
CITY OF KELOWNA
MEMORANDUM

Date: December 12, 2008
To: City Manager
From: Community Sustainability Division

Purpose: TO REZONE THE SUBJECT PROPERTY FROM THE A1- AGRICULTURE 1 ZONE TO THE A1s- AGRICULTURE 1 WITH SECONDARY SUITE ZONE

APPLICATION NO. Z08-0099 **APPLICANT:** Ruth Umran
AT: 1045 El Paso **OWNERS:** Ruth & Mohammed Umran

Existing Zone: A1 - AGRICULTURE 1
Proposed Zone: A1s - AGRICULTURE 1 WITH SECONDARY SUITE

Report Prepared By: Luke Turri

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0099 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 22, Section 25, Township 26, ODYD, Plan 22986, located on El Paso Road, Kelowna, BC from the A1 – Agricultural 1 zone to the A1s – Agricultural 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 Black Mountain Irrigation District being completed to their satisfaction.

2.0 SUMMARY

The applicant has proposed to rezone the property from the A1 – Agricultural 1 zone to the A1s- Agricultural 1 with Secondary Suite zone, to allow a secondary suite within an addition to the existing single family dwelling.

3.0 BACKGROUND

3.1 The Proposal

The applicant is requesting to build an addition to the existing single family dwelling to facilitate a secondary suite. The addition would be completed on the southern side of the house on the main floor, with the second storey becoming a deck for the existing dwelling. The finishing materials being used would match the existing home.

The proposal meets the requirements of the A1s zone, as per Zoning Bylaw No. 8000 as follows:

CRITERIA	PROPOSAL	A1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	4.6ha	2.0ha
Lot Width	320m	40.0m
Development Regulations		
Site Coverage	3%	10%
Height (addition)	3.0m	9.5m
Front Yard	22.5m	6.0m
Side Yard (north)	79.0m	3.0m
Side Yard (south)	223.0m	3.0m
Rear Yard	77.0m	10.0m
Interior Floor Space of Secondary Suite	35% / 90m ²	40% of existing dwelling/ 90m ²
Other Regulations		
Minimum Parking Requirements	Exceeds requirements	3 spaces

3.2 Site Context

The subject property is a large agricultural parcel located within the rural Rutland Bench area, west of Gibson Road.

Site Location Map

Subject property: 1045 El Paso Road



Specifically, adjacent land uses are as follows:

North	A1 – Agriculture 1 (Farm Land) RR3 – Rural Residential 3
East	A1 – Agriculture 1 (Single Family Housing)
South	A1 – Agriculture 1 (Farm Land)
West	A1 – Agriculture 1 (Single Family Housing)

5.0 CURRENT DEVELOPMENT POLICY

5.1 Kelowna Official Community Plan (OCP)

Future Land Use:

The future land use designation for this property is Rural/Agricultural, which is congruent with the present application.

Housing Policies:

8.30 Infrastructure Availability: Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently.

8.47 Secondary Suites: Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.

6.0 TECHNICAL COMMENTS

6.1 Building & Permitting

Building permit required for res. renovation/suite addition, proposed suite to meet requirements of BCBC 2006. Deck over suite addition to be approved roofing membrane.

6.2 Development Engineering Branch


No requirements.

6.3 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met.

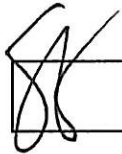
7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department is supportive of the proposed land use. The secondary suite contained within the existing single family dwelling would help to diversify the housing supply within the area. Given the size of this rural parcel, little, if any, negative impacts on adjacent properties are anticipated. Adequate on-site parking alleviates any concerns of on-street parking conflicts.



