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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** February 15, 2006

**To:** City Manager

**From:** Planning and Development Services Department

**APPLICATION NO.** Z06-0070

**OWNER:** Irvin and Patricia Dyck

**AT:** 4213 Bedford Road

**APPLICANT:** Irvin and Patricia Dyck

**PURPOSE:** TO REZONE THE SUBJECT PROPERTY FROM THE RR1 –  
RURAL RESIDENTIAL 1 ZONE TO THE RURAL RESIDENTIAL 1  
WITH SECONDARY SUITE ZONE

**EXISTING ZONE:** RR1 – RURAL RESIDENTIAL 1

**PROPOSED ZONE:** RR1S – RURAL RESIDENTIAL 1 WITH SECONDARY SUITE  
ZONE

**REPORT PREPARED BY:** RYAN SMITH

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**1.0 RECOMMENDATION**

THAT Rezoning Application No. Z06-0070 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 32, Township 29, ODYD Plan KAP76256, located on Bedford Road, Kelowna, B.C. from the RR1 – Rural Residential 1 zone to the RR1s - Rural Residential 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 South East Kelowna Irrigation District being completed to their satisfaction;

**2.0 SUMMARY**

The applicants are seeking to rezone the subject property from the RR1 – Rural Residential 1 zone to the RR1s – Rural Residential 1 with Secondary Suite zone. The subject property is located on the east side of Bedford Road between Saucier Road and Bedford Lane. The property is accessed via a driveway from Bedford Road. The

applicant is constructing 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 is detached from the existing accessory building and separated by two parking stalls. The existing accessory building houses a three car garage at grade with a 90m<sup>2</sup> secondary suite above. The new house will measure 740m<sup>2</sup> in size and was designed to complement the existing accessory building.

The application compares to the requirements of the proposed RR1s – Rural Residential 1 with Secondary Suite zone as follows:

| CRITERIA                           | PROPOSAL          | RR1s ZONE REQUIREMENTS |
|------------------------------------|-------------------|------------------------|
| Lot Area (m <sup>2</sup> )         | 1.01Ha            | 1.0Ha                  |
| Lot Width (m)                      | 100m              | 40.0m                  |
| Lot Depth (m)                      | 197m              | 30.0m                  |
| Site Coverage (%)                  | 8%                | 10%                    |
| Total Floor Area (m <sup>2</sup> ) |                   |                        |
| -House                             | 740m <sup>2</sup> | n/a                    |
| -Secondary suite                   | 90m <sup>2</sup>  | 90m <sup>2</sup>       |
| Height                             |                   |                        |
| -House                             | 2.5 storeys       | 2.5 storeys            |
| -Accessory                         | 1.5 storeys       | 1.5 storeys            |
| <b>Single Family Dwelling</b>      |                   |                        |
| -Front                             | 71m               | 6.0m                   |
| -Rear                              | 15m               | 10.0m                  |
| -Side(n)                           | 7.1m              | 3.0m                   |
| -Side(s)                           | 12.7m             | 3.0m                   |
| <b>Accessory Building</b>          |                   |                        |
| -Front                             | 100m              | n/a                    |
| -Rear                              | 13m               | 3.0m                   |
| -Side(n)                           | 20m               | 3.0m                   |
| -Side(s)                           | 3m                | 3.0m                   |
| Parking Spaces (Total)             | 10                | 3                      |

### 3.0 Site Context

The subject property is located on the east side of Bedford Road between Saucier Road and Bedford Lane.

Adjacent land uses include:

North – A1 – Agriculture 1: Gavel Extraction/Single Family Dwelling  
South – RR1 – Rural Residential 1: Vacant  
East – A1 – Agriculture 1: Single Family Dwelling  
West – A1 – Agriculture 1: Single Family Dwelling / ALR

### 4.0 LOCATION MAP

See attachment.

### 5.0 EXISTING DEVELOPMENT POTENTIAL

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

Secondary suites are a permitted secondary use in the RR1s – Rural Residential 3 zone with Secondary Suite.

### 6.0 CURRENT DEVELOPMENT POLICY

#### 6.0.1 Kelowna Official Community Plan

The subject property is designated as Rural Agricultural in the OCP, although it is not in the ALR. The site is zoned Rural Residential (RR1).

The proposed accessory building with a suite already exists as the principal dwelling. The applicant intends to build a new principal dwelling (already under construction) and convert the existing building to the accessory with suite category. This proposal to allow a suite in an accessory building in a rural residential zone could be supported as there would be no impact on this site or on adjoining properties.

### 7.0 TECHNICAL COMMENTS

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

#### 7.0.1 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.

7.0.2 Inspection Services Department

No concerns.

