

Rezoning Application Z23/01

Regional Board Meeting
June 1, 2023

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com

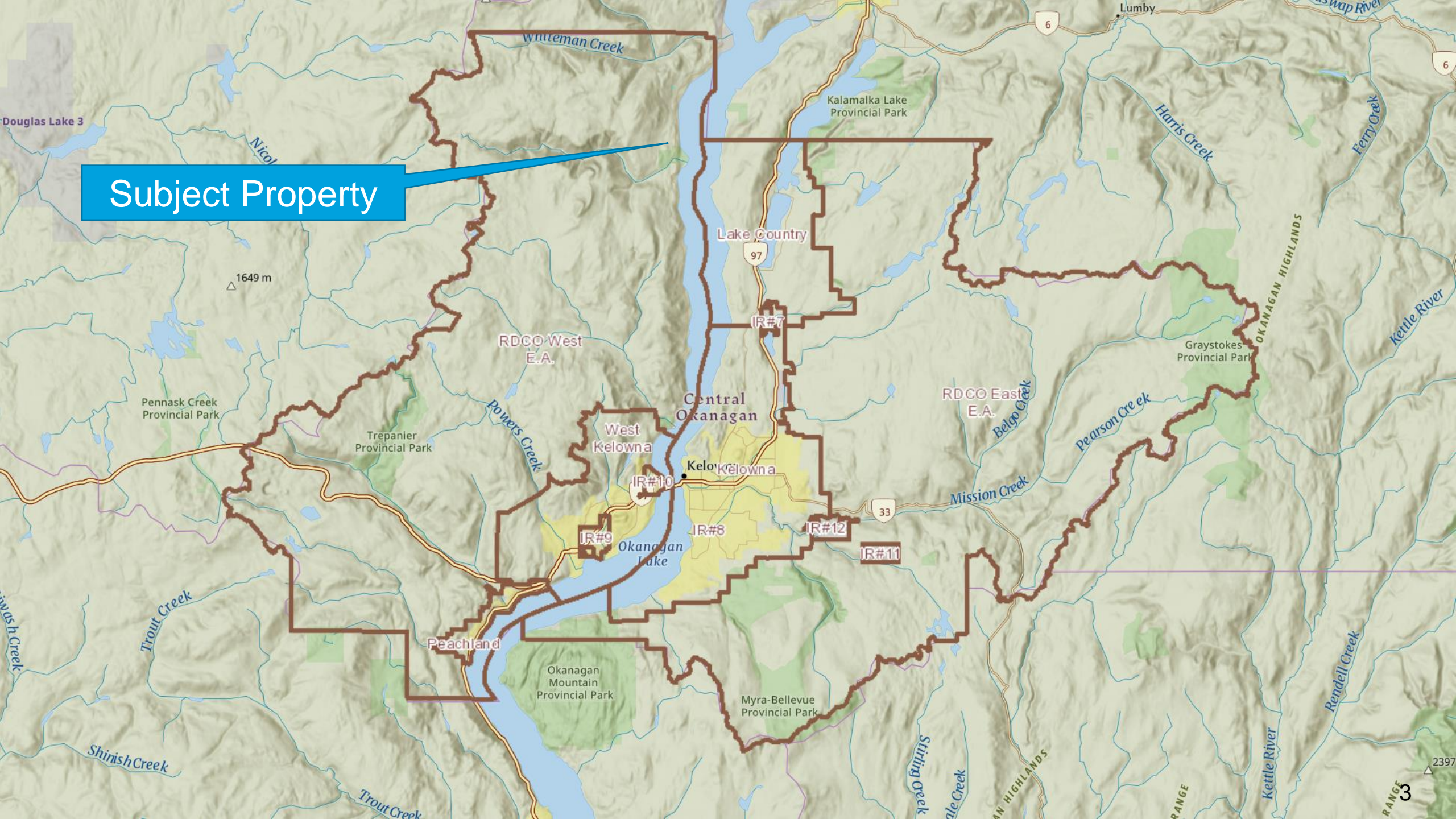


Purpose

To permit a secondary suite by rezoning the property at 851 Firwood Rd

- **From: R1**
- **To: R1s** (Secondary Suite)

Subject Property



Subject Property

Firwood Rd

Balsam Rd

Alpine Rd

Briarwood Rd

Wood Rd

Subject Property

Firwood Rd

RU1
(RDCO)