Danielle Noble
Manager, Urban Land Use

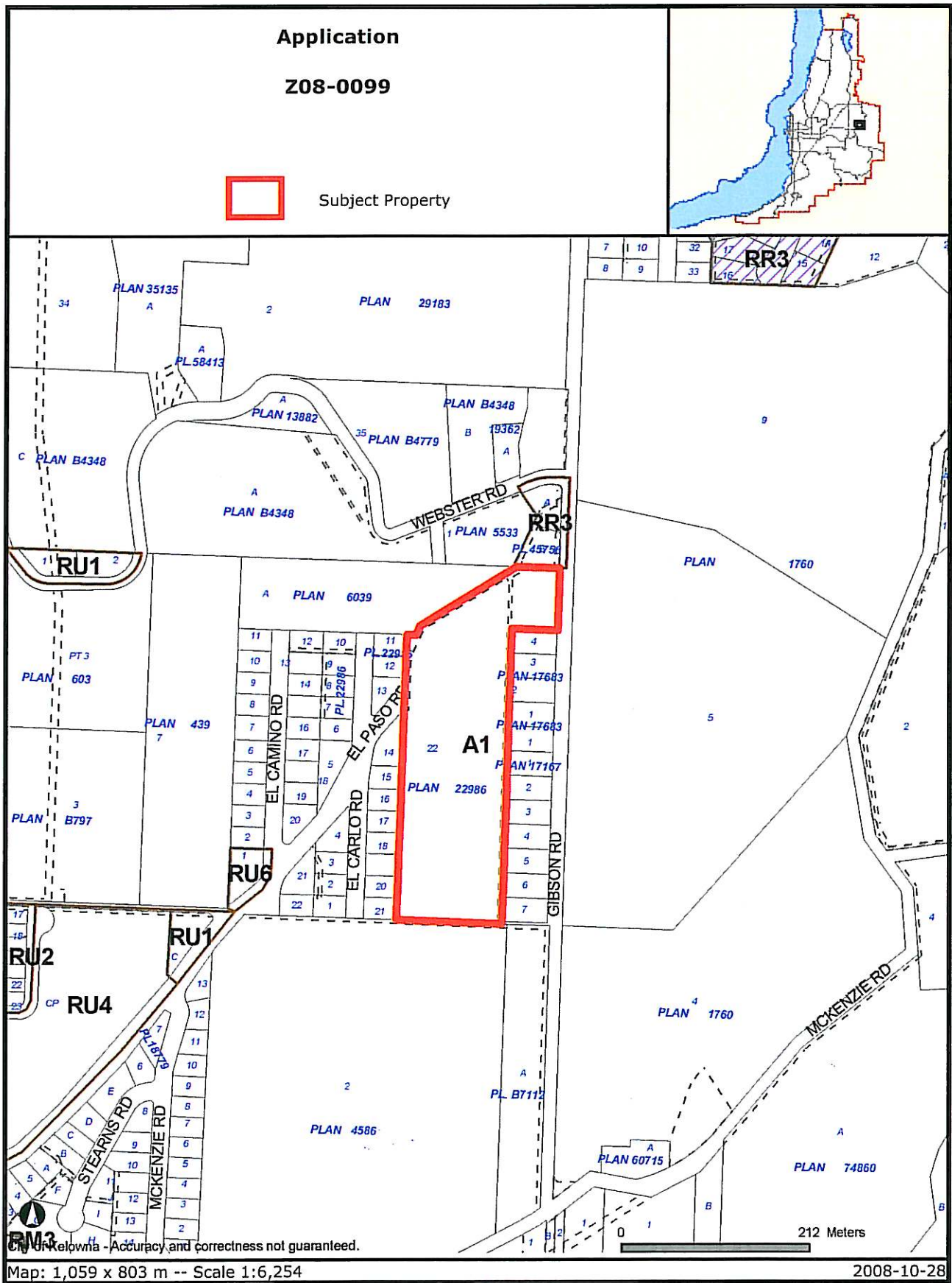
Approved for inclusion



Shelley Gambacort
Director, Land Use Management

ATTACHMENTS

