
**CITY OF KELOWNA
MEMORANDUM**

DATE: November 29, 2007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z07-0066

APPLICANT: Anne Squair

AT: 1704 Joe Riche Road

OWNER: Vic & Denise Clay

PURPOSE: TO REZONE FROM THE A1 – AGRICULTURE 1 TO THE A1(s) – AGRICULTURE 1 WITH SECONDARY SUITE ZONE, IN ORDER TO CREATE A SECONDARY SUITE WITHIN A NEW ACCESSORY BUILDING.

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: A1(s) – AGRICULTURE 1 WITH SECONDARY SUITE ZONE

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0066 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 168, TWP 27, O.D.Y.D., Plan 24361, located on Joe Rich Road, Kelowna, B.C. from the A1 – Agriculture 1 zone to the A1(s) – Agriculture 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 the final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works and Utilities Department being completed to their satisfaction.

2.0 SUMMARY

This application seeks to rezone from A1 – Agriculture 1 to A1(s) – Agriculture 1 with a Secondary Suite zone to allow a secondary suite within a new accessory building on the subject property. Because the lot was developed prior to 1976 and is under 2 acres the provisions and regulations of the RU1 zone will apply in accordance with sec. 1.7.1 of Bylaw 8000.

3.0 BACKGROUND

There is an existing single family dwelling on the subject property which is located on the east side of the property. The proposed accessory building fronting Joe Riche Road would be located on the west side of the property.

There is adequate surface parking available for both the principal and secondary dwelling units located directly in front of the principal unit.

The proposed application meets the requirements of the RU1(s) Rural Residential with a Secondary Suite zone as follows :

CRITERIA	PROPOSAL	A1s ZONE REQUIREMENTS
Development Regulations		
Site Coverage (buildings)	12.5%	40%
Site Coverage (buildings/parking)	18.4%	50%
Height (principal dwelling)	5.9 m	9.5 m
Other requirements		
Floor Area (principal dwelling)	142.70 m ²	n/a
Floor Area (secondary suite)	89.65 m ²	90 m ²
Height (accessory building)	3.56 m	The lesser of 4.5 m or the height of the principal dwelling
Parking Stalls (#)	3 spaces	3 spaces
Separation Distance	6.1 m	5.0 m
Private Open Space	212 m ²	30 m ² of private open space per dwelling

3.1 Site Context

The subject property is located on the north side of Joe Riche Road, north of Hwy 33 E. The surrounding properties are developed for single family housing. More specifically, the adjacent land uses are as follows:

North-	A1 – Agriculture 1 – existing single family subdivision
East	RR3 – Rural Residential 3 - existing single family subdivision
South	P4 – Utilities - existing single family subdivision
West	A1 – Agriculture 1 - existing single family subdivision



3.2 Existing Development Potential

The purpose is to provide a zone for single detached housing, and compatible secondary uses.

4.0 TECHNICAL COMMENTS

4.1 As Attached

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Staff recommends that this rezoning application be supported, as it represents a sensitive infill project, consistent with the policies contained within the OCP. The existing property is large enough to accommodate both buildings without any impact on the surrounding neighbours.

Development of the proposed suite is subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in the Official Community Plan. The intent of the Development Guidelines is to give consideration to the form, character and landscaping of all new secondary suites and two dwelling forms of housing.

