

Rezoning Application Z22/03

Public Hearing
August 22, 2022

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



Purpose

To permit a secondary suite by rezoning the property at 775 Wood Road

- **From: R1 Single Detached Housing**
- **To: R1s Single Detached Housing** (Secondary Suite)



Firwood Rd

Balsam Rd

Alpine Rd

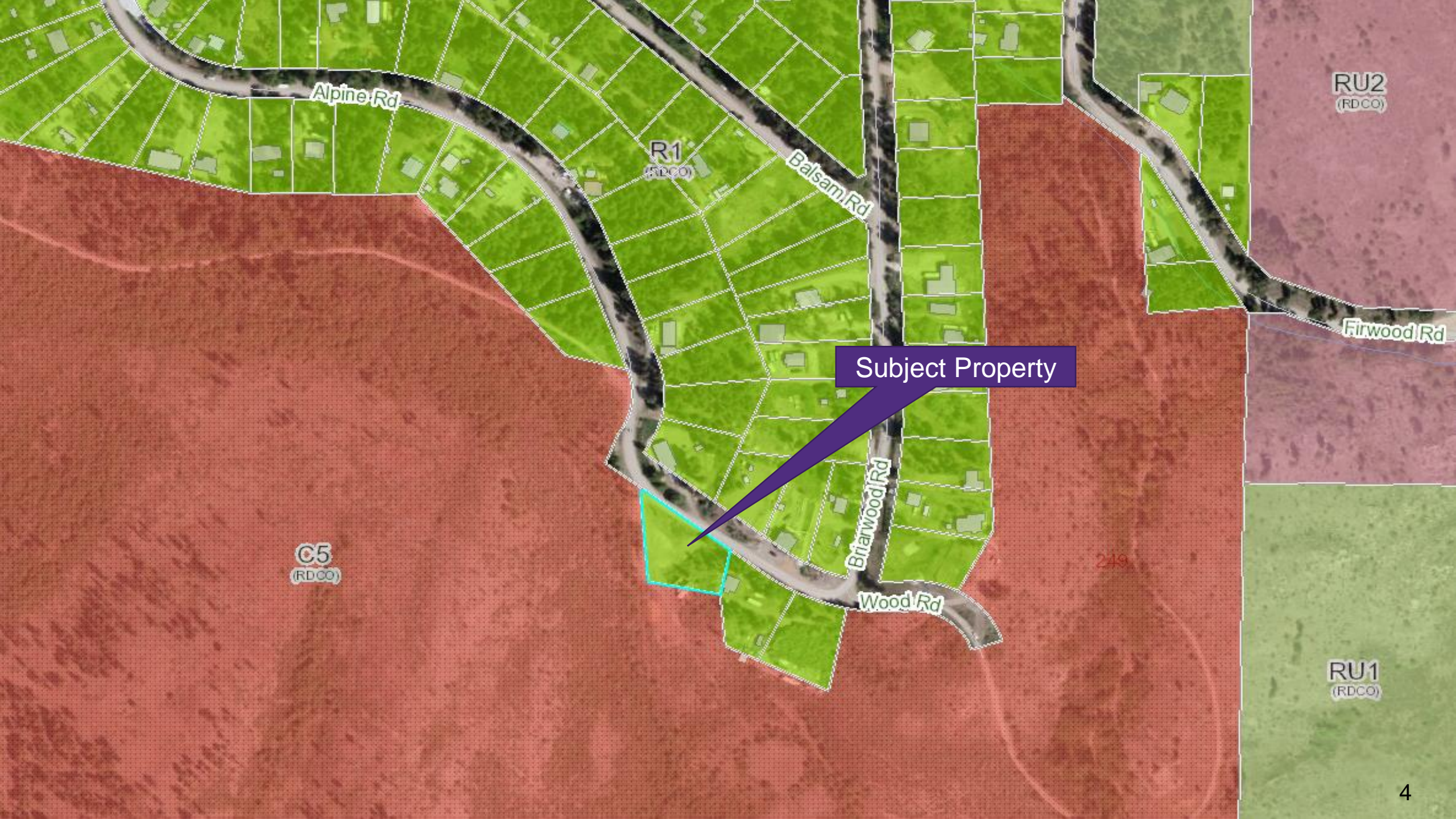
Westside Rd

Brianwood Rd

d Rd

Subject Property

Okanagan Lake



Alpine Rd

R1
(RD CO)

