
**CITY OF KELOWNA
MEMORANDUM**

Date: June 19, 2009
File No.: Z09-0024
To: City Manager
From: Community Sustainability Division
Purpose: To rezone a portion of the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone to facilitate subdivision of the property.

OWNER: Rajinder & Basant Bhullar **APPLICANT:** Suki Bhullar
AT: 1525 Collison Road
EXISTING ZONE: RU1 – Large Lot Housing
PROPOSED ZONE: RU2 – Medium Lot Housing (portion of the property)
REPORT PREPARED BY: Andrew Browne

1.0 RECOMMENDATION

THAT Rezoning Application No. Z09-0024 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot A Section 22 Township 26 ODYD Plan 11943, located at 1525 Collison Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone as shown on Map "A" attached to the report of Community Sustainability Division, dated June 19, 2009, be considered by Council;

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

AND THAT the final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property;

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch and Rutland Water District being completed to their satisfaction.

2.0 ADVISORY PLANNING COMMISSION

At a meeting held on May 26, 2009, the Advisory Planning Commission passed the following resolution:

THAT the Advisory Planning Commission support Rezoning Application No. Z09-0024, for 1525 Collison Road, Lot A, Plan 11943, Sec 22, Twp 26, ODYD, to rezone a portion

of the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone to facilitate subdivision of property.

3.0 SUMMARY

The applicant proposes to rezone a portion of the subject property to RU2 – Medium Lot Housing from RU1 – Large Lot Housing in order to facilitate the subdivision of one additional lot.

4.0 PROPOSAL

An existing single detached dwelling exists on the property. The applicant proposes to subdivide off the rear portion of the subject property, facing Ziprick Road, to establish an RU2 – Medium Lot Housing zoned new lot.

The proposed new lot does not meet the 30.0 m lot depth requirement of the Zoning Bylaw (28.65 m is proposed) and an application for a variance is required to facilitate the anticipated subdivision.

5.0 SITE CONTEXT

The subject property is located on the southeast corner of the intersection of Collison Road and Ziprick Road in Rutland.



6.0 CURRENT DEVELOPMENT POLICY

6.1 Kelowna 2020 – Official Community Plan

The subject property is designated as Single/Two Unit Residential for future land use. Relevant policies have been included below.

Housing Policies:

Infrastructure Availability. Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently.

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.

Housing Variety. Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population and satisfies a range of lifestyle choices.

Integration. Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities.


Housing in the Urban Corridor. A more varied housing supply and means of increasing affordability should be actively sought for the neighbourhoods surrounding and including the Urban Town Centres and the Highway 97 corridor extending to the north boundary of the City, north, south and east of Highway 97 as it changes to a northerly direction.

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The corner lot configuration of the subject property, having access directly onto two roads, facilitates a relatively straightforward subdivision. Prior to making application the applicant endeavoured to consult the neighbourhood and in doing so disclosed the site plan and other related drawings of the proposed dwelling. The applicant received 11 responses neighbourhood questionnaire letters are on file and demonstrate mixed feedback (2 support, 3 non-support, 5 no formal response and 1 undecided).

Should this rezoning application receive favourable consideration, a Development Variance Permit application will be required to reduce the depth of the proposed new lot from 30m required to the 28.65m proposed.

As the proposed rezoning is consistent with the City of Kelowna Official Community Plan, the Land Use Management Department recommends support.

