
**CITY OF KELOWNA
MEMORANDUM**

Date: October 14, 2005
To: City Manager
From: Planning & Corporate Services Department
Subject:

APPLICATION NO. Z05-0056 **APPLICANT:** Henry and Zofia Dalba
AT: 3464 Casorso Rd. **OWNERS:** Henry and Zofia Dalba
PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU6 – TWO DWELLING HOUSING ZONE.
TO VARY LOT WIDTH FOR DUPLEX HOUSING FROM 18.0 M TO 15.24 M.
EXISTING ZONE: RU1 – LARGE LOT HOUSING
PROPOSED ZONE RU6 – TWO DWELLING HOUSING ZONE
REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0056 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 14, District Lot 135, O.D.Y.D. Plan 3886, located on Casorso 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;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of the accompanying Development Variance Permit for the subject property.

2.0 SUMMARY

This rezoning application seeks to rezone the subject property from RU1 – Large Lot Housing to RU6 Two Dwelling Housing zone to allow for the construction of a second single family residence on the subject property. In addition to the rezoning application, a development variance permit application seeks to allow a reduction in the lot width requirement to allow for this second dwelling.

3.0 BACKGROUND

3.1 The Proposal

The Applicant is proposing to construct a 1 ½-storey, 200 m² (2,140 ft²) single family dwelling on the Moberly Road side of the subject property. There is an existing 60 m² (645 ft²) house facing Casorso Road. A rezoning application is required to allow for the second dwelling, and a development variance permit to address the shortfall in lot width for “duplex housing”.

Because the subject property is a “through-lot” (double-fronting), each house would have driveway access from the respective roads that they would face. That is, the existing house would continue to have vehicular access to Casorso Road, and the proposed dwelling would have access to Moberly Road.

The table below shows this application's compliance with the requirements of the RU6 zone:

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	809 m ² (0.2 ac)	700 m ² for duplex housing
Lot Width	15.24 m ^A	18.0 m
Lot Depth	52.5	30.0 m
Development Regulations		
Site Coverage (buildings)	26%	40%
Site Coverage (buildings/parking)	40%	50%
Height (existing house)	1-storey	2 ½ storeys / 9.5 m
Height (proposed house)	5.2 m / 1 ½-storeys	2 ½ storeys / 9.5 m
Front Yard (Casorso Road)	5.6 m to house 9.5 m to carport	4.5 m or 6.0 m to a garage
Side Yard (south)	1.5 m ^B	2.0 m
Side Yard (north)	2.0 m	2.0 m
Front Yard (Moberly Road)	4.5 m to house 6.0 m to garage	4.5 m or 6.0 m to a garage
Separation Distance	12.86 m	4.5 m
Other requirements		
Parking Stalls (#)	4 spaces	4 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

^A The Applicant has applied to vary this requirement of the Bylaw (DVP05-0137).

^B The existing dwelling is legally non-conforming with regard to this side yard setback. The proposed dwelling meets the side yard setback requirement.

