
CITY OF KELOWNA

MEMORANDUM

Date: February 16, 2005

File No.: Z04-0085

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z04-0085

OWNER: Angela Percy

AT: 195 Hartman Road

APPLICANT: Salloum and Company

PURPOSE: To rezone the subject property from the existing RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone in order to facilitate a two lot residential subdivision

EXISTING ZONE: RU1-Large Lot Housing

PROPOSED ZONE: RU6-Two Dwelling Housing

REPORT PREPARED BY: Mark Koch

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z04-0085 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Plan 25374, Sec. 26, Twp. 26, ODYD, located on Hartman Road, Kelowna, BC, from the RU1-Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, as shown on Map "A" attached to the report of Planning and Corporate Services Department, dated February 16, 2005, BE considered by Council;

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

2.0 SUMMARY

The applicant is proposing to rezone the subject property from the RU1-Large Lot Housing zone to the proposed RU6-Two Dwelling Housing zone. This rezoning request has been submitted to facilitate a proposed two lot residential subdivision. The applicant has indicated that they will be constructing a secondary suite on proposed Lot A and a duplex on proposed Lot B.

3.0 ADVISORY PLANNING COMMISSION

The subject application was reviewed by the Advisory Planning Commission at the meeting of January 18, 2005, and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z04-0085, for 195 Hartman Road, Lot A, Plan 25374, Sec 26, Twp. 26, ODYD, by Salloum & Company (Lawrence Salloum), to rezone from the RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone in order to facilitate a two lot residential subdivision.

4.0 BACKGROUND

4.1 The Proposal

The subject property is located within the Rutland Sector Plan area of Kelowna, and is currently zoned RU1-Large Lot Housing. The applicant has indicated that they will retain the existing single detached dwelling situated on proposed Lot A and add a secondary suite. A concurrent subdivision application has been submitted in order to subdivide the subject property into two two-dwelling housing residential lots.

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

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Site Area (m ²) (Proposed Lot A)	930m ²	700m ²
Site Width (m) (Proposed Lot A)	24.5m	18m
Site Depth (m) (Proposed Lot A)	37.6m	30m
Site Area (m ²) (Proposed Lot B)	740m ²	700m ²
Site Width (m) (Proposed Lot B)	19.8m	18m
Site Depth (m) (Proposed Lot B)	36.6m	30m

