
CITY OF KELOWNA

MEMORANDUM

Date: August 8, 2008
To: City Manager
From: Planning and Development Services Department

APPLICATION NO. Z08-0055

OWNER: Robert George Peter Elliott

AT: 4355 June Spring Rd

APPLICANT: Robert George Peter Elliott

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RR1 – RURAL RESIDENTIAL 1 ZONE TO THE RR1s - RURAL RESIDENTIAL 1 WITH SECONDARY SUITE ZONE

EXISTING ZONES: RR1 – RURAL RESIDENTIAL 1

PROPOSED ZONE: RR1(s) - RURAL RESIDENTIAL 1 WITH SECONDARY SUITE

OCP DESIGNATIONS: AGR – RURAL / AGRICULTURAL

REPORT PREPARED BY: Birte Decloux

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 35, Township 29, ODYD, Plan KAP71642, located on June Springs Road, Kelowna, B.C., from the RR1 – Rural Residential 1 zone to the RR1(s) – Rural Residential 1 with secondary suite zone be considered by Council;

AND THAT Rezoning Application No. Z08-0055 be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY

This application seeks to rezone from the RR1 – Rural Residential 1 zone to the RR1(s) – Rural Residential 1 with secondary suite zone to allow a secondary suite within a new accessory building on the subject property.

3.0 BACKGROUND

There is an existing single family dwelling on the subject property which is located on the northern portion of this 2.48 acre property. The proposed accessory building is proposed to be sited behind and to the south of the principle residence, meeting minimum distance requirements between the buildings. Access to the accessory building will be off the main driveway crossing the Hydro right-of-way due to the topography of the site.



The application meets the requirements of the proposed RR1(s) – Rural Residential 1 with a secondary suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RR1(S) ZONE REQUIREMENTS (FOR SECONDARY SUITE IN ACCESSORY BUILDING)
Subdivision Regulations		
Lot Area	10,550 m ²	8000 m ²
Lot Width	136.67 M	40 m
Lot Depth	Approx 145.4 M	30 m
Development Regulations		
Site Coverage	3%	10%
Existing Dwelling		
Height	8.2 m	Lessor of 2 ½ storeys / 9.5 m
Total Floor Area	241.5 m ² (2,600 ft ²)	
Front Yard	24.82 m	6.0 m
Side Yard (s)	86.92 m	3.0 m except 4.5m from a flanking street
Side Yard (n)	30.97 m	3.0 m except 4.5m from a flanking street
Rear Yard	< 10 m	10 m
Proposed Secondary Suite in an Accessory Building		
Height	6.0 M	6.0 m
Total Floor Area	57.3 m ² (617 sq ft)	90m ²
Front Yard	42.5 M	4.5 m or 6.0 m to a garage
Side Yard (n)	< 3 M	3.0 m except 4.5m from a flanking street
Side Yard (s)	23 M	3.0 m except 4.5m from a flanking street)
Rear Yard	< 3 M	3 m
Separation (Distance Between Houses)	50 M	5.0 m
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

