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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** May 27, 2003  
**File No.:** Z03-0018  
**To:** City Manager  
**From:** Planning and Development Services Department  
**Subject:**

APPLICATION NO. Z03-0018                      OWNER: Welder, Jacob & Irene  
AT: 1299 Rodondo Place                      APPLICANT: Lynn Welder Consulting  
PURPOSE: To rezone from the RR1 – Rural Residential 1 zone to the RU1-Large  
Lot Housing zone in order to facilitate a subdivision of an additional  
single unit residential lot  
EXISTING ZONE: RR1 – Rural Residential 1  
PROPOSED ZONE: RU1 – Large Lot Housing  
REPORT PREPARED BY: MARK KOCH

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**SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS**

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**1. RECOMMENDATION**

THAT Rezoning Application No. Z03-0018 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Plan 29771, Sec. 6, Twp. 23, ODYD, located on Rodondo Place, Kelowna, B.C. from the RR1 – Rural Residential zone to the RU1 – Large Lot Housing zone be considered by Council;

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

**2.0 SUMMARY**

The applicant is proposing to rezone the subject property from the RR1 - Rural Residential zone to the RU1 - Large Lot Housing zone in order to facilitate the subdivision of an additional single unit residential lot.

### 3.0 Advisory Planning Commission

The subject application was reviewed by the Advisory Planning Commission at the meeting of May 6, 2003 and the following recommendation was passed:

That the Advisory Planning Commission supports Rezoning Application No. Z03-0018, 1299 Rodondo Place, Lot 3, Plan 29771, Sec. 6, Twp. 23, ODYD, Lynn Welder Consulting Ltd. (Lynn Welder) to rezone from the RR1 – Rural Residential 1 zone to the RU1 – Large Lot Housing zone in order to create a single family lot.

### 4.0 BACKGROUND

#### 4.1 The Proposal

The subject property is located within the Glenmore/Clifton/Dilworth Sector Plan area of the City and is currently zoned RR1 - Rural Residential 1. The subject property has one single detached dwelling that exists on the lot. The applicant is currently seeking to rezone the subject property to the RU1 - Large Lot Housing zone, in order to permit subdividing the property. The property is currently not connected to the sanitary sewer system, however an unconnected or dry sanitary sewer line runs adjacent to the property. It has not yet been determined when this sanitary sewer will be connected, and connection to the sanitary sewer is a requirement for subdivision, however it is not considered a requirement for the proposed rezoning.

The application meets the requirements of the proposed RU1 Large Lot Housing zone as follows:

| CRITERIA                      | PROPOSAL            | RU1 ZONE REQUIREMENTS |
|-------------------------------|---------------------|-----------------------|
| Site Area (m <sup>2</sup> ) ❶ | 1240 m <sup>2</sup> | 550.0 m <sup>2</sup>  |
| Site Width (m) ❶              | 14.35 m             | 16.5 m                |
| Site Depth (m) ❶              | 33.46 m             | 30.0 m                |
| Site Area (m <sup>2</sup> ) ❷ | 873 m <sup>2</sup>  | 550.0 m <sup>2</sup>  |
| Site Width (m) ❷              | 16.19 m             | 16.5 m                |
| Site Depth (m) ❷              | 33.46 m             | 30.0 m                |

