
**CITY OF KELOWNA
MEMORANDUM**

DATE: December 28, 2006
FILE NO.: Z06-0041
TO: City Manager
FROM: Planning & Development Services Department
SUBJECT:

APPLICATION NO. Z06-0041 **APPLICANT:** Michael Gaspari

AT: 679 Old Meadows Road **OWNER:** Michael Gaspari

PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU2 – MEDIUM LOT HOUSING ZONE, IN ORDER TO FACILITATE A SUBDIVISION RESULTING IN THE CREATION OF 3 NEW LOTS FROM THE ONE EXISTING LOT.

EXISTING ZONE: RU1 – LARGE LOT HOUSING ZONE

PROPOSED ZONE: RU2 – MEDIUM LOT HOUSING ZONE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0041 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 358, O.D.Y.D., Plan 14765, located on Old Meadows Road, Kelowna, B.C. from the RU1 – Large Lot Housing to the RU2 – Medium Lot Housing be considered by Council,;

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

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the issuance of Preliminary Layout Review Letter by the Approving.

2.0 SUMMARY

The Applicant has applied to subdivide the subject property to create three new lots. Accompanying that application is a rezoning application, which accommodates a smaller lot size in order to achieve the desired lot yield without triggering a development variance permit. The RU2 – Medium Lot Housing zone would allow for one principal dwelling on each of the proposed lots.

3.0 BACKGROUND

This project contemplates the redevelopment of an existing lot, both through this rezoning application and an accompanying subdivision application. The one existing house is to be demolished, in order to accommodate the redevelopment project. Although there is sufficient area on each of the three lots to meet the requirements of the existing RU1 zone, there is insufficient lot width. Rather than pursue a development variance permit application, the Applicant has chosen to rezone to the RU2 zone.

The Applicant has supplied conceptual drawings showing a possible design for single family housing on the newly created lots.

The proposed application meets the requirements of the RU2 – Medium Lot Housing zone as follows:

Proposed Lot Aa		
CRITERIA	PROPOSAL	RU2 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	670 m ²	400 m ²
Lot Width	15.7 m	13.0 m
Lot Depth	43 m	30.0 m

Proposed Lot Bb		
CRITERIA	PROPOSAL	RU2 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	671 m ²	400 m ²
Lot Width	15.7 m	13.0 m
Lot Depth	43 m	30.0 m

Proposed Lot Cc		
CRITERIA	PROPOSAL	RU2 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	669 m ²	400 m ²
Lot Width	15.7 m	13.0 m
Lot Depth	43 m	30.0 m

3.1 Site Context

The subject property is located southwest of the intersection of Gordon Drive and Old Meadows Road. Lands on the east side of Gordon Drive are zoned for agricultural use and within the Agricultural Land Reserve. In general, however, the surrounding properties are developed for single- and two-family housing. More specifically, the adjacent land uses are as follows:

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

3.2 Existing Development Potential

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

3.3 Current Development Policy

3.3.1 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.

3.3.2 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.

Section 8.1.34 - 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;

4.0 TECHNICAL COMMENTS

4.1 Fire Department

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

4.2 Inspections Department

High water table area must meet requirements of minimum basement elevations prior to issuance of subdivision approval.

4.3 Parks Department

The City of Kelowna Boulevard Maintenance By-Law No. 5708-84 requires the residents to 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.

4.4 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application are detailed in the PLR letter for application S06-0071. Arrangements must be made before making application for Final Approval of a subdivision plan.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

Policies with the Kelowna 2020 Official Community Plan provide support for the proposed project. That is, rezoning the subject property to the RU2 zone would be consistent with the Future Land Use designation of the area. However, Section 8.1.34 highlights the importance of "sensitive integration" of new development with the existing neighbourhood.

The Applicant has provided conceptual drawings showing a single-family housing design that could be accommodated on any one of these lots, and meet the requirements of the RU2 –

Medium Lot Housing zone. Staff also consider that the proposed ± 275 m² (3,000 ft²) house shown in the conceptual drawings is a sensitive response to the neighbourhood. Consequently, Staff are supportive of this application.