4.0 Site Context

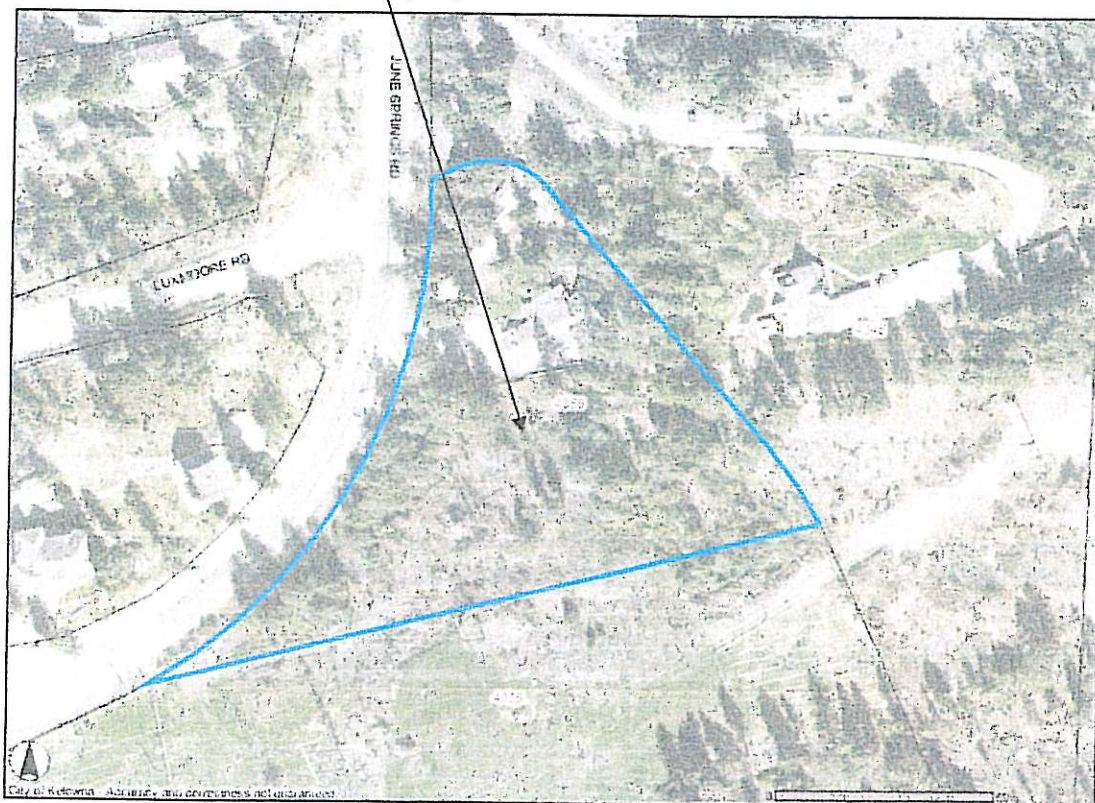
The subject property is located within the rural area of South East Kelowna and situated on the west side of June Springs Road.

Adjacent zones and uses are, to the:

- North - A1 - Agriculture 1
- East - A1 - Agriculture 1
- South - A1 - Agriculture 1
- West - RR1 – Rural Residential

4.1 Site Location Map

Subject Property: 4355 June Springs Road



5.0 CURRENT POLICY DEVELOPMENT

The purpose of the RR1 zone is to provide a zone for country residential development on large lots, and complementary uses, in areas of high natural amenity and limited urban services. The current Official Community Plan has designated the subject property as rural / agricultural.

Section 8.1.40 – Housing Variety – Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population and satisfies a range of life style choices.

Section 8.1.47 – Secondary Suites – Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of Secondary Suites

6.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

6.1 Works and Utilities

The property is located within the South East Kelowna Irrigation District (SEKID). Confirmation is required from SEKID that the water system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.

6.2 Public Health Inspector

Concerns regarding provisions for sewage disposal and drinking water were addressed.

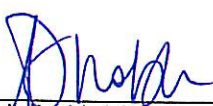
7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department supports the proposed land use as it represents a sensitive infill project that is consistent with the policies of the Official Community Plan. The existing property is large enough to accommodate both buildings without any impact on the surrounding neighbours.

The Right-of-Way at 26.52 m on the south side of the property creates the required buffer from any adjoining agricultural parcels as set out by the Agriculture Plan and OCP.

All requirements of South East Kelowna Irrigation District (SEKID) and the Public Health Inspector have been satisfied.

A Direct Development Permit for form and character of the accessory building accompanies this zoning amendment application and will be executed at a staff level to ensure compatible integration with the established rural neighbourhood.