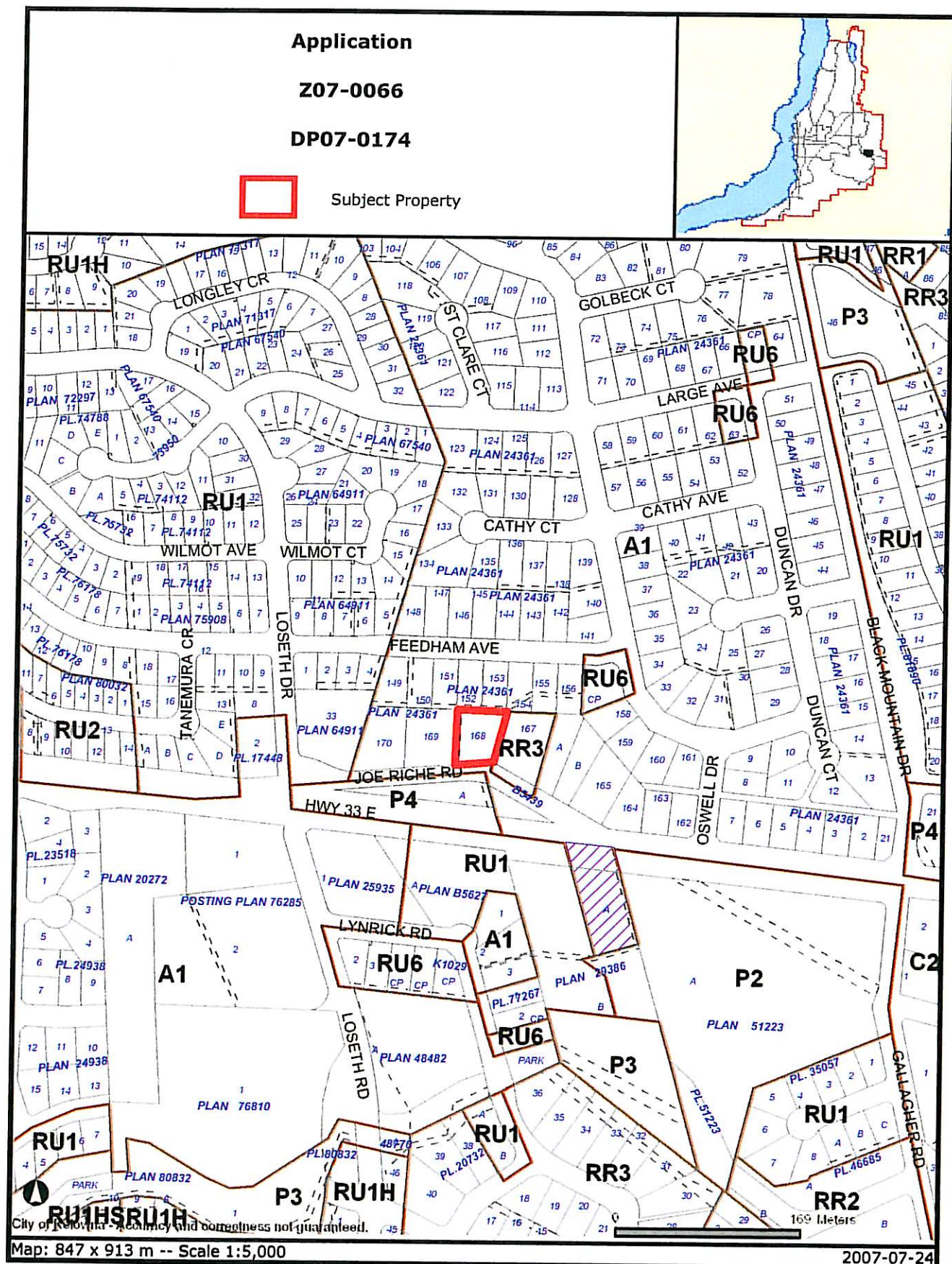
A direct Development Permit accompanies this zoning change application and has been approved. Staff is also supportive of this element of the project.



Shelley Gambacort
Current Planning Supervisor
Bcd

ATTACHMENTS

Location of subject property
Site Plan (Surveyor's Certificate)
Floor Plan of Suite
Photos of Subject Property (7 pages)
Landscape Plan



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.

File: Z07-0066

Application

File: Z07-0066

Type: REZONING - NON APC

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2007-07-24	2007-07-24		
				Bylaw Enforcement Officer
	2007-07-24	2007-07-25	PTURNER	Bylaws has never had any complaints about this property. Patte.
				Community Development & Real Estate Mgr
	2007-07-24	2007-07-31	MBORGUN	Land Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 ? x 11 copy, of any survey plans.
				Environment Manager
	2007-07-24	2007-08-02		No response
2				Environment Manager
	2007-07-24	2007-08-27	CDAVIS	No comment
				Fire Department
	2007-07-24	2007-08-01	GDAFT	No comment
				FortisBC
	2007-07-24	2007-08-02		No response
				Inspections Department
	2007-07-24	2007-07-30	RREADY	No concerns
2				Inspections Department
	2007-07-24	2007-07-30	RREADY	No concerns
				Irrigation District - BMID
	2007-07-24	2007-08-02		see file
				Mgr Policy, Research & Strategic Plannin
	2007-07-24	2007-07-26		no comment
				Ministry of Transportation
	2007-07-24	2007-09-11		Ministry of Transportation has no objection to this proposal and would be prepared to affix signature to the bylaw after 3rd reading.
				Public Health Inspector
	2007-07-24	2007-08-10		sewer required.

