
CITY OF KELOWNA

MEMORANDUM

Date: April 22, 2002
File No.: Z02-1010 / DVP02-0020

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z02-1010 / DVP02-0020 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

TO VARY THE MINIMUM LOT WIDTH REQUIREMENT FROM 18.0M REQUIRED TO 17.5M EXISTING

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 Council consider final adoption of Zone Amending Bylaw No. 8841;

THAT Council authorize the issuance of Development Variance Permit No. DVP02-0020; Lot A, D.L. 134, ODYD, Plan 31819, located on Lakeshore Road, Kelowna, B.C.;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

13.6.4 (b) Minimum lot width requirement for semi-detached housing: Reduce the minimum lot width requirement for semi-detached housing from 18.0m required to 17.5m existing.

2.0 SUMMARY

The applicant wishes to reduce the minimum lot width requirements for semi-detached housing on an RU6 lot. He has made application under Z02-1010 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 existing lot width is 17.5m, rather than the 18.0m required by bylaw, and the applicant is therefore asking Council to reduce the minimum lot width requirement for this lot.

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 remove the existing house and construct a semi-detached building 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 ①	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:

- ① The applicant has requested a variance to reduce the lot width required under DVP02-0020.

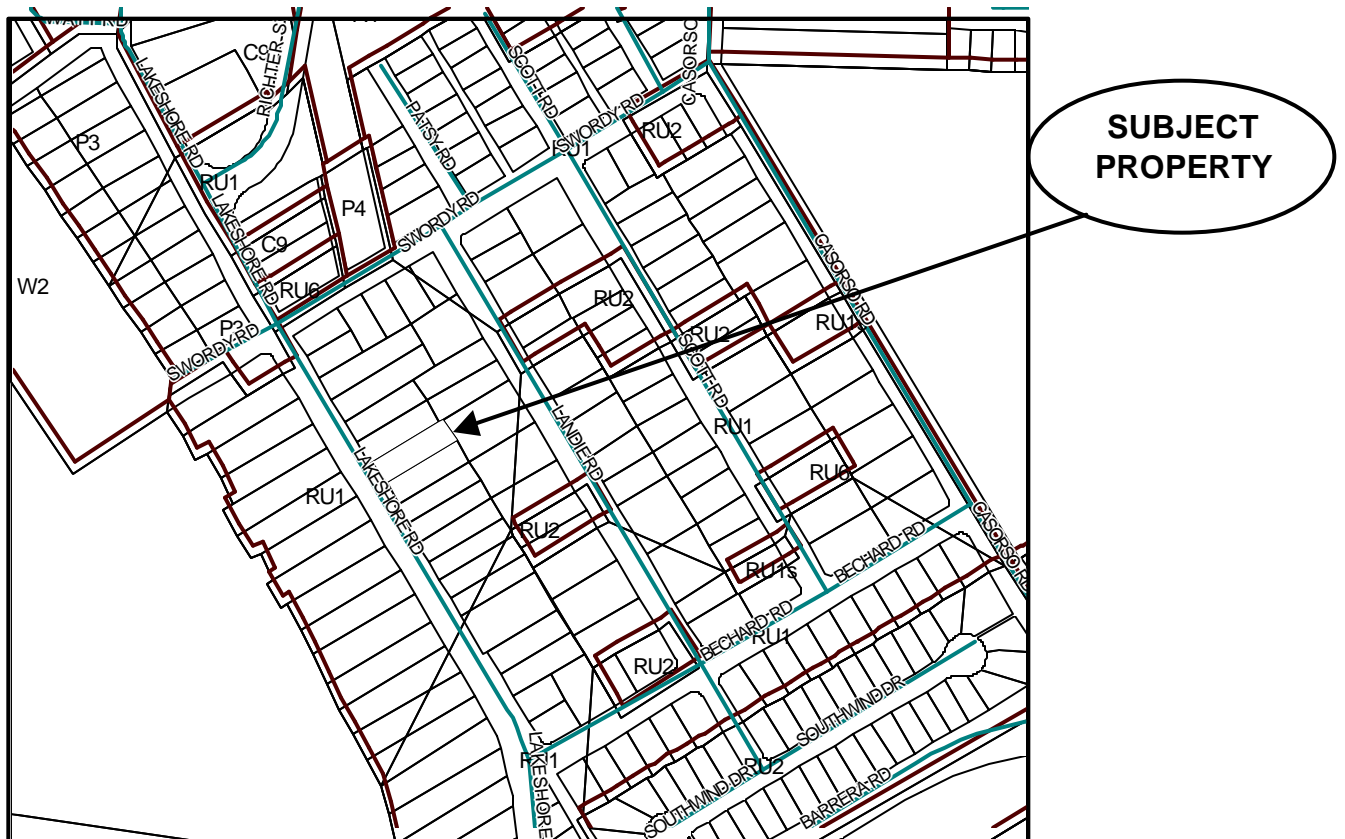
4.2 Site Context

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, none of which had concerns with the proposed variance. The rezoning requirements were discussed in the Planning and Development Services report submitted for Z01-1010, dated April 17, 2002.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns regarding the requested variance to reduce the lot width of the subject property from 18.0m required for lots with semi-detached housing to 17.5m existing. The proposed location of the semi-detached building meets all setback requirements, and the reduction of the lot width requirement is not expected to have any negative impact on abutting properties.

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 DVP02-0020 |
| 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 17, 2002 (rezoning report)
April 22, 2002 (DVP report) |
| 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