#### Notes:

- ❶ Proposed Lot A
- ❷ Proposed Lot B

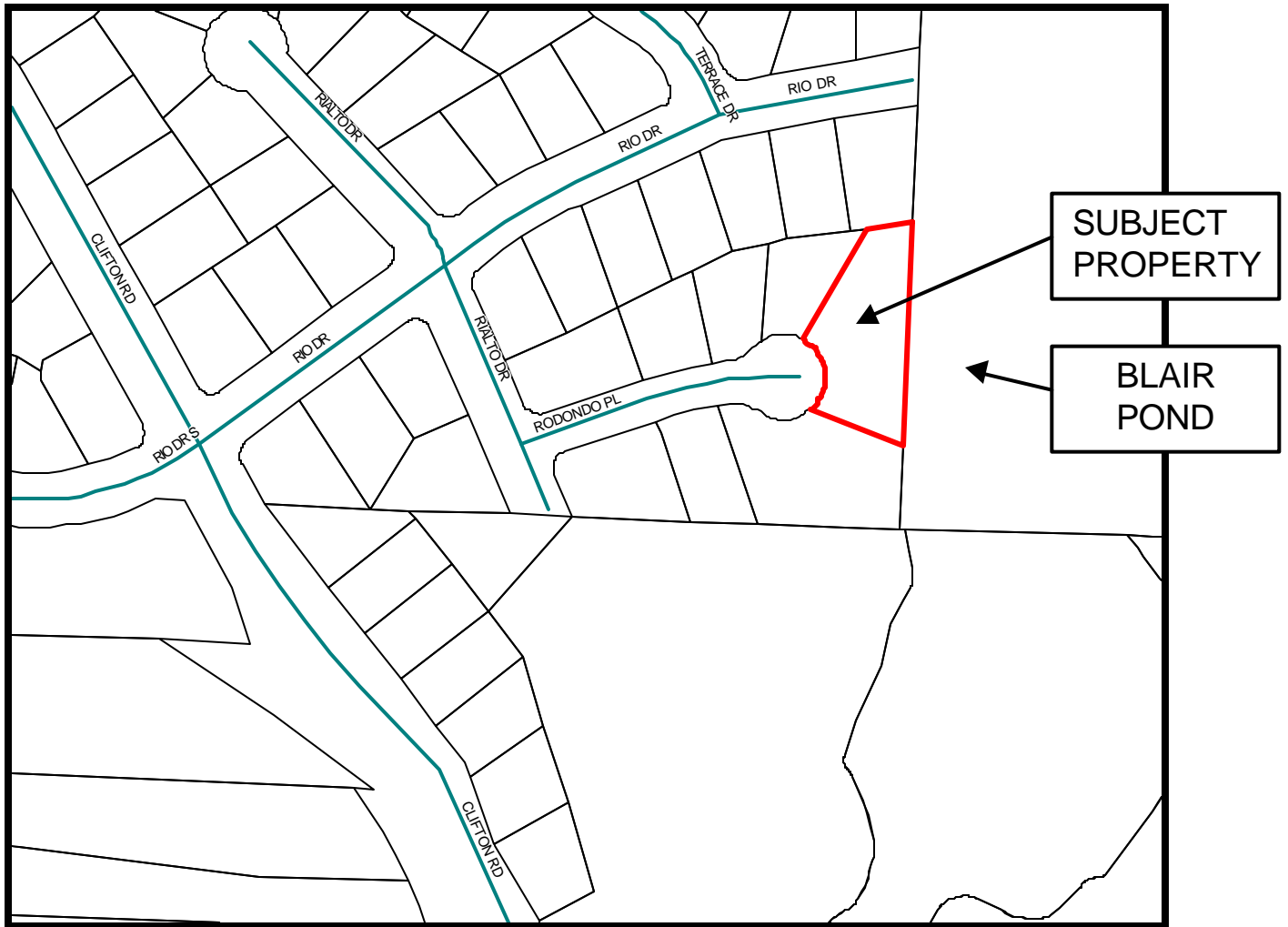
#### 4.2 Site Context

The subject property is located east of Clifton Road and south of Rio Drive, and falls within the Glenmore/Clifton/Dilworth Sector Plan area of the City. The subject property fronts on Rodondo Place and is located adjacent to Blair Pond, which is situated at the rear of the property.

Adjacent zones and uses are, to the:

- North - RR1–Rural Residential 1 / Single Unit Housing
- East - P3–Parks and Open Space / Park
- South - RR1–Rural Residential 1 / Single Unit Housing
- West - RR1–Rural Residential 1 / Single Unit Housing

Site Location Map



4.3 Current Development Policy

4.3.1 Kelowna Official Community Plan

The proposal is consistent with the Single Family/Two Family Residential designation of the Official Community Plan.

4.3.2 City of Kelowna Strategic Plan (1992)

The proposal is consistent with the intent of the Strategic Plan, which seeks to promote infill type development and to increase densities.

4.3.3 Glenmore/Clifton/Dilworth Sector Plan

The proposal is consistent with the Single/Two Family designation of the Glenmore/Clifton/Dilworth Sector Plan.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department does not have any concerns with this proposed RU1 – Large Lot Housing rezoning application, as it is consistent with the City's current development policies, namely the Strategic Plan, the Official Community Plan, and the Glenmore/Clifton/Dilworth Sector Plan.

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Bob Shaughnessy  
Subdivision Approving Officer

Approved for inclusion ☐

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

RGS/MK/mk

Attach.

**FACT SHEET**

1. **APPLICATION NO.:** Z03-0018
2. **APPLICATION TYPE:** Rezoning Application
3. **OWNER:** Welder, Jacob & Irene  
 . **ADDRESS** 1299 Rodondo Place  
 . **CITY** Kelowna, BC  
 . **POSTAL CODE** V1V 1G6
4. **APPLICANT/CONTACT PERSON:** Lynn Welder Consulting Ltd.  
 . **ADDRESS** 1791 Sprucegrove Court  
 . **CITY** Kelowna, BC  
 . **POSTAL CODE** V1V 1P3  
 . **TELEPHONE/FAX NO.:** 868-8304
5. **APPLICATION PROGRESS:**  
 Date of Application: April 8, 2003  
 Date Application Complete: April 8, 2003  
 Servicing Agreement Forwarded to Applicant:  
 Servicing Agreement Concluded:  
 Staff Report to APC: May 1, 2003  
 Staff Report to Council: May 21, 2003
6. **LEGAL DESCRIPTION:** Lot 3, Plan, 29771, Sec. 6, Twp. 23, ODYD
7. **SITE LOCATION:** Located East of Clifton Road, South of Rio Drive
8. **CIVIC ADDRESS:** 1299 Rodondo Place
9. **AREA OF SUBJECT PROPERTY:** 0.21 ha (0.52ac)
10. **AREA OF PROPOSED REZONING:** 0.21 ha (0.52ac)  
 Proposed Lot A: 0.13ha (0.31ac)  
 Proposed Lot B: 0.09ha (0.22ac)
11. **EXISTING ZONE CATEGORY:** RR1 – Rural Residential 1
12. **PROPOSED ZONE:** RU1 – Large Lot Housing
13. **PURPOSE OF THE APPLICATION:** To rezone from the RR1 – Rural Residential 1 zone to the RU1-Large Lot Housing zone in order to facilitate a subdivision of an additional single unit residential lot.
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