
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
AT: 1045 El Paso

APPLICANT: Ruth Umran
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

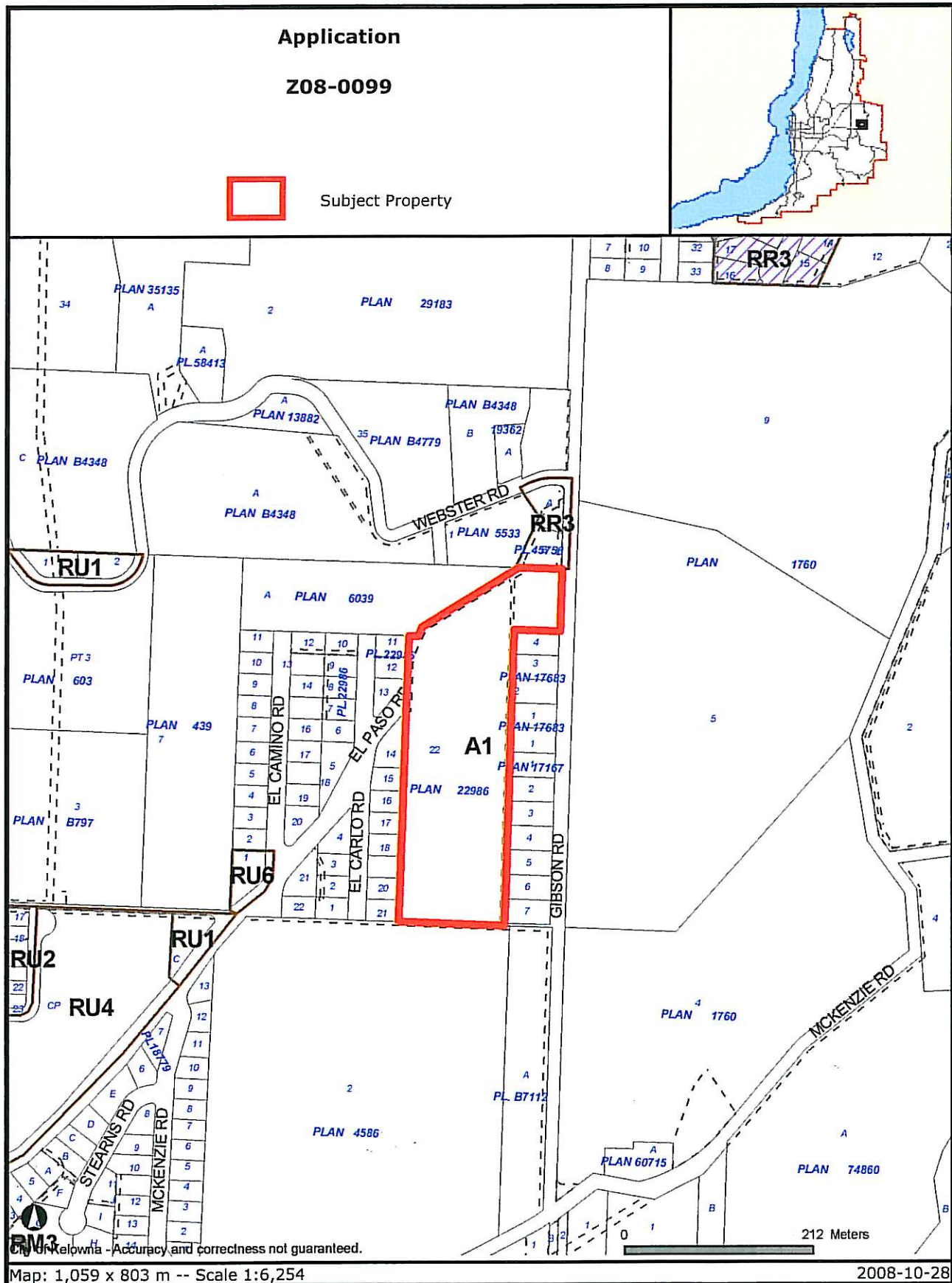
Approved for inclusion



Shelley Gambacort
Director, Land Use Management

ATTACHMENTS

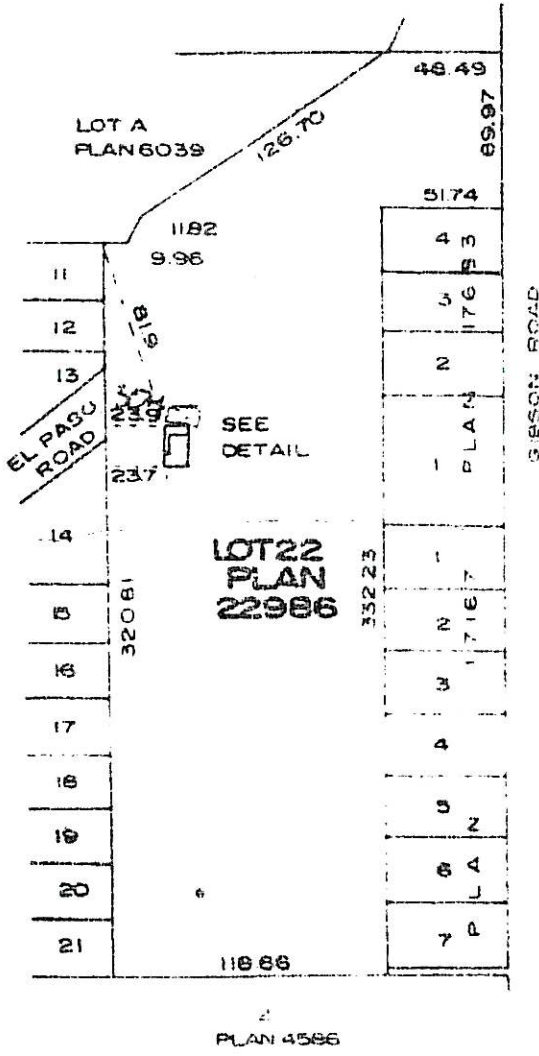
- Subject Property Map
- Site/Survey Plan
- Floor Plan
- Elevations



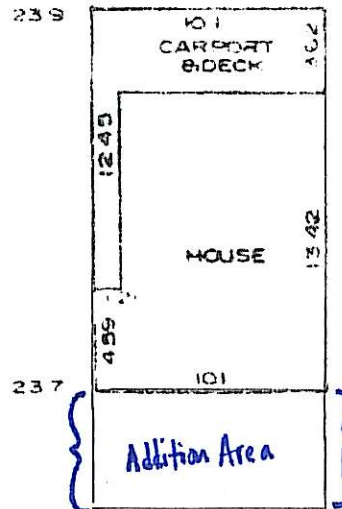
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

