

Memo



Date: February 10, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0005 **Applicant:** Jason & Natalie Twamley

At: 1445 Crawford Rd **Owner:** Jason & Natalie Twamley

Purpose: TO REZONE FROM THE RR3 - RURAL RESIDENTIAL 3 ZONE TO THE RR3s - RURAL RESIDENTIAL 3 WITH SECONDARY SUITE ZONE TO CONSTRUCT A SECONDARY SUITE WITHIN AN ACCESSORY BUILDING.

Existing Zone: RR3 - Rural Residential 3

Proposed Zone: RR3s - Rural Residential 3 with Secondary Suite

Report Prepared by: Carlie Ferguson

1.0 RECOMMENDATION

THAT Rezoning Application No. Z10-0005 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 113, Section 32, Township 29, SDYD, Plan 24972, located at 1445 Crawford Rd, Kelowna, B.C. from the RR3 - Rural Residential 3 zone to the RR3s - Rural Residential 3 with Secondary Suite zone be considered by Council;

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 Interior Health being completed to their satisfaction;

2.0 SUMMARY

This application seeks to rezone from the RR3 - Rural Residential zone to the RR3s - Rural Residential 3 with Secondary Suite zone to construct a secondary suite within an accessory building.

3.0 BACKGROUND

The application meets the requirements of Zoning Bylaw No. 8000 as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RR3s ZONE REQUIREMENTS (Suite within Accessory Building)
Development Regulations		
Principal dwelling Floor Area	297 m ²	

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Floor Area of Secondary Suite / Size ratios	89.9 m ² / 30 %	lessor or 90 m ² or 75%
Site Coverage (buildings)	25%	30%
Site Coverage (buildings/parking)	30%	50%
Accessory Building with Secondary Suite		
Height	3.7m / 1 storeys	4.5m / 1 ½ storeys
Separation	15m	5.0m
Front Yard	48.0m	6.0m
Side Yard (W)	2.0m	2.0m (1 - 1 ½ storey)
Side Yard (E)	19.0m	2.0m (1 - 1 ½ storey)
Rear Yard	7.0m	1.5m
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	550m ²	30m ² required per dwelling

3.1 Site Location Map

1445 Crawford Rd



3.2 Site Context

The adjacent zones and uses are:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	A1 - Agricultural 1	Agricultural
East	RR3 - Rural Residential 3	Residential
South	RR3 - Rural Residential 3	Residential
West	RR3 - Rural Residential 3	Residential

4.0 **CURRENT POLICY & REGULATION**

4.1 Proposed Zone (RR3s - Rural Residential 3 with Secondary Suite)

The property is proposed to be zoned RR3s - Rural Residential 3 with Secondary Suite. The purpose of this zone is to provide for country residential development on smaller lots, and complimentary secondary uses, in areas of high natural amenity and limited urban services.

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.

Section 8.35 - Land Utilization within Single Detached Areas: Work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivision and building permit applications that would allow for smaller lot sizes, secondary suites, minor boarding facilities, minor group homes, duplexes etc. that are sensitively integrated into a neighbourhood;

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

5.0 **TECHNICAL COMMENTS:**

5.1 Building & Permitting Department

Building permit required. BP36629 and HP31740 are to be addressed prior to issuance of a Building Permit.

5.2 Development Engineering Department

See Attached.

5.3 Fire Department

An unobstructed and easily distinguishable firefighter access path, of 1100 mm, from the street to the back of the property line as well to the secondary detached suite main entrance is required. If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required. Any gate is to open with out special knowledge. Additional visible address is required from Crawford Rd.

5.4 Interior Health

Interior Health has no record of the existing onsite sewerage disposal system on file. The applicant should consult a Registered Onsite Wastewater practitioner (ROWP) to determine the capacity and location of the existing disposal system, the waste flows