
CITY OF KELOWNA

MEMORANDUM

Date: September 12, 2005

File No.: Z05-0057

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z05-0057

AT: 570 Bach Road

OWNER: Nagina & Kuldip Johal

APPLICANT: United Homes

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1- LARGE LOT HOUSING ZONE TO THE RU6 – TWO DWELLING HOUSING ZONE.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: KEIKO NITTEL

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0057 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 25, Section 26, Township 26, ODYD, Plan 22499 located on Bach Road, Kelowna, B.C. from the RU1- Large Lot Housing zone to the RU6- Two Dwelling Housing zone be considered by Council;

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

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Black Mountain Irrigation District being completed to their satisfaction.

2.0 SUMMARY

The applicant is seeking to rezone the subject property to the RU6- Two Dwelling Housing zone to allow for the addition of a second single detached dwelling on the subject property.

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of August 16, 2005 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z05-0055, for 375 Taylor Road, Lot A, Plan 31372, Sec. 22, Twp. 26, ODYD, by A & E Odiyar, to rezone from the RU1- Large Lot Housing zone to the RU6-Two Dwelling Housing zone in order to allow for the construction of a second single detached dwelling;

4.0 BACKGROUND

4.1 The Proposal

The applicant is proposing to construct a second house at the rear of the subject property. The proposed two storey house would comprise a double car garage, den, laundry room, family room, and bathroom on the first storey. Three bedrooms, a kitchen, a great room, a dining room, and two bathrooms would be located above. In addition to the proposed garage, two parking spaces will be provided in the driveway. The existing house currently has parking for two vehicles provided in a covered carport driveway accessed off of Bach Road. An adjacent gravel area provides additional parking.

The proposed materials of the new house would consist of cultured stone at the base of the building, horizontal siding, and cedar shakes. Decorative brackets, window braces, and trim boards provide additional architectural detailing. The existing house, in contrast, is brown horizontal siding with a grey roof and little architectural detailing. The applicant is therefore encouraged to upgrade the façade of the existing house to provide some continuity and coordination between the two buildings. Existing landscaping comprises grass as well as several cedars and trees located along the west property line, between the existing house and Hemlock Road. The existing chain link fence will require replacement with a new 6' wood privacy fencing along the east and north property lines to provide privacy for the abutting neighbours. The applicant is will also be encouraged to further increase the quantity and quality of the landscaping on site. The applicant will be required to address Staff's concerns with the inconsistent building designs prior to issuance of a development permit.

The application meets the requirements of the RU6 – Two Dwelling Housing zone as follows:

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Lot Area (m ²)	1025m ²	700m ²
Lot Width	24.75m	18.0m
Lot Depth	41.78m	30.0m
Storeys (#)	2	2.5
Site Coverage	28.9%	40%
Site Coverage	33.0%	50%
Height of Proposed Dwelling	9.2m	9.5m
Setbacks (Existing Dwelling)		
Front Yard	8.9m	4.5m
Side Yard	2.3m	2.3m

Side Yard	6.5m	2.3m
Rear Yard	11.2m	5.0m
Setbacks (Proposed 2nd Dwelling)		
Separation	11.2m	4.5m
Side Yard	4.4m	2.3m
Side Yard	6.0m	4.5m to building/6.0 to garage
Rear Yard	7.5m	6.0m/7.5m
Parking Spaces	6	4

