
CITY OF KELOWNA

MEMORANDUM

Date: June 30, 2005

File No.: Z05-0017

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z05-0017

OWNERS: KEE SING LOW
MEI LOW

AT: 1277 HOUGHTON ROAD

APPLICANT: PROTECH
CONSULTANTS

PURPOSE: TO REZONE A PORTION OF THE SUBJECT PROPERTY FROM THE RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO THE RU6 – TWO DWELLING HOUSING ZONE TO ALLOW FOR THE CREATION OF ONE RU1s ZONED LOT AND ONE RU6 ZONED LOT.

EXISTING ZONE: RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

PROPOSED ZONE: RU1 – LARGE LOT HOUSING WITH SECONDARY SUITE AND RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0017 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of Lot 6, Section 27, Township 26, O.D.Y.D. Plan 4558 Except Plans B6628 and 12644, located on Houghton Road, Kelowna, B.C. from the RU1s – Large Lot Housing with Secondary Suite zone to the RU6 – Two Dwelling Housing zone, as shown on Map "A" attached to the report of Planning & Development Services Department, dated June 30, 2005 be considered by Council;

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

2.0 SUMMMARY

The applicant is proposing to rezone a portion of the subject property from the RU1s – Large Lot Housing with Secondary Suite zone to the RU6 – Two Dwelling Housing zone to facilitate a two lot subdivision. The existing house is to be maintained in its current location and with the current zoning on the new corner lot. A new internal lot with RU6 zoning is proposed to accommodate two semi-detached housing units.

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of April 5, 2005 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z05-0017, for 1277 Houghton Road, Lot 6, Plan 4558, Sec. 27, Twp. 26, ODYD, by Protech Consultants Ltd. (Grant Maddock), to rezone from the RU1s-Large Lot Housing with Secondary Suite zone to the RU6-Two Dwelling Housing zone in order to facilitate a two lot subdivision.

4.0 BACKGROUND

4.1 The Proposal

The applicant is proposing to create one RU1s lot and one RU6 lot. The corner lot is to be 17.9 m in width and 36.42 m in depth. The internal lot is to be 21.4 m in width, and 36.42 m in depth. Road widening along both Houghton Road and Nickel Road will be required. The existing house is to be maintained on the proposed corner lot.