File: Z07-0066

Seq	Out	In	By	Comment
	Works & Utilities			
	2007-07-24	2007-08-28		

CITY OF KELOWNA

MEMORANDUM

Date: _ August 21, 2007

File No.: _ Z07-0066

To: _ _ Planning & Development Services Department (NW)

From: _ _ Development Engineer Manager (SM)

Subject: _ 1704 Joe Riche Road - Lot 168, Plan 24361, Sec. 18, Twp. 27, ODYD

The Works & utilities Department comments and requirements regarding this application to rezone from RU1 to RU1s are as follows:

1. _ Subdivision

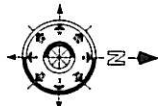
Provide easements as required

4. _ Sanitary Sewer.

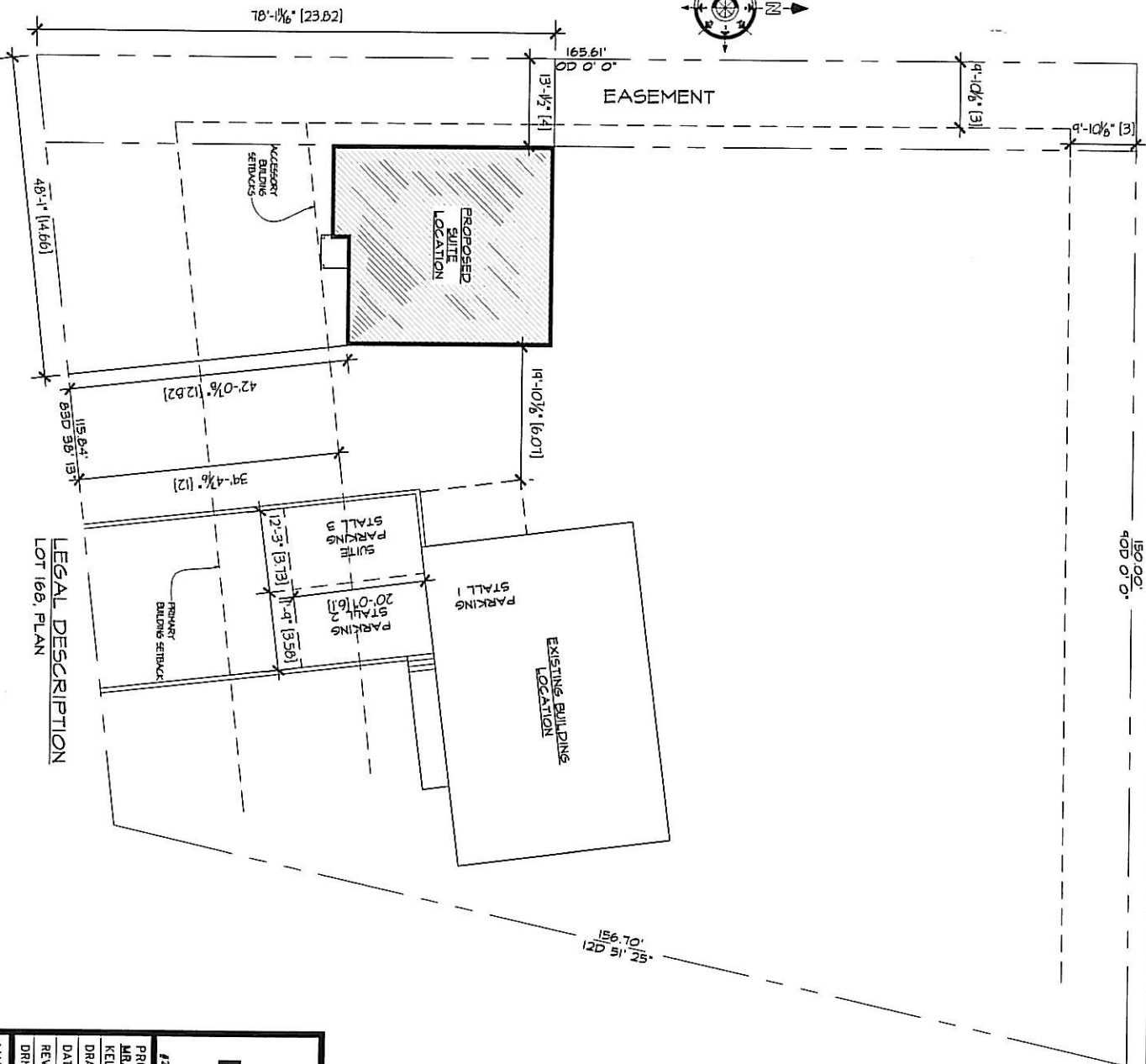
The property is located within Specified Area # 6 and in accordance with the City of Kelowna current policy, the specified charges for the proposed R1S development of a separate dwelling will have to be cash commuted. The current pay out charge for lot with two dwelling is \$913.94 per SFE for a total of \$1,827.88 (Prior to March 31, 2008).

