
CITY OF KELOWNA
MEMORANDUM

Date: January 25, 2001
File No.: Z00-1056

To: City Manager

From: Planning & Development Services Department

Subject: Application No. Z00-1056
Owner / Applicant: Larry Hawkins
At: 704 Barnaby Road
Purpose: To rezone the subject property from RR1 – Rural Residential 1 to RR2 – Rural Residential 2 to accommodate the subdivision of the subject property into two lots.
Existing Zone: RR2 – Rural Residential 2
Proposed Zone: RR1 – Rural Residential 1
Report prepared by: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 3, D.L. 357, Sec. 30, Twp. 29, O.D.Y.D., Plan 39067, located at 704 Barnaby Road, Kelowna, B.C., from the RR1 – Rural Residential 1 zone to the RR2 – Rural Residential 2 zone;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The applicant is requesting rezoning from the RR1 – Rural Residential 1 zone to the RR2 – Rural Residential 2 zone in order to accommodate the subdivision of the subject property into two lots.

3.0 ADVISORY PLANNING COMMISSION

The subject application was reviewed by the Advisory Planning Commission at the meeting of December 19, 2000 and the following recommendation was passed:

That the Advisory Planning Commission supports Rezoning Application No. Z00-1056 by Larry Hawkins, 704 Barnaby Road.

4.0 BACKGROUND

4.1 The Proposal

The site is currently occupied by a residential dwelling located on the east side of the subject property. It is the intent of the applicant to create one additional rural residential lot on the west half of the subject property. The surrounding properties are zoned RR1 – Rural Residential 1, RR2 – Rural Residential 2, RR3 – Rural Residential 3, and RU1 – Large Lot Housing and the surrounding properties are occupied by single family residential dwellings.

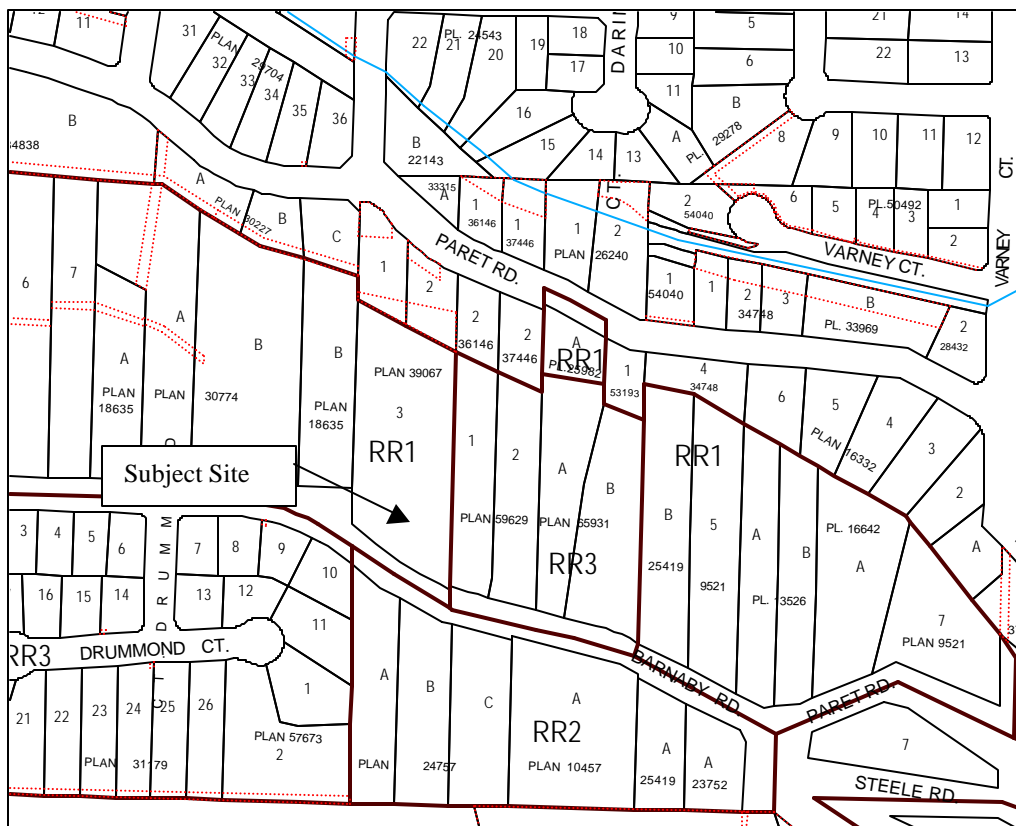
The subject property is 0.96 Hectares (9,600 m²) in size and has a frontage of approximately 75.58 m along Barnaby Road. The applicant proposes to create two lots and the first lot would be approximately 4,615 m² in size and would have a frontage of 30.0 m. The second lot would be approximately 4,985 m² in size and would have a frontage of 45.577 m.

CRITERIA	PROPOSAL	RR2 ZONE REQUIREMENTS
Site Area (m ²)	4,615 m ² / 4,985 m ²	4,000 m ²
Site Width (m)	30.0 m / 45.577 m	36.0 m

Note: The site width noted above is based on the road frontage due to the scale of the proposed subdivision plan. The site width is required to be 36.0 m at 6.0 m from the front property line. The site width will be evaluated in detail at the subdivision approval application.