for: 
Danielle Noble
Urban Land Use Manager

Approved for inclusion: 
Shelley Gambacort
Director of Land Use Management

ATTACHMENTS

Location and zoning map of subject property

Technical comments printout

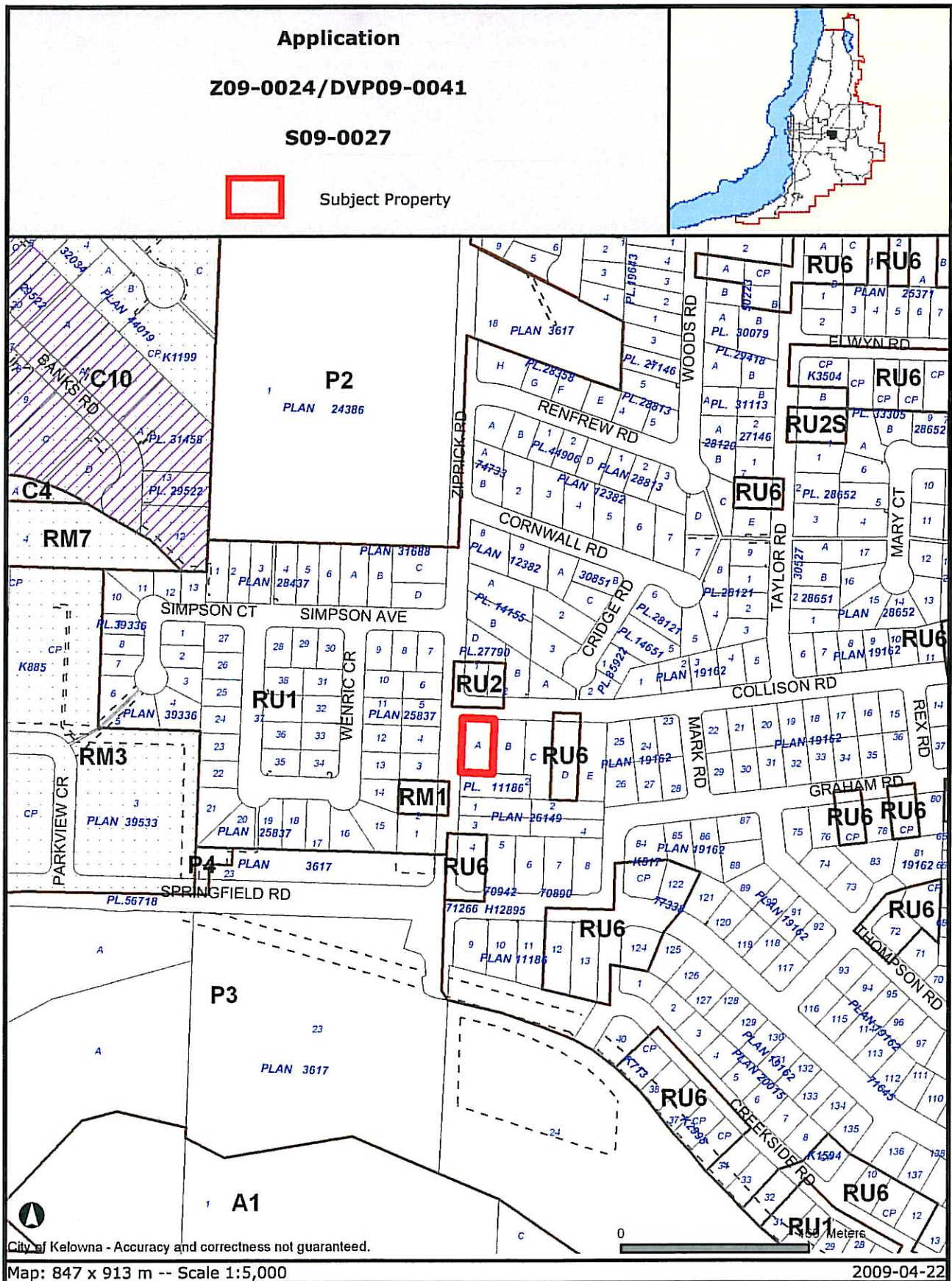
Development Engineering Branch technical comments

Rutland Water District technical comments

"Map A" – Plot plan

Proposed dwelling floor plans (2 pages)

Proposed dwelling elevations (2 pages)