Steve Muenz, P.Eng.
Development Engineering Manager

BB



EASEMENT



LEGAL DESCRIPTION
LOT 166, PLAN



**HARMONY
HOMES**

#201 - 833 FINNS RD., KELOWNA, B.C.
PH: 250-765-5191

PROPOSED RESIDENCE OF:
MR. & MRS. CLAY

KELOWNA, B.C.

DRAWING SCALE: 3/32" = 1'-0"

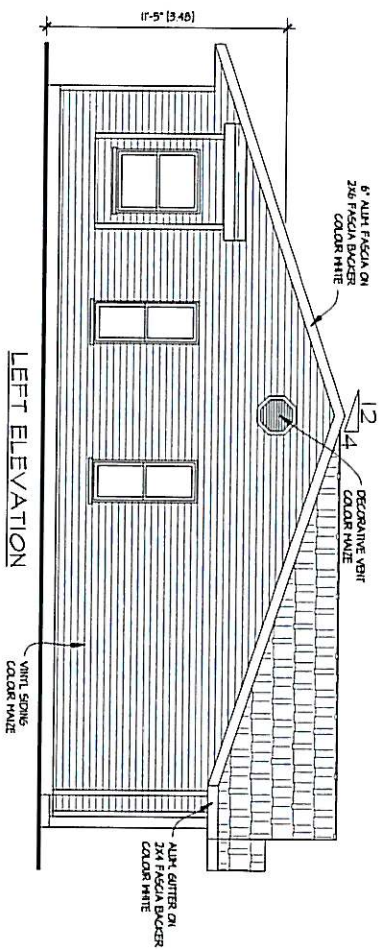
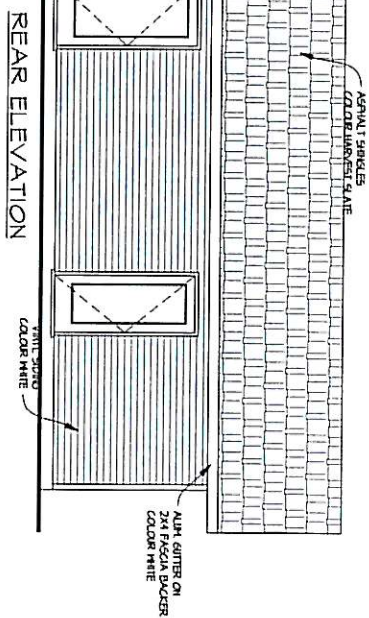
DATE: JULY 6, 2007

REV. DATE(S):

DRN. BY: J.A.S.

4/5

AWARD WINNING BUILDER



**HARMONY
HOMES**

PH: 250-765-5191
#201 - 833 FINNS RD., KELOWNA, B.C.

PROPOSED RESIDENCE OF:
MR & MRS CHAY

KELOWNA, B.C.

DRAWING SCALE: 1/...

DATE: JUL 0,
BEV DATE(S):

DRN. BY: J.A.S.