RU2
(RDCO)

Alpine Rd

R1
(RDCO)

Balsam Rd

5

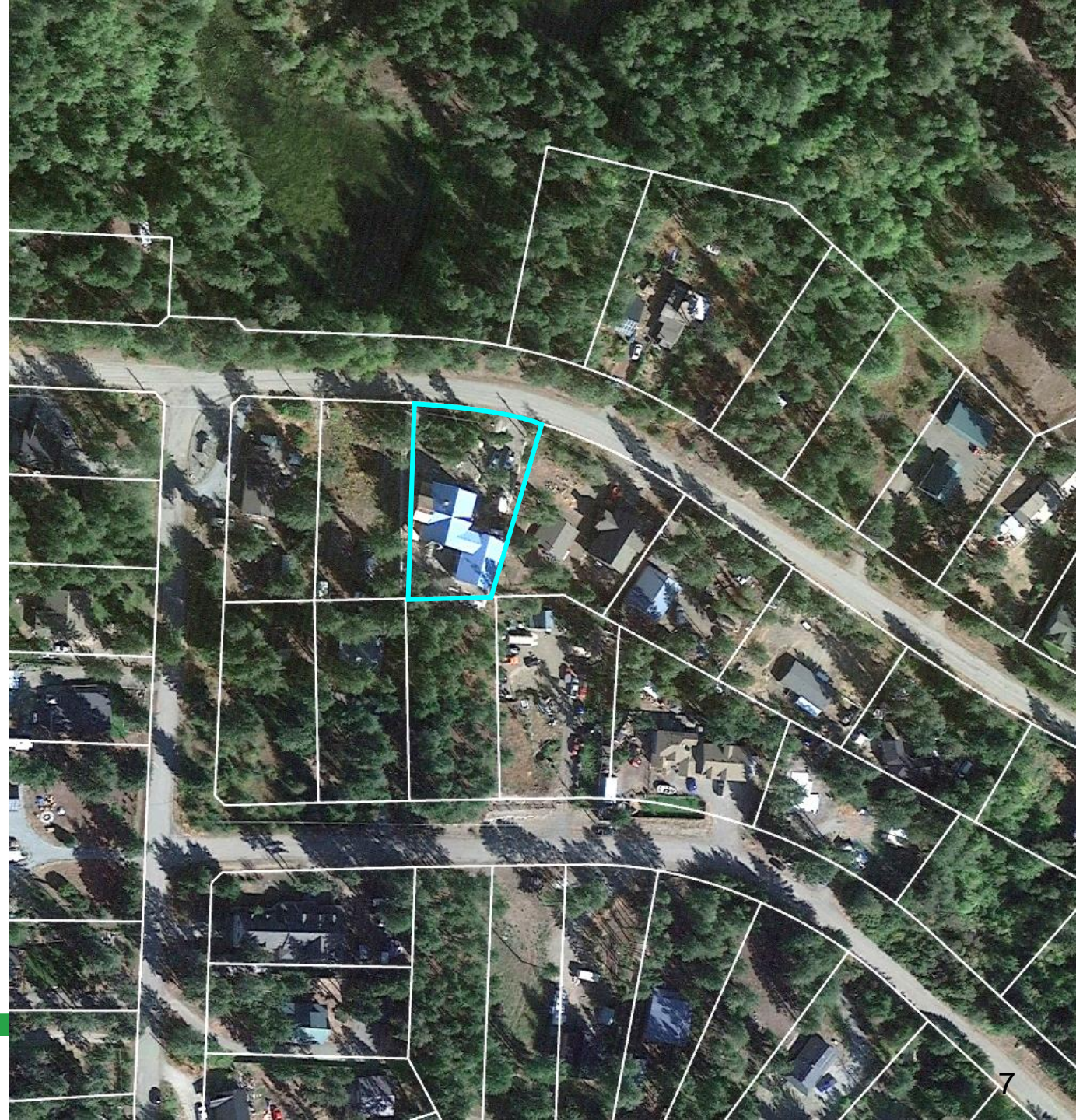


Process overview



