CITY OF KELOWNA

MEMORANDUM

Date: July 4, 2001
File No.:   Z01-1033

To: City Manager

From: Planning & Development Services Department

APPLICATION NO.   Z01-1033   OWNER: Hannu & Sharon Tukkimaki

AT: 1555 Blondeaux Crescent   APPLICANT: Hannu & Sharon Tukkimaki

PURPOSE: To rezone a portion of the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to accommodate the subdivision of the subject parcel into two lots.

EXISTING ZONE: RU1 – Large Lot Housing

PROPOSED ZONE: RU2 – Medium Lot Housing

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 part of Lot 1, Sec. 29, Twp. 26, ODYD, Plan 32348, as shown on Map "A" attached to the report of the Planning & Development Services Department dated July 4, 2001, located on Blondeaux Crescent, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone;

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

2.0   SUMMARY

The applicant is requesting rezoning approval on a portion of the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone in order to accommodate the subdivision of the subject property into two lots. The rezoning will only apply to proposed Lot B as shown on attached Map "A". Proposed Lot B does not meet the minimum RU1 lot area of 550 m^2 (510 m^2 proposed) nor does it meet the minimum RU1 frontage of 16.5 m (15.63 m proposed)

3.0   ADVISORY PLANNING COMMISSION

The subject application was reviewed by the Advisory Planning Commission at the meeting of June 12, 2001 and the following recommendation was passed:

That the Advisory Planning Commission supports Rezoning Application No. Z01-1033 by Hannu and Sharon Tukkimaki to create an additional lot for single family residential development.

4.0 BACKGROUND

4.1 The Proposal

The site is currently occupied by one single family residential dwelling and it is the intent of the applicant to create one additional single family lot. The adjacent parcels are zoned RU1 – Large Lot Housing and are occupied by single family residential dwellings. Brandt's Creek is located along the west property boundary of the subject property.

The current site is 1,167 m^2 (0.1167 ha) in size and has a frontage of 38.52 m along Blondeaux Crescent. The proposal is to subdivide the existing lot into two lots. The table below is a description of the proposed RU2 – Medium Lot Housing lot.

CRITERIA	PROPOSAL	RU2 ZONE REQUIREMENTS
Site Area (m²)	510 m^2	400 m^2
Site Width (m)	15.63 m	13.0 m
Site Depth (m)	30.43 m	30.0 m

(Note. The applicant has not decided on a floor plan for the proposed lot, however the applicant intends on constructing a home within the RU2 development regulations.)

4.2 Site Context

The subject property is located on the east side of Blondeaux Crescent and north of Highland Drive North. Brandt's Creek is located on the west side of the property adjacent to Blondeaux Crescent. The subject property is located within the Glenmore / Clifton / Dilworth Sector area of the city. The subject property is located on the map below.
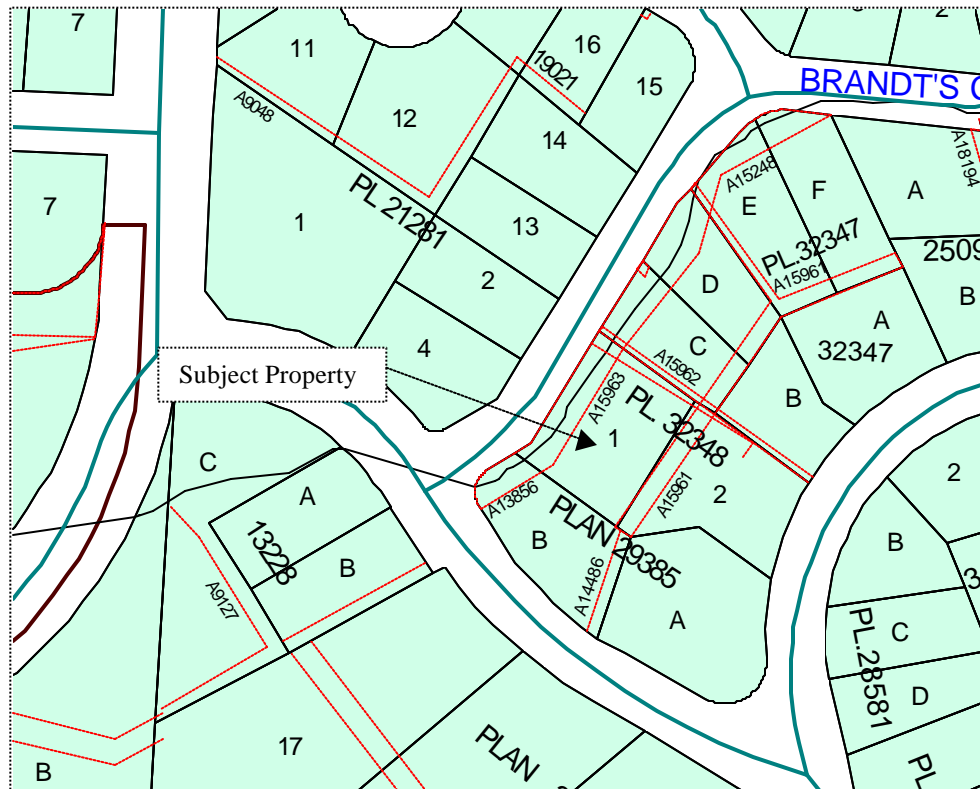
The Adjacent zones and uses are, to the:

> North - RU1 – Large Lot Housing – single family residential dwellings
> East   - RU1 – Large Lot Housing – single family residential dwellings
> South - RU1 – Large Lot Housing – single family residential dwellings
> West   - RU1 – Large Lot Housing – single family residential dwellings

2.3   Existing Development Potential

The development potential for the subject property is one single family dwelling.

2.4   Current Development Policy

2.4.1   City of Kelowna Strategic Plan (1992)

The Strategic Plan supports infill development within existing urban areas within the city.

2.4.2   Kelowna Official Community Plan

The Official Community Plan designates the future land use of the subject property as Single / Two Family Residential. The Official Community Plan identifies a housing policy to develop a more compact urban form and that maximizes the use of existing infrastructure by increasing densities through infill development within existing areas.

2.4.3   Glenmore / Clifton / Dilworth Sector Plan

The Glenmore / Clifton / Dilworth Sector Plan designates the future land use of the subject property as Single / Two Family Residential. A housing objective is to sensitively integrate new infill housing with the surrounding natural attributes and existing neighbourhoods.

5.0   TECHNICAL COMMENTS

5.1   Planning & Development Services Department

The proposed rezoning is supported in the current development policies and the proposed lot will meet the subdivision regulations for the RU2 – Medium Lot Housing zone.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

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

RGS/JD/jd
Attachment

FACT SHEET

1.	**APPLICATION NO.:**	Z01-1033
2.	**APPLICATION TYPE:**	Rezoning
3.	**OWNER/ APPLICANT/CONTACT PERSON:**	Hannu & Sharon Tukkimaki
	· **ADDRESS**	1555 Blondeaux Crescent
	· **CITY/POSTAL CODE**	Kelowna, BC V1Y 4J8
	· **TELEPHONE/FAX NO.:**	861-1882
5.	**APPLICATION PROGRESS:**	
	Date of Application:	May 17, 2001
	Date Application Complete:	May 17, 2001
	Staff Report to Council:	July 6, 2001
6.	**LEGAL DESCRIPTION:**	Part of Lot 1, Sec. 29, Twp. 26, ODYD, Plan 32348
7.	**SITE LOCATION:**	East side of Blondeaux Crescent and north of Highland Drive North
8.	**CIVIC ADDRESS:**	1555 Blondeaux Crescent
9.	**AREA OF SUBJECT PROPERTY:**	1167 m^2 (0.1167 ha)
10.	**AREA OF PROPOSED REZONING:**	510 m^2 (0.051 ha)
11.	**EXISTING ZONE CATEGORY:**	RU1 – Large Lot Housing
12.	**PROPOSED ZONE:**	RU2 – Medium Lot Housing
13.	**PURPOSE OF THE APPLICATION:**	To rezone a portion of the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to accommodate the subdivision of the subject parcel into two lots.
14.	**DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS**	Not Applicable

<u>Attachments that are missing from the Electronic Version</u>

Subject Property Map
Proposed Subdivision Layout (Map "A")