7.0.3 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application to rezone from RR1 to RR1s are as follows:

a) General

The property servicing requirements were completed as part of Subdivision File # S03-0075.

7.0.4 SEKID

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

8.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns with the proposed rezoning to allow a secondary suite on the subject property. The subject property is designated as Rural/Agricultural 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 rural residential neighbourhoods without a significant impact on the character of the area.

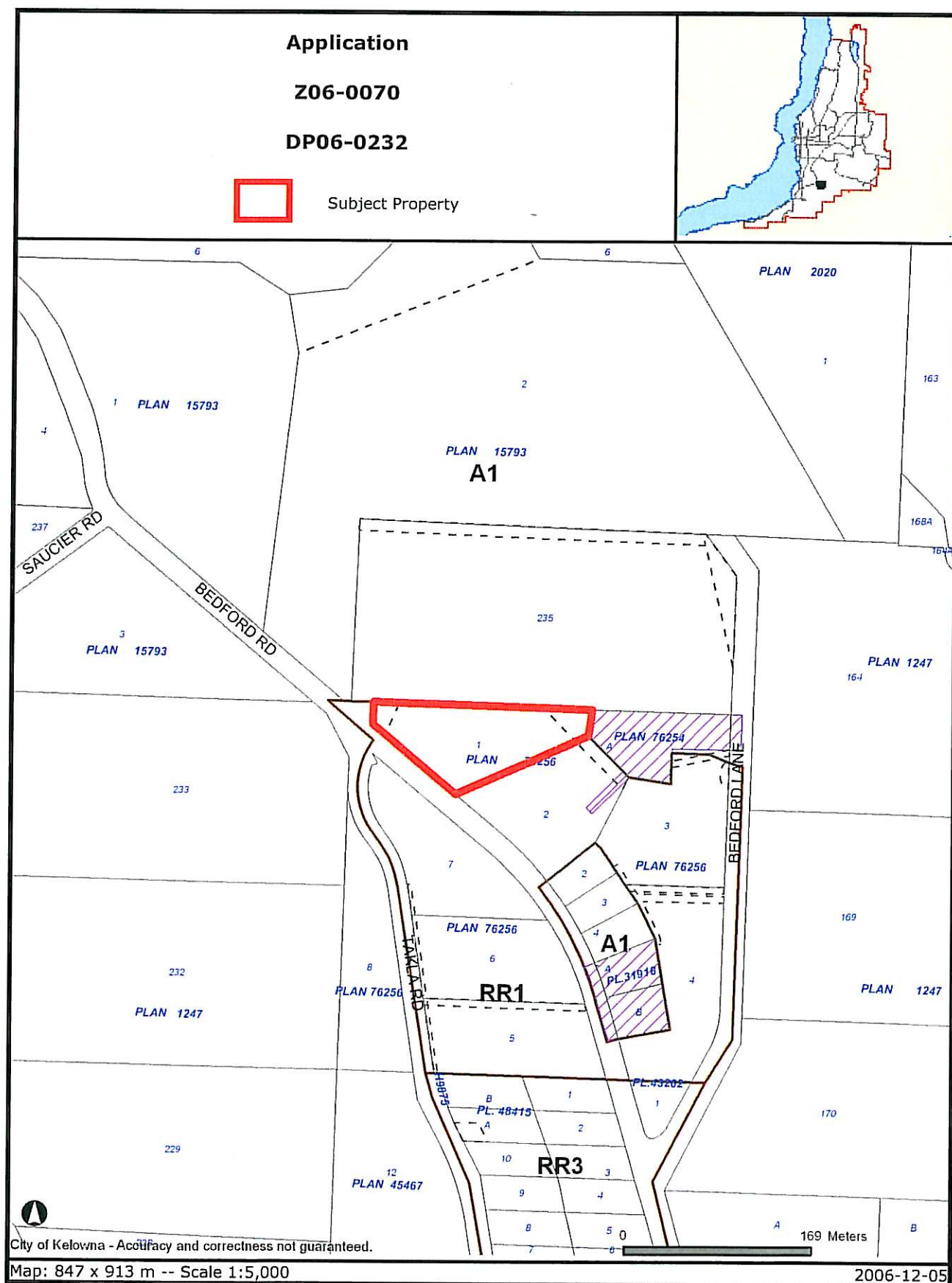
  
\_\_\_\_\_  
Shelley Gambacort  
Acting Manager of Development Services

Approved for inclusion



Mary Pynenburg, MRAIC MCIP  
Director of Planning & Corporate Services

MP/SG/rs  
Attach



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.





majority of bushes to be roses.