Background

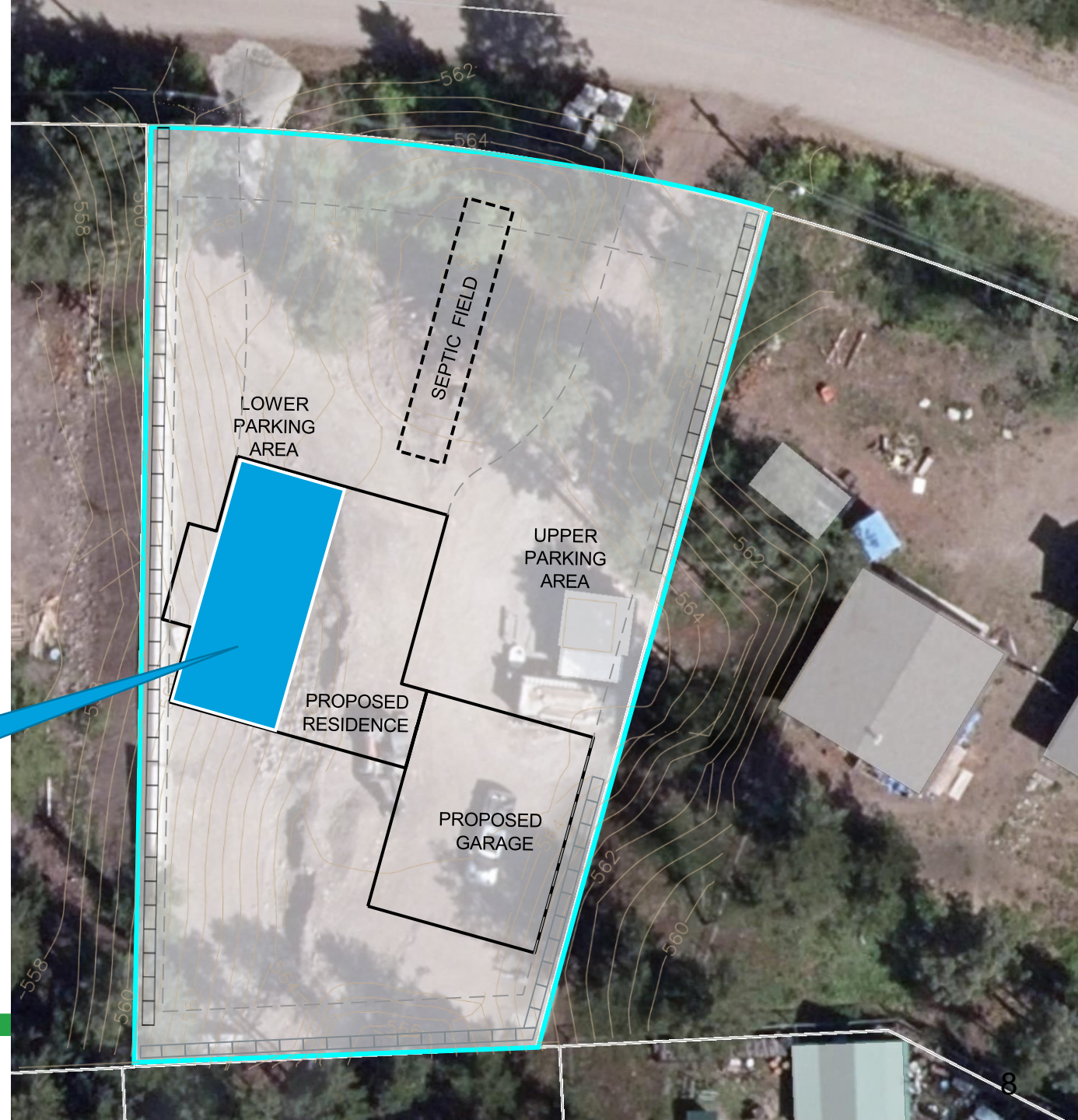
- A single-family dwelling is currently under construction