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

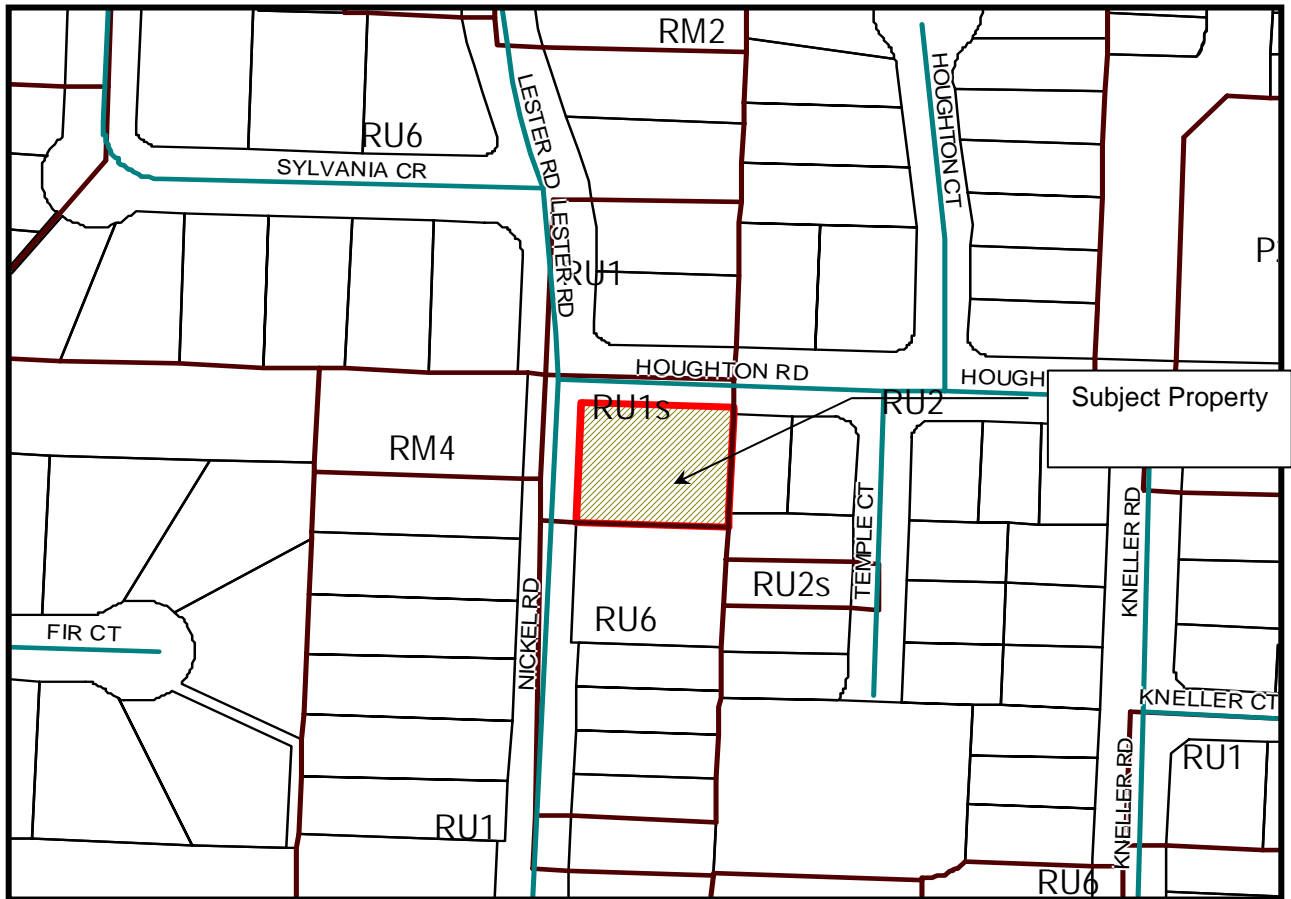
Project details	Parent Parcel: 1,538 m ² (0.38 ac)	
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Proposed Lot A	± 652 m ²	550 m ²
Lot Width (m)	17.9 m	17.0 m
Lot Depth	36.42 m	30.0 m
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Proposed Lot B	± 781 m ²	700 m ²
Lot Width (m)	21.4 m	18.0 m
Lot Depth	36.5 m	30.0 m

4.2 Site Context

The subject property is located on the corner of Nickel Road and Houghton Road. The surrounding area is predominantly a single/two family neighbourhood, with some low density multifamily development west of Nickel Road. Vedanta Academy, a private school occupying the former West Rutland Elementary School site, is located north and east of the subject property. More specifically , adjacent zones and uses are as follows:

- North - RU1 - Large Lot Housing
- East - RU2 – Medium Lot Housing
- South - RU6 – Two Dwelling Housing
- West - RM4 – Low Density Transitional
- RU1 - Large Lot Housing

Site Location Map



4.3 Existing Development Potential

The property is zoned RU1s – Large Lot Housing with Secondary Suite. 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 City of Kelowna Strategic Plan (2004)

Objective #4 – Realize construction of housing forms and prices that meet the needs of Kelowna residents.

Objective #5 – Achieve accessible, high quality living and working environments.

Objective #7 – Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

4.4.2

Kelowna 2020 Official Community Plan (OCP)

Map 19.1 Generalized Future Land Use – The subject property is designated as Multiple Unit Residential – Low Density.

Section 8.1.32 Land Utilization within Single Detached Areas – Work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivision and building permit applications that would allow for smaller lot sizes, secondary suites, minor boarding facilities, minor group homes, duplexes etc. that are sensitively integrated into a neighbourhood.