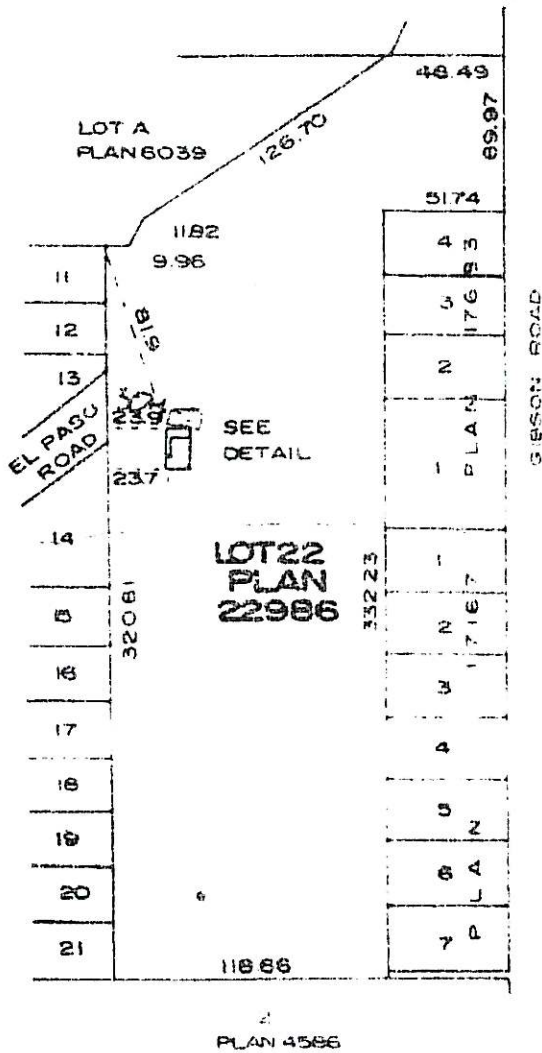
- Subject Property Map
- Site/Survey Plan
- Floor Plan
- Elevations



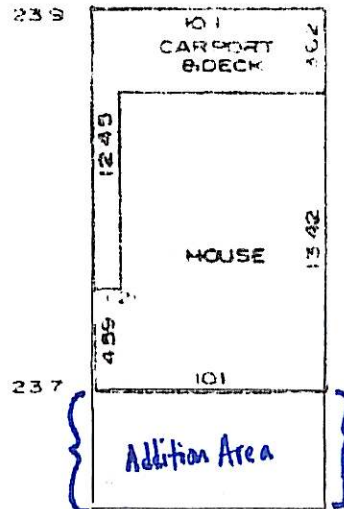
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