[illegible]

## CONCRETE & FOOTINGS

Step 11 is (b)(7)(C) and (b)(7)(D) are not applicable to this case.

[illegible]

Handlings are to have less 1/2" reinforcing bars. The handlings are to be attached such that one bar is at 3" min. from the side and bottom at the footing at 3' min. at the footing.

**ABOVE GRADE MASONRY**

It should grade runway to be uniform to the DC Building.

**CARPENTRY**

forming lumber and) for marine use (2) or better. More than 400,000 board feet of plan, all beam and joist material in the drawings to be reviewed and certified by the manufacturer and approved. Any beam or joist that is not provided by cross/laminate manufacturer.

...and the ... of ...

1. The following information is being furnished to you for your information only. It is not intended to constitute an offer of insurance or any other financial product. The information is being provided to you for your information only and should not be used as a basis for any investment decision. The information is being provided to you for your information only and should not be used as a basis for any investment decision.

## INSULATION / VENTILATION

**Thermos insulation requirements**  
 Insulation - R 40  
 Vapor barrier - 100%  
 Ceiling - R 32  
 Floor - R 32

• Ceiling insulation may be loose fill type or batt type.  
 • Vapor barrier must be installed.  
 • Plastic and ceiling batts between residence and attached garage must be installed.  
 • Insulation requirements may vary with building systems & local conditions.  
 • Local codes must be consulted with respect to use of a combination of materials, equally distributed but not less than the required R value of the roof mass and batts.

**ENGINEERING**

[illegible]

**MULLINS**  
**DRAFTING & DESIGN**  
 144 DAYTON STREET KELSO, B.C. V7  
 TEL: (250) 797-5483  
 FAX: (250) 797-7474  
 EMAIL: DESIGN@MULLINS.DESIGN

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PROPOSED PROJECT FOR:  
**DYCK RESIDENCE**

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DATE: FEB 26/2006

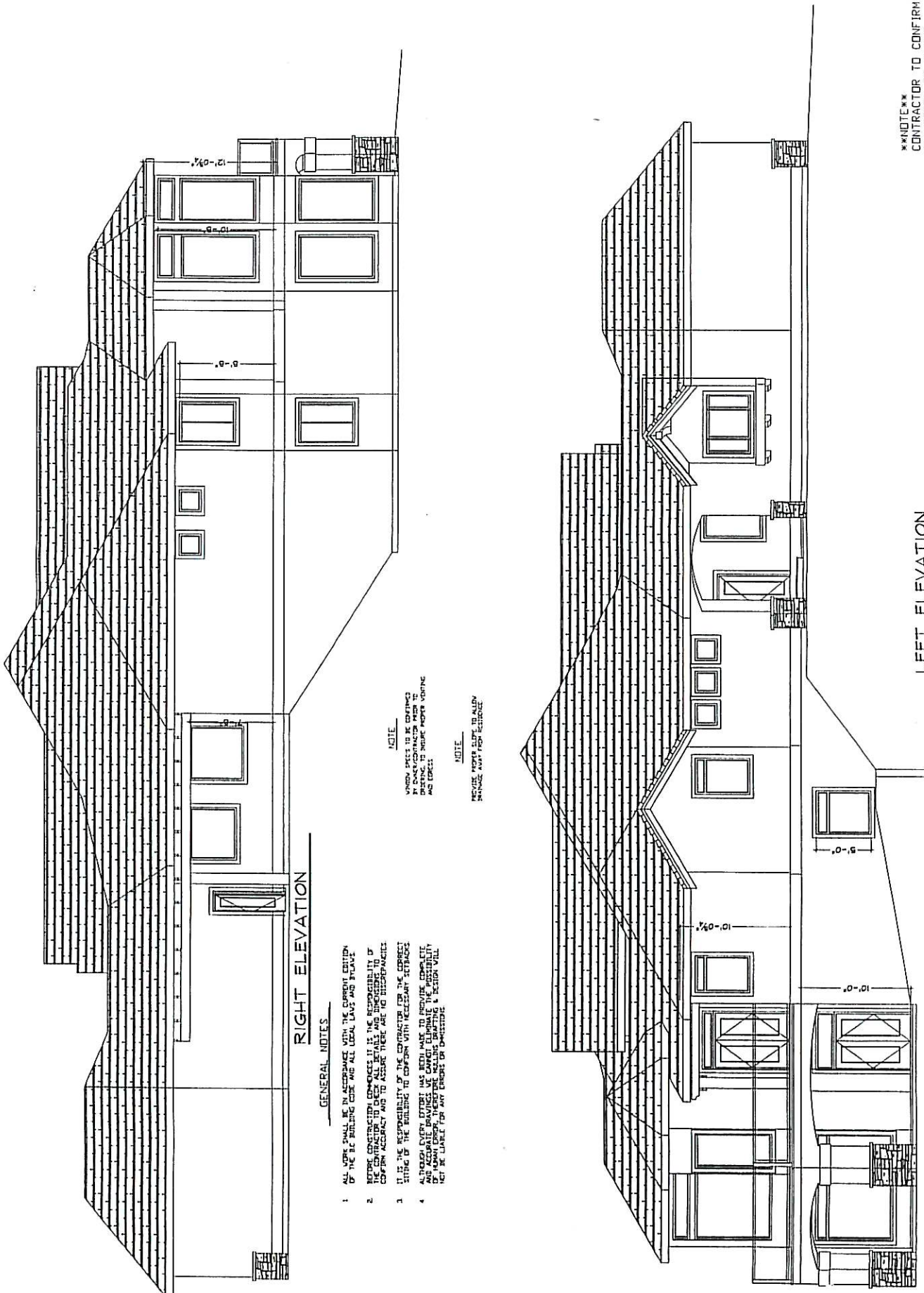
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SCALE: 1/8"=1'-0"