Balsam Rd

RU2
(RD CO)

Firwood Rd

Subject Property

Brita wood Rd

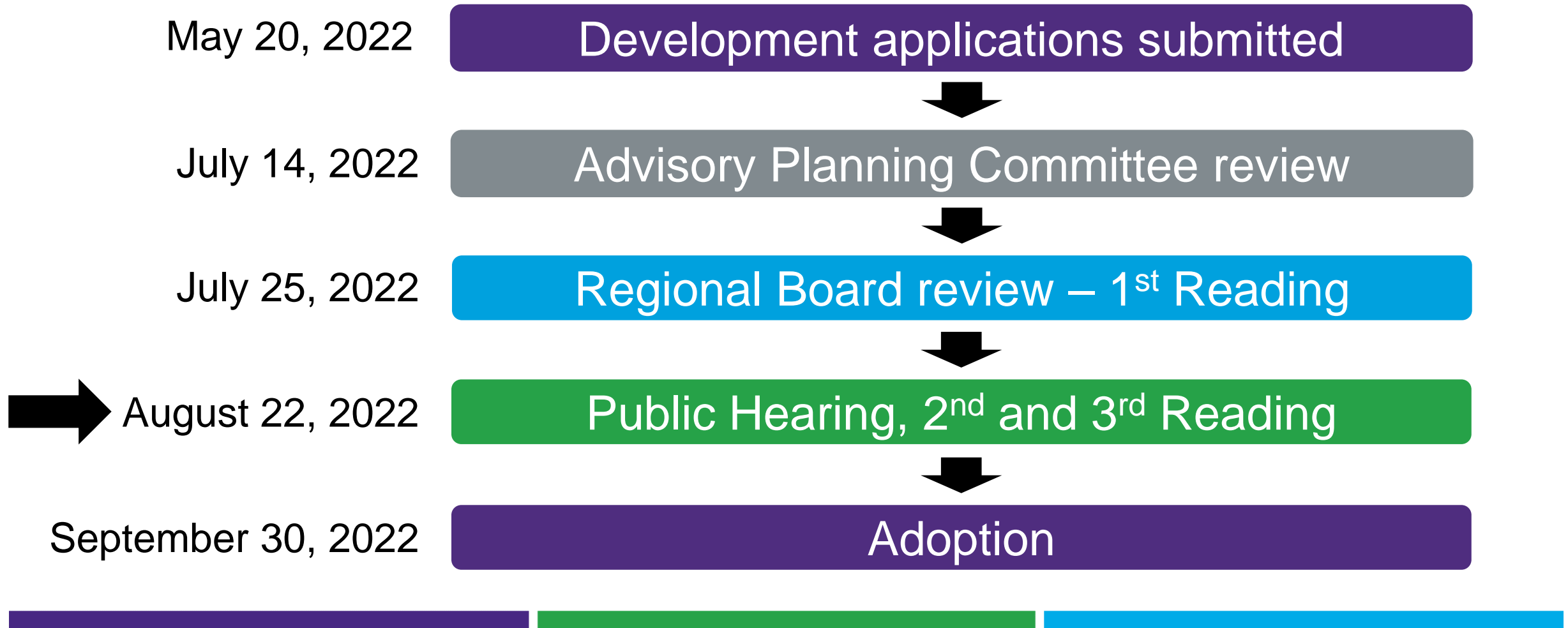
249

G5
(RD CO)

Wood Rd

RU1
(RD CO)

