
CITY OF KELOWNA
MEMORANDUM

DATE: December 20, 2006
FILE NO.: Z06-0046

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z06-0046

OWNER: SIMRAN ENTERPRISES
(N. & H. SAHOTA)

AT: 370 HARTMAN ROAD

APPLICANT: T. THOMAS &
ASSOCIATES

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE EXISTING
A1 – AGRICULTURE 1 ZONE TO THE PROPOSED RM 1 –
FOUR DWELLING HOUSING ZONE TO PERMIT A MULTIPLE
UNIT RESIDENTIAL HOUSING DEVELOPMENT

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: RM 1 – FOUR DWELLING HOUSING

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0046 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of East ½ Block 30, Sec. 26, Twp 26, O.D.Y.D. Plan 264, Except Plans B3948, B5293 and KAP76444, located on Hartman Road, Kelowna, B.C. from the A1 – Agriculture 1 zone to the RM1 – Four 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 in conjunction with Council's consideration of a Development Permit on the subject property;

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;

2.0 SUMMARY

The applicant is proposing to rezone the subject property from the existing A1 – Agriculture 1 zone to the proposed RM1 – Four Dwelling Housing zone in order that the property can be developed with 3 dwelling units. The associated Development Permit application seeks permission to construct 3 residential units proposed as 1 two – unit building ,and one single unit building. The proposed use is consistent with the Multiple Unit Residential – Low Density designation of the Official Community Plan.

2.1 Advisory Planning Commission

The above noted application (Z06-0046) was reviewed by the Advisory Planning Commission at the meeting of August 29, 2006 and the following recommendation was passed:

THAT the Advisory Planning Commission support re-zoning application No. Z06-0046 for 370 Hartman Road, Lot E30, Plan 264, Sec. 26, Twp 26, ODYD, by Ted Thomas/Sahota, to rezone from the A1 – Agriculture 1 zone to the RM1 – Four-Plex Housing zone, to allow for development of 3 residential units.

3.0 BACKGROUND

The applicant seeks to have the subject property rezoned to the RM1 – Four Unit Housing zone to permit the development of the property with three residential dwelling units. The proposed use is consistent with the Multiple Unit Residential – Low Density future land use designation of the Official Community Plan.

3.1 The Proposal

The associated Development Permit application seeks permission to construct 3 dwelling units in two buildings. The site plan provided indicates that the two unit building is proposed to be located adjacent to Hartman Road, while the second building is proposed to be located in the rear of the lot, and designed as a single dwelling unit building. There is a single driveway located adjacent to the east property line, which provides access to all three dwelling units.

Each of the residential units are designed in an “L” shaped configuration which provides a total of 4 bedrooms for each unit. The long leg of the “L” is oriented parallel to Hartman Road, and is the living area of the proposed building. The short leg of the “L” is designed as the garage area of the dwelling. The basement level is set approximately 1.2 m into the ground. This level has one bedroom, a finished family room, and a full bathroom. There is a main stairway which provides access to the remainder of the dwelling above. There is also a second stairway which provide direct access to the garage.

The main level provides a location for the living room, dining and kitchen areas, as well as a half-bath room, and a utility room for laundry. Adjacent to the dining and kitchen area is an outdoor deck accessed from the dining room.

The upper level provides for two bedrooms, a full bathroom, and a master bedroom with ensuite bathroom over the garage.

The exterior of the proposed dwellings are designed with grey coloured stucco finishes. The doors and windows are detailed with heavy timber framing elements. The deck areas and gable end roof elements area also detailed with heavy timber framing elements to provide detail design elements to the exterior to provide visual interest to the building exterior.

The site plan indicates a 4.26 m wide driveway located adjacent to the east property line. There is a full landscaped strip located along the east side of the driveway to provide a buffer to the adjacent lot. There are also plantings located on the west side of the driveway to the north and south of the 2 unit building. There is a landscaped island located between the two driveway areas of the 2 unit building. The single unit building located at the end of the driveway at the rear of the lot also has landscaping located at the east end of the dwelling.