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2 OF 7

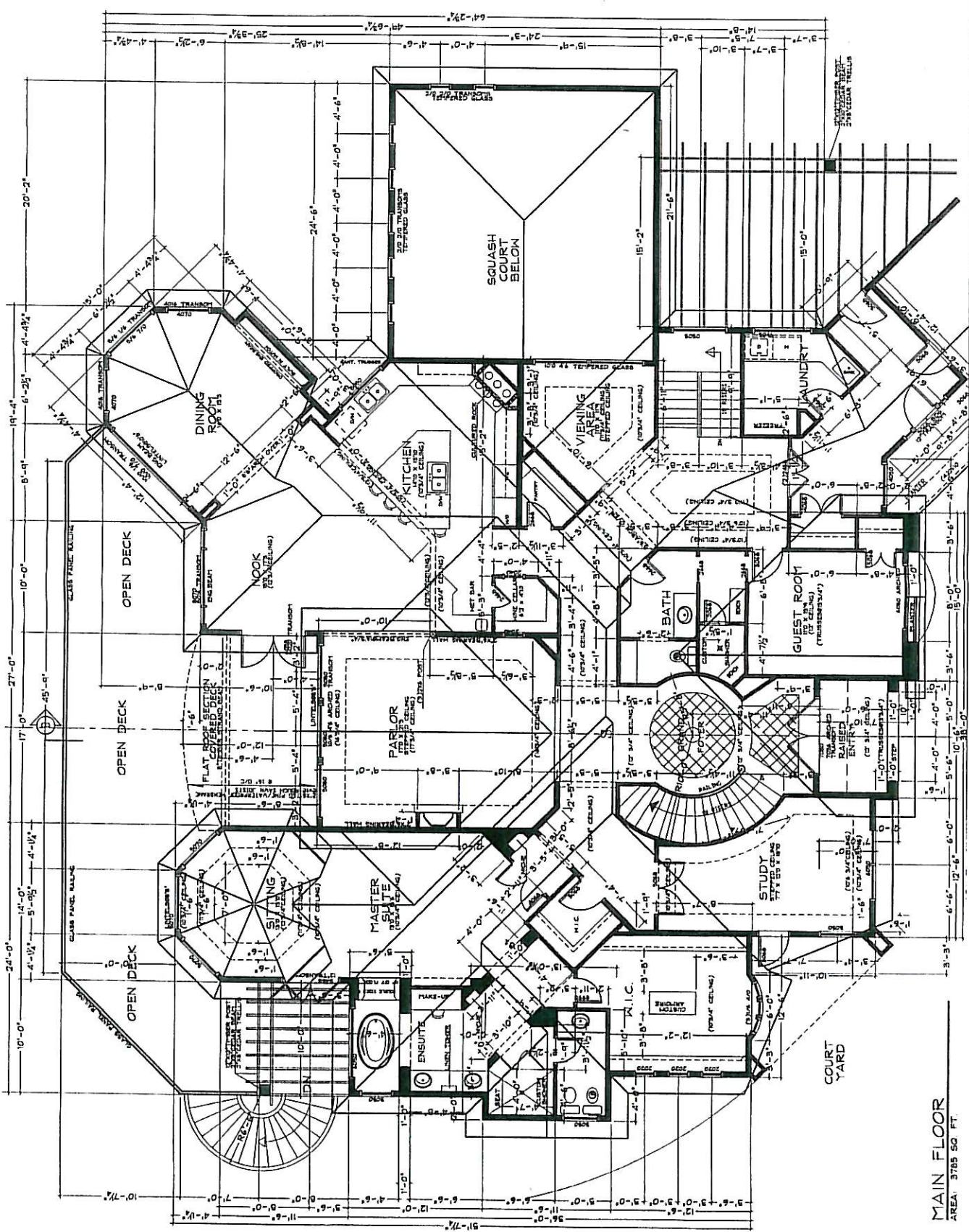


\*\*\*NOTE\*\*\*  
CONTRACTOR TO CONFIRM