Section 5.1.10 Develop a Compact Urban Form – Develop a more compact urban form that maximizes the use of existing infrastructure, by increasing densities through development, conversion, and re-development within existing areas, particularly in designated Urban Centres, and by providing for higher densities within future urban areas. Encourage development to proceed in a logical, sequential order, concurrently with availability of required urban services.

5.0 TECHNICAL COMMENTS

5.1 Black Mountain Irrigation District

No objections subject to letter on file.

5.2 FortisBC

Will provide underground electrical service to newly created lot.

Inspection Services

No concerns with the proposed rezoning. A geotechnical report dealing with water table & fill at the time of subdivision. Detailed floor plans will be required at the time of development permit and building permit.

5.3 Parks Department

Boulevard maintenance including watering (manual or automated irrigation) will be the responsibility of owner/occupant. All plant material (trees, shrubs, ground covers and sod) used in the boulevard to be reviewed and approved by Parks Staff. Boulevard tree maintenance will be the responsibility of Parks Division. However, the adjacent owner will be responsible for watering and replacement of trees during the establishment period, for at least two growing seasons after planting.

5.4 Shaw

Owner/developer to supply and install an underground conduit system

5.5 Telus

Will provide underground facilities. Developer will be required to supply and install conduit as per policy.

5.6

Works & Utilities

The Works & Utilities Department comments and requirements regarding this application to rezone from R-1 (single Family) to RU1s (Single family with suite) and RU-6(Two families) are as follows:

5.8.1 Subdivision (file S05-0033)

By registered plan to provide the following:

- a) Dedicate approximately 2.40 m. road right-of-way widening along Houghton Road.
- b) Dedicate approximately 2.40 m. road right-of-way widening along Nickel Road.
- c) Dedicate a 6.0 m. radius corner rounding at the intersection of Houghton Road and Nickel road.
- d) Provide other easements and right-of-ways as required.

5.8.2. Domestic water and fire protection.

This property is served by the Black Mountain Irrigation District and as such, all related upgrading charges are to be arranged with the district...

5.8.3 Sanitary Sewer.

The developer is required to pay all applicable charges related to obtaining a sanitary sewer connection for the newly created lot.

5.8.4. Drainage

Provide a storm sewer collection along the Houghton and Nickel Roads frontage. The cost estimate for this work is included in Item 5.

5.8.5. Road improvements.

- a) Houghton Road.

The Houghton Road Frontage is to be designed and constructed to full urban standard (extension of existing section to the east) which includes road construction, storm sewer works, curb and gutter and monolithic sidewalk, street lights, and the relocation and/or removal of existing utilities as may be required. We estimate these works to cost approximately \$29,000.00 inclusive of a bonding contingency.

- b) Nickel Road.

The Nickel Road Frontage is to be designed and constructed to full urban standard (SS-R5) which includes road construction, storm sewer works, curb and gutter and monolithic sidewalk, street lights, and the relocation and/or removal of existing utilities as may be required. We estimate these works to cost to be approximately \$27,600.00 inclusive of a bonding contingency.

5.8.6. 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.

5.8.7. Street lights

To the satisfaction of the Manager of Electrical Utilities.

5.8.8. 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.

5.8.9. DCC Credits.

None of the required improvements qualify for DCC credit consideration.

5.8.10. Bonding Summary.

Water and Fire Protection	BMID
Houghton Road upgrading	\$29,000.00
Nickel road upgrading	\$27,600.00
Total Bonding	\$56,600.00

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department supports the proposed rezoning of the property from RU1 – Large Lot Housing zone to RU1s - Large Lot Housing with Secondary Suite and RU6 – Two Dwelling Housing zones to allow a subdivision creating one RU6 lot and one RU1s lot.

A concurrent subdivision application is being reviewed by Staff. Should the developer be successful in the rezoning and subdivision applications, a development permit application would also be required prior to receiving building permit approval for the proposed duplex.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

NW/nw

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site Plan
- Conceptual Elevation Drawing
- Map "A"