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

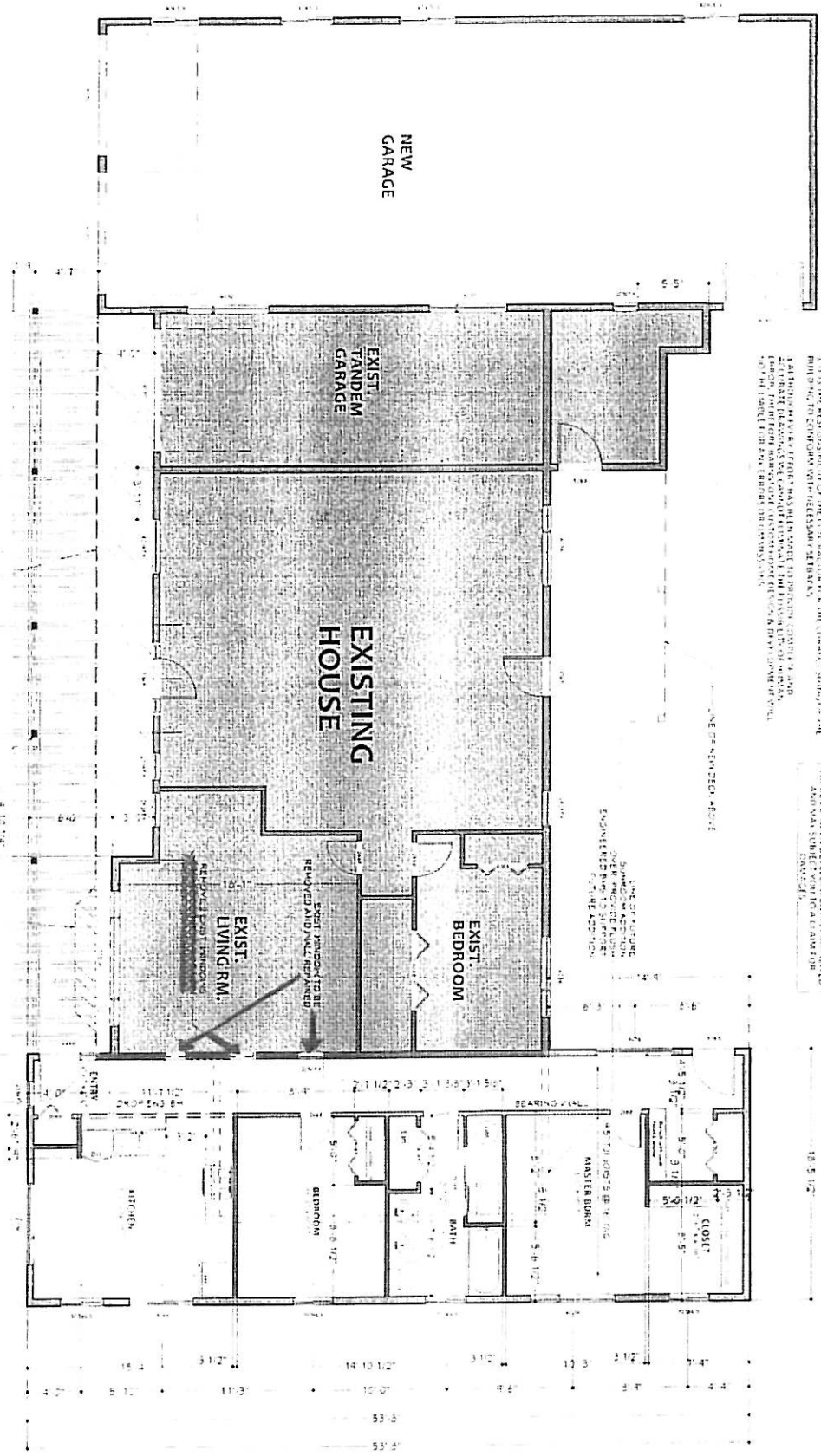
SCALE 1:300 METRES



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

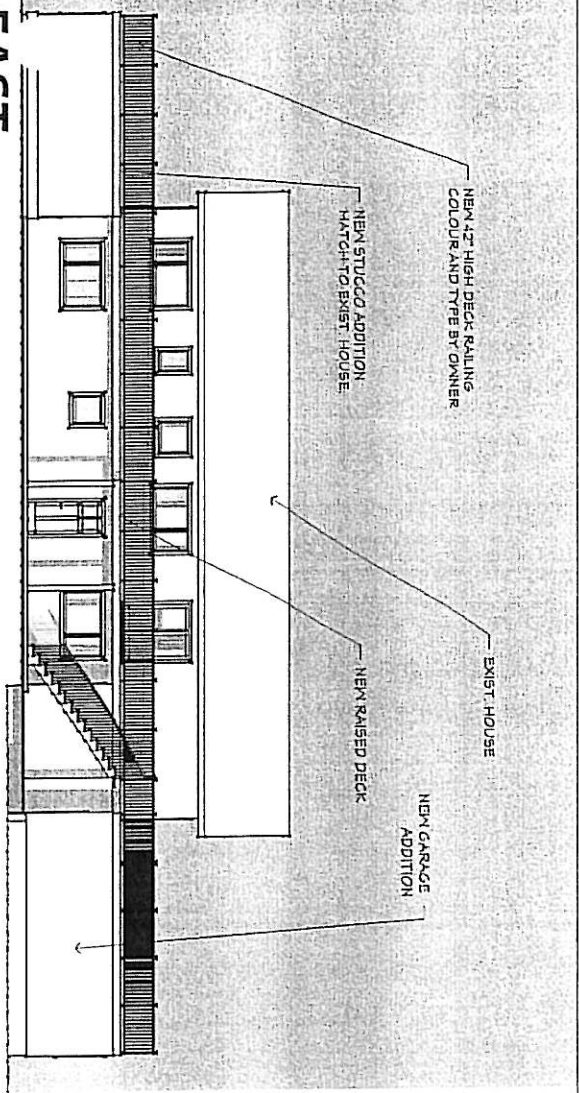


GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE BUILDING CODES AND ALL LOCAL ORDINANCES.
 2. REFER TO THE CITY RECORDS FOR THE EXISTING FOUNDATION, STRUCTURE, AND MECHANICAL SYSTEMS. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY RECORDS AND THE CITY ENGINEER'S RECORDS.
 3. THE EXISTING FOUNDATION SHALL BE REINFORCED WITH REBAR AS SHOWN ON THE EXISTING FOUNDATION PLAN.
 4. THE EXISTING STRUCTURE SHALL BE REINFORCED WITH REBAR AS SHOWN ON THE EXISTING STRUCTURE PLAN.
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 7. THE EXISTING PLUMBING SYSTEMS SHALL BE REINFORCED WITH REBAR AS SHOWN ON THE EXISTING PLUMBING PLAN.
 8. THE EXISTING ROOFING SYSTEMS SHALL BE REINFORCED WITH REBAR AS SHOWN ON THE EXISTING ROOFING PLAN.
 9. THE EXISTING INTERIORS SHALL BE REINFORCED WITH REBAR AS SHOWN ON THE EXISTING INTERIORS PLAN.
 10. THE EXISTING EXTERIORS SHALL BE REINFORCED WITH REBAR AS SHOWN ON THE EXISTING EXTERIORS PLAN.

