
**CITY OF KELOWNA
MEMORANDUM**

DATE: October 14, 2008

TO: City Manager

FROM: Community Sustainability Division

APPLICATION NO. Z08-0086

APPLICANT: Prehofer, Frank and Carmen

AT: 2652 Woodland Cr.

OWNER: Prehofer, Frank and Carmen

PURPOSE: TO REZONE FROM THE A1 - AGRICULTURE 1 ZONE TO THE A1(s) AGRICULTURE 1 WITH SECONDARY SUITE ZONE.

EXISTING ZONE: A1 - AGRICULTURE 1

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

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0086 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, Section 16, Township 26, O.D.Y.D., Plan 23034, located on Woodland Crescent, Kelowna, B.C. from the A1 - Agriculture 1 zone to the A1(s) - Agriculture 1 with a 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 in conjunction with Council's consideration of a Development Variance Permit on the subject property;

2.0 SUMMARY

This application seeks to rezone from the A1- Agriculture 1 zone to the A1(s) - Agriculture 1 (with a secondary suite) zone to allow the construction of a secondary suite within a new principal dwelling on the subject property.

3.0 BACKGROUND

The site is located on the northeast side of Woodland Crescent in the Hall Road area. There is an existing home on the site which will be removed to allow construction of a new single family home containing a secondary suite. The secondary suite is located in the south wing of the building and is attached to the home by a carport and a continuous roofline from the main home. As the carport is more than 60% enclosed, under the Building Code it is considered a garage and will be considered as such for this application.



The proposed application meets the requirements of A1(s) - Agriculture 1 with a secondary suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	A1(s) ZONE REQUIREMENTS (FOR SECONDARY SUITE)
Development Regulations		
Site Area	3328 m ² (existing non-conforming)	4.0 ha /
Floor Area of Building	376 m ²	No requirements
Building Foot Print	426.8 m ²	
Floor Area of Secondary Suite	89.8 m ²	No requirements
Site Coverage (residential development)	13 % ❶	10%
Size ratios	23.9%	Suite in building can't exceed lessor or 90 m ² or 40%
Height (principal house)	6.7 storey	2 ½ storeys / 9.5 m
Front Yard	6.41 m	6.0 m
Side Yard (north)	3.0 m	3.0 m
Side Yard (south)	3.47m	3.0 m
Rear Yard	39.04 m	10 m
Other Requirements		
Parking Stalls (#)	3 Spaces	3 spaces
Private Open Space	meets requirements	No requirement

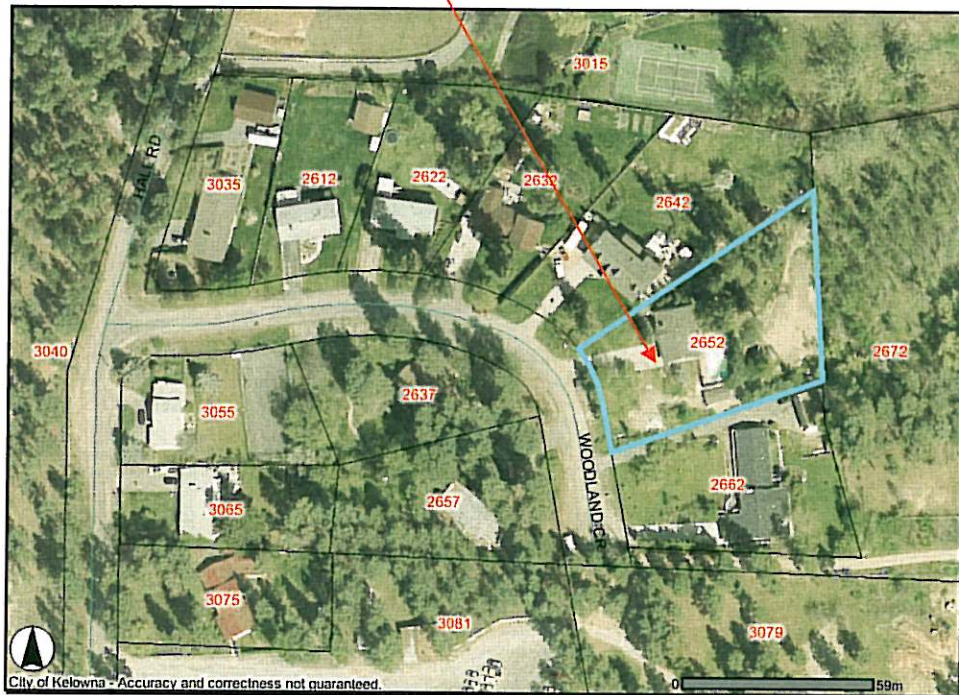
❶ a variance has been sought to relax the site coverage requirements from 10% permitted to 13% required.

