

# 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

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## 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 <sup>2</sup>	

Floor Area of Secondary Suite / Size ratios	89.9 m <sup>2</sup> / 30 %	lessor or 90 m <sup>2</sup> or 75%
Site Coverage (buildings)	25%	30%
Site Coverage (buildings/parking)	30%	50%
<b>Accessory Building with Secondary Suite</b>		
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
<b>Other Requirements</b>		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	550m <sup>2</sup>	30m <sup>2</sup> 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

generated on the property in relation to the proposal and ensure that the site has adequate space for a primary and reserve disposal field area. Should an alteration to the existing sewerage disposal system or the construction of a new system be necessary, the ROWP is required to file such with this office prior to construction.

5.5 Bylaw Services  
No concerns

6.0 **LAND USE MANAGEMENT DEPARTMENT**

The Land Use Management Department recommends support for this application. Policies within the Official Community Plan support the sensitive integration of infill in established neighbourhoods where densification can be accommodated. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions can easily be achieved on-site. Servicing for the proposed site will be handled by the on-site septic system and requirements of Interior Health must be dealt with prior to final adoption. A direct Development Permit will be conducted at a staff level to address the form and character of the proposed secondary suite development.



Danielle Noble  
Manager, Urban Land Use

Approved for inclusion:



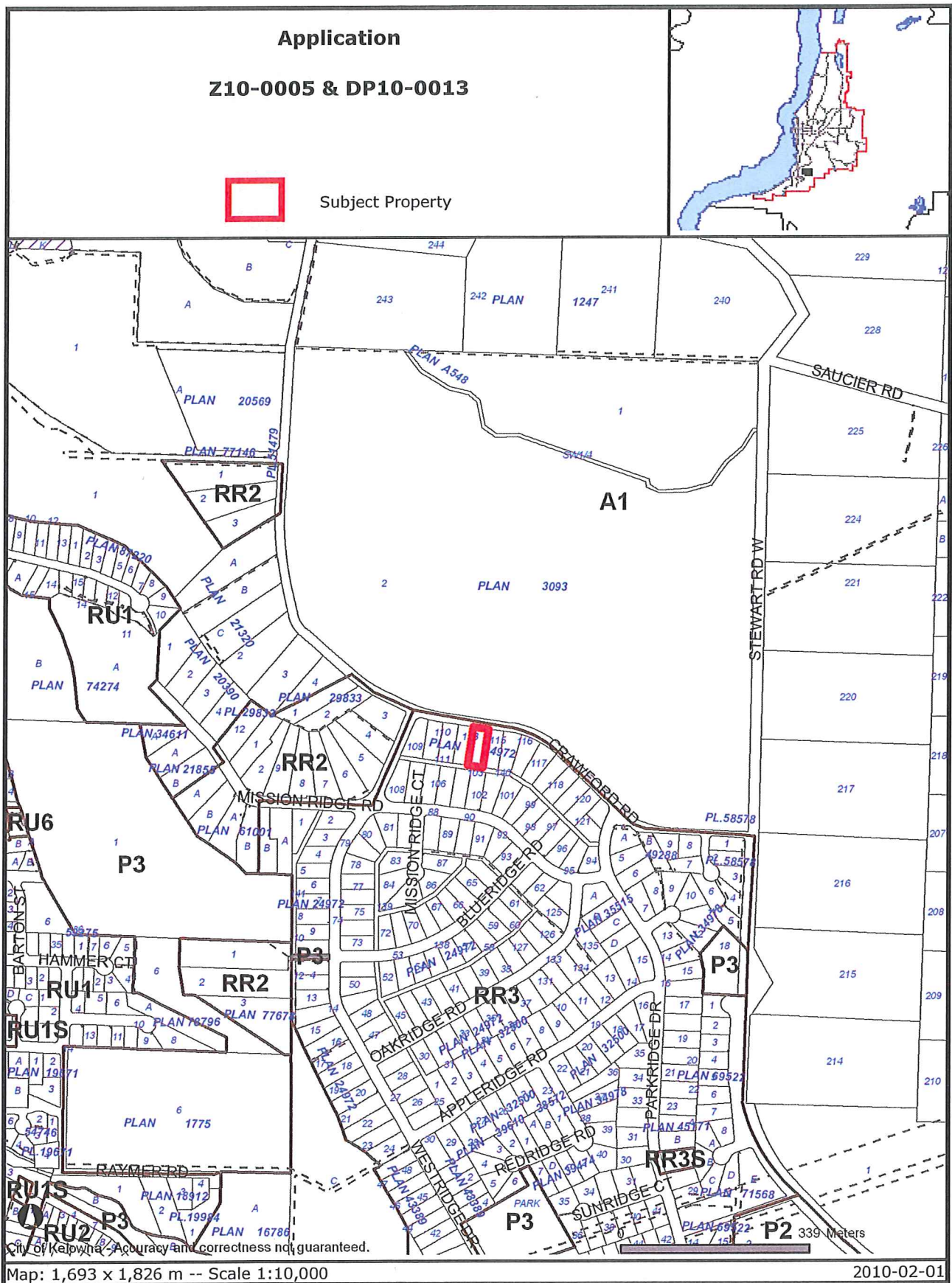
Shelley Gambacort  
Director, Land Use Management