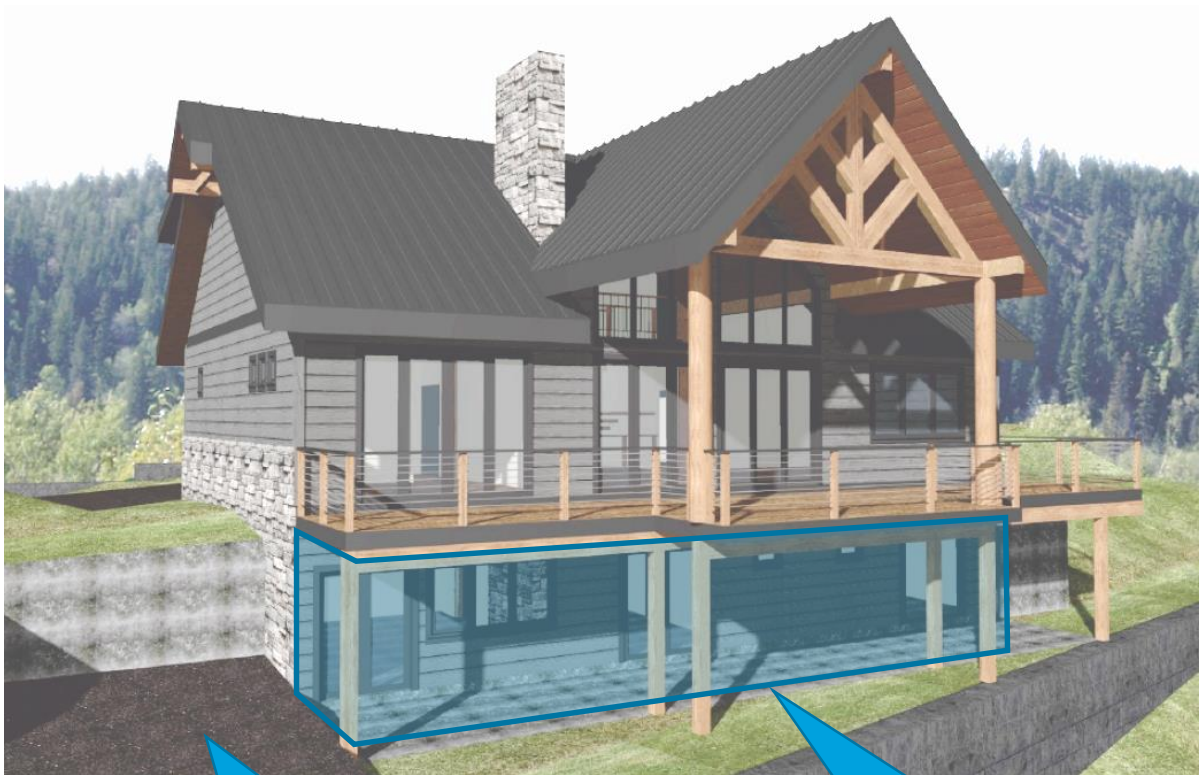
Proposal

- To include a 2 bedroom ground-floor suite

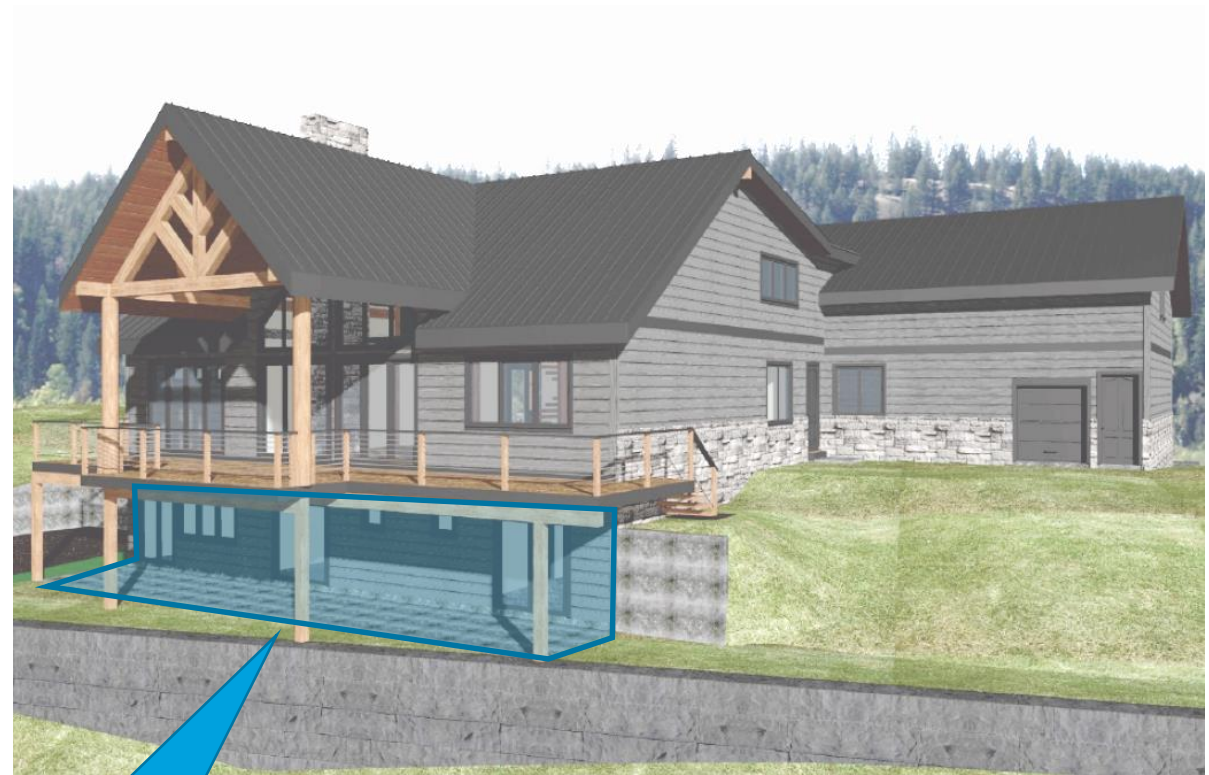
Ground floor secondary suite
Appx. 110m²