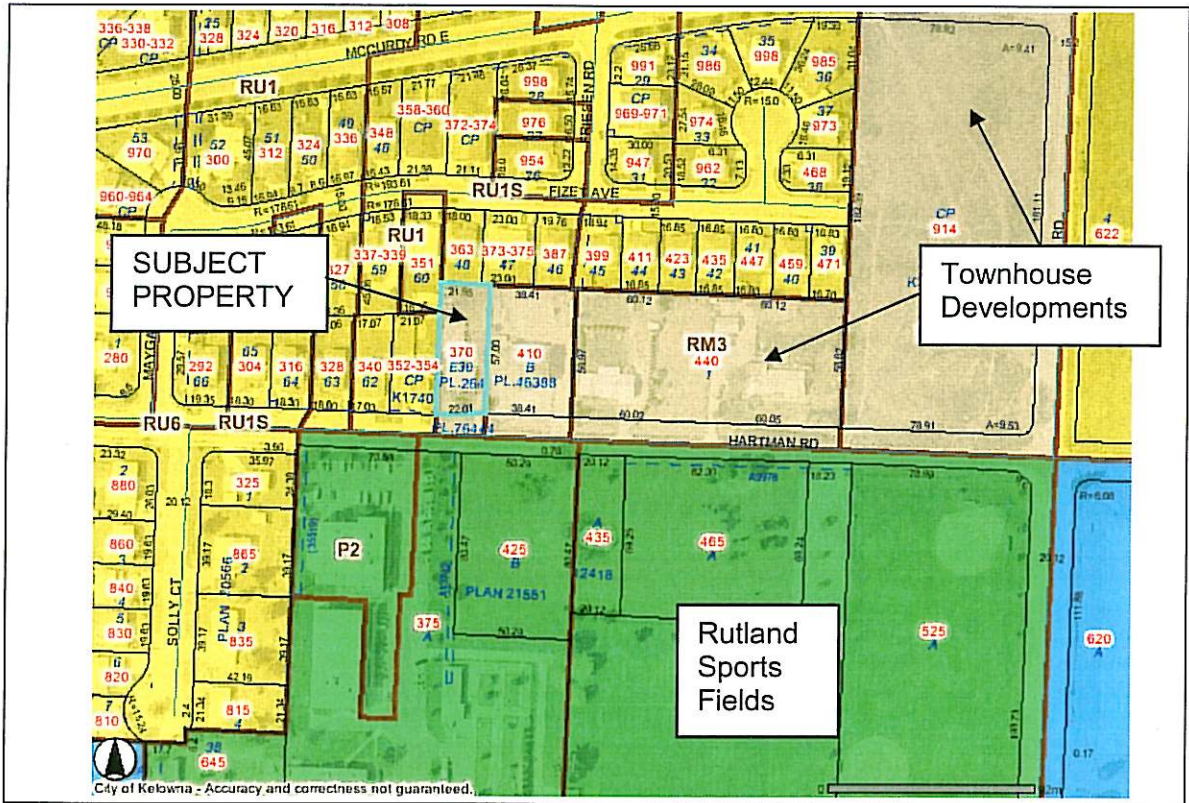
The proposal as compared to the RM1 zone requirements is as follows:

CRITERIA	PROPOSAL	RM1 ZONE REQUIREMENTS
Site Area (m ²)	1269.73 m ²	900
Site Width (m)	22 m	20
Site Coverage (%)	359.6 m ² (28%) 638 m ² (50%)	40% buildings 50% buildings, dwys & park'g
Total Floor Area (m ²)	721.3 m ²	11,550 m ² @ FAR = 0.6
F.A.R.	0.56	FAR = 0.6
Storeys (#)	2 ½ storeys (m)	2 ½ storeys (9.5 m)
Setbacks (m)		
- Front	4.5 m	4.5 m 6.0 m to carport/garage
- Rear	7.7 m	6.0 m for 1 or 1½ storey 7.5 m for 2 or 2½ storey
- West Side	2.0 m for 1 or 1½ stry 3.63 m for 2 or 2½ stry	2.0 m for 1 or 1½ storey 2.5 m for 2 or 2½ storey
- East Side	5.9 m	2.0 m for 1 or 1½ storey 2.5 m for 2 or 2½ storey
Parking Stalls (#)	9 provided	6 required
Private Open Space (m ²)	102.6 m ² provided	75 m ² required

3.2 Site Context

The subject property is located on the north side of Hartman Road, between Maygard Road and Craig Road. The Rutland Sports fields are located across Hartman Road from the subject property. There has been some recent development of some low density multiple unit residential uses to the east, near Craig Road.