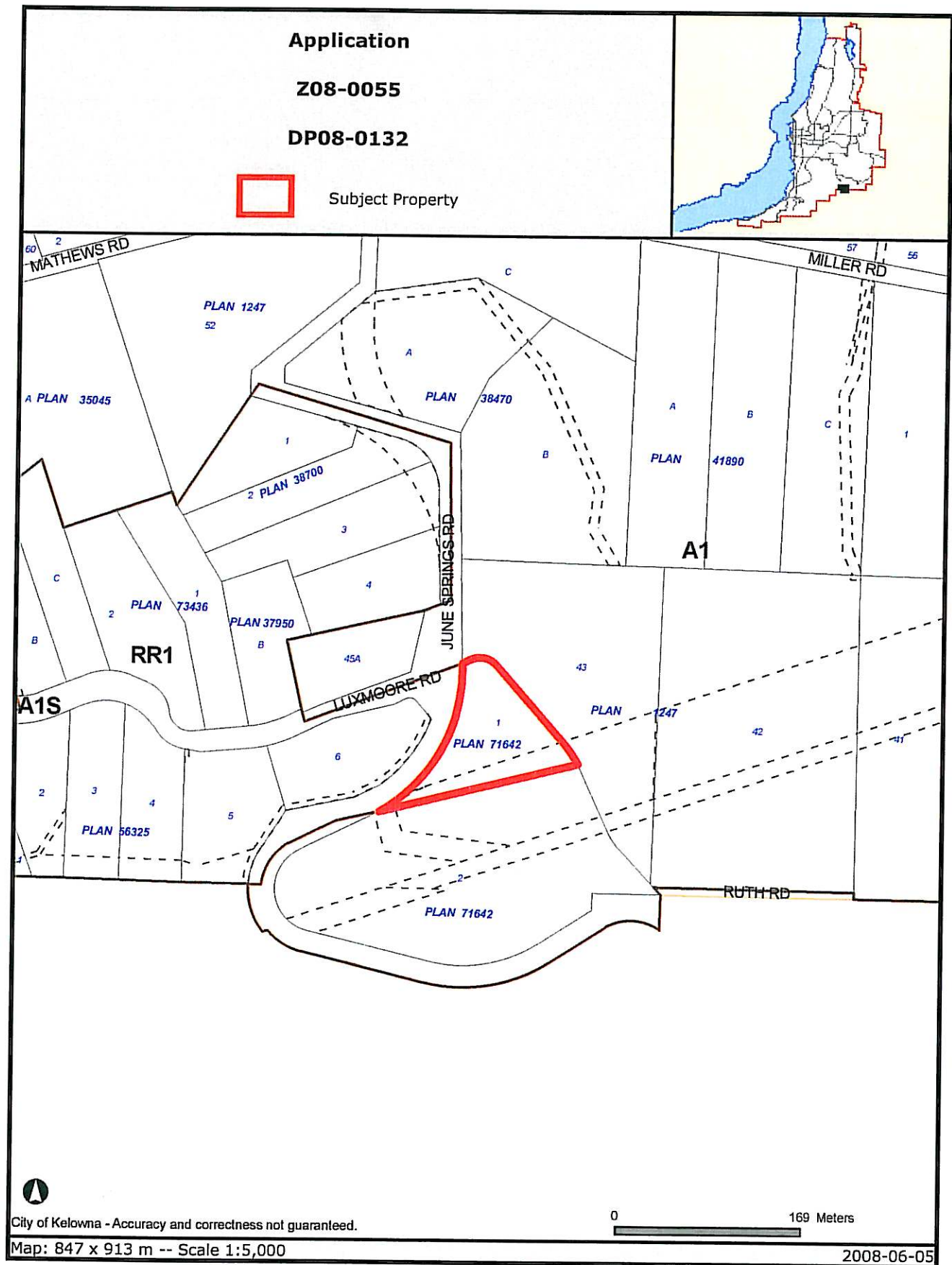


Danfelle Noble
Current Planning Supervisor

DN/bd

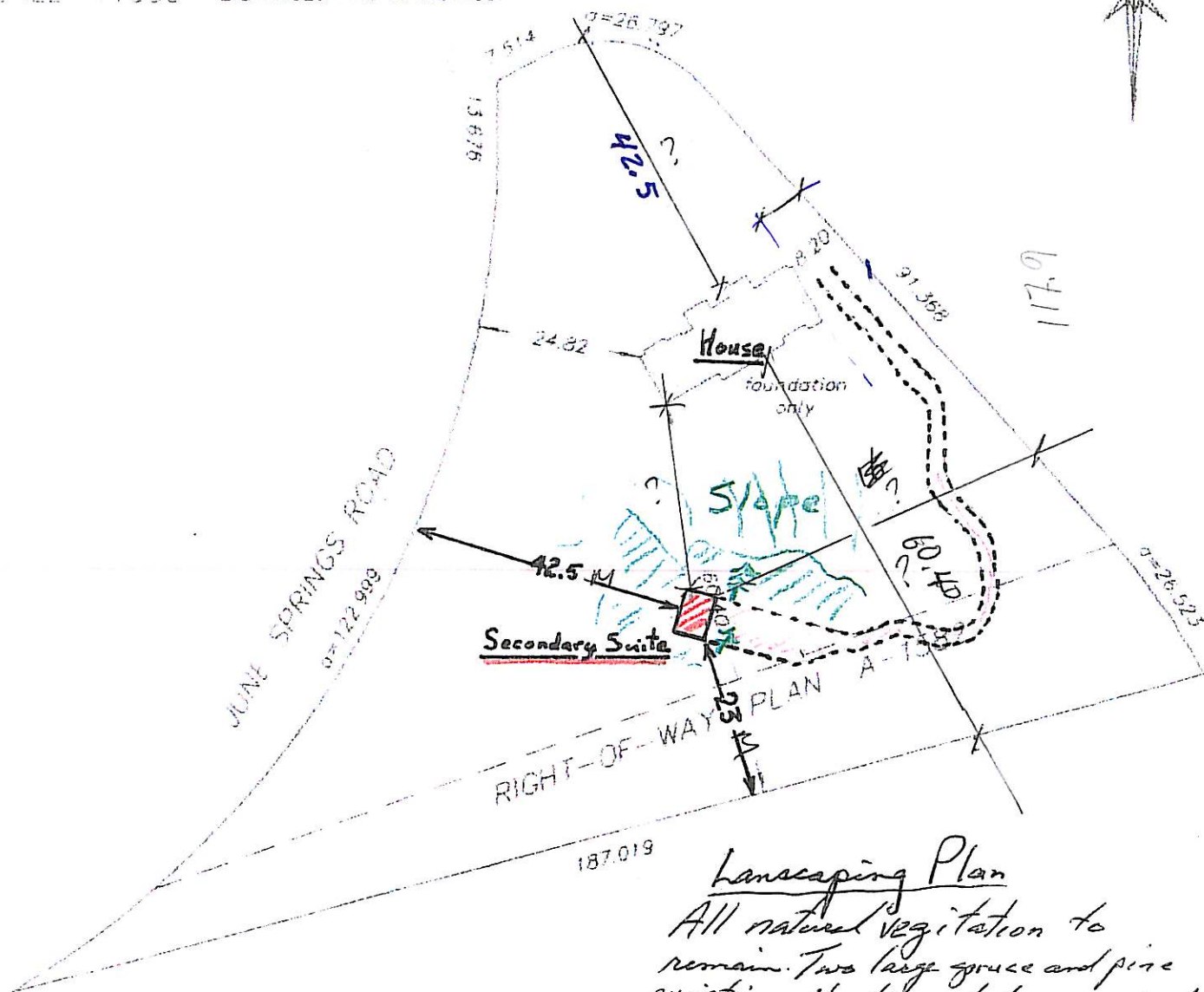
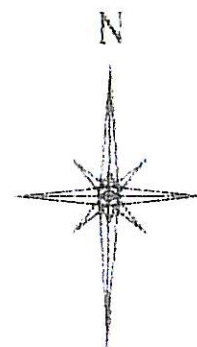
ATTACHMENTS

- Location of subject property
- Site plan / Landscape Plan
- Photos of building site
- Elevations
- Floor 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.

SCALE 1:1000 DISTANCES ARE IN METRES



Landscaping Plan

All natural vegetation to remain. Two large spruce and pine existing. No trees to be removed. See photos attached.

②

CERTIFIED CORRECT
this 1st day of November, 2002

[Signature]

D.A. Goddard BCLS

Particip?

FILE 11684 FB 249

RE: R. Elliott

THIS PLAN IS FOR MORTGAGE OR MUNICIPAL PURPOSES ONLY AND IS NOT TO BE USED TO DEFINE THE BOUNDARIES OF THIS LOT.