3.1 Site Context

The subject property is located on the northeast side of Woodland Crescent, in the Hall Road area of Southeast Kelowna above Mission Creek. More specifically, the adjacent land uses are as follows:

North - A1 – Agriculture 1
 East - A1 – Agriculture 1
 South - A1 – Agriculture 1
 West - A1 – Agriculture 1

3.2 **Site Location:** 2652 Woodland Crescent



4.0 **POLICY AND REGULATION**

The applicant proposes to rezone to the A1(s) - Agriculture 1 with a secondary suite zone. The purpose of this zone is to allow for secondary suites in agricultural areas.

4.1 **City of Kelowna Strategic Plan (2004)**

Objective #4 – Realize construction of housing forms and prices that meet the needs of Kelowna residents.

Objective #5 – Achieve accessible, high quality living and working environments.

Objective #7 – Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

4.2 **Kelowna 2020 – Official Community Plan**

The proposal is consistent with the future land use designation of Single/Two Unit Residential in the Official Community Plan. The Single/Two Unit Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached and detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 8).

5.0 TECHNICAL COMMENTS

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

5.1 Public Health Inspector

No objection provided water and sewer available

(Note: a septic certificate has been provided and water is provided by an on site well.

5.2 Works and Utilities

The proposed rezoning for a house & suite with a variance for site coverage does not compromise Works and Utilities as far as servicing is concerned.

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Planning staff recommends that this rezoning application be supported, as it represents a sensitive infill project, consistent with the policies contained within the OCP. The project is in an area that is zoned agriculture, although functions as a large lot single/two family neighbourhood. Considering this use, it is appropriate to include a secondary suite in the new construction of the single family dwelling. The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area.

The applicant is requesting a variance of the permitted site coverage, which will be contemplated at a later date.