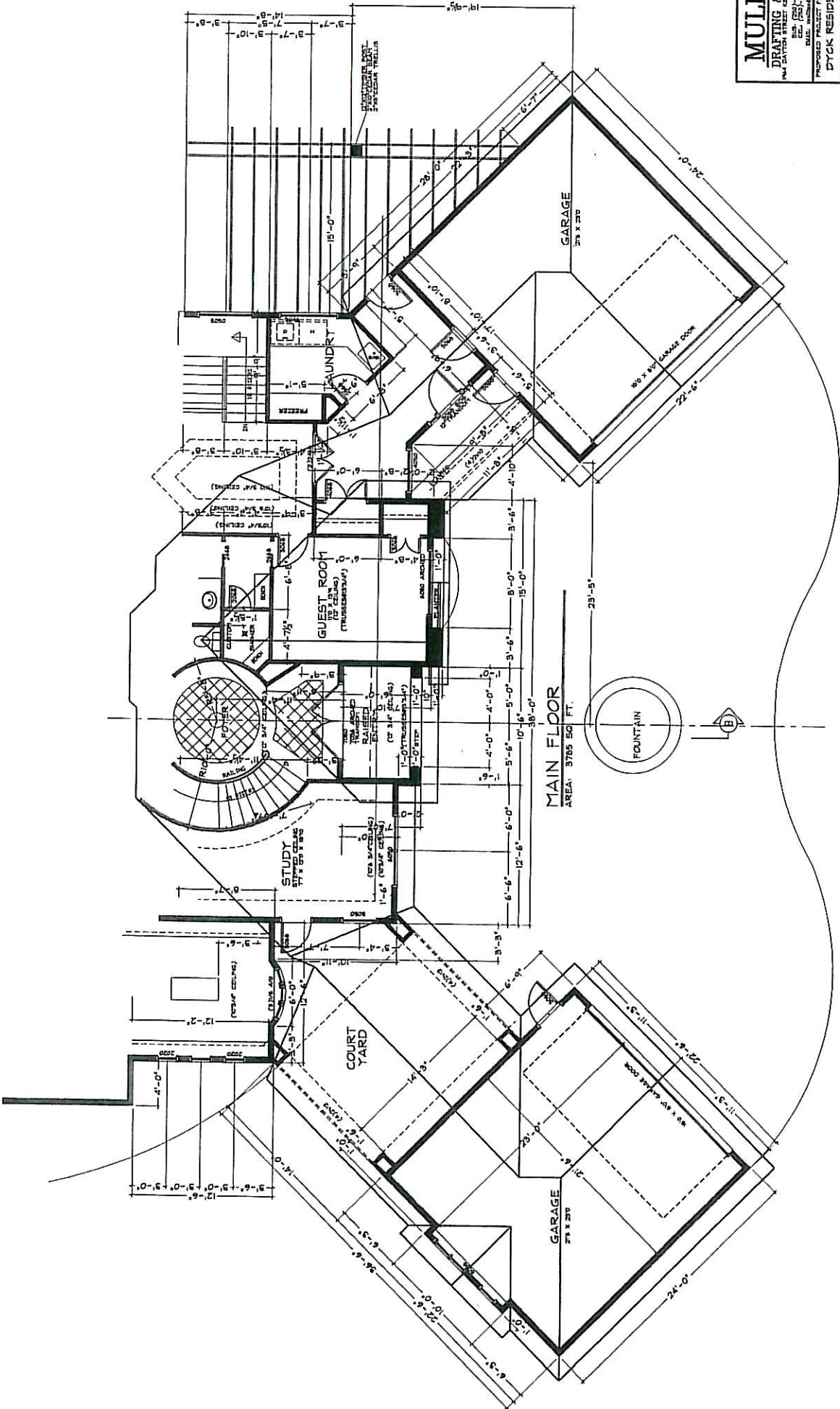
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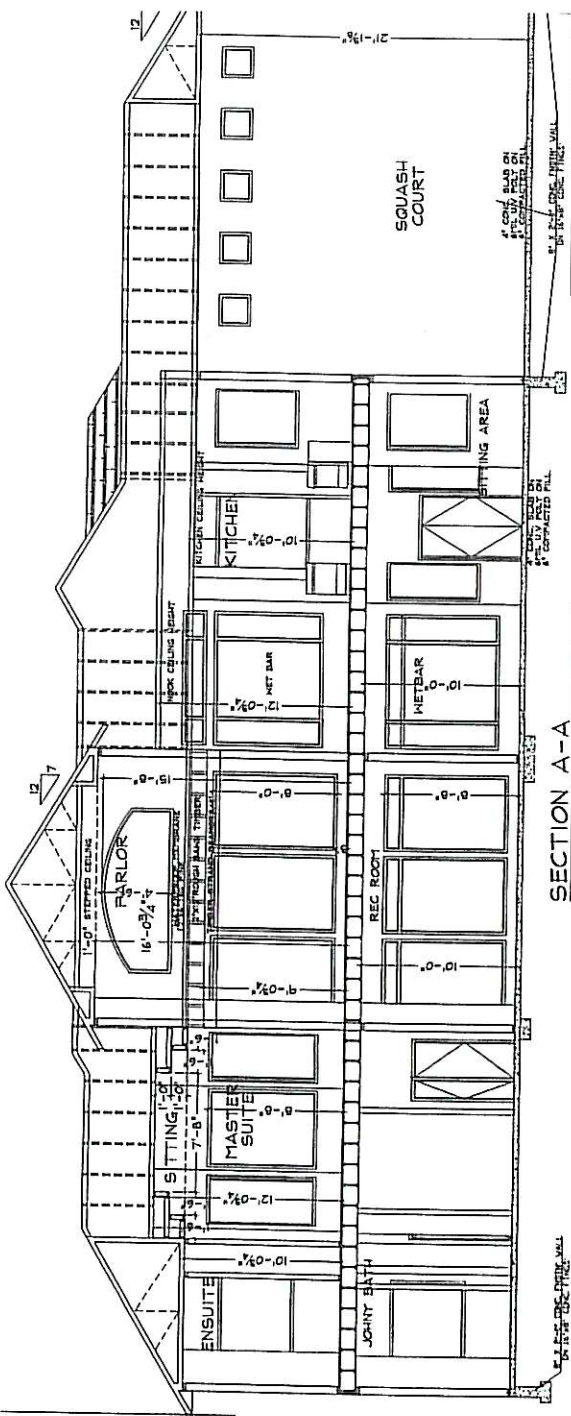




