
CITY OF KELOWNA

MEMORANDUM

Date: April 17, 2002
File No.: Z02-1010 / DVP02-0020

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z02-1010

OWNER: EDWARD WEISS

AT: 3525 LAKESHORE ROAD

APPLICANT: ROYCE DOCKRILL

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU6 – TWO DWELLING HOUSING ZONE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: KIRSTEN G. BEHLER

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z02-1010 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, D.L. 134, ODYD, Plan 31819, located on Lakeshore Road, Kelowna, BC, from RU1 – Large Lot Housing to RU6 – Two-Dwelling Housing be considered by Council;

THAT the zone amending bylaw be forward to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property.

2.0 SUMMARY

The applicant wishes to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to be able to construct a semi-detached building on the lot. The lot does not meet the minimum lot width requirements for RU6 lots, and he therefore seeks a variance to reduce the required lot width from 18.0m required to 17.5m existing. The DVP is to be considered in conjunction with final adoption of the zone amending bylaw.

3.0 ADVISORY PLANNING COMMISSION

The applications were reviewed by the Advisory Planning Commission at the meeting of March 27, 2002, and the following recommendations were passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z02-1010, 3525 Lakeshore Road, Lot A, Plan 31819, Section 7, Twp. 26, ODYD, Royce Dockrill, to rezone from the RU1 – Large Lot Housing zone to the RU6 – Two-Dwelling Housing zone to allow for a semi-detached dwelling;

AND THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP02-0020, 3525 Lakeshore Road, Lot A, Plan 31819, Section 7, Twp. 26, ODYD, Royce Dockrill, to vary the minimum lot width for an RU6 – Two –Dwelling Housing lot from the 18.0m required to 17.5m existing.

4.0 BACKGROUND

4.1 The Proposal

The subject property is located in the south Pandosy/KLO sector, on the east side of Lakeshore Road, south of Swordy Road. The property is currently zoned RU1 – Large Lot Housing, and a single detached home exists on the lot. The applicant wishes to construct a semi-detached building on the property, which triggers a rezoning application to rezone the property to the RU6 – Two Dwelling Housing zone. The requested zone has a minimum lot width requirement of 18.0m. However, the subject property's frontage is 17.5m, and the applicant has therefore made application to vary the lot width requirement.

The applicant wishes to construct a two-storey semi-detached building on the property. Each unit would have five bedrooms, three bathrooms, an open kitchen/living room area, as well as a games room and a family room. Parking for each unit would be provided in a two-car garage at the Lakeshore Road side of the house.

The application meets the requirements of the proposed RU6 – Two Dwelling Housing zone as follows:

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Lot Area (m ²)	1022m ²	700m ²
Lot Width (m)	17.5m ❶	18.0m
Lot Depth (m)	57.9m	30.0m
Site Coverage (%)	32.45% 50%	40% for buildings 50% with parking and driveways
Storeys (#)	2 storeys	2 storeys (9.5m max.)
Setbacks (m)		
- Front	19.8m	4.5m
- Rear	13.7m	6.0m for 1 or 1 ½ storey portion 7.5m for 2 or 2 ½ storey portion
- West Side	2.3m (both storeys)	2.0m for 1 or 1 ½ storey portion 2.3m for 2 or 2 ½ storey portion
- East Side	2.3m (both storeys)	
Parking Spaces	4	4

Notes:

❶ The applicant has requested a variance to reduce the lot width required under DVP02-0020.