File: Z09-0024

Application

File: Z09-0024

Type: REZONING

File Circulation

Seq	Out	In	By	Comment
	2009-04-22	2009-04-22		B.C. Assessment Authority (info only)
	2009-04-22	2009-04-22	RREADY	Proposed residence indicates single family dwelling only. No other concerns.
	2009-04-22	2009-04-22		Building & Permitting
	2009-04-22	2009-04-22		Development Engineering Branch
	2009-04-22	2009-05-29	MNEID	Logical addressing.
	2009-04-22	2009-04-22		Fire Department
	2009-04-22	2009-04-22		FortisBC
	2009-04-22	2009-04-22		Irrigation District - RWD
	2009-04-22	2009-04-28	TBARTON	No comment
	2009-04-22	2009-04-24		Parks Planning Manager
	2009-04-22	2009-04-24		Policy & Planning
	2009-04-22	2009-05-06		Public Health Inspector
	2009-04-22	2009-05-05		RCMP
	2009-04-22	2009-04-30	SALEXANC	No comment
	2009-04-22	2009-04-30		Real Estate & Building Services Manager
2	2009-04-22	2009-04-30		Real Estate & Building Services Manager
	2009-04-22	2009-04-22		School District No. 23
	2009-04-22	2009-04-28		Shaw Cable
	2009-04-22	2009-05-27		Telus
	2009-04-22	2009-04-22		Terasen Utility Services

RE&BS Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Real Estate & Building Services Department requires a full-sized copy, together with an 8 ? x 11 copy, of any survey plans.

Clint McKenzie asks if a corner rounding is required?

Owner/Developer to supply and install an underground conduit system per shaw cable drawings and specifications.

Telus will provide aerial service.



Rutland
WATERWORKS DISTRICT

106 - 200 Duggan Road North
Kelowna BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5216
f: (250) 765-7765
e: info@rutlandwaterworks.com

May 20, 2009

Suki and Roger Bhullar
1525 Collison Rd.
Kelowna BC V1X 1K9

Dear Sir:

RE: Lot A, Plan 11943 – 1525 Collison Rd. (Subdivision Application)
RWD File # 09/05 S09-002 DVP09-0041 Z09-0024

In response to City of Kelowna Referral Form dated April 22, 2009 the following is a summary of Rutland Waterworks District requirements:


1.	CEC (Capital Expenditure Charges) subdivision creating one new lot	\$2,400.00
2.	Estimate/Deposit new service (if excavation required)	<u>\$6,500.00</u>
	Note: costs may be less if crossing can be bored under road.	
	Total Fees Payable	\$8,900.00

These fees are an estimate/deposit and are payable to Rutland Waterworks District, upon receipt of payment a Water Certificate letter will be issued. Upon completion of the works should there be a refund or additional costs outstanding these shall be adjusted prior to water service commencement.

Please contact our office in due course for scheduling and installation of these works.

Should you have any questions or require further information, please contact the undersigned.

Sincerely,



Peter Preston
Manager

c. City of Kelowna (Planning Department)

CITY OF KELOWNA
MEMORANDUM

Date: May 13, 2009
File No.: Z09-0024
To: Land Use Management Department (AB)
From: Development Engineering Manager (SM)
Subject: 1525 Collison – Lot A, Plan 11943, Section 22, Township 26, ODYD

The Development Engineering requirements and comments pertaining to this application, to rezone proposed lot 2 on the subject property from RU1 to RU2, are as follows:

1. General.

- a) All the requirements of subdivision application No.S09-0027 must be satisfied in conjunction with the adoption of this zone amending Bylaw.
- b) Provide easements and right of ways as required.

