
**CITY OF KELOWNA
MEMORANDUM**

Date: September 23, 2005
File No.: Z05-0030
To: City Manager
From: Planning & Corporate Services Department
Subject:

APPLICATION NO. Z05-0030 **APPLICANT:** Madan Kanda
AT: 740 Tartan **OWNERS:** Jarnail Khun-Khun
Gurmej Khun-Khun

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU6 – TWO DWELLING HOUSING TO ALLOW FOR THE CONSTRUCTION OF A SECOND PRINCIPAL DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 69, Section 26, Township 26, O.D.Y.D. Plan 22239, located on Tartan 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

This application seeks to rezone the subject property from RU1 – Large Lot Housing to RU6 - Two Dwelling Housing to allow for the construction of a second principal dwelling.

3.0 BACKGROUND

3.1 The Proposal

The subject property contains one single family dwelling on the Tartan Road frontage. Rezoning the property would allow for a second single family dwelling on the Fraser Road frontage.

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

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,133 m ² (0.28 ac)	700 m ²
Lot Width	21.34 m	18.0 m
Lot Depth	53.42 m ²	30.0 m

Development Regulations		
Site Coverage (buildings)	37%	40%
Site Coverage (buildings, parking and driveways)	47%	50%
Height (existing house)	< 9.5 m	2 ½ storeys / 9.5 m
Height (proposed house)	9.35 m	2 ½ storeys / 9.5 m
Front Yard (Tartan Road)	8.4 m	4.5 m or 6.0 m to a garage
Side Yard (south)	2.3 m	2.3 m
Side Yard (north)	2.3 m	2.3 m
Front Yard (Fraser Road)	6.0 m	4.5 m or 6.0 m to a garage
Separation Distance	4.88 m	4.5 m
Private Open Space	meets requirements	30 m ² per dwelling
Other Regulations		
Minimum Parking Requirements	4 spaces	2 spaces per dwelling