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**Attachments:**

Subject Property Map  
Site Plan / Landscape Plan  
Elevations  
Floor Plan  
Photographs  
Development Engineering Branch Comments



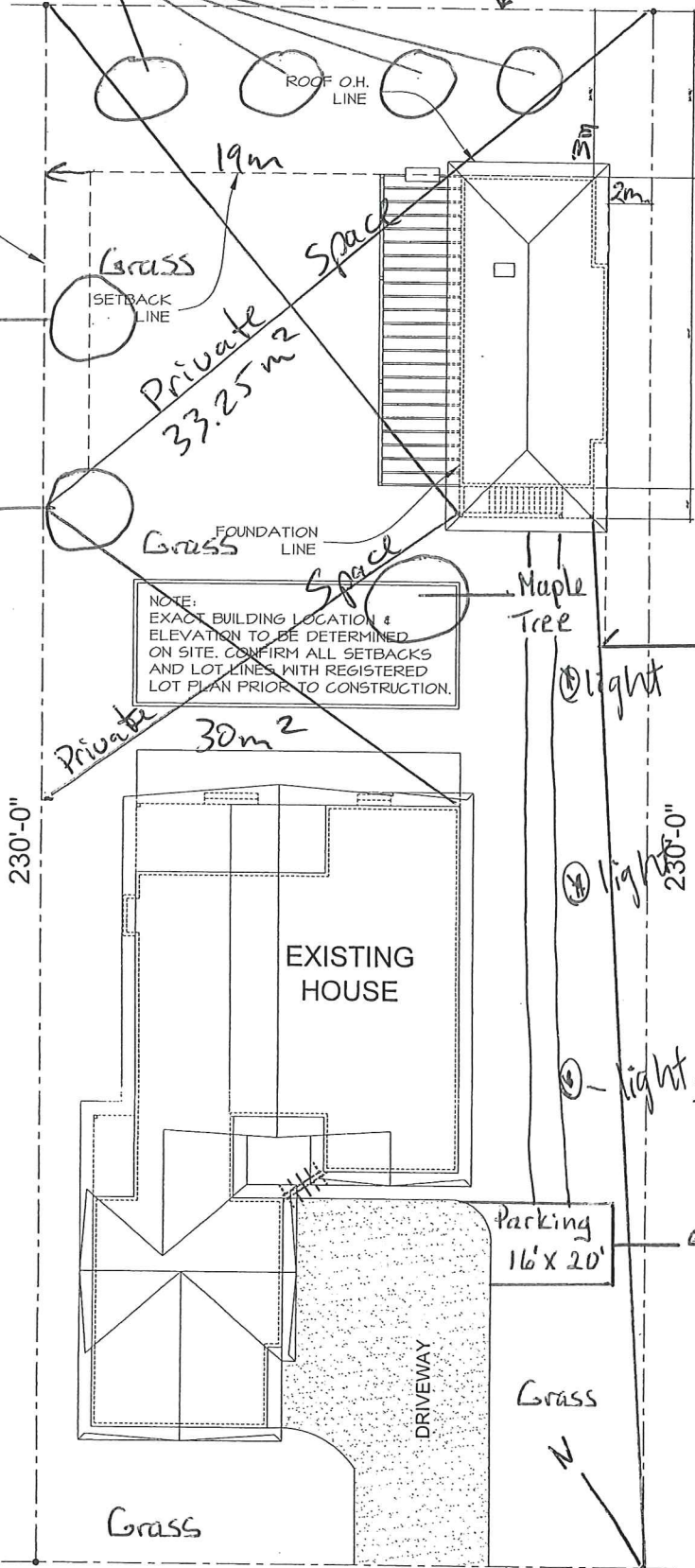