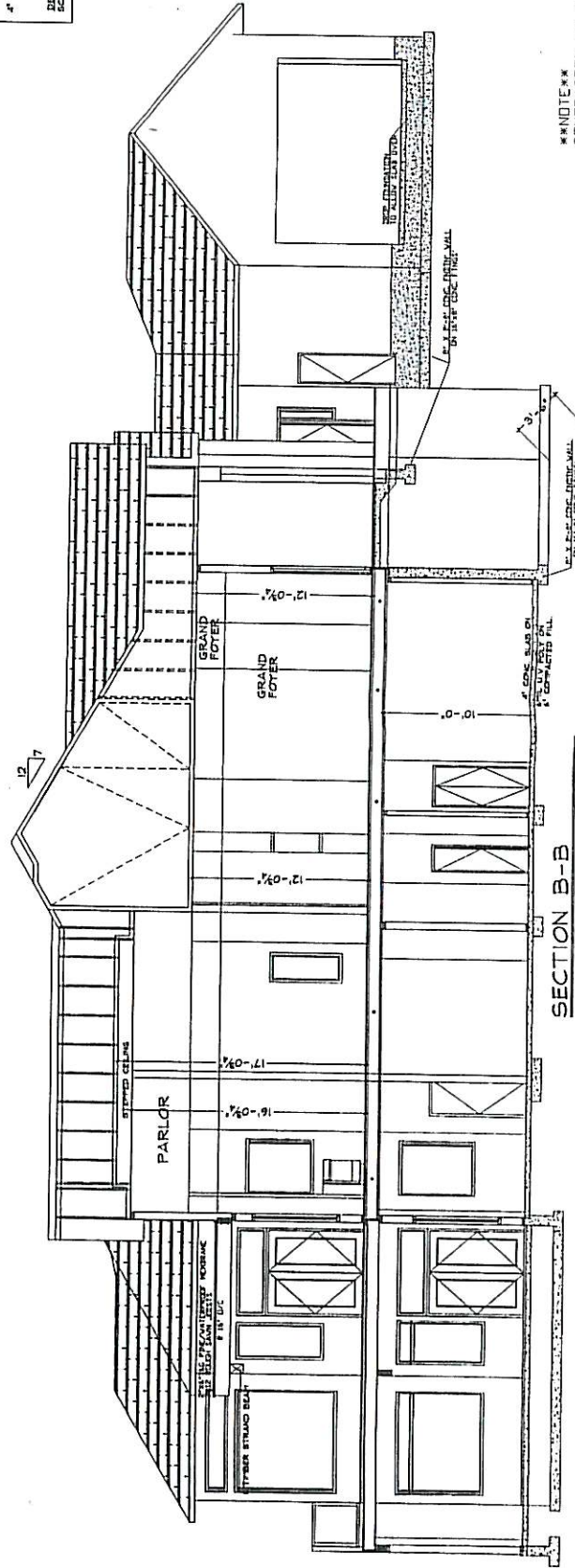
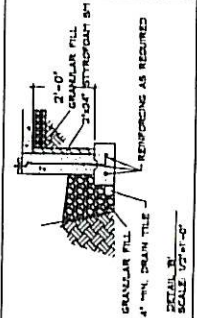
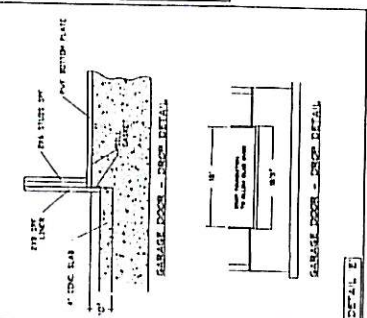
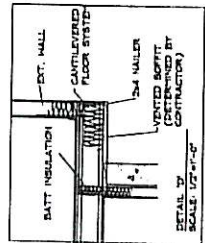
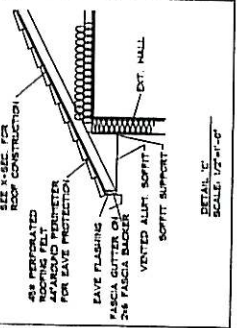
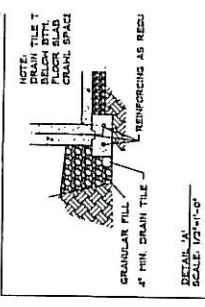


