
CITY OF KELOWNA

MEMORANDUM

Date: December 5, 2001
File No.: DVP01-10,084

To: City Manager

From: Planning & Development Services Department

APPLICATION NO. DVP01-10,084

OWNER: School District No. 23

AT: 1180 Houghton Road

APPLICANT: Culos Development (1996)
Inc.

PURPOSE: To rezone a portion of the subject property from P2 – Education and Minor Institutional and RU1 – Large Lot Housing to RU5 – Bareland Strata Housing to accommodate the development of a 34 lot Bareland Strata Housing project with a variance to the minimum bareland strata lot depth for proposed lots 28 to 34.

EXISTING ZONE: P2 – Education and Minor Institutional and RU1 – Large Lot Housing

PROPOSED ZONE: RU5 – Bareland Strata Housing

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 8773 be considered by Council;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP01-10,084; Part of Lot A, Plan KAP53622 and Lot Park, Plan 30321, Sec. 27, Twp. 26, ODYD, located on Houghton Road and O'Keefe Court, Kelowna B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.5.4 (d) – the required minimum lot depth for a RU5 bareland strata lot is 25.0 m, Lot 28 is 23.4 m proposed and lots 29 to 34 are 21.3 m proposed.

2.0 SUMMARY

The overall development proposal application is to amend the Official Community Plan and to rezone a portion of the former West Rutland Elementary School property and a small park lot to accommodate a 34 lot bareland strata residential development. The residential development will be located on a 1.81 ha (4.47 ac) portion of the subject property and the existing private school building will remain on the 0.4 ha (1.0 ac) parcel remainder.

The required minimum lot depth for a RU5 bareland strata lot is 25 m and the applicant is proposing 23.4 m for lot 28 to 21.3 m for lots 29 to 34.

3.0 ADVISORY PLANNING COMMISSION

The subject application was reviewed by the Advisory Planning Commission at the meeting of October 23, 2001 and the following recommendation was passed:

That the Advisory Planning Commission supports Official Community Plan Application No. OCP01-014 by Culos Development Inc. (Mike Culos), Lot A, Plan 53622, and Plan 30321, Sec. 27, Twp. 26, ODYD, 1180 Houghton Road/(E of) O'Keefe Court, to amend the Future Land Use Designation of the Official Community Plan from the Education Major Institutional to Single/Two Family Residential;

AND That the Advisory Planning Commission supports Rezoning Application No. Z01-1052 by Culos Development Inc. (Mike Culos), Lot A, Plan 53622, and Plan 30321, Sec. 27, Twp. 26, ODYD, 1180 Houghton Road/(E of) O'Keefe Court, to rezone from the existing P2-Education and Minor Institutional and RU1-Large Lot Housing zones to the RU5-Bareland Strata Housing zone to allow for a 34 lot bareland strata development;

4.0 BACKGROUND

4.1 The Proposal

The proposed 34 lot Bareland Strata Housing development will include landscaping and perimeter fencing which will both beautify the site and enhance the privacy and security of neighbouring homeowners and the new residents. The applicant has created an entrance feature off Houghton Road consisting of a semi-circular driveway and landscaping. The applicant also proposes to replace the existing chain-link fencing along Houghton Road with a more appealing style of fencing combined with suitable plantings.

CRITERIA	PROPOSAL	RU5 ZONE REQUIREMENTS
Site Area (m ²)	1.8 ha (18,113 m ²)	1.0 ha (10,000 m ²)
Site Width (m)	57.243 m	40.0 m
Bareland Strata Lot width	12.0 m	12.0 m
Bareland Strata Lot depth	21.3 m/23.428 m/27.1 m	25.0 m
Bareland Strata Lot area	362 m ² /399 m ² /330.62 m ²	325 m ²
Site Setbacks (m)		
- Front (Leathead Road)	To be determined	4.5 m
- Front (Houghton Road)	92.285 m	6.0 m
- Flanking Side	NA	3.0 m
Parking Stalls (#)	To be determined	68 resident parking stalls, and 5 visitor parking stalls

Note: The applicant has not indicated the footprint or the elevations for the buildings to be placed on the Bareland Strata Lots.
The Development Variance Permit No. DVP01-10,084 is for the Bareland Strata Lot depth for Lots 28 to 34.

