
CITY OF KELOWNA

MEMORANDUM

Date: May 19, 2006

File No.: Z06-0015

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z06-0015

AT: 498 Okaview Road

OWNER: Helga Rochford

APPLICANT: Helga & Leslie Rochford

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RR2 – RURAL RESIDENTIAL 2 ZONE TO THE RU1- LARGE LOT HOUSING ZONE.

EXISTING ZONE: RR2 – RURAL RESIDENTIAL 2 ZONE

PROPOSED ZONE: RU1- LARGE LOT HOUSING ZONE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0015 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 24, Township 28, S.D.Y.D. Plan 17367, located on Okaview Road, Kelowna, B.C. from the RR2 – Rural Residential 2 zone to the RU1 – Large Lot Housing zone 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 seeking to rezone the subject property from RR2 – Rural Residential 2 to the RU1 – Large Lot Housing zone to facilitate a two-lot subdivision.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on March 28, 2006, the APC passed the following motion:

THAT the Advisory Planning Commission supports Rezoning Application No. Z06-00, for Lot 2, Section 24, Township 28, S.D.Y.D. Plan 17367, located on Okaview Road, Kelowna, B.C., to rezone from the RR2 – Rural Residential 2 zone to the RU1 – Large Lot Housing zone, to facilitate a two-lot single family residential subdivision.

The application meets the requirements of proposed RU1-Large Lot Housing zone as follows:

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Lot A		
Site Area (m ²)	1730.0 m ²	550 m ²
Site Width (m)	25.1 m	16.5 m
Site Depth (m)	64.0 m	30 m
Lot 2		
Site Area (m ²)	1430.0 m ²	550 m ²
Site Width (m)	19.3 m	16.5 m
Site Depth (m)	73.2 m	30 m

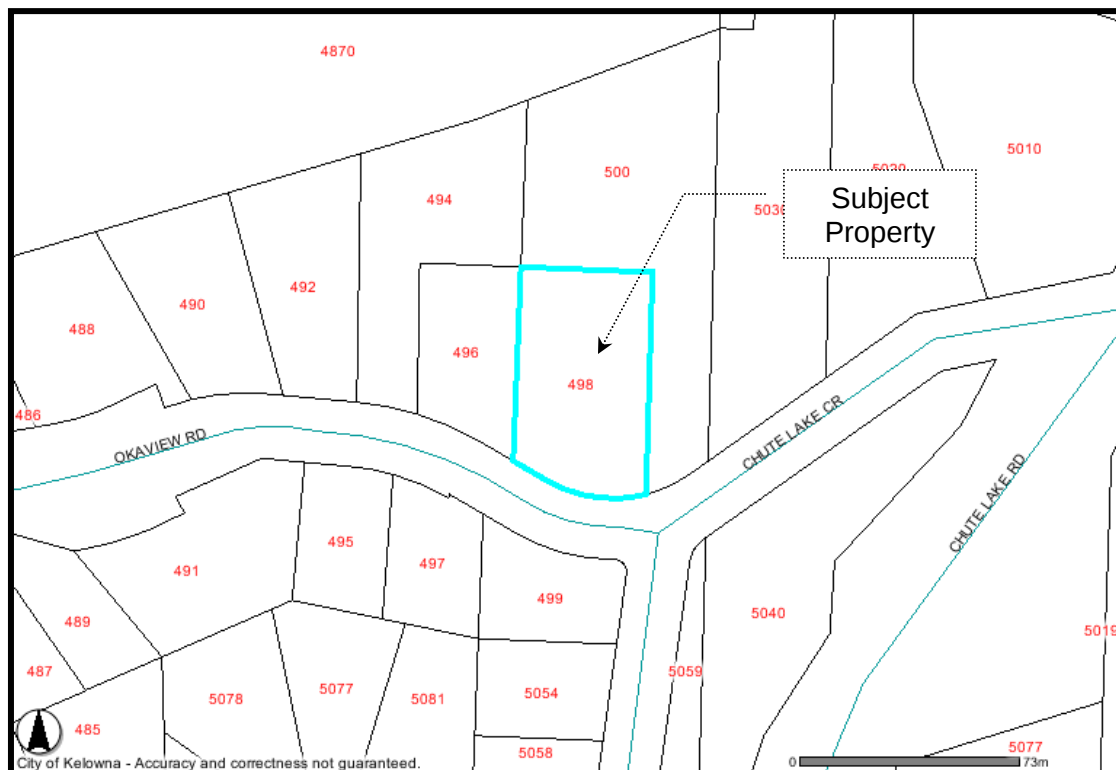
4.0 Site Context

The subject property is located immediately north of the intersection of Okaview Road and Chute Lake Crescent.

