
CITY OF KELOWNA
MEMORANDUM

Date: June 29, 2006
File No.: Z06-0025

To: City Manager

From: Planning and Development Services Department

APPLICATION NO. Z06-0025 **OWNER:** IBJ Holdings Ltd.

LOCATION: 270 Merrifield Rd. **APPLICANT:** Bernie Kvamme

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU6 – TWO DWELLING HOUSING ZONE TO ACCOMMODATE A SEMI-DETACHED HOUSE ADDITION.

EXISTING OCP DESIGNATION: SINGLE/TWO UNIT RESIDENTIAL

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0025 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot D, Sec. 26, Twp 26, ODYD, Plan 18164, located on Merrifield Road, Kelowna, B.C. from the RU1 – Single Dwelling zone to the RU6 – Two Dwelling 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 proposing to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to accommodate the proposed addition of a semi-detached house addition.

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of June 20, 2006, and the following recommendation was passed:

That the Advisory Planning Commission support rezoning application No. Z06-0025, for 270 Merrifield Rd. Lot D, Plan 18164, Sec. 26, Twp 26, ODYD, by IBJ Holdings Ltd., to rezone from RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone in order to allow for construction of a semi-detached residence.

Notes: D. Rush is concerned with the piecemeal approach to RU6 development and the impact of these parachuted RU6 developments on the neighbourhood. B. Wostradowski would prefer to see a more upscale form of development which could set the tone for future redevelopment in the area, rather than “fitting in” with the existing look of the neighbourhood

4.0 PROPOSAL

The subject property is located on the west side of Merrifield Road situated between Mugford Road and Myron Road. The applicant is seeking to rezone the subject property in order to accommodate a proposed semi-detached addition onto the existing single family dwelling. The proposed addition would be connected to the existing house through conversion of the carport to an enclosed garage. The proposed dwelling unit will be 1 ½ storeys, intended to tie in with the existing elevation of the current house. The primary front entrance for the new addition will be accessed from the southern side yard and the required parking stall will be located in the newly created front driveway. The form and character of the proposed development in conjunction with the layout of the property will be examined in greater detail during the development permit process which will occur provided Council chooses to support this rezoning application.

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

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Lot Area (m ²)	897 m ²	700 m ²
Lot Width (m)	29.6 m	18.0m
Lot Depth (m)	29.9.0m	30.0m
Site Coverage (%)	27%	40%
Total Floor Area (m ²)	318.1 m ²	Total floor area of developed living space (m ²)
Height	5.2 m (1.5 storeys)	9.5 m / 2.5 storeys
Setbacks-House (m)		
-Front	9.68 m	4.5 m or 6.0m if to garage/carport
-Rear	6.87 m	6.0 m (1.5 storeys) or 7.5 m (2-2.5 storeys)
-Side(e)	3.14 m	2.0 m (1.5 storeys) or 2.3 m (2-2.5 storeys)
-Side(w)	3.58 m	2.0 m (1.5 storeys) or 2.3 m (2-2.5 storeys)

5.0 SITE CONTEXT

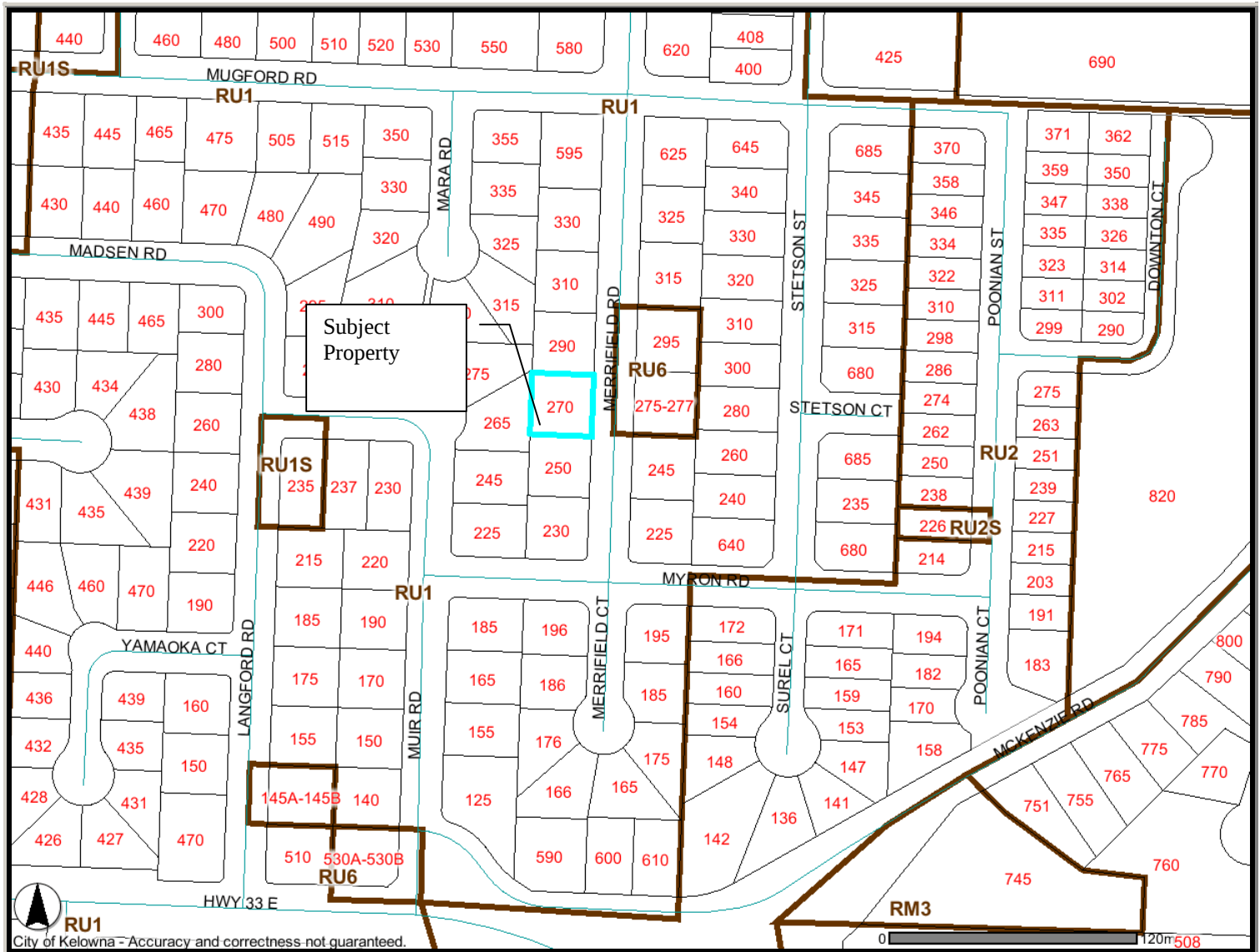
The subject property is located on the west side of Merrifield Road between Mugford and Myron Roads.