SUBJECT PROPERTY MAP



Adjacent zones and uses are, to the:

- North - RU6 – Two Dwelling Housing zone / Two dwelling housing & sfd with suites
- East - RR3 – Rural Residential 3 / Single Unit residential uses
- South - P3 – Parks and Open Space / Rutland Sports Fields
- West - RU6 – Two Dwelling Housing zone / Two dwelling housing

3.3 Proposed Development Potential

The proposed zone of RM1 – Four Dwelling Housing zone allows for: Single Dwelling Housing, Two Dwelling Housing, Three Dwelling Housing, Four Dwelling Housing as principal permitted uses, and Care Centre – Minor and Home Based Business – minor as permitted secondary uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The Kelowna Official Community Plan designates the subject property as “Multiple Unit Residential – Low Density” future land use, a designation which is consistent with the proposed RM1 – Four Dwelling Housing zone.

3.4.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- Embraces the social, cultural and physical well-being of its residents through the delivery of quality services at a reasonable price, the development and maintenance of quality infrastructure and built forms, and meaningful opportunities to be involved in major decision made by the City.

The City of Kelowna Strategic Plan 2004 also states as Goal 3;
“To foster the social and physical well-being of residents and visitors.”

The City of Kelowna Strategic Plan 2004 also states as Objectives for Goal 3;

1. Promote health and wellness initiative.
 - a. Develop or support programs that address the needs and engage the energies of seniors.
2. Ensure the availability of fiscal and human resources to provide quality services.
3. Realize construction of housing forms and prices that meet the needs of Kelowna residents.
 - a. Work in partnership with housing organizations and finance institutions to monitor the range of housing options required in the City.
 - b. Identify ways to establish partnerships with builders, developers and other levels of government in an effort and legislative tools to influence the supply and diversity of housing and to increase the supply of affordable housing.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

4.1 Fire Department

No Objections

4.2 Inspection Services Department

Fire separation between units 1 and 2 to meet requirements of BCBC. Driveway access to three units to meet Zoning Bylaw requirements.

4.3 Irrigation District (B.M.I.D.)

Summary of Items;

1. A capital charge of \$1,600.00 for the creation of two additional multi-family units and is due prior to water service hook-up;
2. A connection fee of \$600.00 applies, based on \$300,00 per unit connected. This fee is based on a standard 19mm service and is payable for each townhome unit;
3. A payment is required for engineering review in the amount of \$200.00 for a fire flow estimate and documentation for this assessment;
4. A Fire Underwriters Survey estimate complete with Engineering Seal is required for the building units;
5. Each town home unit requires a separate 19mm domestic service, which will be at the cost of the developer;
6. An irrigation plan for the property is to be submitted to BMID showing irrigation for the property and routing through the building water meters;
7. At the time of construction, a water meter will be required for each unit, with one remote reader shared for the single duplex building and a separate remote reader for the northernmost building. Fees are as per the attached schedule;
8. A new fire hydrant data sheet must be completed by the developer and issued to BMID.

4.4 Parks Manager

The City of Kelowna Boulevard Maintenance By-Law No. 5708-84 requires the residents to 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.

4.5 Shaw Cable

Owner/Developer to supply and install an underground conduit system as per Shaw/s standards and specifications

4.6 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy

4.7 Terasen Utility Services

The existing 15 mm PE service to the home and the gas meter (#RCZ7909rs) should be abandoned and removed prior to the proposed development.

4.8 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from A1 and RM3 to RM-3 are as follows:

1. Subdivision.

- a) Provide easements as may be required

2. Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- 1) Overall site suitability for development.
- 2) Presence of ground water and/or springs.
- 3) Presence of fill areas.
- 4) Presence of swelling clays.
- 5) Presence of sulfates.
- 6) Potential site erosion.
- 7) Provide specific requirements for footings and foundation construction.
- 8) Provide specific construction design sections for roads and utilities over and above the City's current construction standards

3. Domestic water and fire protection.

- a) 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.
- b) The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw. The applicant must provide water computations for this development to confirm the available water supply.