Steve Muenz, P. Eng.
Development Engineering Manager

BB

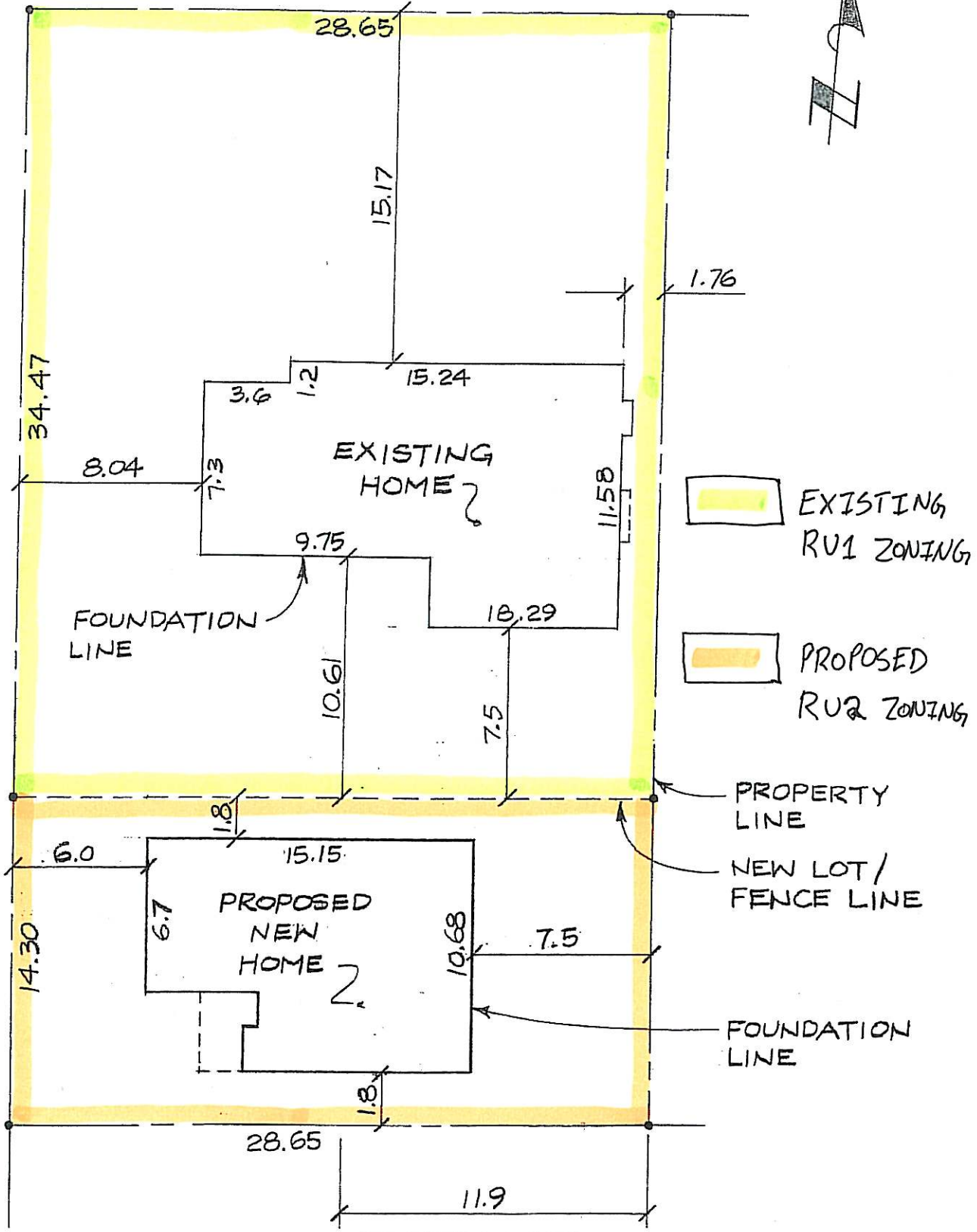
COLLISON ROAD



ZIPRICK ROAD

LOT 1