D.A. Goddard Land Surveying Inc.
200-1449 ST. PAUL STREET KELOWNA

025

Robert Elliott, 4355 Jane Street



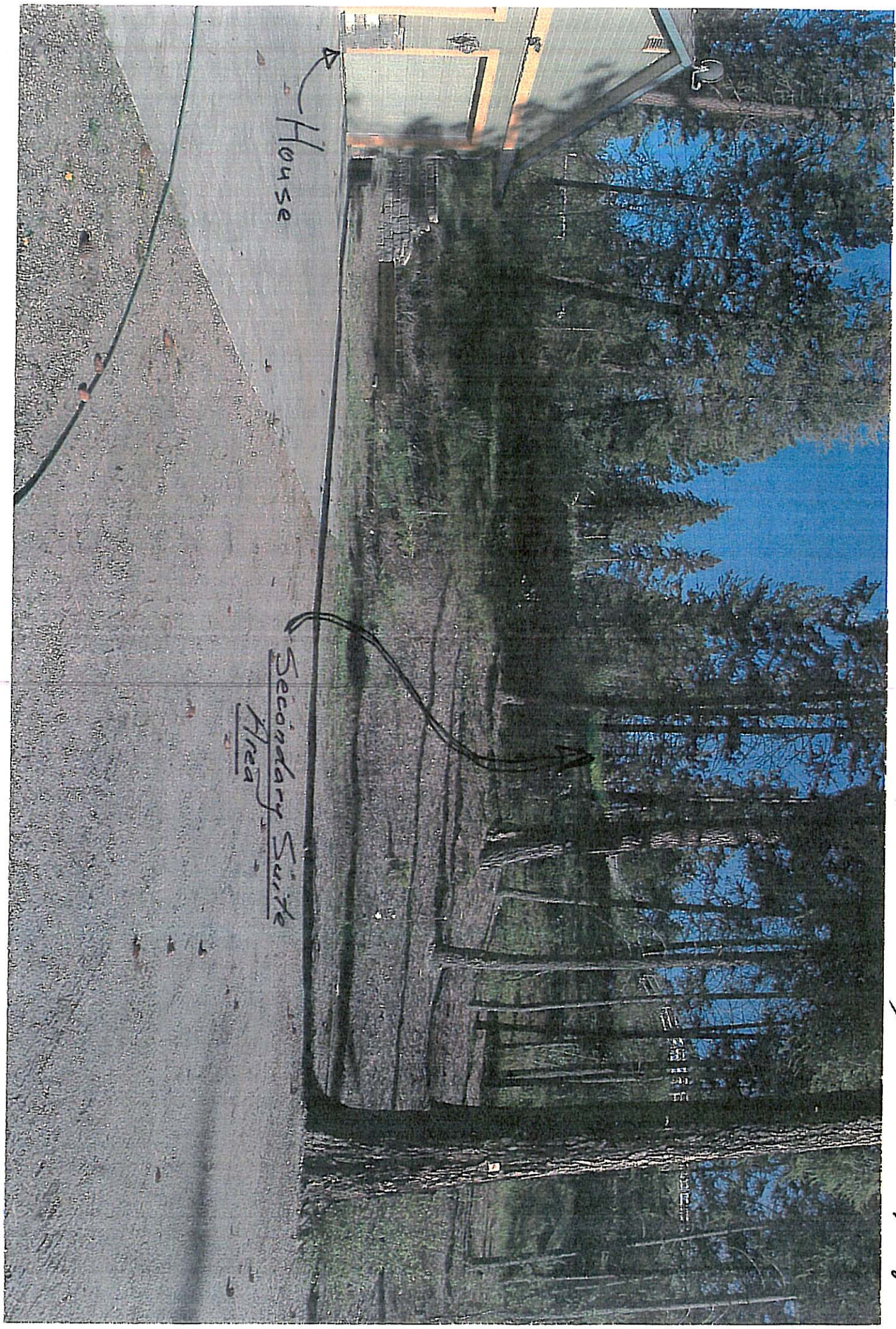
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Robert Elliott
4355 Jane Springs
Rd

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Robert Elliott, 4355 Lane Springs &



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FIREPLACES AND MASONRY

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Abbreviations

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incubation of stress, leading to stress, whereas anxiety, based upon a risk factor model, contrasts with individual characteristics (e.g., stressors) and situations with broad focus and implications at the system level.