**MAIN FLOOR**  
 AREA: 3785 SQ. FT.





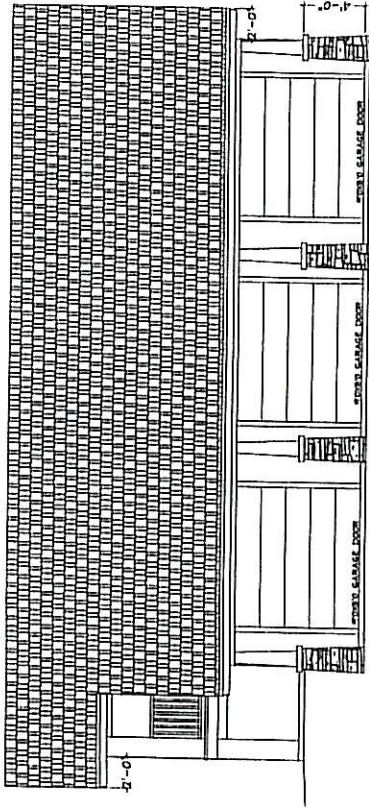
SECTION A-A



SECTION B-B

**MULLIN**  
 DRAFTING & DESIGN  
 104 BAYVIEW STREET, KENNESAW, GA 30144  
 TEL: (770) 417-7748  
 FAX: (770) 417-7749  
 PROPOSED PROJECT FOR  
 DYCK RESIDENCE  
 DATE: FEB 20/2008  
 SCALE: 1/8"=1'-0"  
 PAGES: 5 OF 7

NOTE: CONTRACTOR TO CONFIRM DIM PRIOR TO CONST.