LOT 2

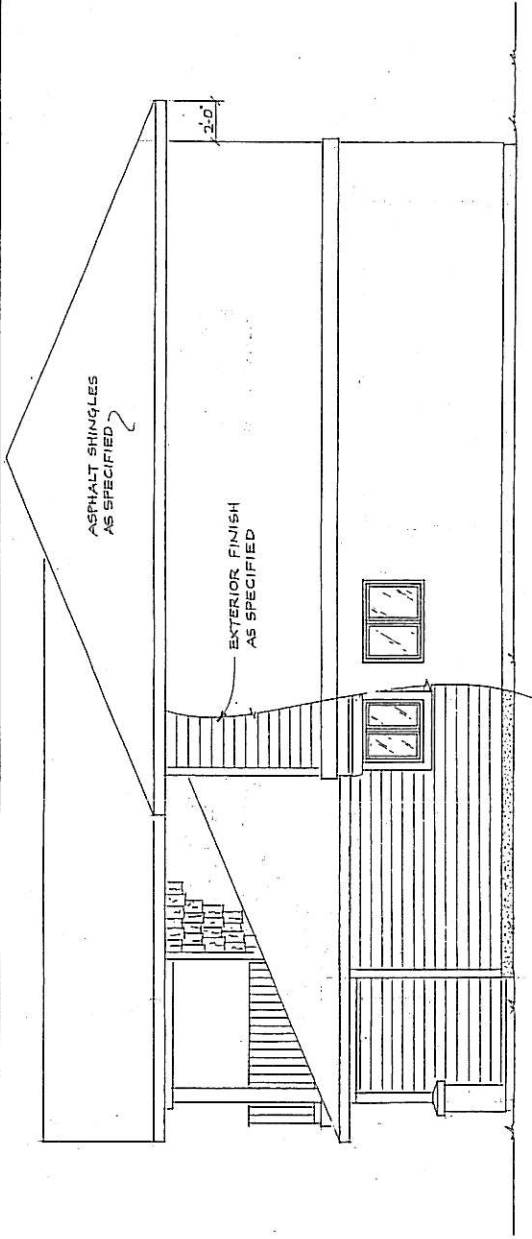


PLOT PLAN

MAP "A"

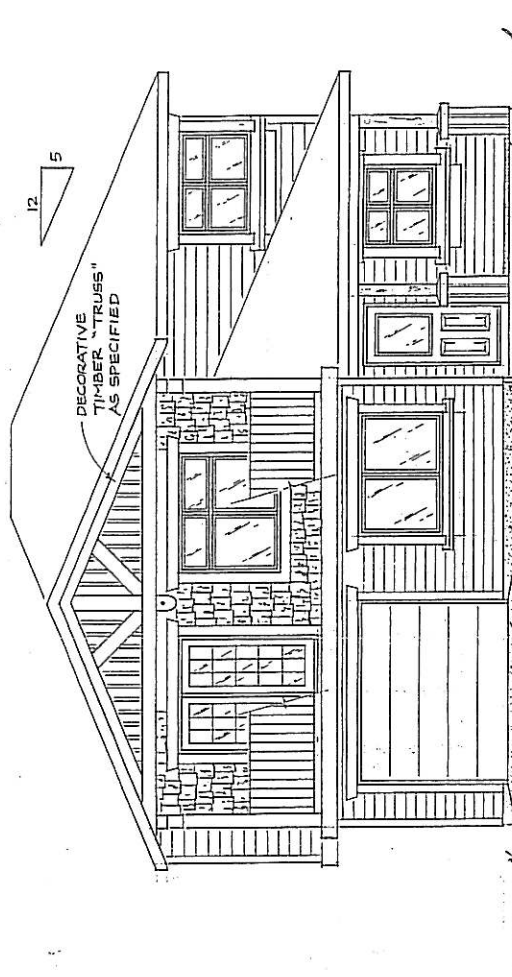
LOT A
PLAN 11943
O.D.Y.D.

