
**CITY OF KELOWNA
MEMORANDUM**

Date: May 18, 2006
To: City Manager
From: Planning & Corporate Services Department
Subject:

APPLICATION NO. Z06-0002 **APPLICANT:** Robert Ducharme
AT: 3059 Gordon Dr. **OWNERS:** Robert Ducharme
 Roger Ducharme
 Darlene Ducharme

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 ZONE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4, District Lot 131, O.D.Y.D. Plan 17696 except Plan H16127, located on Gordon Drive, 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.

2.0 SUMMARY

This application seeks to rezone the subject property from RU1 – Large Lot Housing to RU6 Two Dwelling Housing zone to allow for the construction of a second single family dwelling on the subject property.

3.0 ADVISORY PLANNING COMMISSION

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

THAT the Advisory Planning Commission supports Rezoning Application No. Z06-0002, for 3059 Gordon Drive, Lot 4, District Lot 131, O.D.Y.D. Plan 17696 except Plan H16127, by Rob Ducharme, to rezone from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, to allow for the construction of a second single family dwelling.

4.0 BACKGROUND

4.1 The Proposal

There is an existing 1 ½-storey single-family home on the subject property. The Applicant is proposing to rezone the property in order to construct a second house on the east end of the lot. This second house is to have a footprint of 140 m² (1,500 ft²). The main floor is to contain a two-car garage and the main living area and kitchen. The second level is proposed to accommodate two-bedrooms above the garage. The proposed second dwelling is to be finished in stucco, with some unfinished fir timber detail (see proposed south elevation).

The table below shows this application's compliance with the requirements of the RU6 zone:

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,343 m ² (0.332 ac)	700 m ² for duplex housing
Lot Width	21 m	18.0 m
Lot Depth	67 m	30.0 m
Development Regulations		
Site Coverage (buildings)	24%	40%
Site Coverage (buildings/parking)	42%	50%
Height (existing house)	1 ½ storeys / < 4.3 m	2 ½ storeys / 9.5 m
Height (proposed house)	1 ½ storeys / < 8.2 m	2 ½ storeys / 9.5 m
Front Yard (Gordon Drive)	(unknown) ^A	4.5 m or 6.0 m to a garage or carport
Side Yard (north)	2.3 m	2.0 m
Side Yard (south)	3.7 m	2.0 m
Rear Yard (east)	7.5 m	6.0 m (1 or 1 ½ storey portion) 7.5 m (2 or 2 ½ storey portion)
Other requirements		
Parking Stalls (#)	4 spaces	4 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

^A The Applicant has indicated in his application that the front yard setback is 11.2 m. This appears to be in error, since the air photo shows the setback to be much less. Regardless of whether the existing house does or does not conform to the required front yard setback, it would likely not be an issue, since any non-conformity would have been a result of a takings for the purposes of widening Gordon Drive at some point in the past.