Shelley Gambacort
Acting Development Services Manager

Approved for inclusion

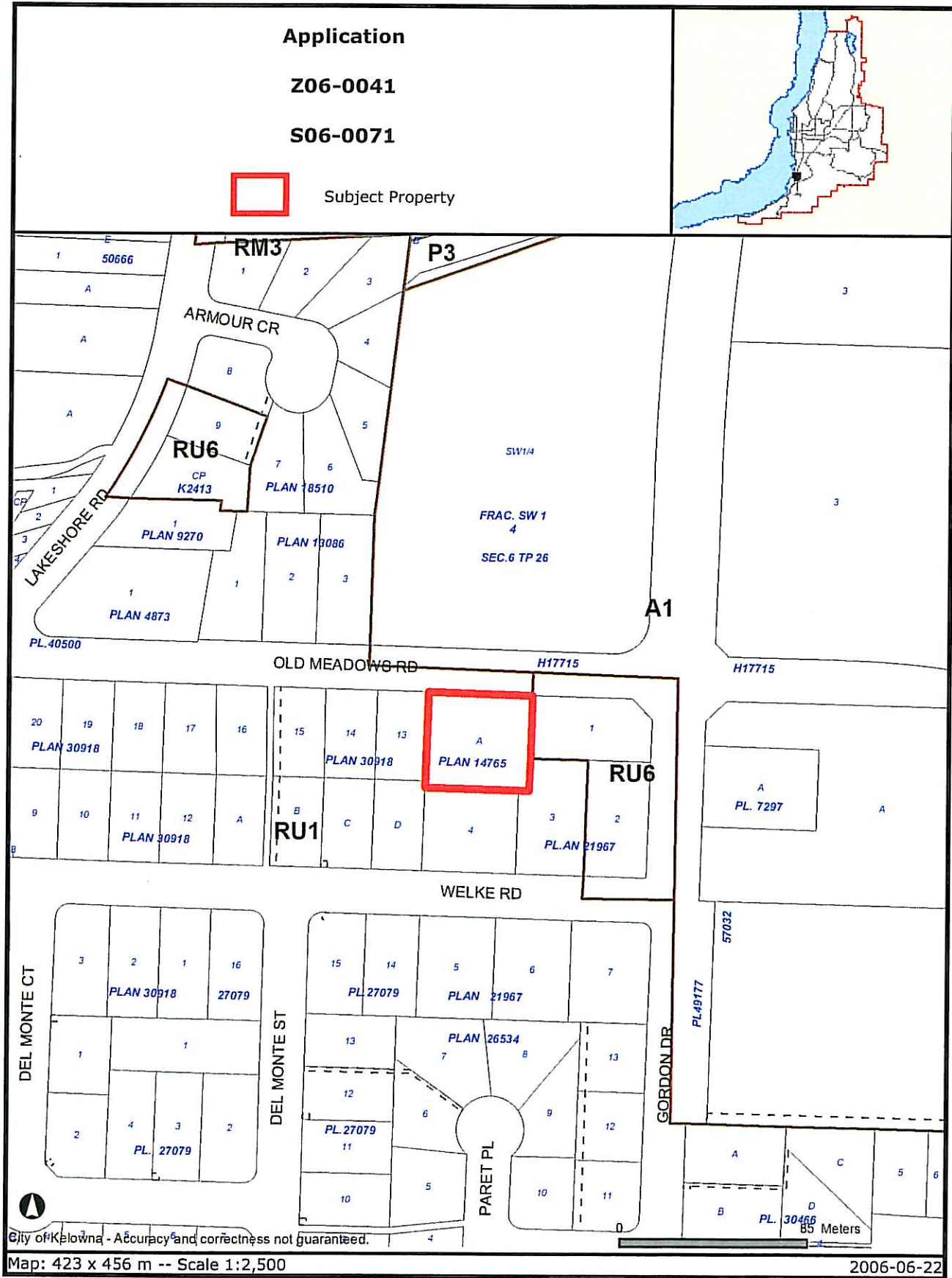



Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

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