Adjacent zones and uses are:

- North - RR2 – Rural Residential 2
- East - RR2 – Rural Residential 2
- South - RR2 – Rural Residential 2
- West -- RR2 – Rural Residential 2

Site Location Map



5.0 CURRENT DEVELOPMENT POLICY

3.1 Kelowna Official Community Plan (2000-2020)

The proposal is consistent with the designation of Single/Two Family Residential in the Official Community Plan future land use designation. The Single/Two Family Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 15).

3.2 City of Kelowna Strategic Plan (2004)

Objectives of the Strategic Plan is include: to realize construction of housing forms and prices that meet the needs of Kelowna residents; to achieve accessible, high quality living and working environments; to sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

6.0 TECHNICAL COMMENTS

Environment Manager

This property is designated as a Hazardous Condition Development Permit area for steep slopes and for wildland fire; however, the slopes on this parcel do not appear to be excessive and there does not appear to be any high or moderate risk forest interface. Therefore, no concerns.

Fire Department

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

Inspections Department

Existing house rear yard and side yard setbacks will be non-conforming with creation of new Lot A. Access to proposed Lot B should be restricted related to intersection of Okaview and Chute Lake Roads

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.

Works and Utilities Department

The City's Works & Utilities Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan. The Development Engineering Technician for this project is Sergio Sartori.

The following Works & Services are required for this subdivision:

.1) Geotechnical Report

- a) A geotechnical report may be required by the Inspection Services Department.

.2) Water

- a) The property is located within the City Water Utility service area. Arrange for individual lot connections before submission of the subdivision plan, including payment of connection fees. Show the proposed water service location on the Lot Grading Plan. The City will install the connection at cost to the owner. When the drawing is provided the city will estimate the cost of the connection and then advise the applicant. A deposit based on the estimate will be necessary before subdivision approval.
- b) Remove or relocate any existing service connections encroaching on the proposed lots.
- c) The existing water service must be disconnected at the property line for use by proposed Lot B.

.3) Sanitary Sewer

- a) The property is within Specified Sewer Area 28A (Okaview) and both parcels to be created will be subject to the Specified Area debt charges for this service. The applicant must pay-out the outstanding financial obligation for each lot.
- b) Our service records indicate this property has 2 sanitary service connections which will accommodate this lot split.
- c) Abandon and backfill existing septic tanks in accordance with Building Department requirements. Identify, on the Lot Grading Plan, the location of the existing tanks and fields.

.4) Drainage

- a) The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide a detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill).

.5) Roads

- a) Okaview Road must be upgraded to a full urban standard including curb and gutter, sidewalk, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.

- b) Verify that physical driveway access will satisfy City requirements for all lots. For steeper lots (15% and greater), show driveways on the lot grading plan with grades or profiles. Where lots are serviced by onsite sewage disposal systems, show limits of cut and fill lines.
- c) Re-locate existing poles and utilities, where necessary.

.6) Power and Telecommunication Services and Street Lights

- a) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- b) (FOR S.F. AND LOT SPLITS): If the existing area is served by overhead wiring, the service connections may be provided overhead provided that there are no new poles required and service trespasses will not be created. If either of these conditions are not satisfied, then underground service will be required for that lot.
- c) Remove aerial trespass(es)

.7) Charges and Fees

- a) Water Extended Service Area Latecomers (ESA's):

ESA#	Frontender	Component	To	Rate/unit
9	Kettle Valley	Reservoir (Adams)	Sept. 27/06	\$1136.66

7.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning & Corporate Services Department has no concerns with this proposed change in zoning. It should be noted that the applicant has submitted letters of support from the surrounding property owners.

An access easement for a shared driveway for the proposed Lot B across proposed Lot A will be required at the time of subdivision.

Bob Shaughnessy

Subdivision Approving Officer

Approved for inclusion

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

NW/RGS/nw

ATTACHMENTS

Location of subject property

Site plan

Letters in support (4 pages)