4.2 Site Context

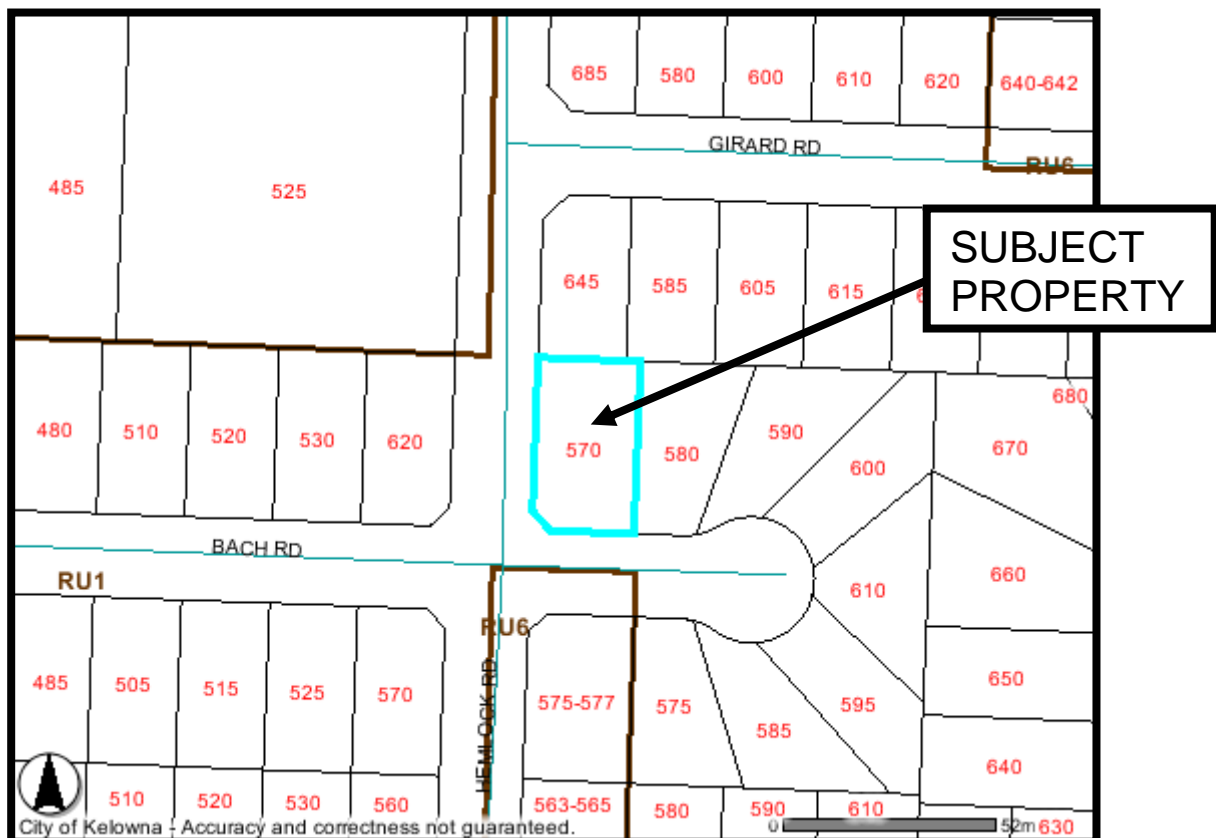
The subject property is located at the corner of Bach Road and Hemlock Road.

Adjacent zones and uses are:

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

4.3 Site Location Map

Subject Property: 570 Bach Road



4.4 Current Development Policy

4.4.1 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).

The proposed building addition is subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in the Official Community Plan. The intent of the Development Guidelines is to give consideration to the form, character and landscaping of all secondary new secondary suites and two dwelling forms of housing. The applicant will be required to provide further detailing with regard to the landscaping. The applicant must also provide greater consistency/coordination between the existing house and the proposed new house.

4.4.2 City of Kelowna Strategic Plan (2004)

Objectives of the Strategic Plan 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.

5.0 TECHNICAL COMMENTS

5.1 Fortis

No response.

5.2 Fire Department

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

5.3 Inspection Services Department

Designer to review spatial limits between bldgs. Structural layouts required for BP application.

5.4 Interior Health

Supportive provided community sewer and water are available.

5.5 Parks Department

1. 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.

2. All plant material (trees, shrubs, ground covers and sod) used in the boulevard to be reviewed and approved by Parks Staff.

5.6 RCMP

No comment.

5.7 School District 23

No response.

5.8 Shaw Cable

Owner/developer to supply/install a conduit system to Shaw Cable standards & specifications.

5.9 Telus

No comment.

5.10 Terasen

No comment.

5.11 Works & Utilities

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

1. Subdivision

Provide easement as required

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). A second service is required in order to meet current policies. 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.

The subject property is located within Specified Area # 20 and is serviced to the property line. The cash commuting amount is \$8,978.64 per Equivalent Dwelling

Unit (EDU). For the requested RU6 the EDU is 0.7 per dwelling which amounts to **\$12,570.01** (\$8,978.64 x 2 x 0.7). The cash commuting amount is payable prior to the approval of this application.

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) Hemlock Road is designated an urban class 1 collector road. Upgrade the road frontage to an urban standard complete with curb gutter, sidewalk and relocation of existing utilities as may be required in accordance with City standard SS-R5, existing dedication, 13.1m. road). The cost of the frontage upgrading is estimated at **\$12,500.00** and is inclusive of a bonding escalation.

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

Hemlock Road upgrading	\$ 12,500.00
Total Bonding	<u>\$ 12,500.00</u>

b) Levies

Sanitary sewer area #22d charge	<u>\$12,570.01</u>
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The City of Kelowna may consider cash contribution in the amount of **\$10,800** for the frontage works and defer the construction until the road network in the area is upgraded at some time in the future.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The proposal to rezone the subject property from the RU1- Large Lot Housing zone to the RU6- Two Dwelling Home is consistent with the OCP future land use designation of Single/Two Unit Residential use and with OCP policies on Secondary Suites.

Prior to obtaining a building permit, the applicant will be required to obtain a development permit for the form and character of the proposal. In order to meet the Guidelines of Secondary Suites and Two Dwelling Housing, the applicant will be required to address Staff's concerns with the inconsistency in building designs. The applicant will therefore be required to ensure that the proposed new house and the existing house coordinate and complement each other. Prior to adoption of the zone amending bylaw, an inspection of the existing house would also be required to ensure that there is no secondary suite or second kitchen in the existing dwelling.

Andrew Bruce
Manager of Development Services

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

KN/AB/kn

Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan/Landscape Plan
- Floor plans
- Elevations