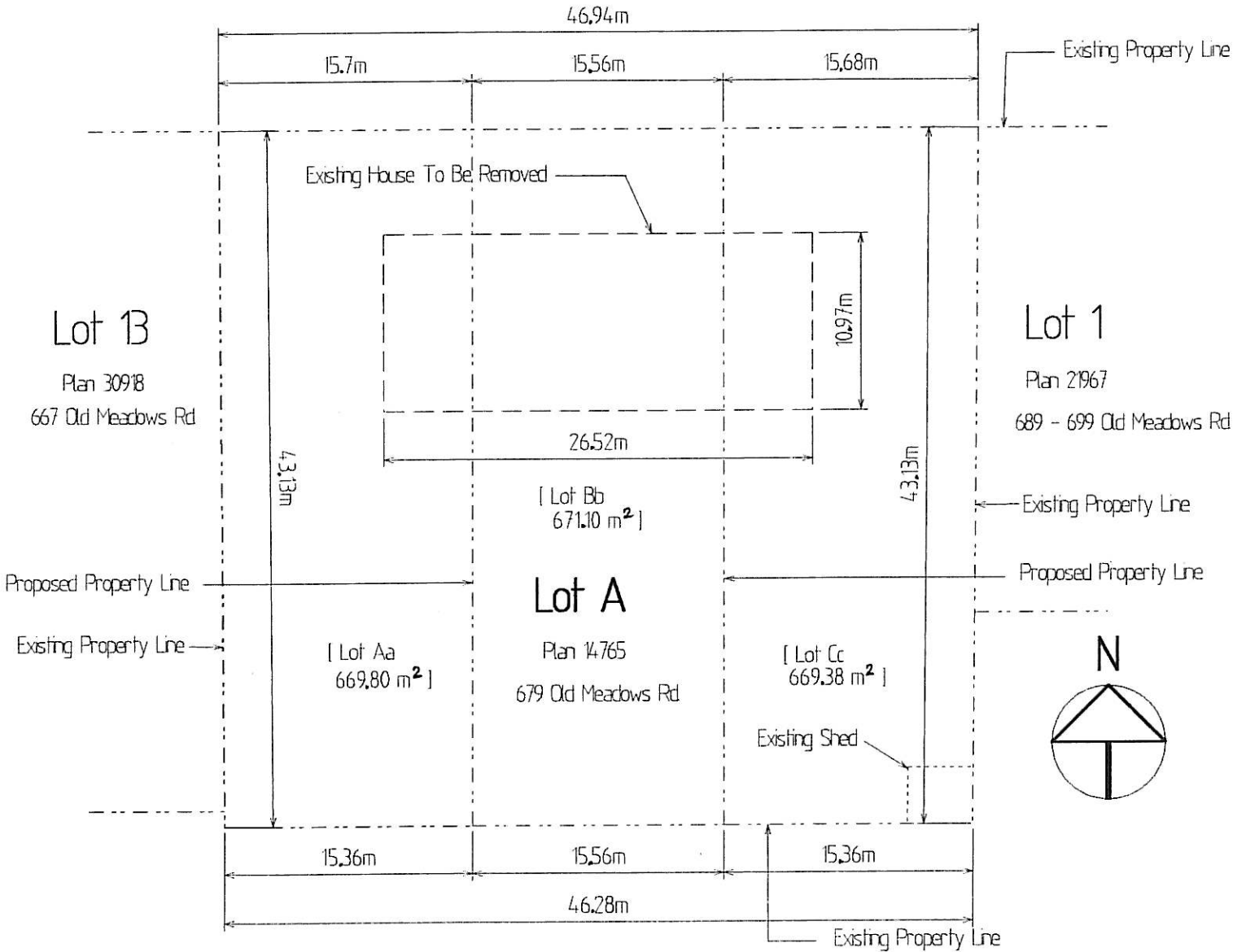
ATTACHMENTS

Location of subject property
Site Plan Showing Existing House to be Demolished
Site Plan Showing Conceptual Footprint of New House
Conceptual Elevation and Floor Plan