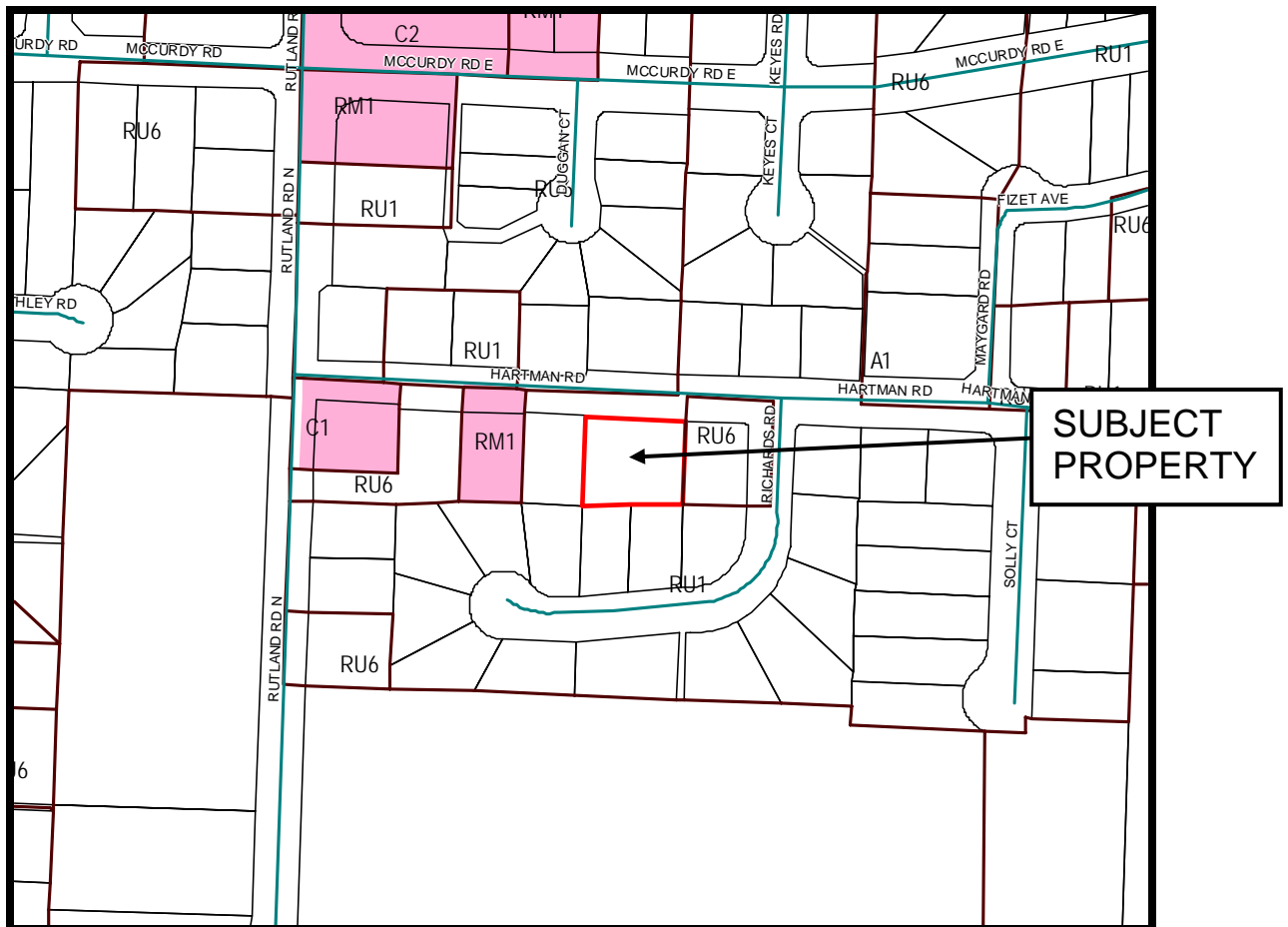
5.0 SITE CONTEXT

The subject property lies within the Rutland Sector Plan area boundary, and is situated within a predominantly single and two unit residential neighbourhood.

Adjacent zones and uses are, to the:

- North - RU6-Two Dwelling Housing / Single Family Residential
- East - RU6-Two Dwelling Housing / Duplex Housing
- South - RU1-Large Lot Housing / Single Family Residential
- West - RU1-Large Lot Housing / Single Family Residential

Site Location Map



5.1 Existing Development Potential

The property is zoned RU1-Large Lot Housing. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses, such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses.

5.2 Current Development Policy

5.2.1 Kelowna Official Community Plan

The Official Community Plan Future Land Use Designation for the entire subject property been identified as Single/Two Unit Residential, therefore the proposed rezoning to RU6-Two Dwelling Housing is consistent with the OCP.

5.2.2 City of Kelowna Strategic Plan (1992)

The proposal is consistent with the intent of the Strategic Plan, which states:

“The City will, in its plans and policies concerning future urban development, place an emphasis on more efficiently using serviced land within existing urban areas through infill, and will provide for an increased density of development

within established urban areas through redevelopment of areas which are in transition”.

5.2.3 Rutland Sector Plan

The Rutland Sector Plan designates the future land use of the property as Single/Two Unit Residential. The Urban Form Policies of the plan furthermore specify the intent to move towards a more compact urban form. This can be achieved through secondary suites and other measures that sensitively increase densities.

6.0 TECHNICAL COMMENTS

The Works & utilities Department comments and requirements regarding this application to rezone from RU-1 (Large Lot Housing) to RU-6 are as follows:

1. Subdivision

- a) Refer to file S04-0134

2. Geotechnical Study

We recommend that a comprehensive geotechnical study be undertaken over the entire site. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays,

3. Domestic water and fire protection

This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs are to be paid directly to the BMID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements.

4. Sanitary Sewer

- a) The subject property is located within Sanitary Sewer Specified Area # 20. The charge is \$6,940.00 per Equivalent Dwelling Unit (EDU) less the cost (\$1,594.30 incl. GST) for the installation of the new proposed service. The total specified area charge, prior to the commuting date, is as follows:

RU6 lot charges	2 x 2 x 0.7 x \$6,940.00	\$19,432.00
Less prepaid service		<u>-\$1,594.30</u>

TOTAL SPECIFIED AREA CHARGES	<u>\$17,837.70</u>
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Payment must be made prior to the Specified Area cash commuting date, after which the amount is estimated at \$8,700.00 per EDU and the service credit will no longer apply.

- b) 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.

5. Power and Telecommunication Services

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

6. Road improvements

a) Hartman Road is partially urbanized designated an urban class 2 arterial road. The applicant is required to install a curb and gutter complete with fillet paving, storm drainage and relocation and/or removal of existing utilities. The cost for this work is estimated at \$ 16,000.00 and is inclusive of a bonding escalation.

b) There is a local improvement charged against the subject property. The Developer Is required to pay out the outstanding charge in the amount of **\$1,518.05**

7. Engineering

Design, construction, supervision and inspection of all off-site civil works and site servicing must be performed by a consulting civil Engineer and all such work is subject to the approval of the city engineer.

8. Bonding and Levies Summary

a) Performance Bonding

Hartman Road upgrading	\$ 16,000.00
Total Bonding	<u>\$ 16,000.00</u>

b) Levies

Sanitary sewer specified area connection fee	<u>\$17,837.70</u>
Local Improvement payout	<u>\$1,518.05</u>
Total Levies	<u>\$19,355.75</u>

The City of Kelowna may consider cash contribution in the amount of **\$13,900** for the frontage works and defer the construction until Hartman Road is upgraded at some time in the future.

7.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning & Corporate Services Department has no concerns with this proposed change in zoning, as it is supported by the relevant planning and development policies, including the Kelowna Official Community Plan, Strategic Plan and the Rutland Sector Plan.

Bob Shaughnessy
Subdivision Approving Officer

Approved for inclusion ☐

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

RGS/MK/mk Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Proposed Plan of Subdivision
- State of Title