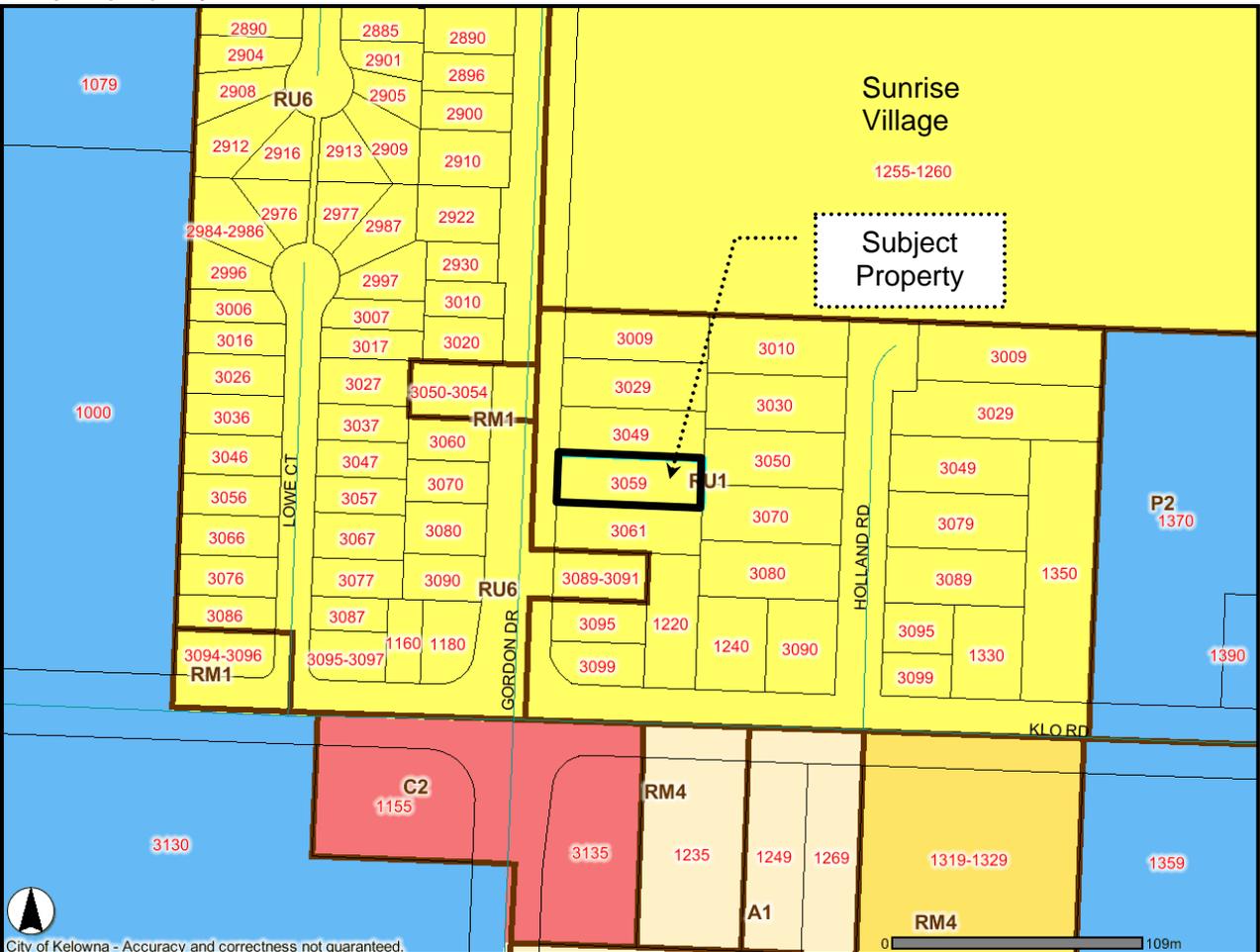
4.2 Site Context

The subject property is located on the east side of Gordon Drive, just north of the intersection of KLO Road and Gordon Drive. The surrounding area has been developed primarily as a single-family neighbourhood. More specifically, the adjacent land uses are as follows:

North-	RU1 – Large Lot Housing
	RU7 – Mobile Home Park (Sunrise Village)
East	RU1 – Large Lot Housing
South	RU1 – Large Lot Housing
West	RU1 – Large Lot Housing

Site Location Map

Subject property: 3059 Gordon Drive



4.3 Existing Development Potential

The property is zoned RU1 – Large Lot Housing. The purpose is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots. Principal uses are “single dwelling housing”, with secondary uses such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses.

4.4 Current Development Policy

4.4.1 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.

4.4.2 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. The proposed RU6 zone is consistent with that future land use designation.

Policy 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;

Policy 8.1.56 Secondary Suite and Two Dwelling Housing Development Permits. Require secondary suite and two dwelling housing developments permitted by Zoning Bylaw No. 8000 to comply with Development Permit conditions (please refer to Section 8.3 for information on Development Permit conditions).

Development Permit Process - This development is subject to the Development Permit Guidelines for Form and Character of Secondary Suite and Two Dwelling Housing Development.

5.0

TECHNICAL COMMENTS

5.1 Fire Department

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

5.2 FortisBC

Will supply underground service; will require easement for electrical service.

5.3 Inspections Department

No concerns.

5.4 Parks Department

The owner will be responsible to weed, water and mow the boulevards adjacent to the property. The owner will also be responsible for maintaining the boulevard in a reasonably tidy condition, free and clear of garbage, litter or debris.

5.5 Works and Utilities Department

The Works & Utilities Department have the following requirements associated with this development application. The road and utility upgrading requirements outlined in this report will be a requirement of the issuance of a building permit or subdivision approval, and are outlined in this report for information only.

5.5.1 Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service that can be retained. Provide an additional 19mm-diameter copper water service for this second dwelling housing application. The new service can be provided by the City at the owner's cost.,

5.5.2 Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) must be installed on the service as required by the sewer-use bylaw. This work can be provided by the City at the owners cost.

The applicant will be required to sign a Third Party Work Order for the cost of installing the (IC) prior to issuance of a Building Permit.Storm Drainage

5.5.3 Site Related Issues

On-site parking and turning movements are to be designed so as to provide vehicles with a designated turn-around area so that vehicles can exit the property in a forward direction. This turn-around area is important since the access driveway will be to an Arterial Road

Direct the roof drains and hard surface run-off into on-site rock pits. This will help dissipate the rain water and prevent additional concentrated flows onto the road.

5.5.4 Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

Staff has no concerns with the rezoning application, given the consistency of that zoning with the OCP Future Land Use designation single/two unit residential. Furthermore, the proposed development appears to be one that could be well accommodated on this large lot, and in a manner that is sensitive to the surrounding properties. Although vehicle access is only available from Gordon Drive, this potential safety concern is mitigated by the opportunity for a turnaround on site.

With regard to the proposed second dwelling, Staff's main concern here is that there be no more than two dwelling units on the subject property. An inspection will be conducted to confirm that there is no existing suite in the existing house, prior to issuance of a development permit.

Should this rezoning application be successful, Staff will be reviewing the actual form and character of the proposed development through the development permit process. At that time, additional drawings and detail will be required.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

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ATTACHMENTS

Location of subject property

Site Plan/East Elevation and Upper Floor of roposed dwelling (1 page)

Floor Plans for existing house (1 page)