SCALE = 1:250 (METRIC)



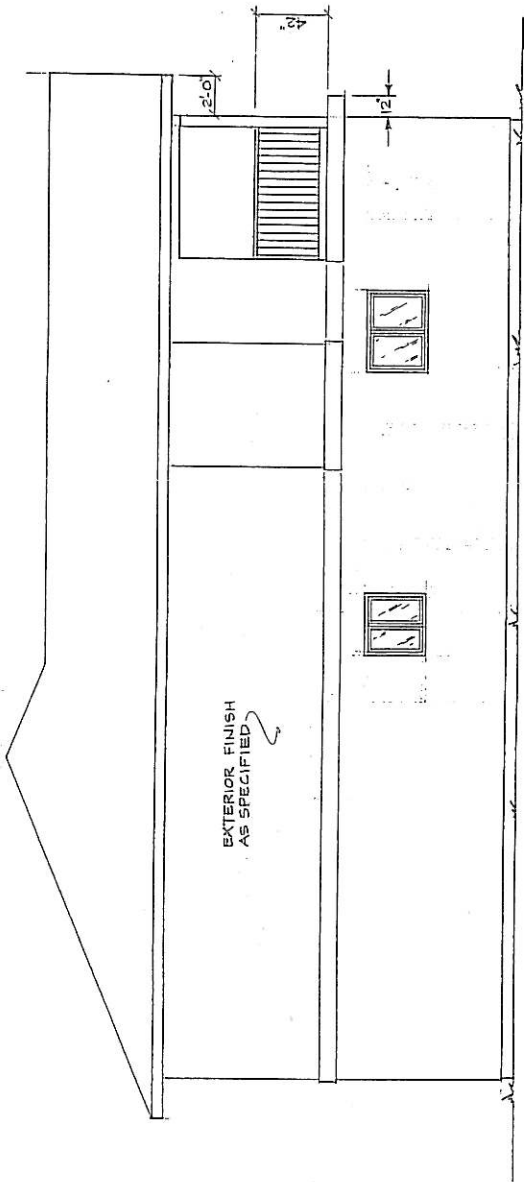
RIGHT ELEVATION

SCALE : 1/4" = 1'-0"



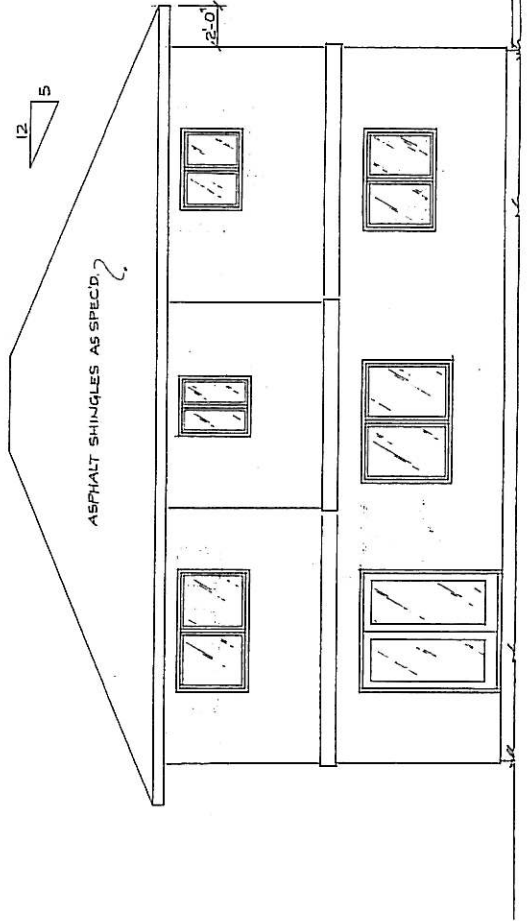
FRONT ELEVATION

T - SQUARE SERVICES	
313-1579 Sutherland Ave., Kelowna, B.C. V1Y 5T7 / 250-8169	
DATE:	APRIL, 2009
JOB NO:	
DRAWN BY:	TERRY TOMPKINS
FOR:	MR. SUKI



LEFT ELEVATION

SCALE : 1/4" = 1'-0"



REAR ELEVATION