Stress is a process, not a state. It is a dynamic phenomenon that develops in connection with people's perceptions and expectations. It is a dynamic phenomenon that develops in connection with people's perceptions and expectations. It is a dynamic phenomenon that develops in connection with people's perceptions and expectations.

Full-blown depression, including functional, behavioral and physical, can be produced via incubation of hopelessness.

CONCLUSION

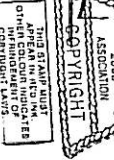
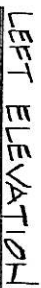
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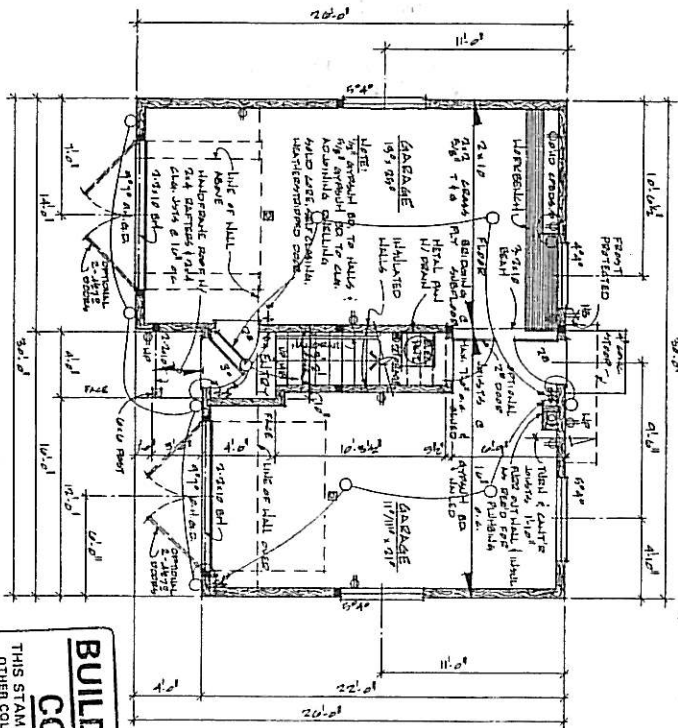
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Symbol	Meaning	Symbol	Meaning	Symbol	Meaning
	Normal Laboratory Results		1 out of 2 test positive		Acute Phase
	Abnormal and/or Invalid Test Results - 10% or more		2 out of 2 test positive		Chronic Phase
	10% or more		3 out of 3 test positive		Chronic Phase
	Abnormal and/or Invalid Test Results - 10% or more		4 out of 4 test positive		Chronic Phase
	10% or more		5 out of 5 test positive		Chronic Phase
	Abnormal and/or Invalid Test Results - 10% or more		6 out of 6 test positive		Chronic Phase
	10% or more		7 out of 7 test positive		Chronic Phase
	Abnormal and/or Invalid Test Results - 10% or more		8 out of 8 test positive		Chronic Phase
	10% or more		9 out of 9 test positive		Chronic Phase
	Abnormal and/or Invalid Test Results - 10% or more		10 out of 10 test positive		Chronic Phase
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	Abnormal and/or Invalid Test Results - 10% or more		12 out of 12 test positive		Chronic Phase
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	Abnormal and/or Invalid Test Results - 10% or more		16 out of 16 test positive		Chronic Phase
	10% or more		17 out of 17 test positive		Chronic Phase
	Abnormal and/or Invalid Test Results - 10% or more		18 out of 18 test positive		Chronic Phase
	10% or more		19 out of 19 test positive		Chronic Phase
	Abnormal and/or Invalid Test Results - 10% or more		20 out of 20 test positive		Chronic Phase
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	Abnormal and/or Invalid Test Results - 10% or more		24 out of 24 test positive		Chronic Phase
	10% or more		25 out of 25 test positive		Chronic Phase
	Abnormal and/or Invalid Test Results - 10% or more		26 out of 26 test positive		Chronic Phase
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	Abnormal and/or Invalid Test Results - 10% or more		38 out of 38 test positive		Chronic Phase
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	Abnormal and/or Invalid Test Results - 10% or more		40 out of 40 test positive		Chronic Phase
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	Abnormal and/or Invalid Test Results - 10% or more		42 out of 42 test positive		Chronic Phase
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	Abnormal and/or Invalid Test Results - 10% or more		44 out of 44 test positive		Chronic Phase
	10% or more		45 out of 45 test positive		Chronic Phase
	Abnormal and/or Invalid Test Results - 10% or more		46 out of 46 test positive		Chronic Phase
	10% or				