Shelley Gambacort
Director, Land Use Management

Bcd

ATTACHMENTS

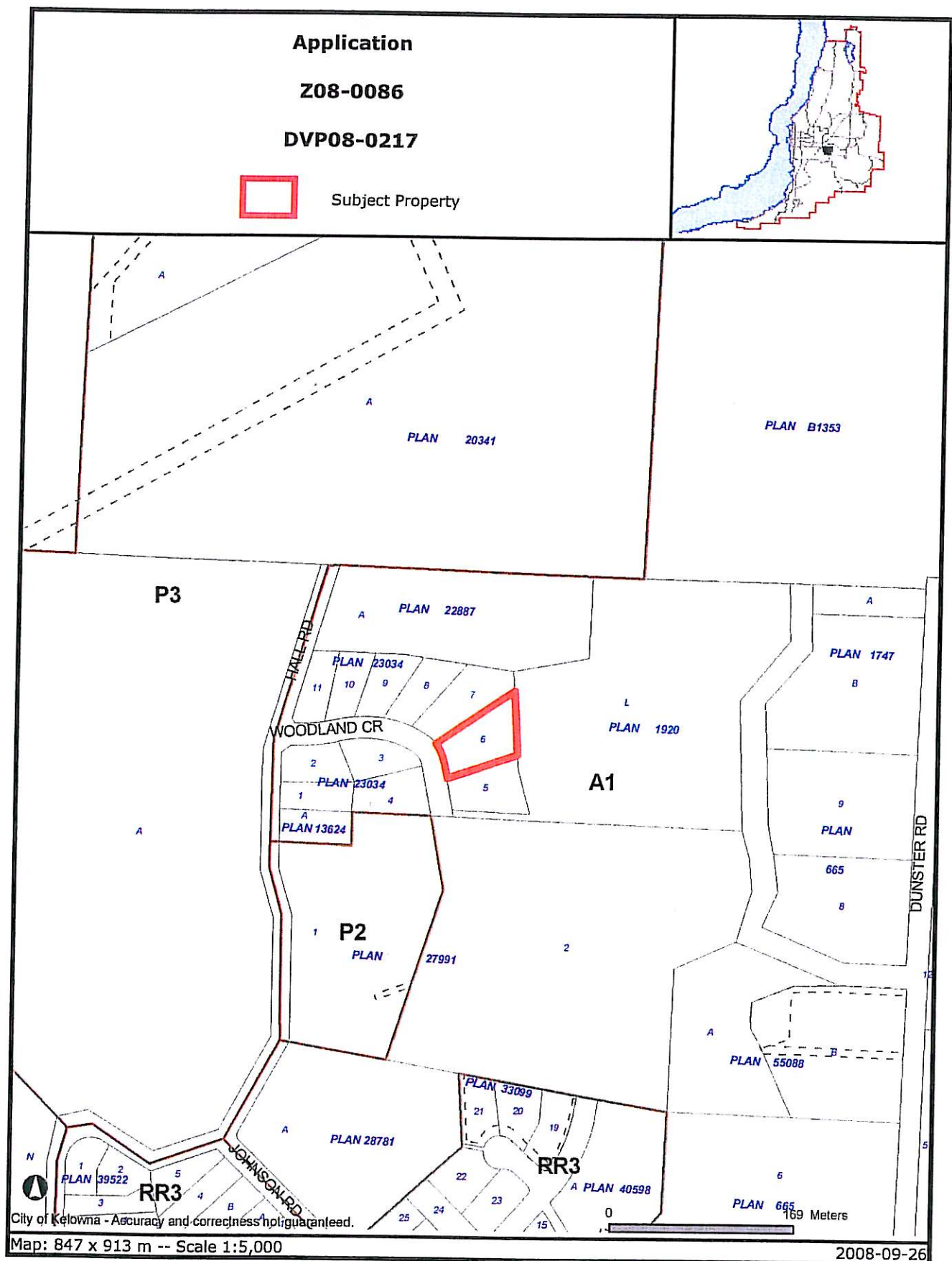
Location of subject property

Site Plan

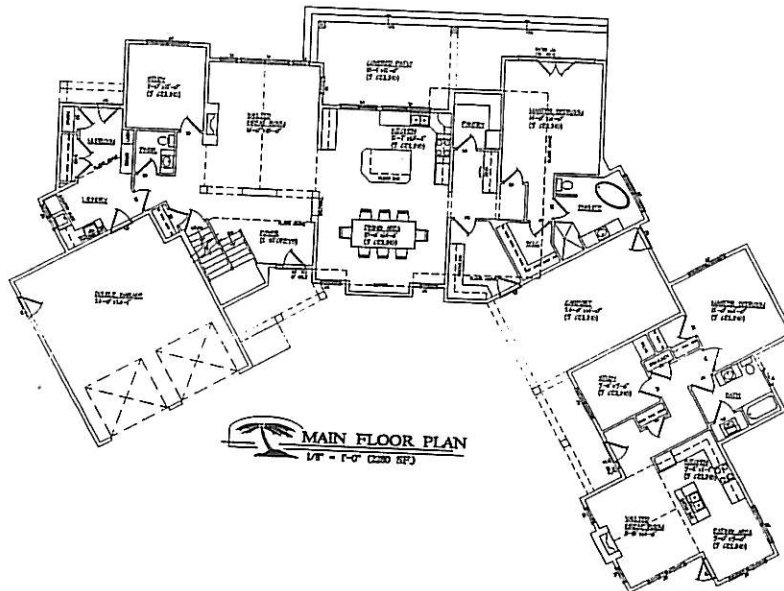
Floor Plans

Elevation Plans

Landscape Plan

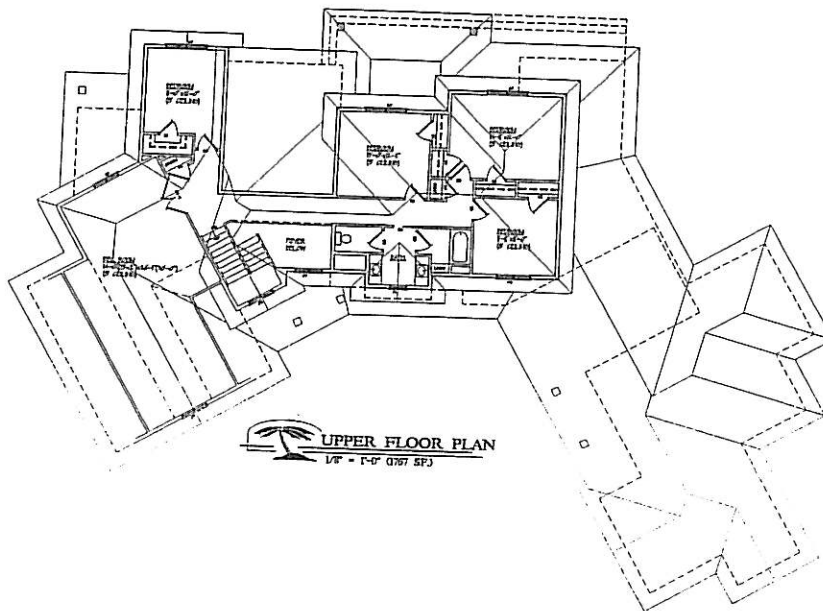


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



MAIN FLOOR PLAN
1/8" = 1'-0" (220 SF)

