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**CITY OF KELOWNA  
MEMORANDUM**

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**Date:** February 10, 2005  
**To:** City Manager  
**From:** Planning & Corporate Services Department  
**Subject:**

**APPLICATION NO.** DVP05-0137      **APPLICANT:** Henry and Zofia Dalba  
**AT:** 3464 Casorso Rd.      **OWNERS:** Henry and Zofia Dalba  
**PURPOSE:** 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

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### **1.0 RECOMMENDATION**

THAT final adoption of zone amending Bylaw No. 9516 (Z05-0056) be approved by Council.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP05-0137 for Lot 14, District Lot 135, O.D.Y.D. Plan 3886 located on Casorso Road, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

**Section 13.6.5 (b) RU6 – Two Dwelling Housing (minimum lot width for duplex housing)**  
Vary the minimum lot width for duplex housing from 18.0 m to 15.0 m

### **2.0 SUMMARY**

This application seeks to allow a reduction in the lot width requirement for duplex housing from 18 m to 15 m. A variance to this Bylaw requirement would allow the owner to construct a second principal dwelling on the subject property.

### **3.0 ADVISORY PLANNING COMMISSION**

THAT Advisory Planning Commission supports Development Variance Permit Application No. DVP05-0137, for 3464 Casorso Road, Lot 14, Plan 3886, Sec. 7, Twp. 26, ODYD, by H. & Z. Dalba, to obtain a Development Variance Permit to vary the lot width requirement for duplex housing from the 18.0 m required to the 15.24 m proposed in order to allow the construction of a second single family dwelling.

### **4.0 BACKGROUND**

#### **4.1 The Proposal**

The Applicant is proposing to construct a 1 ½-storey, 200 m<sup>2</sup> (2,140 ft<sup>2</sup>) single family dwelling on the Moberly Road side of the subject property. There is an existing 60 m<sup>2</sup> (645 ft<sup>2</sup>) house facing Casorso Road. A development variance permit is required 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 <sup>2</sup> (0.2 ac)	700 m <sup>2</sup> for duplex housing
Lot Width	15.24 m <sup>A</sup>	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 <sup>B</sup>	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 <sup>2</sup> of private open space per dwelling

<sup>A</sup> This application seeks to vary the minimum lot width for duplex housing from 18.0 m to 15.0 m.

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

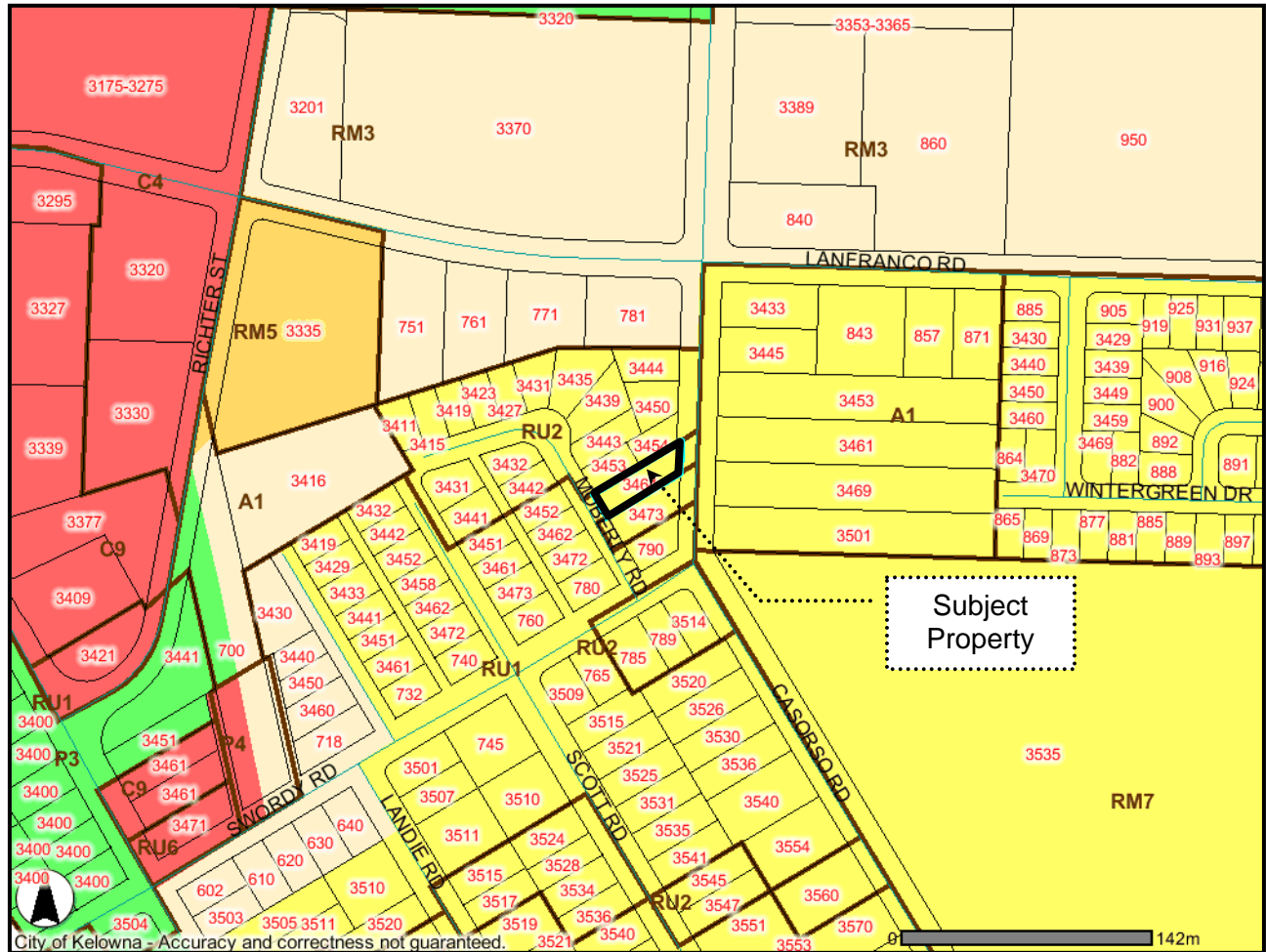
#### 4.2 **Site Context**

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



## 4.3 Current Development Policy

### 4.3.1 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.

### 4.3.2 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.

## 5.0 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

The proposed development variance permit application does not compromise Works and Utilities requirements.

## 6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

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.

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Andrew Bruce  
Manager of Development Services

Approved for inclusion

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

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Attachment(s):

Subject Property Map

Annotated Site Plan