Adjacent zones and uses are:

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

5.1 Location Map

The subject property is situated at 270 Merrifield Road containing one single family dwelling.



5.2 Current Development Policy

5.2.1 Kelowna Official Community Plan

The subject property is currently zoned RU1 – Large Lot Housing and surrounded by predominantly RU1 zoned properties with select spot zoning of RU1s and RU6 properties. The OCP designates the neighbourhood area as Single/ Two Unit Residential.

OCP housing policy 8.1.34 encourages second dwellings as achieving more efficient use of land within developed single-detached neighbourhoods and policy 8.1.31 reiterates this support. Policy 8.1.56 also applies to this application and the applicant will be required to secure a development permit. As such any renovations or new construction must adhere to the appropriate development permit guidelines in chapter 8 of the OCP.

5.3 Proposed Development Potential

The purpose of the RU6 – Two dwelling Housing zone is to provide a zone for development of a maximum of two dwelling units per lot. Single detached and semi-detached housing are permitted buildings in this zone.

6.0 TECHNICAL COMMENTS

6.1 Inspections Department

Off street parking to meet zoning bylaw requirements. Three quarter hour fire separation required between existing residence and proposed residence.

6.2 Works and Utilities

6.2.1 Subdivision

Provide easements as required

6.2.2 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,

6.2.3 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.

6.2.4 Sanitary Sewer.

The subject property is located within Specified Area # 21A and is serviced to the property line. The cash commuting amount is \$7,093.92 per Equivalent Dwelling Unit (EDU) less cash commuting for the original single family dwelling in the amount of \$6,940.00. For the requested RU6 the EDU is 0.7 per dwelling which amounts to **\$2,991.49** ($(\$7,093.92 \times 2 \times 0.7) - \$6,940.00$). The cash commuting amount is payable prior to the approval of this application. (Prior to March 31, 2007)

6.2.5 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.

6.2.6 Road improvements.

Merrifield Road must be upgraded to a full urban standard including a sidewalk curb and gutter, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. The cost of this frontage upgrade is estimated at **\$13,000.00** and is inclusive of a bonding escalation.

6.2.7 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.

6.2.8 Design and Construction.

- a) 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. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

6.2.9 Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is

not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

6.2.10 Bonding and Levies Summary.

a) Performance Bonding

Merrifield Road frontage upgrade **\$13,000.00**

Note that the applicant is not required to do the construction. The construction can be deferred and the City will initiate the work later at its own construction schedule

b) Levies

Sanitary sewer area # 21A charge **\$2,991.49**
(account # 955-40-*-SA21A-*)

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The OCP supports single/two family residential development for this area, which is consistent in aiming to provide additional housing units in areas that are already connected to infrastructure services and reasonable proximity to urban town centres. While the APC has highlighted some concerns with regards to spot RU6 zoning, the OCP clearly identifies support for projects that can be sensitively integrated into the surrounding neighbourhood.

There are concerns with the general design of the proposed semi-detached dwelling unit, specifically relating to form and character, front door access essentially being situated on the west facing side yard, and design finishes that should aim to enhance the existing neighbourhood, not simply replicate the existing form. Specifically, the design of all new development should be derived from the existing building, but should aim to enhance and improve the overall form and finish rather than duplicate it. The proposed design does not strive to meet this objective, which adds little benefit to the existing neighbourhood in terms of property value, neighbourhood upgrading and visual enhancement.

Shelley Gambacort
Current Planning Supervisor

Approved for inclusion

Signe Bagh
Acting Director of Planning & Development Services

SB/dn
Attach

ATTACHMENTS

(not attached to the electronic version of the report)

- Front view of Subject Property
- Site plan and floor plans
- Elevations