MAIN FLOOR PLAN
1/8" = 1'-0" (267 SF)



UPPER FLOOR PLAN
1/8" = 1'-0" (177 SF)

RESIDENCE FOR:
* PREHOFER *

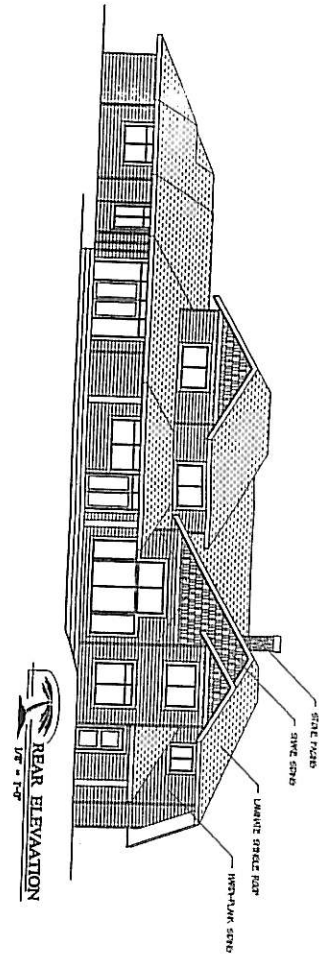
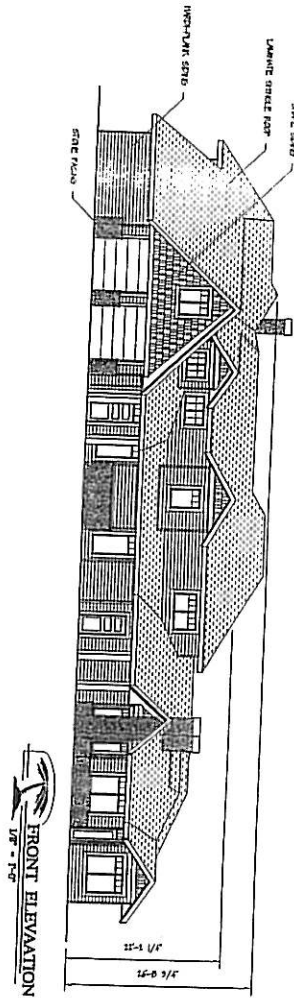
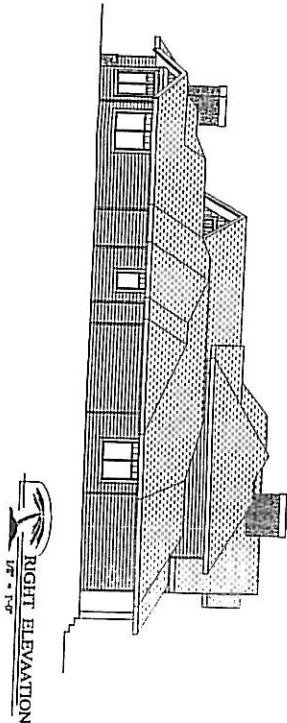
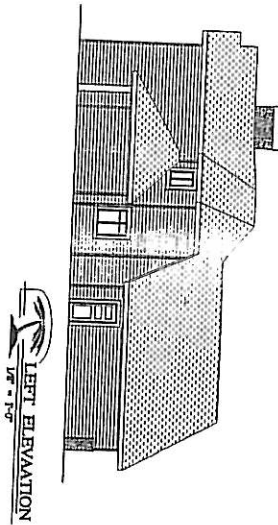
OASIS DESIGN

DESIGNED BY: JAMES W. HASDYK
DATE: SEPTEMBER 2, 2008

FLOOR PLANS

2652 WOODLAND CRESCENT

SCALE: AS NOTED | DRAWING NUMBER: 746-002 | REVISION:



RESIDENCE FOR:
* PREHOFER *

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

OASIS DESIGN

DESIGNED BY: JAMES W. HAASDYK
DATE: SEPTEMBER 2, 2008

ELEVATIONS

2652 WOODLAND CRESCENT

SCALE: AS NOTED | DRAWING NUMBER: 08-746-003 | REVISION:

