
CITY OF KELOWNA

MEMORANDUM

Date: January 7, 2004

File No.: Z04-0090

To: City Manager

From: Planning & Corporate Services Department

Purpose: To rezone from the RU1 – Large Lot Housing Zone and the RU2 – Medium Lot Housing Zone to the RU1h – Large Lot Housing (Hillside Area) and the RU2h – Medium Lot Housing (Hillside Area)

Owner: Okana Masonry Ltd. **Applicant /Contact Person:** Emil Anderson
Construction Co. Ltd./Greg Asling

At: South of Cobble Court

OCP Designation: Single/Two Unit Residential

Existing Zones: RU1 – Large Lot Housing Zone and the RU2 – Medium Lot Housing

Proposed Zones: RU1h – Large Lot Housing (Hillside Area) and the RU2h – Medium Lot Housing (Hillside Area)

Report Prepared By: Shelley Gambacort

See Attached Fact Sheet for Complete Application Details

1.0 RECOMMENDATION

THAT Rezoning Application No. Z04-0090 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sec. 24, Twp. 28, SDYD, Plan KAP59499, except Plans KAP69262 and KAP73174, located on Cobble Crescent, Kelowna, BC from the RU1 – Large Lot Housing Zone and the RU2 – Medium Lot Housing zone to the RU1h – Large Lot Housing (Hillside Area) and the RU2h – Medium Lot Housing (Hillside Area) zones as shown on Map "A" attached to the report of Planning & Corporate Services Department, dated January 6, 2005, 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 requesting the rezoning from the existing RU1 – Large Lot Housing Zone and the RU2 – Medium Lot Housing zone to the RU1h – Large Lot Housing (Hillside Area) and the RU2h – Medium Lot Housing (Hillside Area) in order that the Hillside building development setback and road cross section regulations apply to the development of the proposed single family residential subdivision.

3.0 BACKGROUND

The zoning of the subject property, in May of 2001, predated the incorporation of the Hillside Development Regulations into the City of Kelowna Zoning Bylaw No. 8000, in November of 2001. These Hillside Development regulations allow for reduced front yard and flanking sideyard setbacks and a reduced road cross-section, in order to minimize the impact on the slopes.

3.1 The Proposal

As the subject property does comply with the definition for Hillside Area (land in its natural state having a slope angle of 10% and greater for a height of 6 metres or more) the applicants are requesting the hillside designation for the undeveloped portions of the subject property as shown on the attached Map "A".

A comparison of the setback requirements of the RU1/RU2 zones with the RU1h/RU2h zones is shown in the table below.

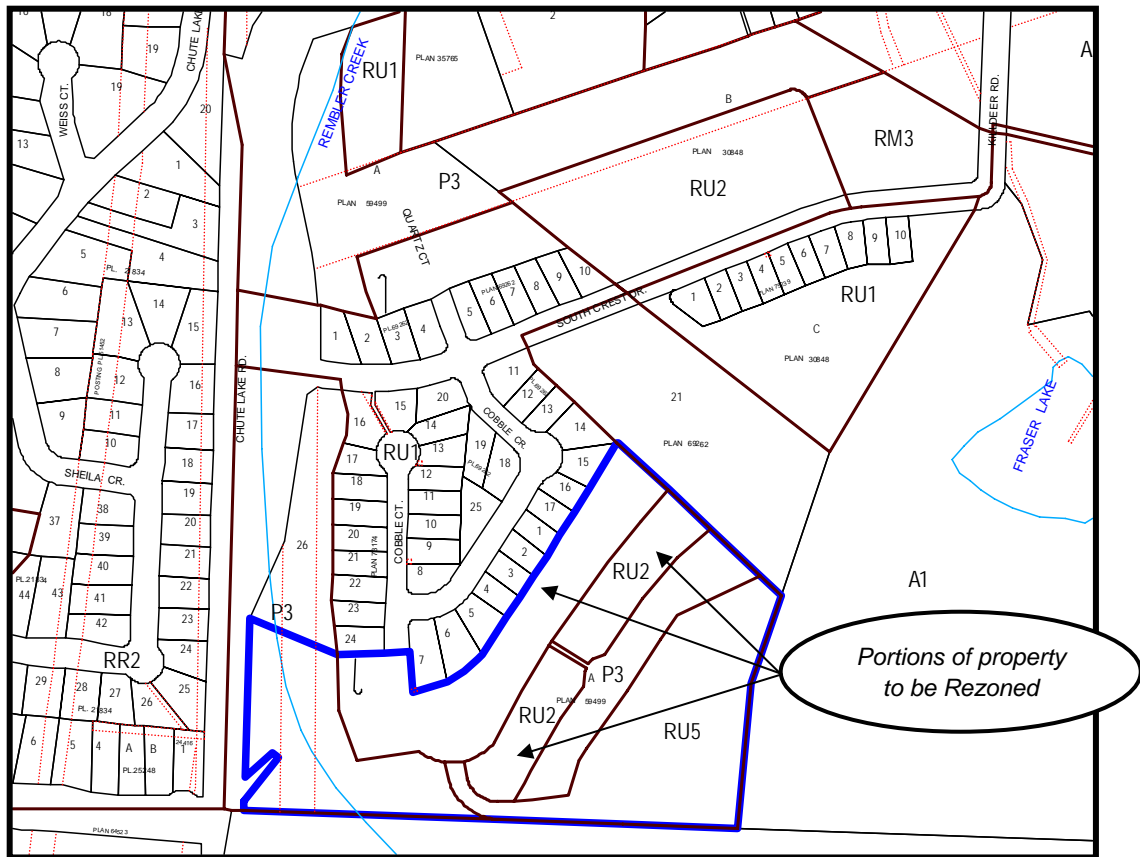
CRITERIA		RU1 / RU2	RU1h/RU2h
Site Area	(m ²)	550 / 400	550 / 400
Site Width	(m)	16.5 / 13	16.5 / 13
Site Depth	(m)	30	30
Setbacks (m)			
Front		4.5 or 6.0 if garage or carport has vehicular entry from the front	3.0 or 6.0 from back of curb or sidewalk (whichever is closest) if garage or carport has vehicular entry from the front
Rear		RU1 – 7.5 RU2 – 6 (1 or 1½ storey), 7.5 (2 or 2½ storey)	RU1 – 7.5 RU2 – 6 (1 or 1½ storey), 7.5 (2 or 2½ storey)
Side		RU1 – 2 (1 or 1½ storey), 2.3 (2 or 2½ storey) RU2 – 1.5 (1 or 1½ storey), 1.8 (2 or 2½ storey)	RU1h – 2 (1 or 1½ storey), 2.3 (2 or 2½ storey) RU2h – 1.5 (1 or 1½ storey), 1.8 (2 or 2½ storey)
Flanking Side		RU1 & RU2 – 4.5 or 6 if garage or carport has vehicular entry from street	3.0 or 6.0 from back of curb or sidewalk (whichever is closest) if garage or carport has vehicular entry from the front

3.2 Site Context

The area under application for rezoning is located at the south end of Cobble Crescent in the "Stonebridge" development.

3.2.1 Adjacent zones and uses are, to the:

- North - RU1 – Large Lot Housing; existing single family residential subdivision
- East - A1 – Agriculture 1; undeveloped
- South - P3 – Parks & Open Space & RU5 – Bareland Strata Housing; open space and undeveloped
- West - P3 – Parks & Open Space; open space



3.3 Current Development Policy

3.3.1 City of Kelowna Strategic Plan (1992)

The Kelowna Strategic Plan supports the orderly progression of urban development, in particular, infill development, where the extension of required municipal servicing can easily be accommodated within an existing urban area.

3.3.2 Kelowna Official Community Plan (1994-2013)

The Official Community Plan designates the subject property for single/two unit residential development.

3.3.3 Southwest Okanagan Mission Sector Plan

The Southwest Okanagan Mission Sector Plan identifies generalized road locations, density, and form of housing. The current proposal is in accordance with the general parameters set out in the Plan.

4.0 PLANNING COMMENTS

The Planning & Corporate Services Department has no objections to this proposed rezoning to add the Hillside designation. The portion of the subject property under application to the RU1h and RU2h designations meets the definition of a *Hillside Areas* and represents the last phases of the fee simple form of development within the 'Stonebridge' neighbourhood.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

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

RGS/SG/sg

ATTACHMENTS

(not attached to the electronic copy of the report)

- Location Map "A"