Proposal



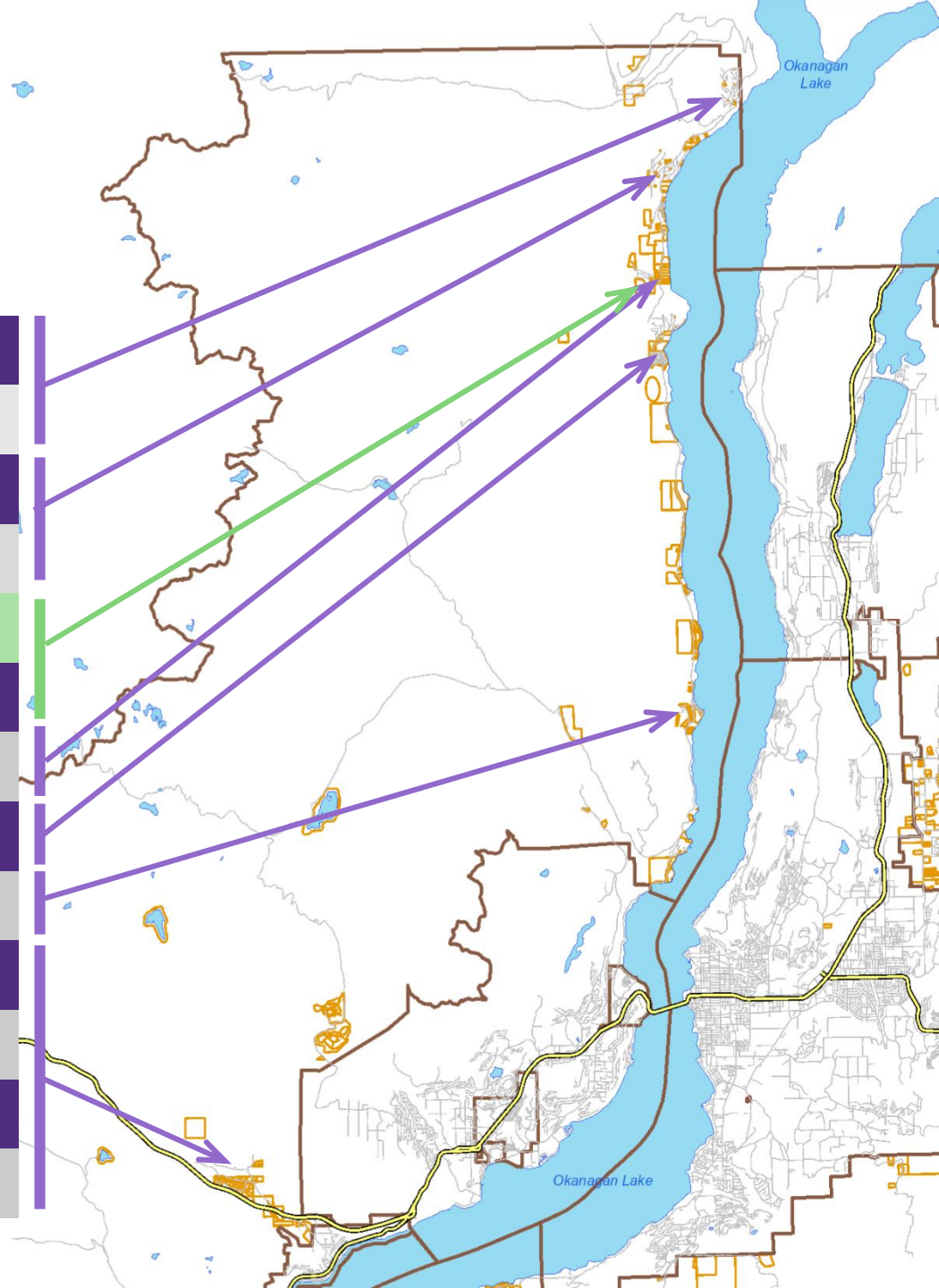
Parking



Suite area

Secondary Suite Rezoning

10357 Columbia Way (RU5s)	1.16 ac	Z14/03	West Shore
10331 Columbia Way (R1s)	0.37 ac	Z11/01	West Shore
530 Moody Cr (RU5s)	0.63 ac	Z22/01	Killiney Beach
491 Killarney Way (RU5s)	0.65 ac	Z22/05	Killiney Beach
851 Firwood Rd (R1s)	0.45 ac	Z23/01	Valley of the Sun
775 Wood Rd (R1s)	0.59 ac	Z22/03	Valley of the Sun
7951 Westside Rd (RU2s)	10.0 ac	Z09/04	Muirellen
7155 Dunwaters Rd (R1s)	0.34 ac	Z21/02	Fintry
1890 Banff Rd (RU3s)	2.46 ac	Z13/02	Wilson Landing
4495 Maxwell Rd (RU2s)	6.22 ac	Z16/02	Trepanier
4355 Maxwell Rd (RU2s)	10.0 ac	Z08/21	Trepanier
4508 Trepanier Rd (RU3s)	2.47 ac	Z15/04	Trepanier
4901 Star Pl (RU3s)	3.16 ac	Z09/08	Trepanier



Site Servicing



North Westside Fire Protection Area



Upper Fintry - Valley of the Sun - Shalal Road
water service area

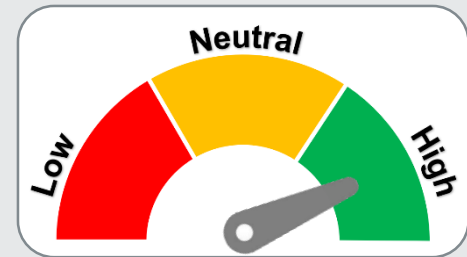


Onsite Wastewater system

RDCO Policy Alignment

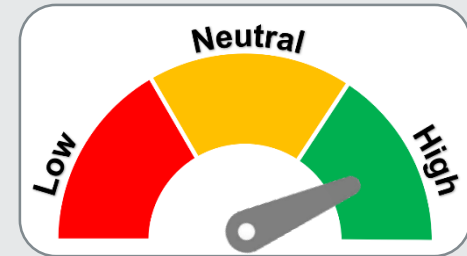
Regional Growth Strategy policy

- Preserve and enhance existing neighbourhoods through encouragement of a variety of housing types, densities, choices, and affordability..



Official Community Plan policy

- Encourage new housing on existing vacant lots ...
- Review the need to provide more affordable housing using secondary suites, manufactured homes within existing and new developments, while maintaining sensitivity to the existing rural character ...



Summary

- Secondary suite within a proposed dwelling
- Proposal aligns with RGS and OCP
- Wildfire DPA guidelines addressed at BP stage
- No concerns received from referral agencies
- Proposal aligns OCP, therefore a public hearing is not required (LGA s.464(2))

Recommendations

THAT the Regional Board receives the report from the Director of Community Services, dated June 1, 2023, with respect to RDCO File: Z23/01 for the property located at 851 Firwood Rd and legally described as Lot 109, District Lot 2922, ODYD, Plan KAP20608 (“the Subject Property”);

AND THAT the Regional Board gives first, second and third reading to Zoning Amendment Bylaw No. 871-278;

AND FURTHER THAT the Regional Board adopts Zoning Amendment Bylaw No. 871-278.