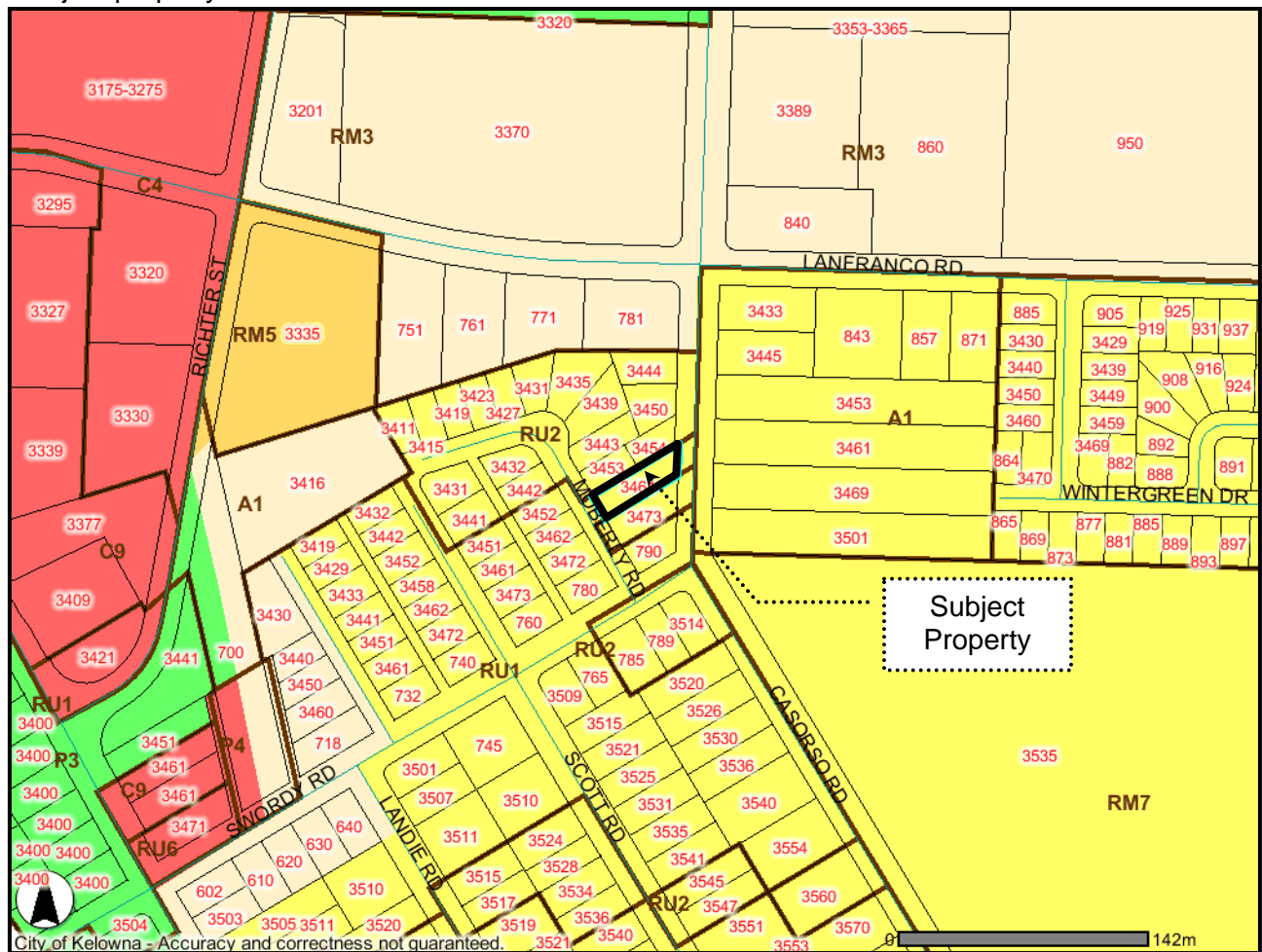
3.2 Site Context

The subject property is located on Casorso Road, just south of the intersection of Casorso Road and Lanfranco Road. The surrounding area has been developed primarily as a single-family neighbourhood, with a mix of RU1 and RU2 zoning. More specifically, the adjacent land uses are as follows:

North-	RU2 – Medium Lot Housing
East	A1 – Agriculture 1
South	RU1s – Large Lot Housing with Secondary Suite
West	RU1 – Large Lot Housing

Site Location Map

Subject property: 3464 Casorso Road



3.3 Existing Development Potential

The property is zoned RU1 – Large Lot Housing. The purpose is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots. Principal uses are “single dwelling housing”, with secondary uses such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses.

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. The proposed RU6 zone is consistent with that future land use designation.

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

Fire Department

No concerns.

Inspections Department

No comments.

Parks Department

Residents will be responsible to weed, water and mow the boulevards adjacent to their properties. They will also be responsible for maintaining the boulevard in a reasonably tidy condition, free and clear of garbage, litter or debris.

All plant material (trees, shrubs, ground covers and sod) used in the boulevard to be reviewed and approved by Parks Staff.

Shaw

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

Telus

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

Works and Utilities Department

General:

The proposed rezoning application does not compromise Works and Utilities requirements.

Domestic water and fire protection:

This development is within the City service area. This property is currently serviced by the municipal water main. The existing 19mm-diameter PVC water service may be retained for use by the existing dwelling. Provide a new metered water service for the proposed dwelling. The applicant will be responsible for the cost of the new service.

Sanitary Sewer:

This property is currently serviced by the municipal sanitary sewer system. The existing 100mm-diameter service can be used for the existing and proposed dwelling.

Road Works:

Moberly Road fronting this development must be upgraded to a full urban standard (SS-R4) including curb and gutter, storm drainage system, fillet pavement, landscaped boulevard, street light ducts, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. . A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City.

The cash-in-lieu amount is determined to be \$5,894.00, not including utility service costs.

Casorso Road fronting this development has been upgraded and no further widening or upgrades are required at this time.

Road Dedication:

By registered plan to provide the following:

- (a) Grant statutory rights-of-way if required for utility services.
- (b) Provide an additional highway allowance widening of 2.50 m for the widening of Casorso Road.
- (c) Provide an additional highway allowance widening of 0.62 m for the widening of Moberly Road

Development Variance Permit and Site Related Issues:

- (a) The requested Variances do not compromise Works and Utilities servicing requirements.
- (b) The on-site parking area must have a dust free surface.
- (c) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.

Power and Telecommunications Services

It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for new services and modifications to the existing services, which would be at the applicant's cost

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

Rezoning this parcel to the RU6 – Two Dwelling Housing zone would be consistent with OCP Policy No. 8.5.33 which encourages more efficient use of land within developed single-detached neighbourhoods. For that reason, and because the development appears not to negatively impact the surrounding neighbourhood, Staff is supportive of the rezoning application.

There is an accompanying development variance permit application (DVP05-0137). Generally speaking, Staff would not support a variance to lot width for duplex housing. In this case, however, Staff is supportive of the variance application because it makes sense, given the physical configuration of the subject property.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

NW/nw