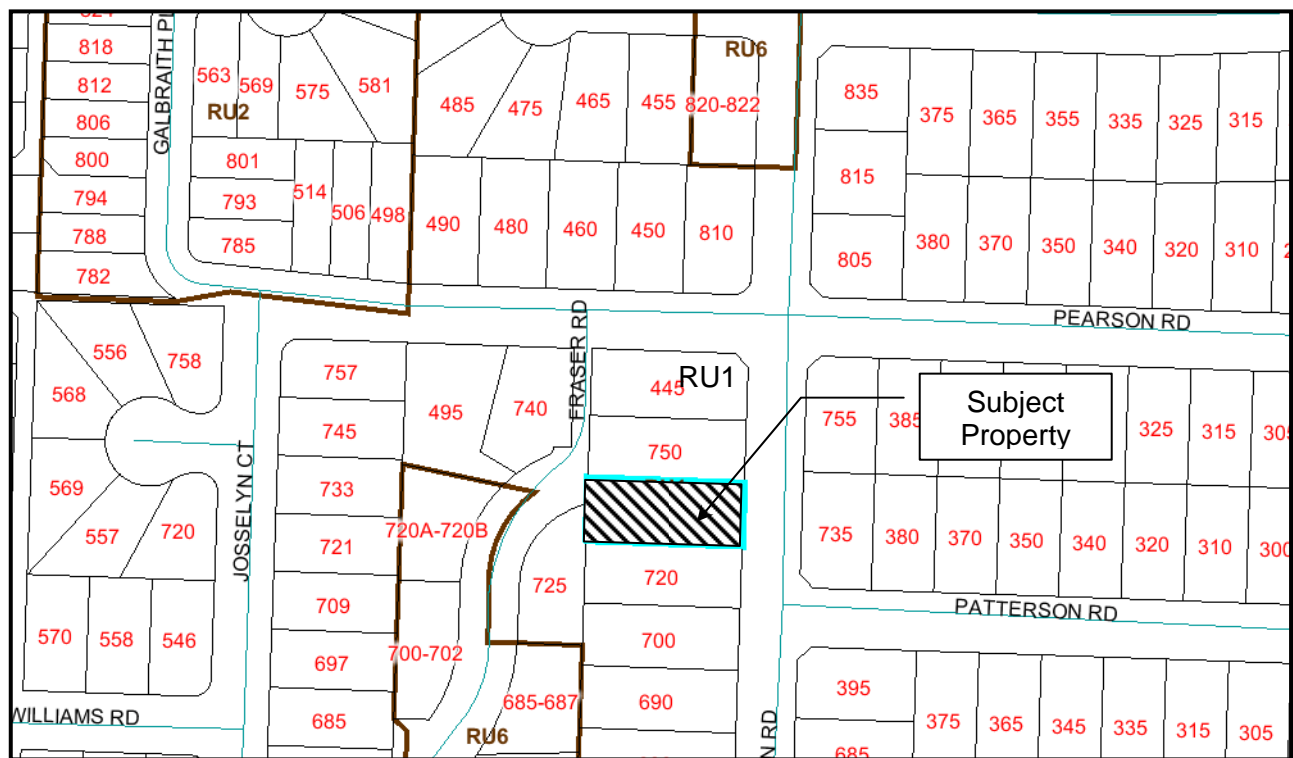
3.2 Site Context

The subject property is located on a double-fronting lot in between Tartan and Fraser Road, which is one block east of Hollywood Road. The surrounding area has been developed primarily as a single-family neighbourhood, with some two-dwelling housing as well. More specifically, the adjacent land uses are as follows:

North-	RU1 – Large Lot Housing
East	RU1 – Large Lot Housing
South	RU1 – Large Lot Housing
West	RU1 – Large Lot Housing
	RU6 – Two Dwelling Housing

Site Location Map

Subject property: 740 Tartan Road



3.3 Existing Development Potential

The purpose of the RU1 zone is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots.

3.4 Current Development Policy

3.4.1 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.

3.4.2 Kelowna 2020 Official Community Plan (OCP)

Future Land Use Designation - The property is designated Single/Two Unit Residential, pursuant to Map 19.1 of the OCP.

Development Permit Process - This development is subject to the Development Permit Guidelines for Form and Character of Secondary Suite and Two Dwelling Housing Development.

4.0 TECHNICAL COMMENTS

4.1 Fire Department

No concerns.

4.2 Inspections Department

Spatial separation to be provided for the elevation facing the existing residence. Proposed residence shall not be converted to two separate suites. Site coverage to be confirmed prior to re-zoning approval.

4.3 Irrigation District (BMID)

Capital cost charge of \$1200 for the creation of a new lot.

Connection fee of \$300 at time of building.

Meter supply and installation fee of \$383.55

A separate service to the proposed lot will be required and as the proposed lot will front Fraser Road, a short extension of the 100 mm watermain may be required to accommodate this. Service installation and watermain extension will be at owner's expense.

4.4 Works and Utilities Department

General – The proposed rezoning application does not compromise W & U requirements.

Domestic Water & Fire Protection – This development is within the service area of the BMID. All charges for service connection and upgrading costs are to be paid directly to the BMID.

Sanitary Sewer – This property is currently serviced by the municipal wastewater collection system.

Access and parking – There is ample parking provided on the site.

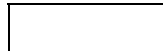
5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

Staff has no concerns with the proposed development, provided that there are no more than two dwelling units on the subject property. The proposed use is consistent with the Future Land Use designation, and appears to be a sensitive form of infill for this neighbourhood.

With regard to the form and character of this development, Staff will be reviewing these issues through the development permit process, if the Applicant is successful in this rezoning application.

Andrew Bruce
Manager of Development Services

Approved for inclusion



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

NW/nw

ATTACHMENTS

Location of subject property

Site Plan

Elevations