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LINE OF NEW GARAGE
 LINE OF NEW BEDROOM
 LINE OF NEW LIVING RM.
 LINE OF NEW KITCHEN
 LINE OF NEW BATH
 LINE OF NEW BEDROOM
 LINE OF NEW CLOSET

EAST



NEW 42" HIGH DECK RAILING
COLOR & TYPE BY OWNER

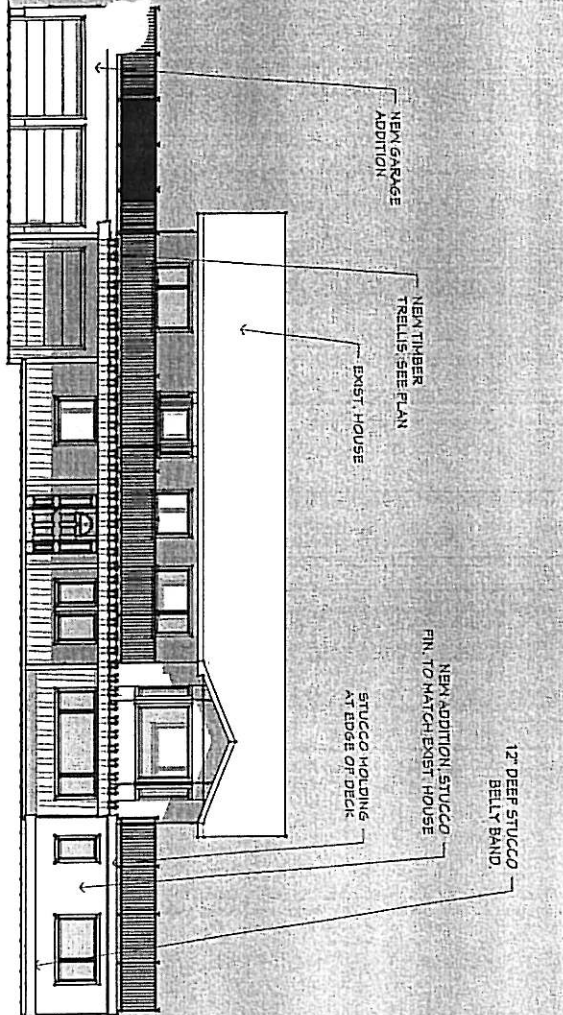
NEW STUCCO ADDITION
MATCH TO EXIST. HOUSE

EXIST. HOUSE

NEW RAISED DECK

NEW GARAGE
ADDITION

WEST



NEW GARAGE
ADDITION

NEW TIMBER
TRELLIS - SEE PLAN

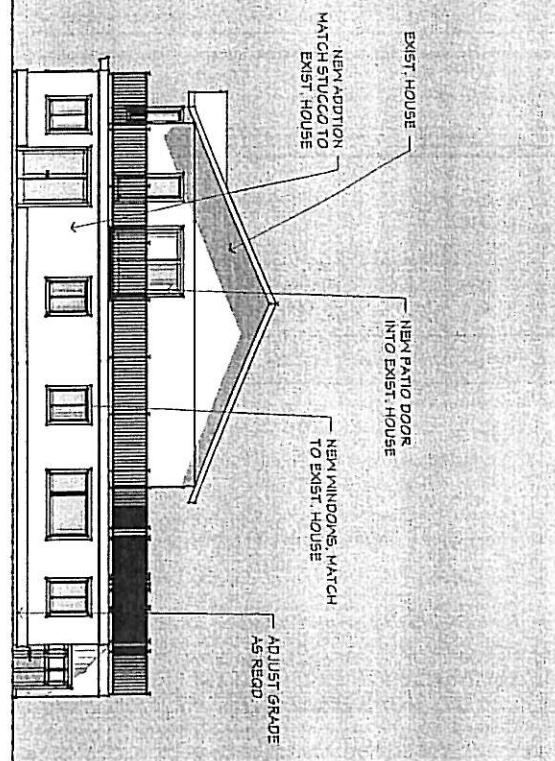
EXIST. HOUSE

NEW ADDITION, STUCCO
FIN. TO MATCH EXIST. HOUSE

STUCCO HOLDING
AT EDGE OF DECK

12" DEEP STUCCO
BELLY BAND

SOUTH



EXIST. HOUSE

NEW ADDITION
MATCH STUCCO TO
EXIST. HOUSE

NEW PATIO DOOR
INTO EXIST. HOUSE

NEW WINDOWS, MATCH
TO EXIST. HOUSE

ADJUST GRADE
AS REQ'D.