4. Sanitary Sewer.

- a) The subject property is located within the specified area # 20 and currently serviced by the municipal sanitary sewer collection system. The developer will be responsible to cash commute the sanitary sewer specified area charge for each of the proposed units. The charge is currently set at \$6,935.35 (until March 31, 2007) per Equivalent Dwelling Unit created. The total charge is **\$14,564.24** (3 x 0.70 = 2.1 Units @ \$6,935.35).
- b) The property has a 100mm. dia service to the property line.

5. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, will be a requirement of the building permit application

6. 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.

7. Road improvements.

Hartman Road.

The Hartman Road frontage is fully urbanized, therefore, no further upgrade is required under this application. Presumably the existing driveway is adequate for the proposed development, any changes to the existing curb or the sidewalk to accommodate the proposed development will be at the cost of the developer.

8. 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.

9. Bonding and Levies Summary.

a)Performance Bonding	N/A
b)Levies	
Sewer specified Area # 20 fees	\$14,564.24

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS



The proposed development is a reasonable form of development for the subject property. The proposed zone is consistent with the Official Community Plan future land use designation of "Multi-Unit Residential – low density. The design of the proposed development meets all of the RM1 zone requirements, and the applicant does not seek any variances to the City of Kelowna Zoning Bylaw.

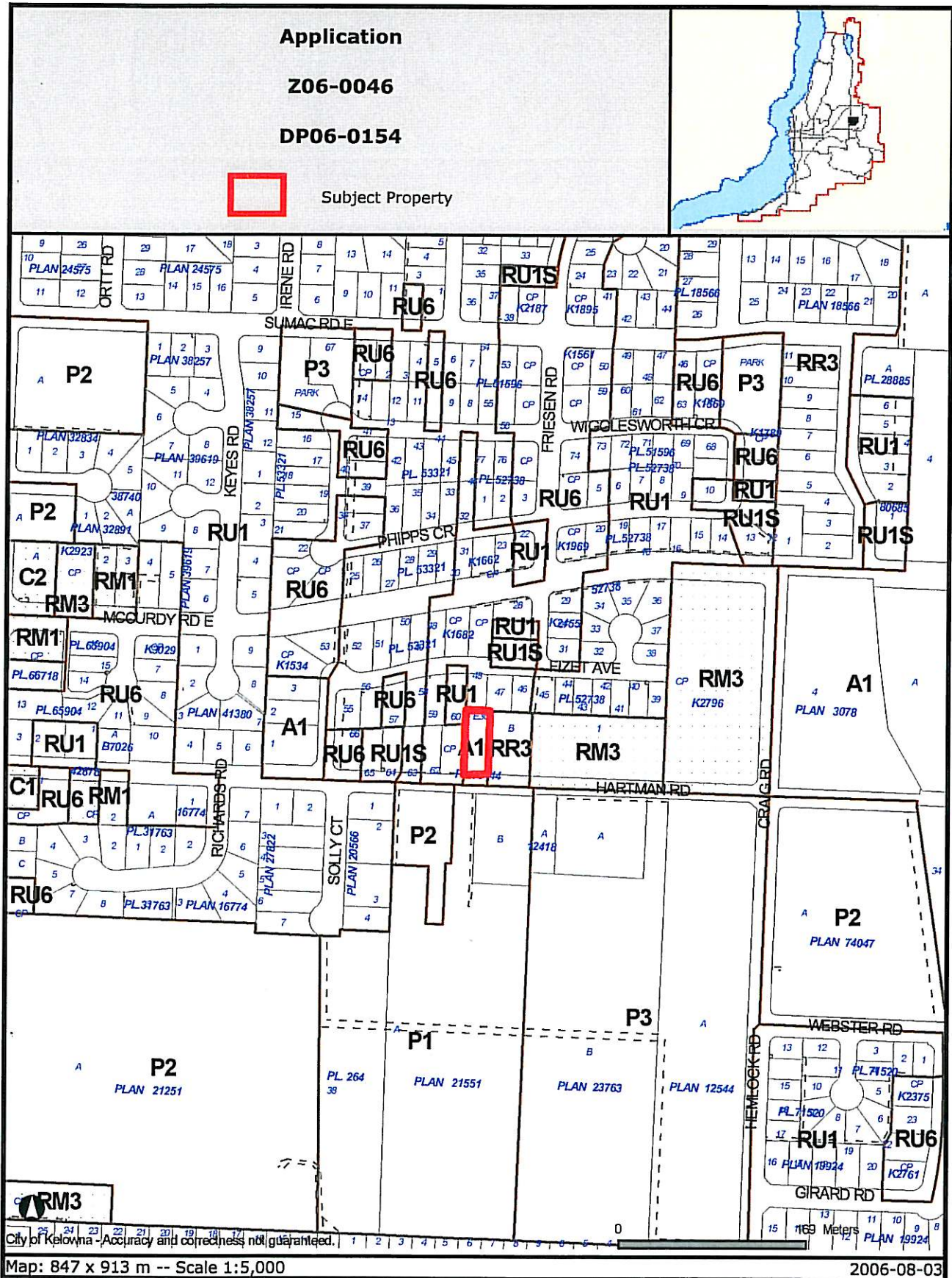
Council will have an opportunity to review the form and character of the proposed dwelling units through the Development Permit process.