**SURVEY CERTIFICATE SHOWING BUILDING
ON LOT 22, PLAN 22986, SEC. 25, T.P. 25, Q.D.Y.D.**

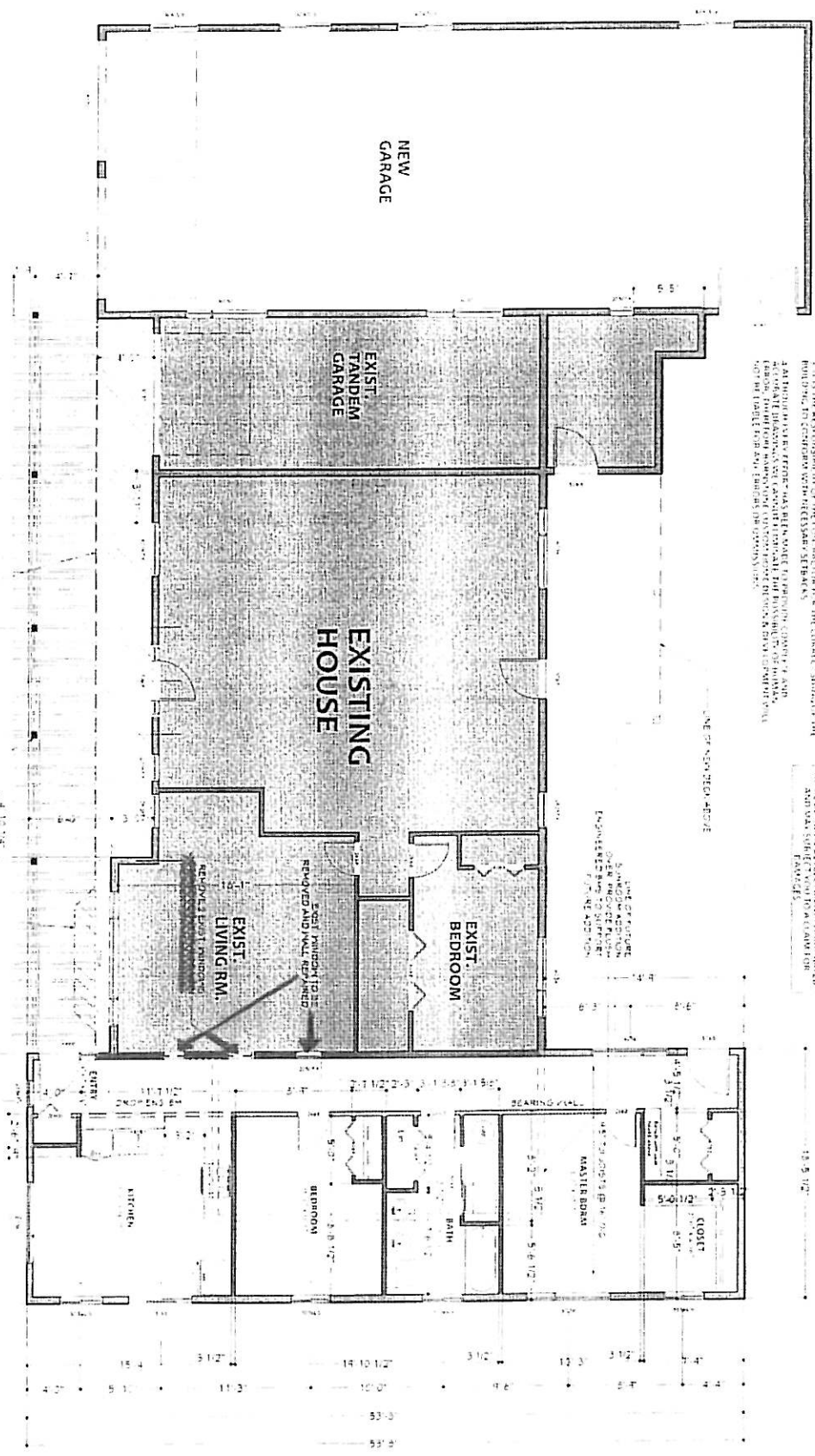
SCALE 1:300 METRES



DETAIL
SCALE 1:300 METRES



THIS PLAN IS FOR THE PROTECTION OF THE
MORTGAGEE ONLY AND IS NOT TO BE USED FOR
THE ESTABLISHMENT OF PROPERTY BOUNDARIES

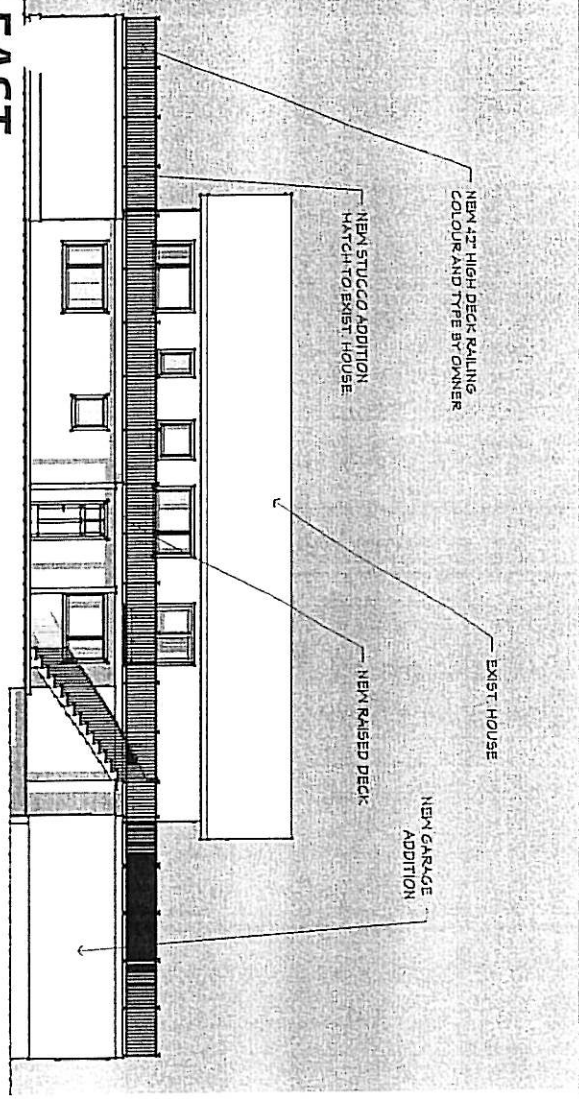


GENERAL NOTES:
 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BOSTON BUILDING DEPARTMENT REGULATIONS AND ALL LOCAL ORDINANCES.
 2. EXISTING CONDITIONS SHALL BE SHOWN AS DOTTED LINES AND NEW WORK SHALL BE SHOWN AS SOLID LINES.