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

4 Blue Spruce Trees

5' Wood fence around lot

90'-0"

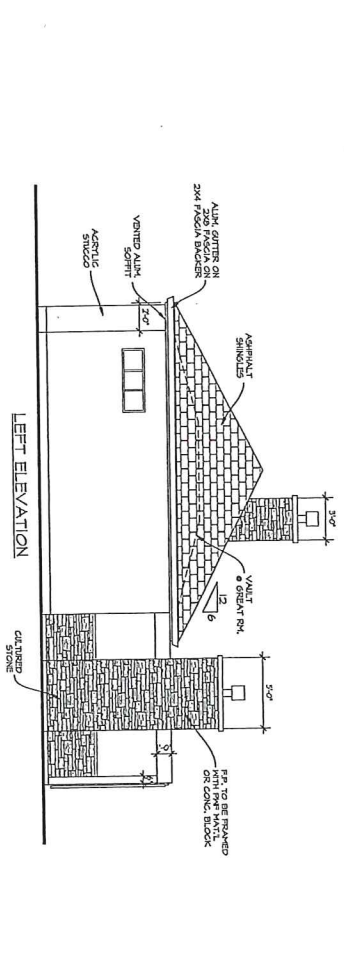
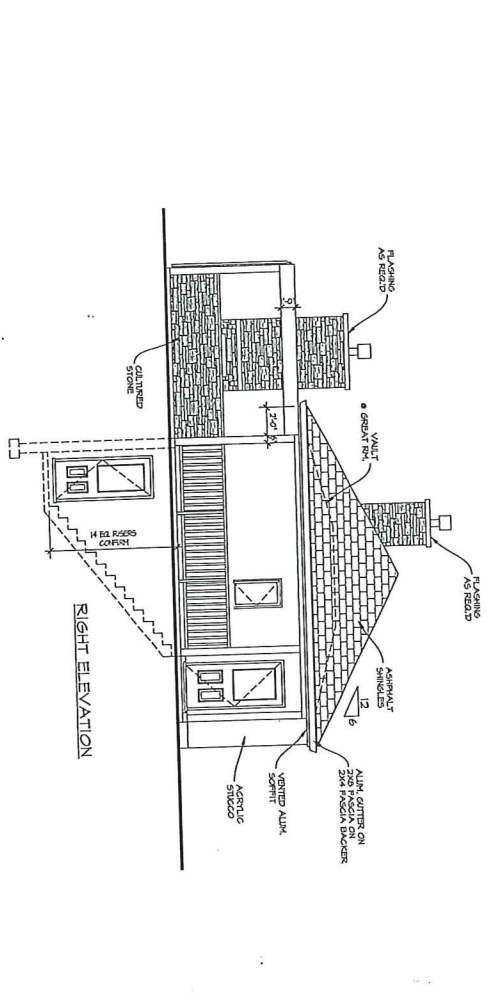
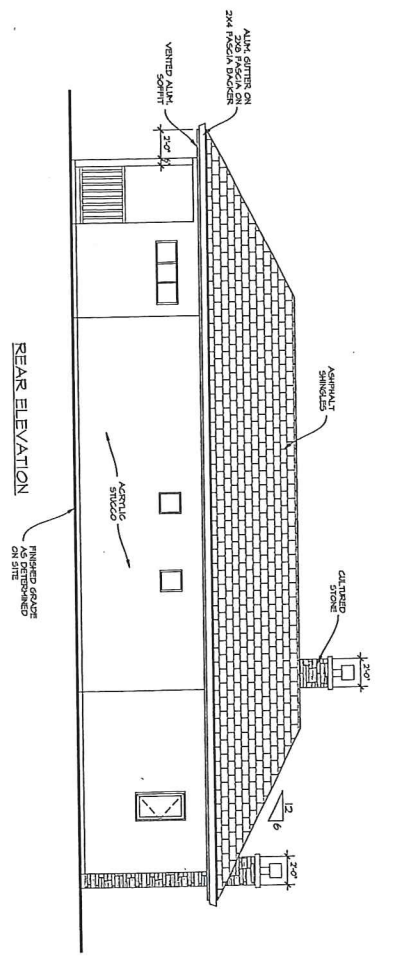
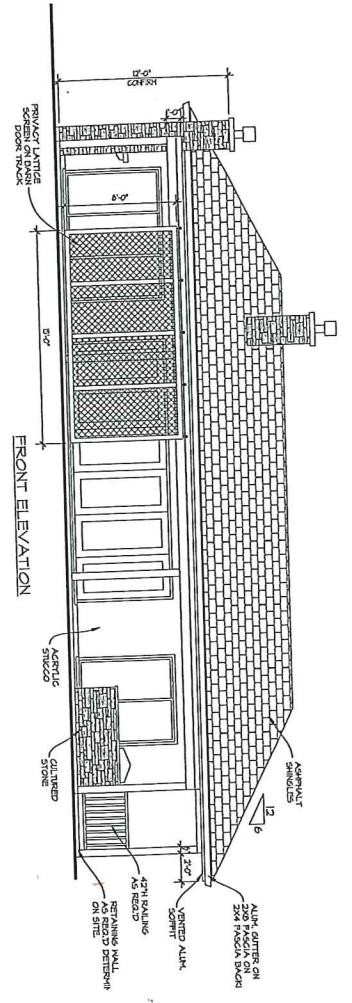