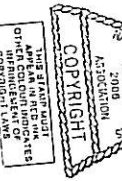


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DESIGN INC.
GRAPHIC DESIGN
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250.661.6812

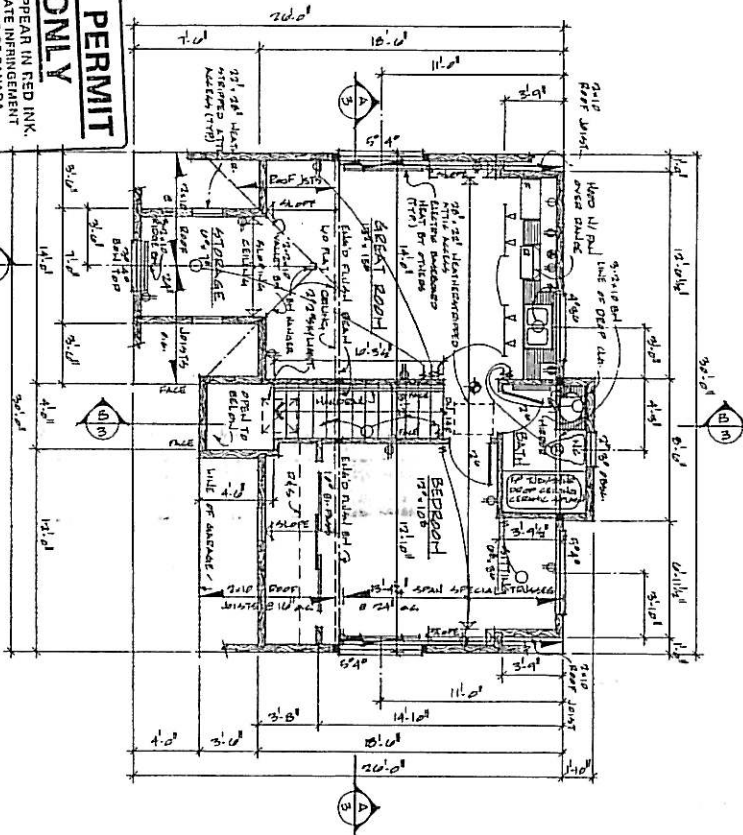
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GROUND FLOOR PLAN

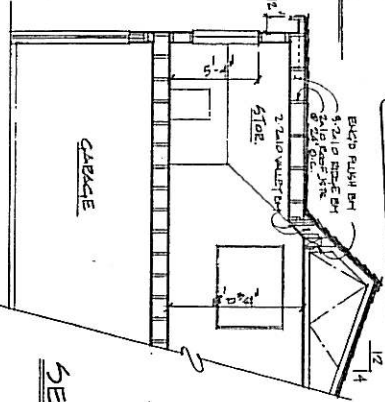


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MAIN FLOOR PLAN

0.17.0 SQUARE FEET (W/ST. HILL AREA OPEN TO BELOW)



SECTION 'C'

TOTAL: 0.17.0 SQ. FT.

ROBINSON
ARCHITECTS
200 - 1001 BURNHAMTHORPE AVE. W. #101
MISSISSAUGA, ONT. L4W 3Z7
(905) 871-1012

THIS SET OF PLANS
CONFORMS TO THE 1998
B.C. BUILDING CODE
JENISH HOUSE DESIGN LIMITED



JENISH HOUSE DESIGN LIMITED

HEAD OFFICE
200 COLUMBIA STREET
VANCOUVER, B.C. V6C 1A6
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