Process overview



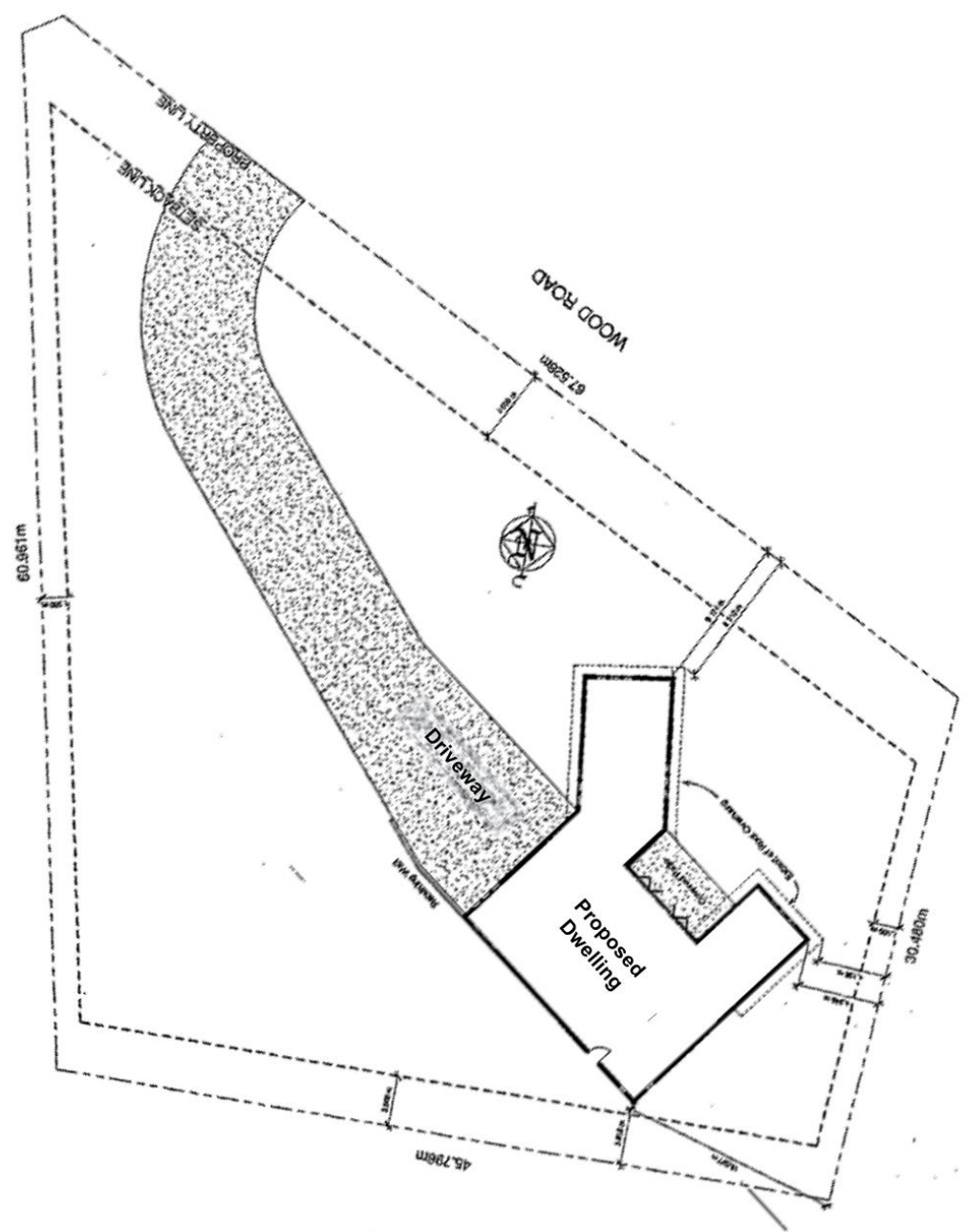
Background

- The property is currently undeveloped with no existing structures present.
- A building permit was issued for a 2,025 ft² (188 m²) single detached house.