In conclusion, the Planning and Development Services Department supports this application, and recommends for positive consideration by Council.

for 

Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion 

Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services
PMc/pmc
Attach.



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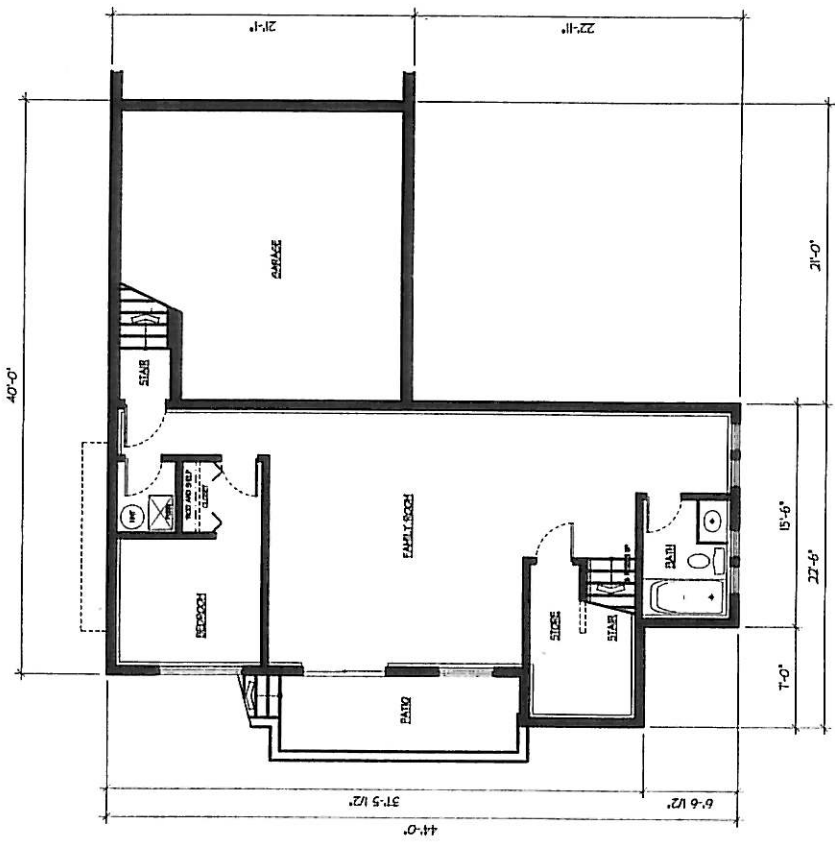