4.2 Site Context

The site is located on the north side of Barnaby Road in the Southwest Mission sector area of the city, as indicated on the map below.



The southern portion of the site is relatively flat, the northern portion of the site is a steeply down sloping hillside.

Adjacent zones and uses are, to the:

- North - RU1 – Large Lot Housing, Residential Dwellings
- East - RR3- Rural Residential 3, Residential Dwellings
- South - RR2 – Rural Residential 2 and RR3- Rural Residential 3, Residential Dwellings
- West - RR1 – Rural Residential 1, Residential Dwellings

4.3 Existing Development Potential

The site would support one single detached dwelling.

4.4 Current Development Policy

4.4.1 Kelowna Official Community Plan

The Strategic Plan identifies the importance of preserving environmentally sensitive areas within the city. The rezoning, subdivision, and subsequent redevelopment of the parcel will accommodate an increase in density on municipally serviced lands. The steep slopes will be protected by a covenant registered on title for the two proposed properties through the processing of subdivision application.

4.4.2 City of Kelowna Strategic Plan (1992)

The Current Official Community Plan designates the future land use of the subject property as Single/Two Family Residential and therefore the rezoning of the site to RR2 – Rural Residential 2 zone is consistent with the OCP.

4.4.3 Southwest Okanagan Mission Sector Plan

The Sector Plan identifies the area as remaining Rural Residential development. The plan supports preservation of the existing residential character of the area and suggests that all future residential development be consistent in character with the existing development. The proposed loting pattern and building envelope will be consistent with the existing residential development in the area.

5.0 TECHNICAL COMMENTS

5.1 Works and Utilities Department

The Development Engineering Department does not have any requirements associated with the proposed rezoning of this property. All engineering requirements are outlined in the Preliminary Layout Review letter under file S00-083.

5.2 Parks Division

1. The following standards apply for all landscape improvements in the right-of-way boulevards.

- A. All plant material (trees, shrubs, ground covers, seed/sod etc.) proposed for the boulevard to be reviewed by the City of Kelowna Parks Division. All materials specified to meet City standard for size and method of installation.
- B. Plant material specifications are as follows for:
 - i) Deciduous Tree by caliper @ 300 mm measured 60 mm above the root ball.
 - ii) Deciduous shrub by spread @ 450 mm min.
 - iii) Coniferous tree by height @ 2.5 min.
 - iv) Coniferous shrub by spread @ 450 mm min.
 - v) Seed/sod mix according to proposed activity use and location.
- C. Boulevard maintenance is responsibility of the owner/occupant.
- D. All boulevard tree maintenance is responsibility of Parks Division.

5.3 West Kootenay Power, Telus, Shaw Cable, BC Gas

The requirements of these agencies are outlined in the Preliminary Layout Review letter under file S00-083.

6.0 PLANNING COMMENTS

The Planning and Development Services Department supports the proposed rezoning from RR1 – Rural Residential 1 to RR2 – Rural Residential 2 to accommodate the subdivision of the parcel into two lots. The proposed subdivision and zoning amendment is consistent with the current development policies of the City of Kelowna..

The registration of a Section 219 Restrictive Covenant is required on both proposed lots for the area containing lands of 30% slope or greater. Also, the property is within a Wildfire Hazard Area therefore to minimize potential fire hazards the applicant may be required to register a Section 219 Restrictive Covenant to save harmless the City of Kelowna in the event of damage to individual homes as a result of the spread of wildfire.

The subject property is also identified in the Draft Kelowna 2020 Official Community Plan as being within a Hazardous Condition Development Permit Area due to the areas with 30% slope or greater.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

RGS/JD/jd
Attachments

FACT SHEET

1. **APPLICATION NO.:** Z00-1056
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Larry Hawkins
- **ADDRESS** 704 Barnaby Road
- **CITY** Kelowna
- **POSTAL CODE** V1W 4N9
4. **APPLICANT/CONTACT PERSON:** Larry Hawkins
- **ADDRESS** 704 Barnaby Road
- **CITY** Kelowna
- **POSTAL CODE** V1W 4N9
- **TELEPHONE:** 764 – 4672
5. **APPLICATION PROGRESS:**
Date of Application: November 24, 2000
Date Application Complete: November 24, 2000
Staff Report to APC: December 19, 2000
Staff Report to Council:
6. **LEGAL DESCRIPTION:** Lot 3, DL 357, Sec. 30, Twp. 29 ODYD, Plan 39067
7. **SITE LOCATION:** North side of Barnaby Road
8. **CIVIC ADDRESS:** 704 Barnaby Road
9. **AREA OF SUBJECT PROPERTY:** 0.96 Hectares (2.371 acres)
10. **AREA OF PROPOSED REZONING:** 0.96 Hectares (2.371 acres)
11. **EXISTING ZONE CATEGORY:** RR1 – Rural Residential 1
12. **PROPOSED ZONE:** RR2 – Rural Residential 2
13. **PURPOSE OF THE APPLICATION:** To rezone the subject property from RR1 – Rural Residential 1 to RR2 – Rural Residential 2 to accommodate the subdivision of the subject parcel into two lots.
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** (a) Not Applicable
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY
15. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** (a) Not Applicable

Attachments that are missing from the Electronic Version

Subject Property Map
Proposed Subdivision Layout