
CITY OF KELOWNA
MEMORANDUM

Date: November 15, 2004
File No.: Z04-0019

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z04-0019

OWNER: AL COHOE

AT: 467 ZIPRICK ROAD

APPLICANT: AL COHOE

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: RYAN SMITH

1.0 RECOMMENDATION

THAT Rezoning Application No. Z04-0019 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sec.22, Twp.26, ODYD Plan KAP74733, located on Ziprick Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling 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 seeking to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone in order to add a second single family dwelling to the subject property.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of April 27, 2004 it was resolved :

THAT the Advisory Planning Commission ***not*** support Rezoning Application No. Z04-0019, 465 Ziprick Road, Lot A, Plan 74733, Sec. 22, Twp. 26, ODYD, by Al Cohoe, to rezone from the RU1-Large Lot Housing zone to the

RU6-Two Dwelling Housing zone, in order to construct an additional single family dwelling unit on the subject property.

The Advisory Planning Commission expressed the following concerns:

- *Concerned about a potential appearance issue if this development does not match the rest of the developments in the area.*
- *Concerned about the massing on site.*

4.0 BACKGROUND

4.1 The Proposal

The subject property is located in the Rutland Sector, on the northeast corner of Ziprick Road Cornwall Road. The property is currently zoned RU1 – Large Lot Housing, and a single detached home exists on the lot. The applicant wishes to retain the existing house and construct a second dwelling on the subject property. The applicant has therefore applied to rezone the property to the RU6 – Two Dwelling Housing zone. The property has a lot width of 24.63m and a lot depth of 30.15m. The existing dwelling is 1.5 storeys in height and measures 125m² in size. The proposed dwelling would also be 1.5 storeys in height and will measure 167m² in size. The two dwellings` would be connected by a new carport. The proposed dwelling would also contain a single car garage. The remaining required parking will be located on the east side of the property.

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

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Lot Area (m ²)	834m ²	800m ²
Lot Depth (m)	24.63m	20.0m
Lot Width (m)	30.15m	30.0m
Site Coverage Proposed	35%	40%
Size of Existing Dwelling(m ²)	125m ²	
Size of Proposed Second Dwelling	167m ²	
Height Existing Dwelling	1.5 storeys	2.5 storeys
Height Proposed Dwelling	1.5 storeys	2.5 storeys
Setbacks (m) Existing Dwelling		
Front Yard	4.5m	4.5m
Rear Yard	7.5m	6.0m
Side Yard East	4.5m	4.5m
Setbacks (m) Proposed Second Dwelling		
Front Yard	6.0m (to carport/garage)	6.0m (front entry garage/carport) 4.5m (to building)
Rear Yard	6.0m	6.0m
Side Yard	2.0m	2.0m
Private Open Space	72m ²	60m ²
Parking Spaces	4	4

4.2 Site Context

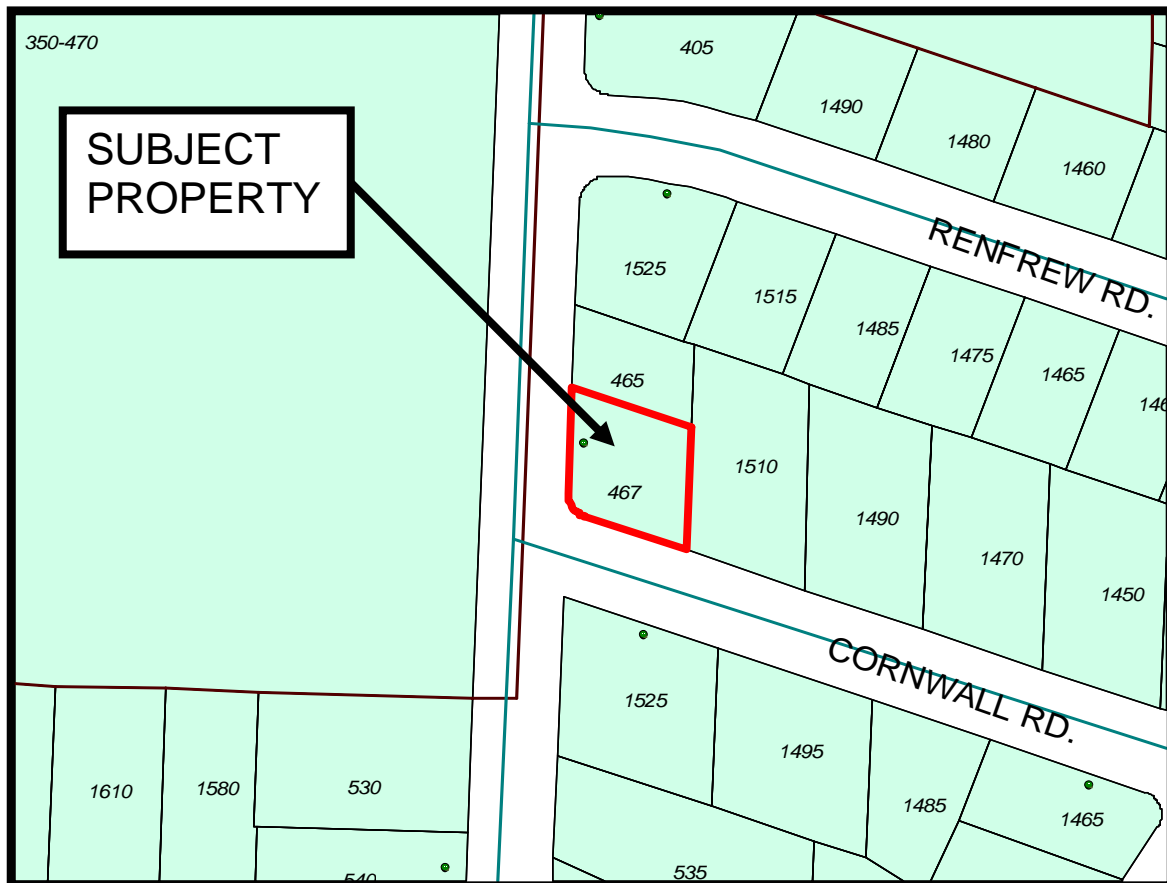
The subject property is located on the north side of Lawrence Avenue between Richter Street and Ethel Street.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing – Single Family Dwelling
- East - RU1 – Large Lot Housing – Single Family Dwelling
- South - RU1 – Large Housing – Single Family Dwelling
- West - P2 – Education/Minor Institutional