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LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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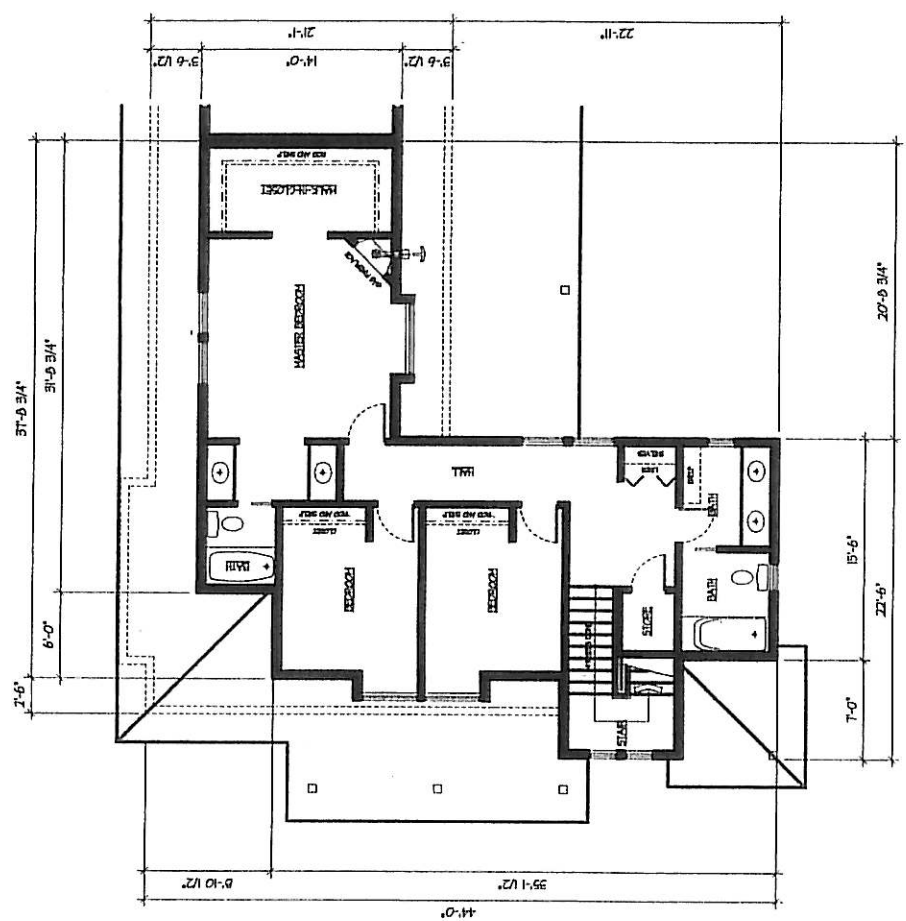
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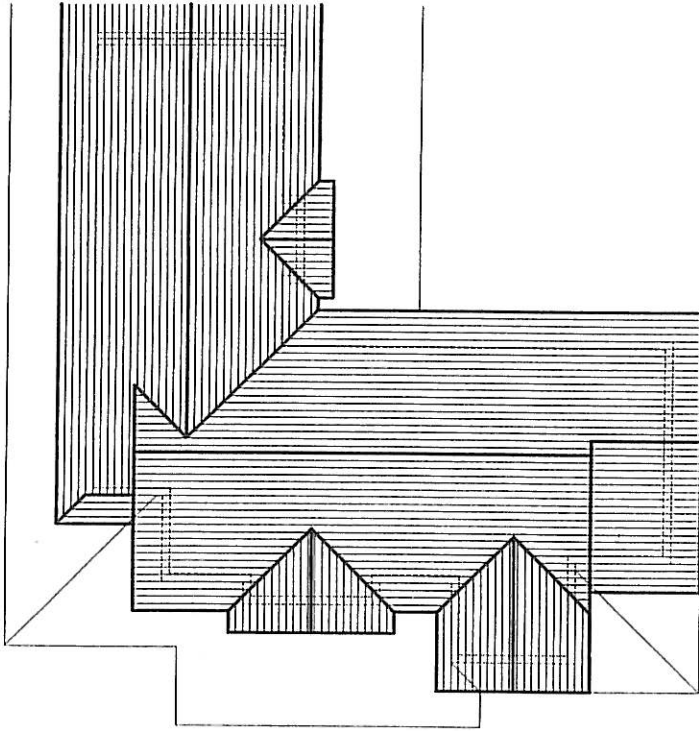
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 DATE: 11/15/05