AWARD WINNING BUILDER

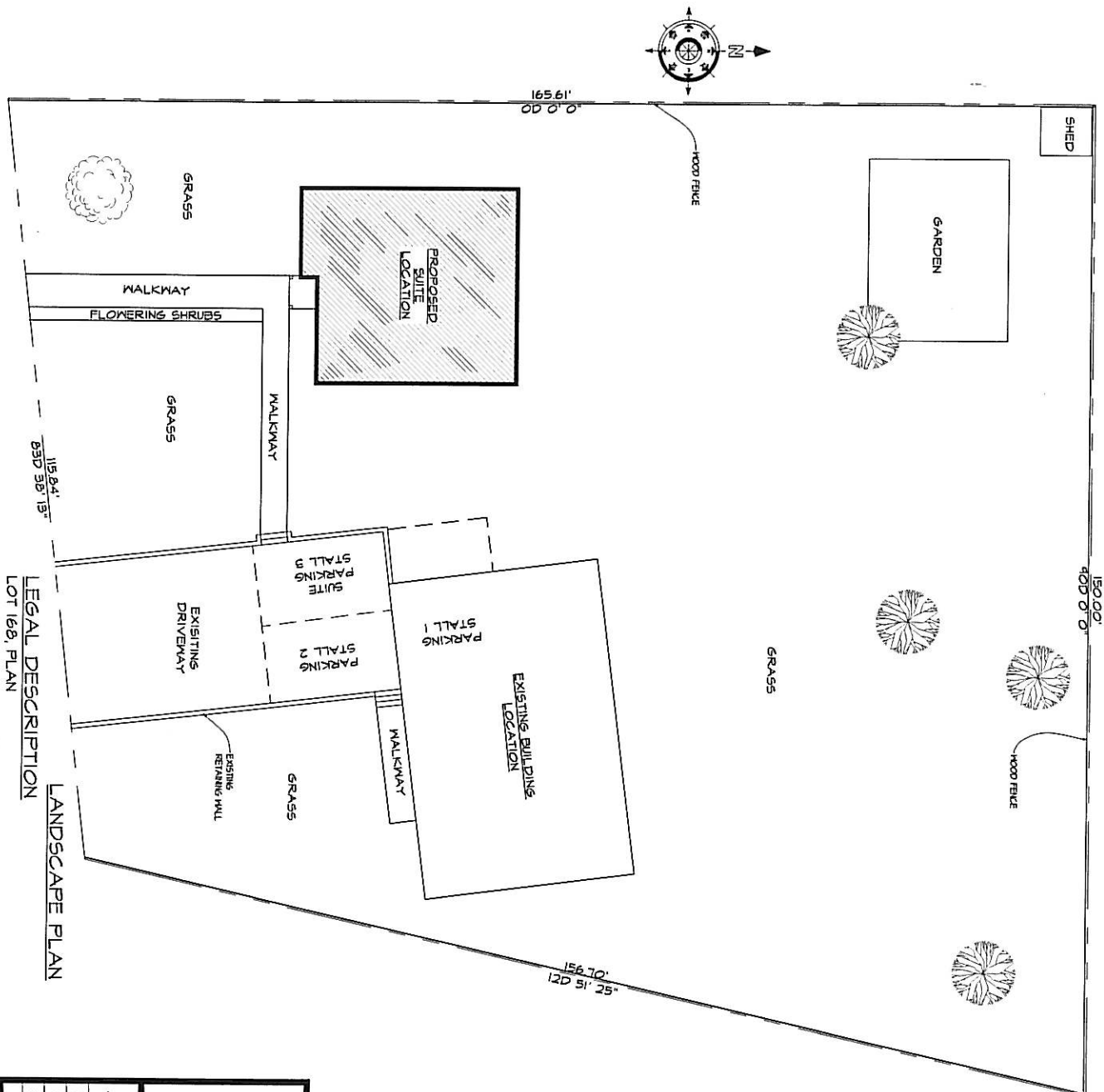












LEGAL DESCRIPTION
LOT 168, PLAN

LANDSCAPE PLAN



**HARMONY
HOMES**

#201 - 833 FINNS RD., KELOWNA, B.C.
PH: 250-765-5191

PROPOSED RESIDENCE OF:
MR. & MRS. CLAY

KELOWNA, B.C.

DRAWING SCALE: 3/32" = 1'-0"

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