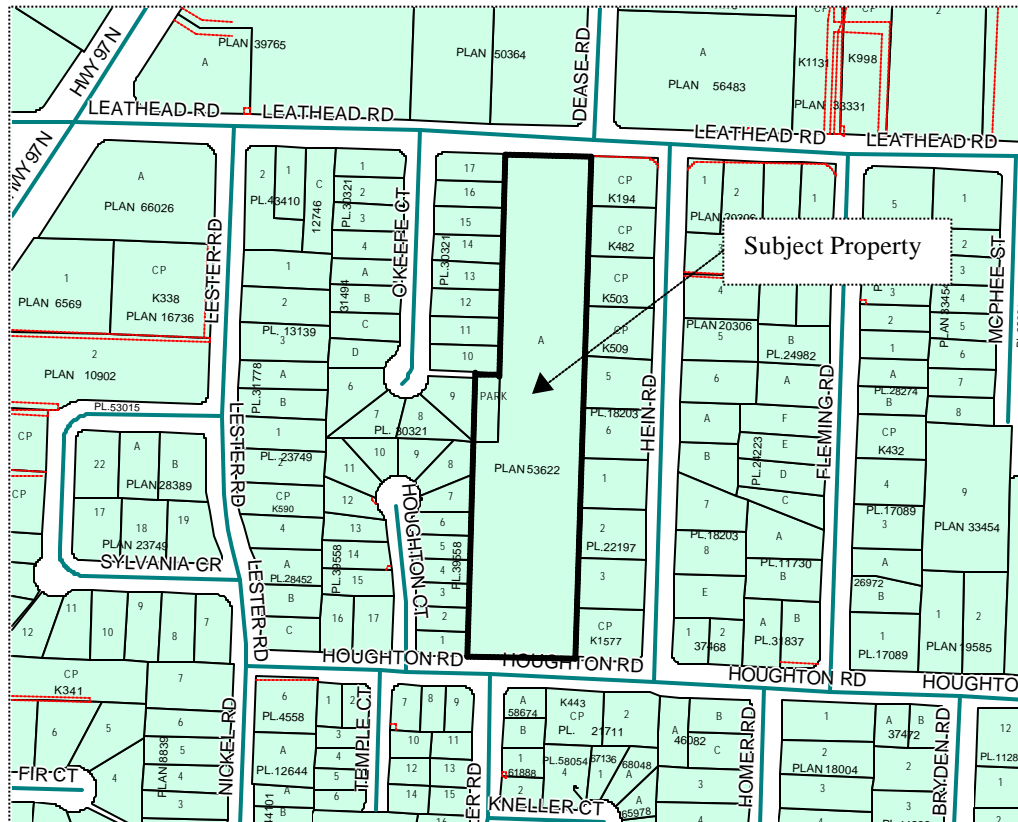
4.2 Site Context

The property is located in the Rutland Sector area of the City of Kelowna. The site is located south of Leathead Road and north of Houghton Road between Hein Road and Houghton Court and O'Keefe Court.

Adjacent zones and uses are, to the:

- North - C10 – Service Commercial and I2 – General Industrial; Automotive related uses
- East - RM3 - Low Density Multiple Housing;
- South - RU2 – Medium Lot Housing, RU6 – Two dwelling Housing and RM3 – Low Density Multiple Housing
- West - RU1 – Large Lot Housing and RU2 – Medium Lot Housing

The site is located on the map below.



4.3 Existing Development Potential

The existing development potential for a majority of the site is public educational, recreational, religious assemblies and related uses, a small portion of the site allows for residential uses.

4.4 Current Development Policy

4.4.1 City of Kelowna Strategic Plan (1992)

The Strategic Plan identifies an objective to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas.

4.4.2 Kelowna Official Community Plan

The Official Community Plan identifies the future land use of the site as Educational/Major Institutional. The Plan encourages the integration of different

housing forms to create neighbourhood diversity and the development of a comprehensive supply of new housing to satisfy a range of life cycle and lifestyle choices. The Plan also encourages the development of a more compact urban form, that maximizes the use of existing infrastructure, by increasing densities through infill, conversion, and redevelopment within an existing area and by providing for higher densities within future urban uses.

4.4.3 Rutland Sector Plan

The future land use of the site is identified as Educational/Major Institutional. The plan provides for a balanced range of housing options and lifestyle choices and to create sensitive transitions between differing uses and densities.

5.0 TECHNICAL COMMENTS

5.1 Utility and Civic Departments

The relevant utility and civic department comments are located within the Official Community Plan Amendment and Zoning report for file numbers OCP01-014 and Z01-1052.

5.2 Planning & Development Services Department Comments

The proposed rezoning and Official Community Plan amendment to accommodate a residential infill development is consistent with the policies and objectives of the city's relevant current development planning documents. Also, the proposed future land use designation of single/two family residential and the rezoning to RU5 – Bareland Strata Housing zone would provide a sensitive infill transition between the two existing residential developments situated to the east and west of the subject property (ie. RU1 large lot housing to the west and RM3 low density multiple housing to the east).

The Planning and Development Services Department is supporting the proposed minimum lot depth variances, as noted in this report, as the applicant has provided site sensitive building plans which would take advantage of their corner lot design. In particular, the double garages would face onto the main private road serving this development and the buildings front door entrances would face onto the flanking private lane. (refer to attached map "B")

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.:** DVP01-10,084
2. **APPLICATION TYPE:** Development Variance Permit
3. **OWNER:** School District #23
Facility Services Department
685 Dease Road
Kelowna, BC V1X 4A4
4. **APPLICANT/CONTACT PERSON:** Culos Development (1996) Inc.
106, 1449 St. Paul Street
Kelowna, Bc V1Y 2E5
763-7806 / 763-7807
5. **APPLICATION PROGRESS:**
Date of Application: November 14, 2001
Date Application Complete: November 15, 2001
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council:
6. **LEGAL DESCRIPTION:** Lot A, Plan KAP53622 and Lot Park, Plan 30321, of Sec. 27, Twp. 26, ODYD
7. **SITE LOCATION:** South of Leathead Road and north of Houghton Road.
8. **CIVIC ADDRESS:** 1180 Houghton Rd and (E of) O'Keefe Ct
9. **AREA OF SUBJECT PROPERTY:** 2.21 ha (22,105 m²)
10. **AREA OF PROPOSED REZONING:** 1.8 ha (18,113 m²)
11. **EXISTING ZONE CATEGORY:** P2 – Education and Minor Institutional and RU1 – Large Lot Housing
12. **PROPOSED ZONE:** RU5 – Bareland Strata Housing
13. **PURPOSE OF THE APPLICATION:** To rezone the subject property from P2 – Education and Minor Institutional and RU1 – Large Lot Housing to RU5 – Bareland Strata Housing to accommodate the development of a 34 lot Bareland Strata Housing project.
14. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** Not applicable

Attachments that are missing from the Electronic Version

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