UPPER FLOOR PLAN
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ROOF PLAN
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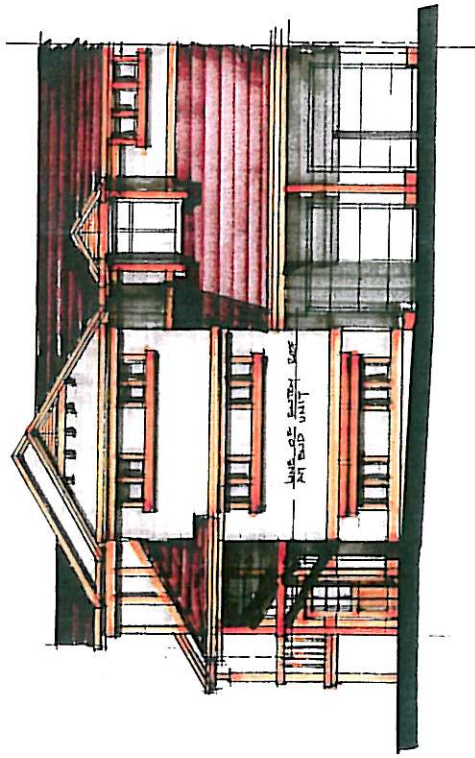
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JOB NO.: 2008-04 REVISION: A
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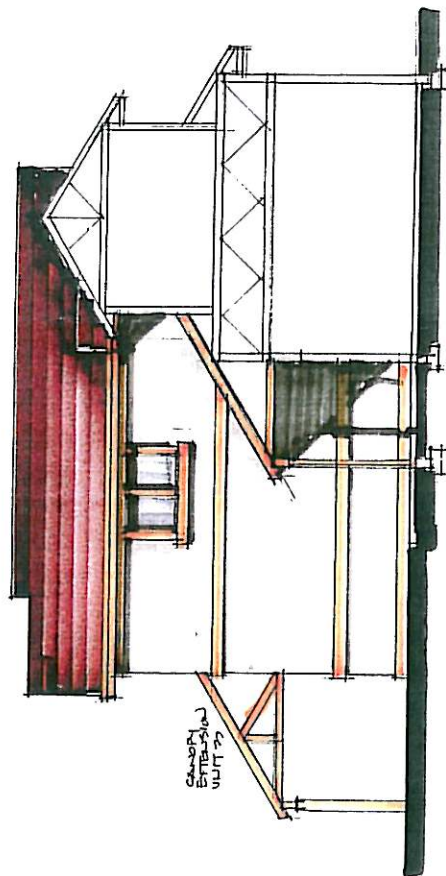
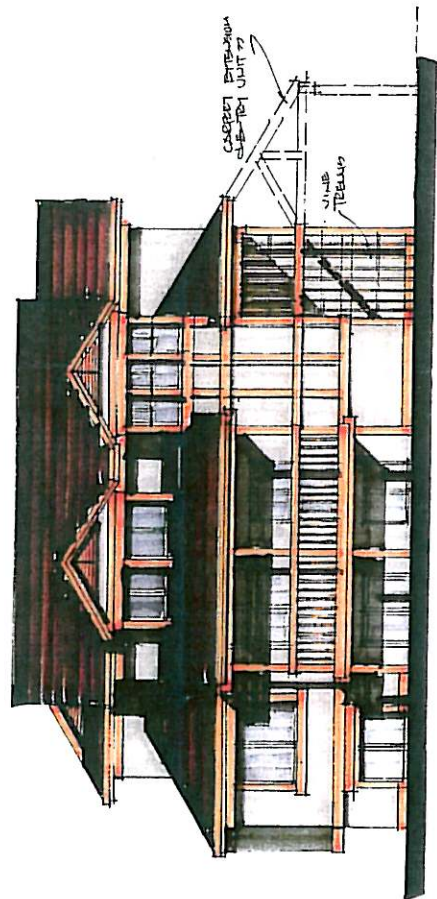
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ELEVATIONS 2
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