
CITY OF KELOWNA
MEMORANDUM

DATE: FEBRUARY 20, 2007

TO: CITY MANAGER

FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. Z07-0007

OWNER: John McDonald
Jane Muskens

AT: 671 Clifton Road

APPLICANT: Peter J. Chataway

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RR3 – RURAL RESIDENTIAL 3 ZONE TO THE RR3S – RURAL RESIDENTIAL 3 WITH SECONDARY SUITE ZONE TO ALLOW FOR A SECONDARY SUITE IN AN ADDITION TO THE EXISTING DWELLING

EXISTING ZONE: RR3 – RURAL RESIDENTIAL 3

PROPOSED ZONE: RR3S – RURAL RESIDENTIAL 3 WITH SECONDARY SUITE

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 32, Township 26, ODYD Plan 20929, located on Clifton 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;

2.0 SUMMARY

The applicant is proposing to rezone the subject property from the RR3 – Rural Residential 3 zone to the RR3s – Rural Residential 3 with Secondary Suite zone in order to accommodate a building addition which will house a secondary suite. The two storey suite will measure 90m² in size and will contain two bedrooms, a living room, kitchen, two bathrooms and laundry room. One parking space will be provided adjacent to the suite. The subject property has a large rear yard which will allow for ample private open space for the residents of the suite and single family dwelling.

The proposed building addition would be finished to match the existing building with stucco and asphalt shingles .

The application compares to the requirements of the proposed RR3S – Rural Residential 3 with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RR3S ZONE REQUIREMENTS
Lot Area (m ²)	983.45m ²	550m ²
Lot Width (m)	22.25m	16.5m
Lot Depth (m)	44.2m	30.0m
Site Coverage (%)	29.9%	40%
Total Floor Area (m ²) -House -Secondary suite	232.58m ² 90m ²	90m ²
Height (Storeys)	2	2.5m
Setbacks-House (m)		
-Front	6.68m	6.0m
-Rear	21.64m	7.5m
-Side(n)	3.04m	2.0m
-Side(s)	2.98m	2.0m
Parking Spaces (Total)	3	3

3.0 SITE CONTEXT

The subject property is located on the east side of Clifton Road between Spruceview Place South and Caramillo Road.

Adjacent zones and uses are:

North - RU1 – Large Lot Housing - Single Family Dwelling
 East - RU1 – Large Lot Housing - Single Family Dwelling
 South - RU1 – Large Lot Housing - Single Family Dwelling
 West - RM4 – Transitional Low Density Housing - Vacant

4.0 LOCATION MAP

See attachment.

5.0 EXISTING/PROPOSED DEVELOPMENT POTENTIAL

The purpose of the RR3 – Rural Residential 3 is to provide for country residential development, and complementary uses, on larger lots in areas of high natural amenity and limited urban services.

Secondary suites are a permitted secondary use in the RR3 – Rural Residential 3 zone provided that a rezoning to the “s” designation is approved by Council.

5.1 Current Development Policy

5.2.1 Kelowna Official Community Plan

The subject property is designated as Single/Two Family Residential on Generalized Future Land Use Map 19.1 which forms part of the Official Community Plan. The proposed land use (single dwelling housing with a secondary suite) is consistent with the direction of this policy document.

Development of the proposed suite is subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in chapter 8 of the Official Community Plan. The intent of the Development Guidelines is to give consideration to the form, character and landscaping of all secondary, new secondary suites and two dwelling forms of housing. The applicant has incorporated building design features that are consistent with the Development Guidelines.

3.4.2 Kelowna Strategic Plan

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.

4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments and the following comments were received:

4.1 Public Health Inspector

No concerns.

4.2 Inspection Services Department

Existing carport foundations to meet requirements of BCBC 2006 for bearing and frost protection for addition. Provide one-hour fire separation between proposed

suite and main residence. De-commission septic tank and field by removing or infilling tank.

4.3 Works and Utilities Department

The Works & Utilities Department have the following requirements associated with these applications

4.3.1 Domestic Water and Fire Protection

The existing house is provided with a 19mm-water service that may continue to be used to supply the main residence and the proposed suite. Metered water from the main residence must be extended to supply the suite.