NOTE:  
 EXACT BUILDING LOCATION &  
 ELEVATION TO BE DETERMINED  
 ON SITE. CONFIRM ALL SETBACKS  
 AND LOT LINES WITH REGISTERED  
 LOT PLAN PRIOR TO CONSTRUCTION.

Fortis Easement

1445 Crawford Rd  
 Kelowna BC  
 Lot 113 Plan 24972  
 Section 32

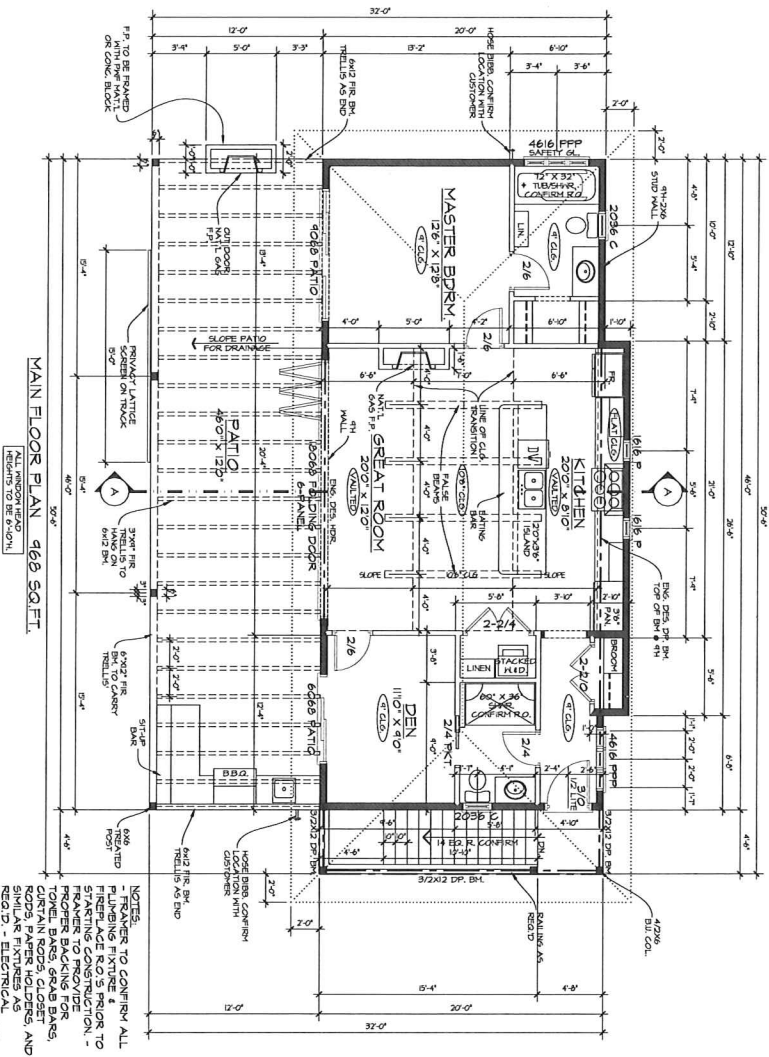
CRAWFORD ROAD  
 SITE PLAN (Landscape)  
 SCALE: 1/8" = 1'-0"





**ERRORS AND OMISSIONS**

BAXTER DESIGN & SPACED DATA shall not be responsible for any omissions from the structural drawings and specifications, or adjustments required by the contractor, or any other party, in the event of any error or omission. The contractor shall be responsible for the accuracy of the construction drawings. However, we assume no liability for responsibility of all trades and not related to the drawings and specifications. Should any discrepancies be found, the contractor shall be responsible for the necessary corrections. Should any discrepancies be found, the contractor shall be responsible for the necessary corrections.



**NOTES:**

FRAMER TO CONFIRM ALL DIMENSIONS AND PRIOR TO STARTING CONSTRUCTION. - FRAMER TO PROVIDE PROFILES FOR ROOFING, TOWEL BARS, SHOWER BARS, CURTAIN RODS, CLOSET RODS, PAPER HOLDERS, AND REEDS. - ELECTRICAL CONTRACTOR TO CONFIRM ELECTRICAL LAYOUT WITH TO MINS. - TRUSS LAYOUT AS PER ENG. DES. TRUSS DRAWINGS.

**BAXTER DESIGN**

1700 N. 10th St. Road  
 Kelowna, BC  
 V1Y 2K5  
 250-860-8888

PROPOSED RESIDENCE OF  
 TRAVELT CARBARRA BRADSHAW  
 KELOWNA, B.C.

DATE: AUGUST 7/09  
 DRAWING SCALE: 1/4" = 1'-0"

REV. DATE(S):  
 PKN. BY: S.A.B. / E.K.C.

3/5





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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** February 2, 2010  
**File No.:** Z10-0005  
**To:** Land Use Management Department (CF)  
**From:** Development Engineering Manager  
**Subject:** 1445 Crawford Road – Lot 13, Plan 24972

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The Development Engineering requirements and comments pertaining to this application, to rezone the subject property from RR3 to RR3s are as follows:

1. Domestic water and fire protection.

This property is currently serviced with a 19mm-diameter copper water service. The service will be adequate for this application. Metered water from the main residence must be extended to supply the proposed suite.

2. Sanitary Sewer.

Sanitary sewage is to be handled by an on-site sewage disposal system subject to approval of the Provincial Public Health Officer. Please contact the Public Health Officer.

3. Power and Telecommunication Services.

Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

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Steve Muenz, P. Eng.  
Development Engineering Manager

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