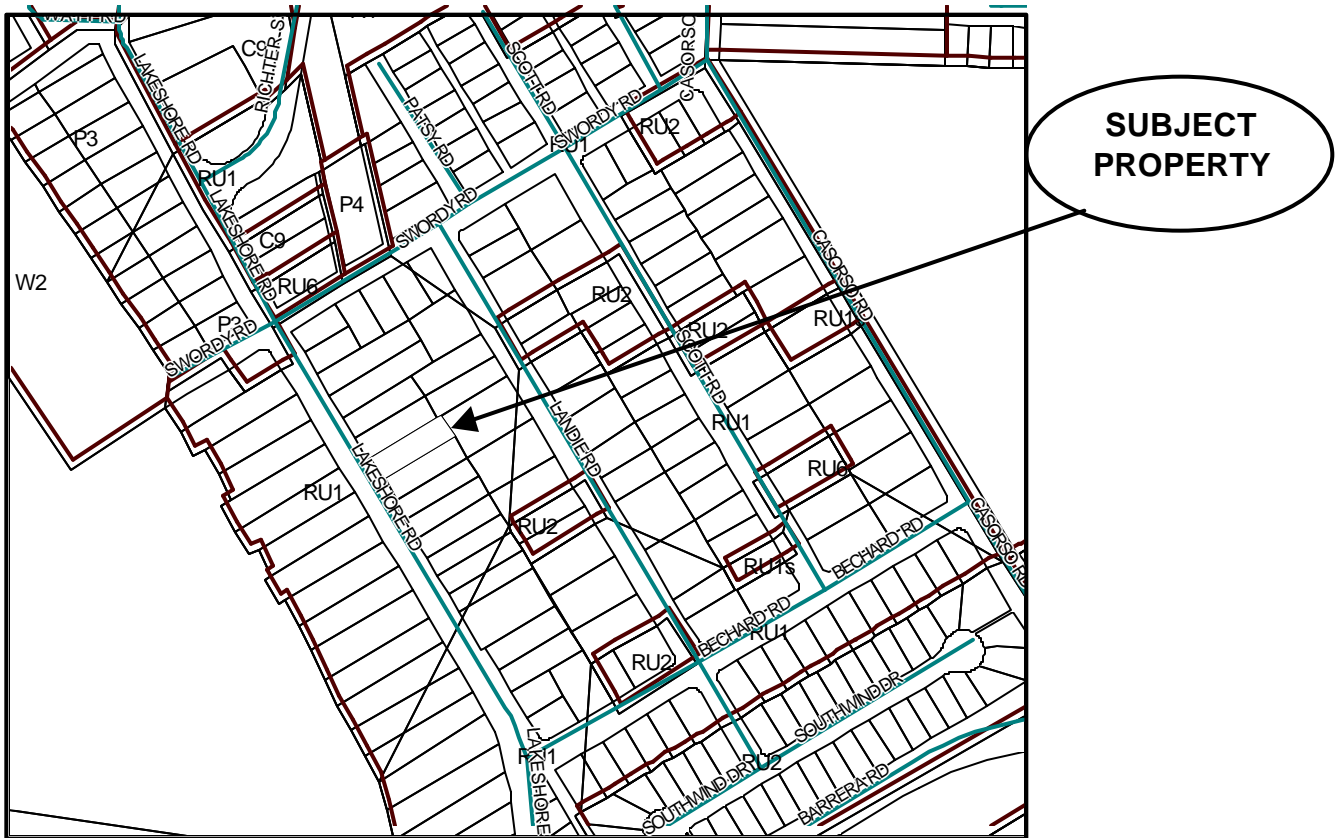
4.2 Site Context

The subject property is located in South Pandosy/KLO Sector. The area is predominantly a single family residential neighbourhood with mainly RU1 – Large Lot Housing and RU2 – Medium Lot Housing zoned properties. Commercial and multiple family zones can be found north of Swordy Road.

Adjacent zones and uses are, to the:

- North - RU1 - Large Lot Housing – single family dwelling
- East - RU1 - Large Lot Housing – single family dwelling
- South - RU1 - Large Lot Housing – single family dwelling
- West - RU1 - Large Lot Housing – single family dwelling

Site Location Map



4.3 Existing Development Potential

The property is zoned RU1 – Large Lot Housing. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses, such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses. Secondary suites are allowed on lots with RU1s – Large Lot Housing with Secondary Suite zoning.

4.4 Current Development Policy

4.4.1 Kelowna Official Community Plan

The proposal is consistent with the future land use designation of Single/Two Family Residential in the Official Community Plan. The Single/Two Family Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 15).

4.4.2 City of Kelowna Strategic Plan (1992)

One of the objectives of the Strategic Plan is “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” (Objective 1.1). The proposal is consistent with this objective and with its accompanying strategies.

4.4.3 South Pandosy / KLO Sector Plan (1997)

The South Pandosy / KLO Sector Plan designates the future land use of the subject property as Single / Two Family Residential, and the proposal is consistent with this designation.

5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

5.1 Works & Utilities

1. General

The proposed rezoning application does not compromise Works and Utilities requirements.

2. Domestic water and fire protection

This development is within the City service area. This property is currently serviced by the municipal water main. The existing 19mm-diameter copper water services may be retained for use by one side of the proposed duplex. Provide a new water service for the other side of the proposed duplex.

3. Sanitary Sewer

This property is currently serviced by the municipal sanitary sewer system. The existing 100mm-diameter service can be used for the proposed duplex. An Inspection chamber must be installed on the existing service if one does not exist.

4. Road Works

Lakeshore Road must be upgraded to a full urban standard including curb and gutter, sidewalk, piped storm drainage system, fillet pavement, landscaped boulevard, street lights, and adjustment and/or re-location of existing utility appurtenances if required to

accommodate this construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be \$13,500.00, not including utility service costs

Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

5.2 Inspection Services

No concerns with the proposed use. There does not appear to be any connection between lower floor and upper or garage. Lower floor has separate entrance. The applicant will have to address these items at the Building Permit stage.

5.3 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install as per Telus policy.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns regarding the proposed rezoning of the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone. The proposal is consistent with the future land use designation of the Official Community Plan and the South Pandosy / KLO Sector Plan. Although form and character of the proposed house are not subject of this application, the department encourages the applicant to revisit the design of the front elevation of the building, in order to minimize the impact of the garage doors and reduce the semi-detached appearance of the house.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

KGB
Attach.

FACT SHEET

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| 1. APPLICATION NO.: | Z02-1010 |
| 2. APPLICATION TYPE: | Rezoning and Development Variance Application |
| 3. OWNER: | Edward Weiss |
| . ADDRESS | 316 Upland Drive |
| . CITY | Kelowna |
| . POSTAL CODE | |
| 4. APPLICANT/CONTACT PERSON: | Royce Dockrill |
| . ADDRESS | 1440 Elm Street |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 3W6 |
| . TELEPHONE/FAX NO.: | 860-9687 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | March 8, 2002 |
| Date Application Complete: | |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to APC: | March 19, 2002 |
| Staff Report to Council: | April 15, 2002 |
| 6. LEGAL DESCRIPTION: | Lot A, D.L. 134, ODYD, Plan 31819 |
| 7. SITE LOCATION: | South Pandosy / KLO Sector, on the east side of Lakeshore Road, south of Swordy Road |
| 8. CIVIC ADDRESS: | 3525 Lakeshore Road
Kelowna, BC |
| 9. AREA OF SUBJECT PROPERTY: | 1022m" |
| 10. AREA OF PROPOSED REZONING: | 1022m" |
| 11. EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 12. PROPOSED ZONE: | RU6 – Two Dwelling Housing Zone |
| 13. PURPOSE OF THE APPLICATION: | To rezone the property to RU6 and vary the lot width |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

-ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plans
- Elevations