FRONT ELEVATION

NOTE

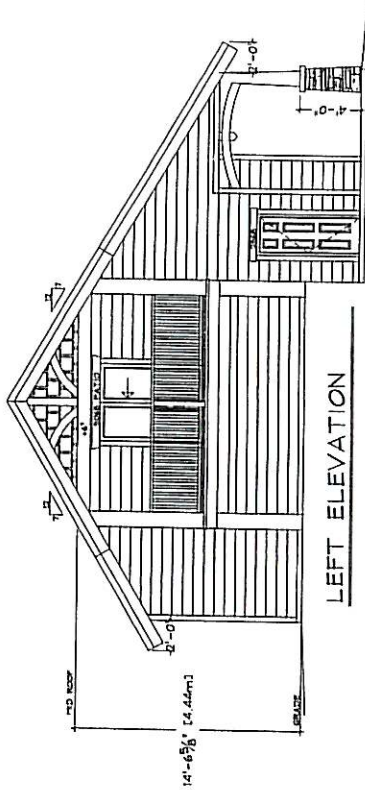
PROVIDE ROOF SLOPE TO ALLOW PROPER DRAINAGE TO INSURE PROPER VENTING AND DRYING

NOTE

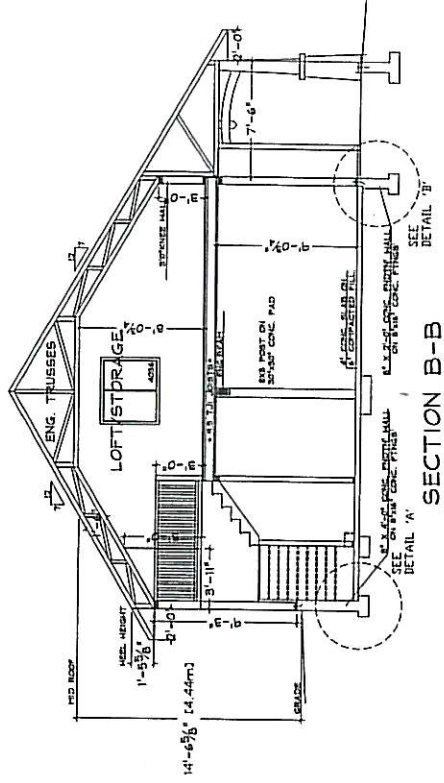
PROVIDE ROOF SLOPE TO ALLOW PROPER DRAINAGE TO INSURE PROPER VENTING AND DRYING

GENERAL NOTES

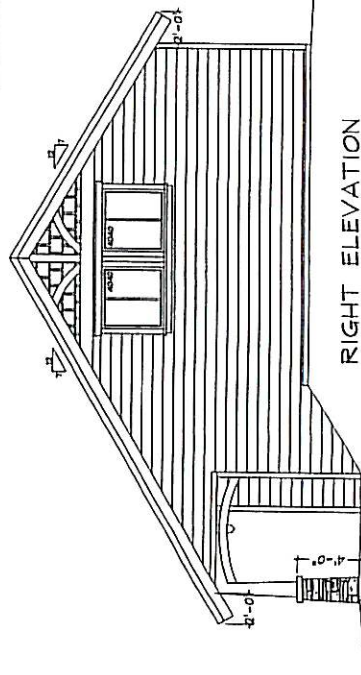
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND TO ENSURE THAT ALL DETAILS AND DIMENSIONS TO CONFORM ACCURATELY AND TO ASSURE THERE ARE NO DISCREPANCIES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SETTING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPLETE AND ACCURATE DIMENSIONS AND DETAILS TO THE DRAWING. THEREFORE THE CONTRACTOR SHALL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.



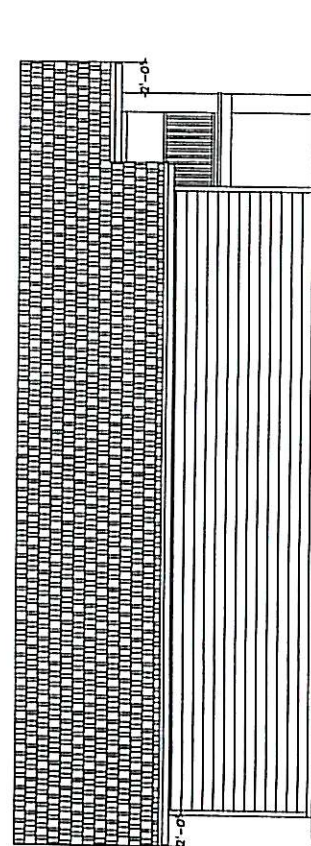
LEFT ELEVATION



SECTION B-B



RIGHT ELEVATION



REAR ELEVATION

\*\*\*NOTE\*\*\*  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

|                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------|
| <b>MULLINS</b>                                                                                                                |
| DRAFTING & DESIGN                                                                                                             |
| 2141 BAYVIEW AVE. SUITE 100<br>VANCOUVER, B.C. V7T 1V7<br>TEL: (604) 271-7777<br>FAX: (604) 271-7778<br>WWW.MULLINSDESIGN.COM |
| PROJECT FOR:                                                                                                                  |
| DTCK GARAGE                                                                                                                   |
| DATE: FEB 20/2004                                                                                                             |
| SCALE: 1/8"=1'                                                                                                                |
| PAGES:                                                                                                                        |