4.3.2 Sanitary Sewer

Our records indicate that this property is not serviced by sanitary sewer service. Provide a single 100mm-diameter sanitary sewer service that should be used to service the main residence and the proposed suite. An inspection chamber (IC) must be installed on the sanitary service. The new sanitary service can be provided by City forces at the applicant's cost.

The applicant will be required to sign a Third Party Work Order for the cost of installing the service prior to issuance of a Building Permit.

Abandon and backfill existing septic tanks in accordance with Building Department requirements. Identify, on the Lot Grading Plan, the location of the existing tanks and fields.

Sewer Specified Area Administration Fee of \$250.00 to amend service boundary.

Sewer Development Charge of \$300.00.

4.3.3 Development Permit and Site Related Issues

Access to this property will continue to be from Clifton Road after the Clifton Rd/Skyline St. Re-alignment project. Provide an additional hard surface on-site parking and designated turn-around area for the proposed dwelling unit so that vehicles can exit the site in a forward direction.

4.3.4 Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

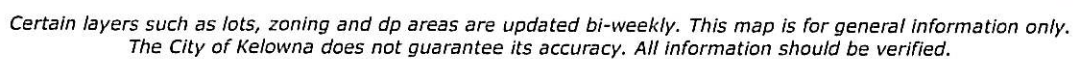
5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

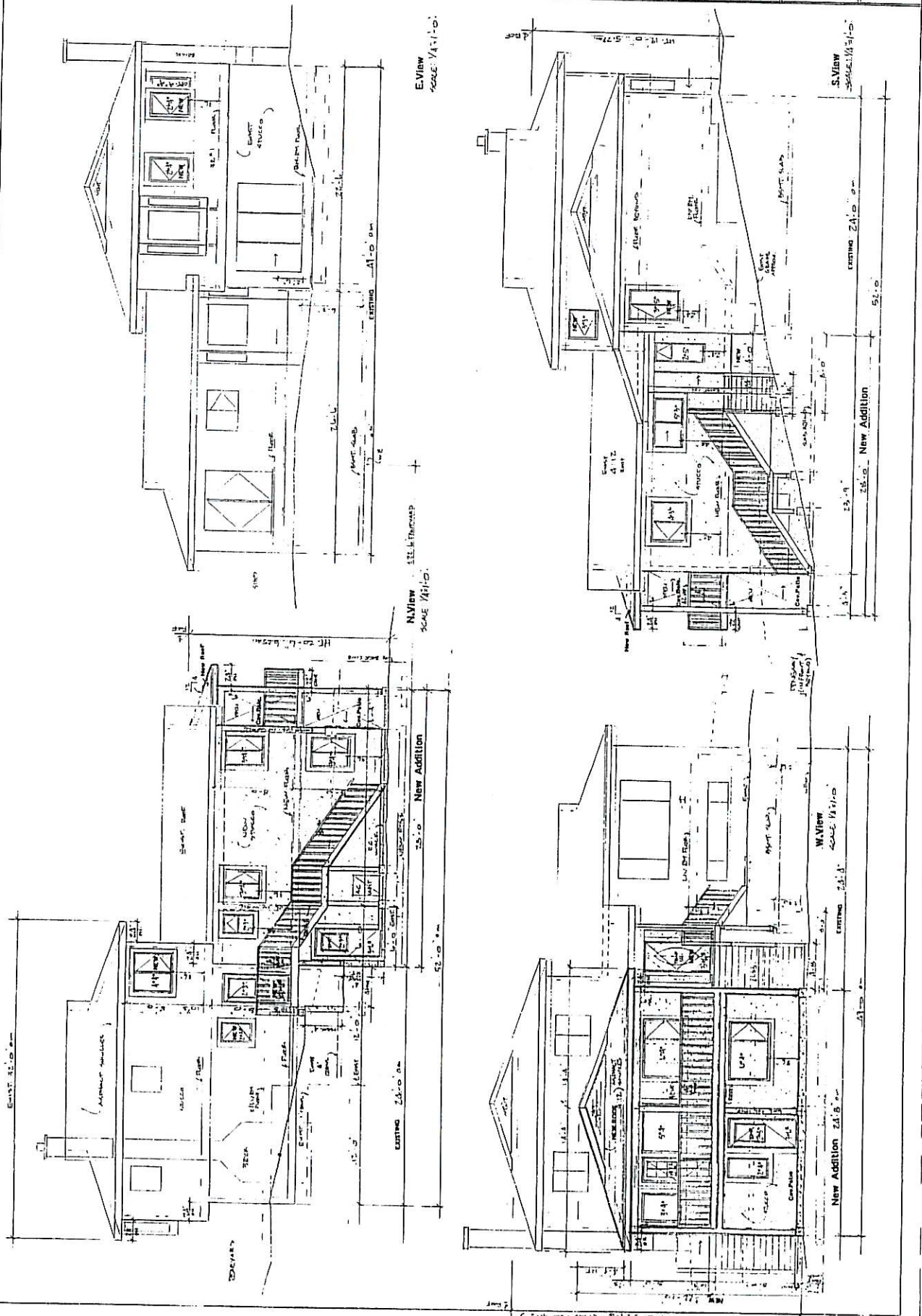
The Planning and Development Services Department has no concerns with the proposed rezoning to allow a secondary suite in an addition to the existing single family dwelling. The proposed addition will be finished to match the existing dwelling and adequate parking can be accommodated in a proposed carport. The parking for the principle dwelling is accommodated in an existing two-car garage.

Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion ☐
Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/rs





Land Title System

For: [PA22836] [VAN GURP, HENK (P) (LDBC)]

As Of: 06/11/27 11:12:27

Search Results

Nov 27, 2006

11:12:28 AM

Folio: MCDONALD_JOH

Search by Title Displaying Current Information

Title Displayed

KAMLOOPS	LAND TITLE OFFICE	TITLE NO: FK44837
DECLARED VALUE	152500	FROM TITLE NO: KF37669

APPLICATION FOR REGISTRATION RECEIVED ON: 31 MAY, 1995
ENTERED: 11 JUNE, 1996

REGISTERED OWNER IN FEE SIMPLE:
JOHN FOWLER MCDONALD, GRAPHIC ARTIST/WRITER
JANE MARY MUSKENS, PUBLICIST
671 CLIFTON RD., SOUTH
KELOWNA, BC
V1V 1A7
AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF KELOWNA

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 004-003-811
LOT 2 SECTION 32 TOWNSHIP 26 OSCYOOS DIVISION YALE DISTRICT PLAN 20929

LEGAL NOTATIONS:

LAND HEREIN WITHIN BUILDING SCHEME SEE F14705

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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UNDERSURFACE RIGHTS

33025E	1946-03-11	10:03
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REGISTERED OWNER OF CHARGE:

THE DIRECTOR OF SOLDIER SETTLEMENT
33025EREMARKS: INTER ALIA DD 106119F OTHER THAN THOSE EXCEPTED
BY THE CROWN

RESTRICTIVE COVENANT

H14895	1973-03-29	14:00
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REMARKS: SEE H14894F

MORTGAGE

KW22199	2004-02-26	12:31
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REGISTERED OWNER OF CHARGE:

Land Title System

For: [PA22836] [VAN GURP, HENK (P) (LDBC)]

As Of: 06/11/27 11:12:47

Miscellaneous Notes

Nov 27, 2006

11:12:47 AM

Folio: MCDONALD_JOH

Search by Parcel ID Showing Miscellaneous Notes

*** NO MISC NOTES FOUND

PARCEL IDENTIFIER (PID): 004-003-811

SHORT LEGAL DESCRIPTION: S/20929////2

MARG:

MISCELLANEOUS NOTES:

Search Again

Kamloops

Land Title District

Search by: Parcel ID (QP) - misc notes

Search Criteria: 004003811

Submit

Reset

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