4.3 Site Location Map

Subject Property: 467 Ziprick Road



4.4 Existing Development Potential

The purpose of the RU1 – Large Lot Housing Zone is to provide for single detached housing, and compatible secondary uses, on larger serviced urban lots.

4.5 Current Development Policy

4.5.1 Kelowna Official Community Plan

The future land use designation for the subject property identified in the Official Community Plan is Single / Two Unit Residential. The proposed rezoning is consistent with this future land use designation.

4.5.2 Kelowna Strategic Plan (1992)

The City of Kelowna Strategic Plan encourages the development of a more compact urban form by increasing densities through infill and redevelopment within existing urban areas and to provide for increased densities within future urban areas.

5.0 TECHNICAL COMMENTS

5.1 Inspection Services

The details for compliance to BC Building Code to be reviewed upon building permit application.

5.2 Works and Utilities

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-1 (Large Lot Housing) to RU-6 (Two dwelling Housing) are as follows:

5.2.1 Subdivision

Provide easements as required.

5.2.2 Domestic water and fire protection

This development is within the service area of the Rutland Waterworks District (RWD). A second water service is required in order to meet current duplex domestic water service standard. The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection, and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements.

5.2.3 Sanitary Sewer

The subject property is located within the Sanitary sewer service area. The charge is \$7,100.00 per Equivalent Dwelling Unit (EDU). For duplexes 1 EDU is equal to 0.7 x 2 units or 1.4 EDU. The connection fee is \$9,940.00

less the \$ 6,900.00 prepaid cost for the original single family, hence the net application fee under this application is \$3,040.00.

5.2.4 Drainage and site grading

A comprehensive site grading plan has been submitted for the subdivision under file S03-0063.

5.2.5 Power and Telecommunication Services

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

5.2.6 Road improvements

a) Ziprick and Cornwall Roads

Security for the deferred construction of the frontage upgrading has been submitted to the City as a condition of the subdivision approval under file S03-0063. The applicant may wish to improve the frontage in accordance with the subdivision requirements, the collected funds, will be made available to the developer upon completion and acceptance of the works. Maximum Payment for the frontage upgrading would be the actual cost to the developer or the collected amount whichever is the lowest.

5.2.7 Engineering

Design, construction, supervision and inspection of all off-site civil works and site servicing must be performed by a consulting civil Engineer and all such work is subject to the approval of the city engineer.

5.2.8 Bonding and Levies Summary

a) Performance Bonding

Ziprick Road upgrading	In place under file S03-0063
Cornwall Road upgrading	In place under file S03-0063

b) Levies

Sanitary sewer area connection fee	\$3,040.00
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5.3 Fire Department

No objections.

5.4 Ministry of Transportation

No concerns.

5.6 Shaw Cable

Owner/developer to supply and install an underground conduit system.

5.7 RCMP

No objections.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns with this rezoning application. Since the APC meeting the applicant has worked with staff to design the site to ensure that the proposal will meet bylaw requirements. The proposed rezoning is consistent with the OCP and strategic plan. The applicant has also indicated that every attempt will be made to keep the form and character in accordance that that which exists in the surrounding neighborhood.

A development permit will not be required as the applicant submitted this zoning application prior to amendments to the OCP requiring development permits for second dwellings.

Andrew Bruce
Manager of Development Services

Approved for inclusion ☐

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

RM/AB/rs

ATTACHMENTS

(not attached to the electronic version of the report)

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