		
-House	477m ²	N/A
-Secondary suite	90m ²	90m ²
Height	1.5 storeys	1.5 storeys
Setbacks-House (m)		
-Front	20m (approx.)	6.0m
-Rear	35m(approx.)	7.5m
-Side(e)	3.04m	3.0m
-Side(w)	14.5m	3.0m
Setbacks-Accessory(m)		
-Front	N/A	6.0m
-Rear	15.24m	7.5m
-Side(e)	20.42m	3.0
-Side(w)	4.75m	3.0
Parking Spaces (Total)	4	3

3.1 Site Context

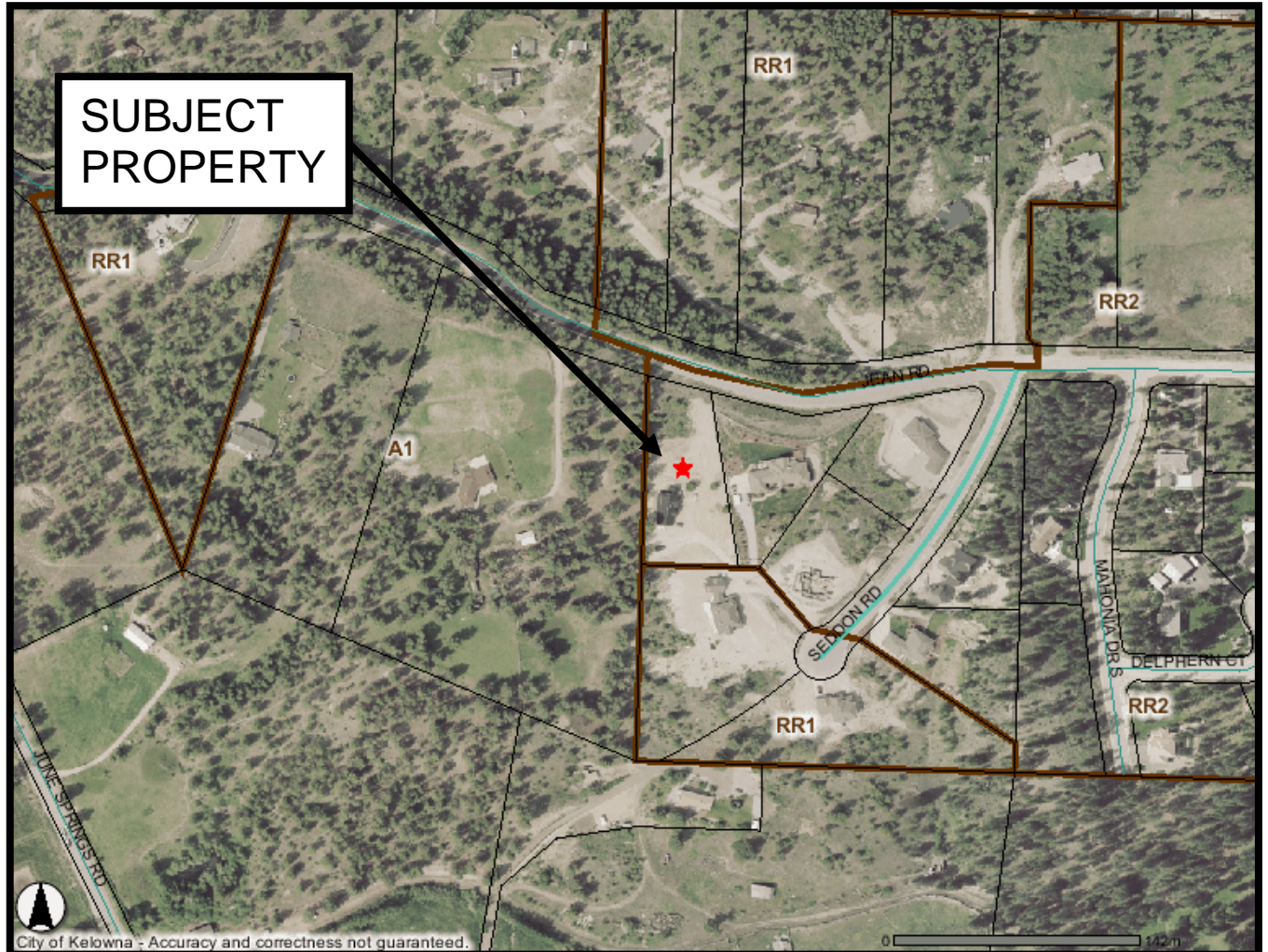
The subject property is located on the south side of Jean Road between Seddon Road and McClain Road.

Adjacent zones and uses are:

- North - RR1 – Rural Residential 1 – Single Family Dwellings
- East - RR2 – Rural Residential 2 – Single Family Dwellings
- South - RR1 – Rural Residential 1 – Single Family Dwellings
- West - A1 – Agriculture 1 – Single Family Dwelling

3.2 Location Map

Subject Property: 4150 Seddon Road



3.3 Existing Development Potential

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

Secondary suites are a permitted secondary use in the RR2s – Rural Residential 3 zone with Secondary Suite.

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 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 field must be of adequate size to handle the proposed development. Applicant to confirm size of field with Interior Health prior to final approval.

4.2 Inspection Services Department

Should the rezoning not be granted the existing suite in the accessory building needs to be decommissioned and also the breezeway between the SFD and the accessory building requires to be enclosed with exterior walls with proper footing and foundation so that the whole structure could be used as one household.

4.3 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application to rezone from RR2 to RR2s are as follows:

4.3.1 General

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

4.3.2 Domestic Water and Fire Protection

This development is within the service area of the South East Kelowna Irrigation District (SEKID). All charges for service connection and upgrading costs are to be paid directly to the SEKID.

4.3.3 Sanitary Sewer

This property is not serviced by the municipal wastewater collection system,

4.3.4 Access and Parking

There is ample parking provided on site.

4.4 SEKID

Final approval subject to confirmation from SEKID that all requirements have been addressed.

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. The applicants have asked that staff make note that although they are seeking a rezoning for a secondary suite; they are not planning to have tenants occupy the suite at the present time. The rezoning is a requirement of the City of Kelowna Planning and Corporate Services who will allow the applicants to retain the living area in the accessory building provided it meets the requirements for secondary suites.

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