 3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECT INTERPRETATION OF THE PLAN AND FOR THE PROVISION OF ALL NECESSARY PERMITS.
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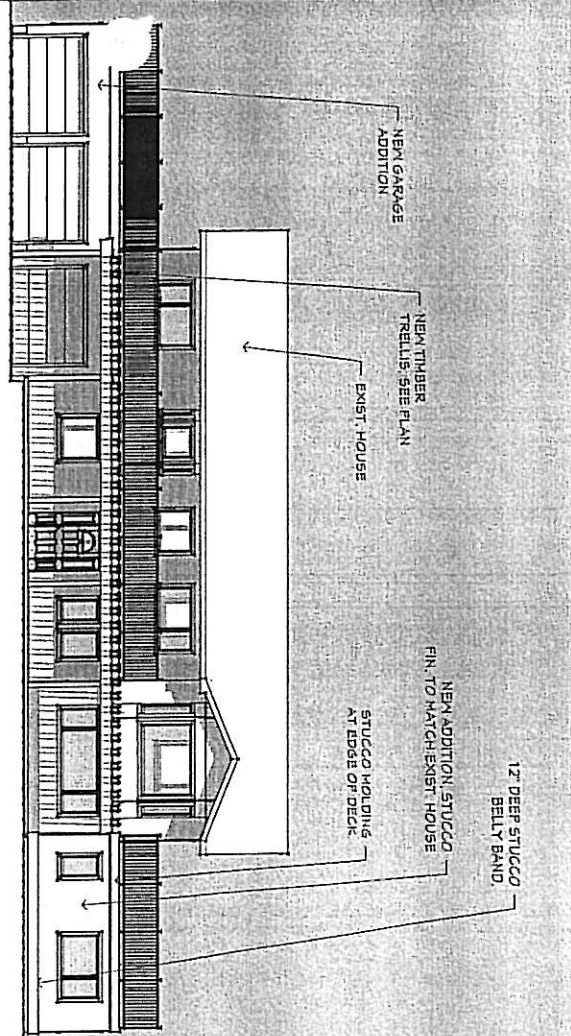
FOR INFORMATION, SEE THE EXISTING FLOOR PLAN FOR THE LOCATION OF ALL EXISTING WALLS AND PARTITIONS. THE EXISTING PARTITION TO BE REMOVED IS SHOWN AS A DOTTED LINE. THE NEW PARTITION TO BE ADDED IS SHOWN AS A SOLID LINE. THE EXISTING PARTITION TO BE REPAIRED IS SHOWN AS A DOTTED LINE WITH AN ARROW POINTING TO THE LOCATION OF THE PARTITION.

LINE OF EXIST. SIDEWALK
 LINE OF NEW SIDEWALK
 LINE OF EXIST. DRIVEWAY
 LINE OF NEW DRIVEWAY

EAST



WEST



SOUTH