Proposal

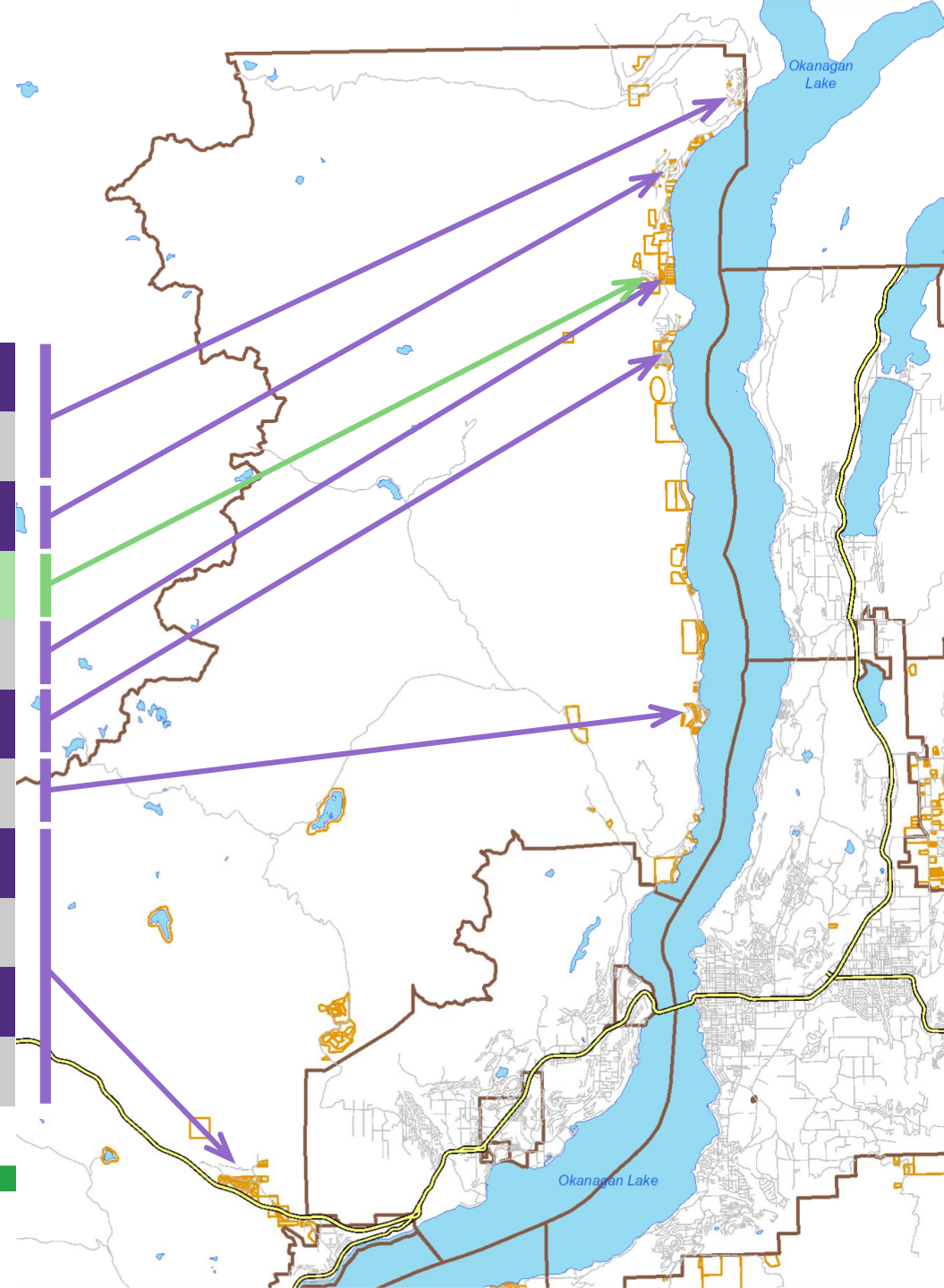
- To add a 470 ft² (44 m²) one-bedroom suite within the footprint of the house.



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)*	0.63ac	Z22/01	Killiney Beach
775 Wood Road (R1s)	0.59ac	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 PI (RU3s)	3.16 ac	Z09/08	Trepanier

*Pending



Development Permits Areas

- Within Wildfire DPA
 - Proposal to comply with the Design Guidelines
 - Restrictive covenant registered on title
- Partly within the Hillside DPA
 - <30% slope
- Development Permit not required

Site Servicing



North Westside Fire Protection Area



Upper Fintry water service area



Onsite wastewater system

Referral Comments

Inspection Services

- Additional Building Permit will be required
- Further review of on-site sewage during Building Permit process

Advisory Planning Committee

- Supports the application to rezone

Referral Comments

Interior Health

- Consistent with healthy communities planning principles
- Supports the proposal

Ministry of Transportation and Infrastructure

- Preliminary approval
- Endorsement required prior to bylaw adoption

Summary

- Develop a secondary suite within the building footprint of an already approved single detached house.
- No Development Permit required.
- Restrictive covenant for Wildfire DPA required.
- No concerns received from referral agencies, advisory committees, or public.



Firwood Rd

Balsam Rd

Alpine Rd

Briarwood Rd

Westside Rd

Okanagan Lake

Subject Property