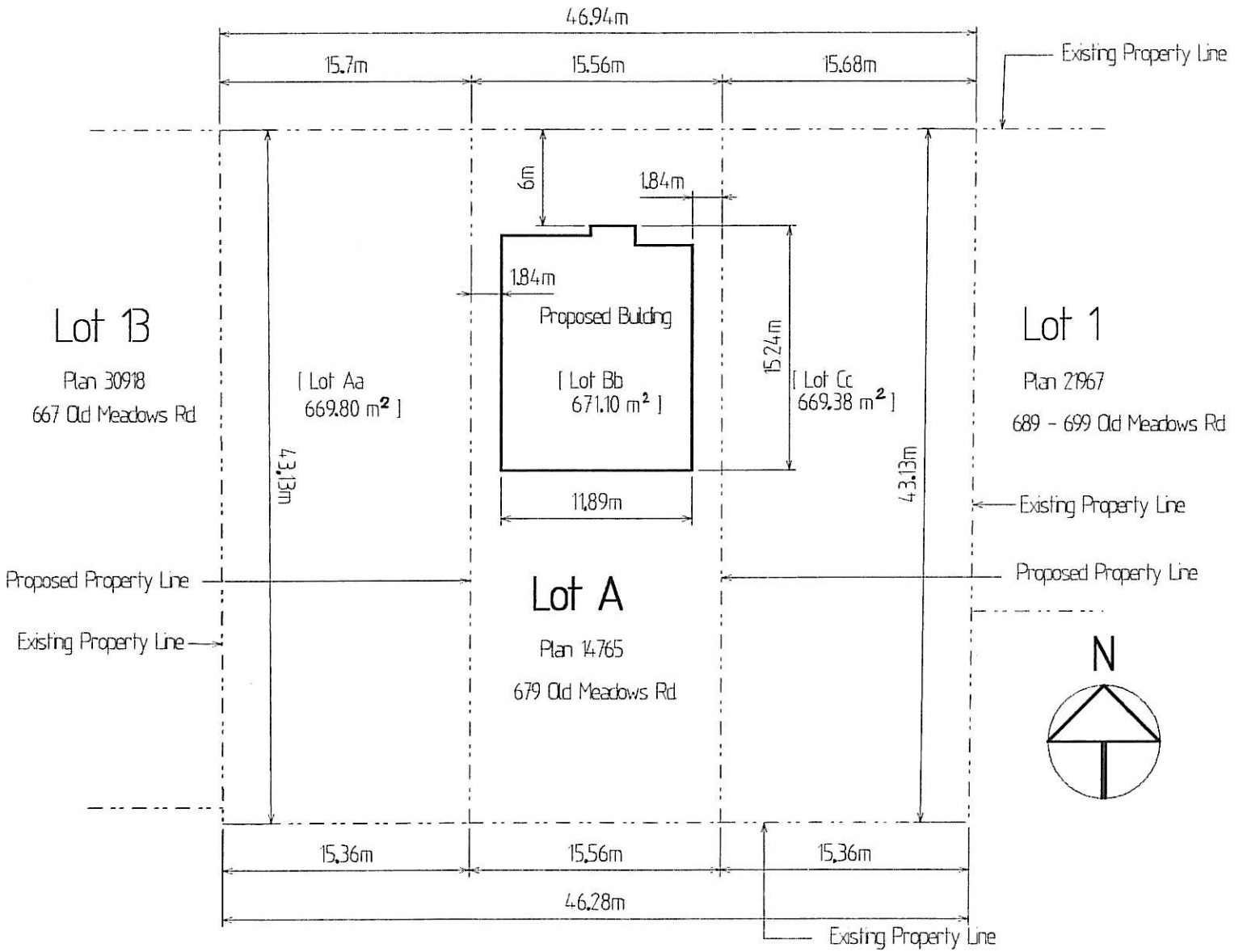


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Old Meadows Road



Old Meadows Road





House Plan Details:

House Plan #	118-39
Bedrooms	4
Heated Sq. Ft.	2923
Width	39' 0"
Depth	50' 0"
Ceiling Height	Click Here
Wall Thickness	2 x 6
Primary Roof Pitch	9/12
Ridge Height	34' 0"
Garage Spaces	2

Main Floor of Plan 118-39 - 1373 Sq. Ft.

Upper Floor of Plan 118-39 - 1550 Sq. Ft.

