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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** July 10, 2007

**TO:** City Manager

**FROM:** Planning & Development Services Department

**APPLICATION NO.** Z07-0052

**APPLICANT:**

James & Lorraine McNish

**AT:** 187 Wallace Road

**OWNERS:**

James & Lorraine McNish

**PURPOSE:** TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU6 – TWO DWELLING HOUSING IN ORDER TO ATTACH A SECOND SINGLE FAMILY DWELLING TO THE EXISTING DWELLING RESULTING IN SEMI-DETACHED HOUSING.

**EXISTING ZONE:** RU1 – LARGE LOT HOUSING

**PROPOSED ZONE** RU6 – TWO DWELLING HOUSING ZONE

**REPORT PREPARED BY:** Alec Warrender

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**1.0 RECCOMENDATION**

THAT Rezoning Application No. Z07-0052 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 35, Twp. 26, ODYD, Plan 24575, located at 187 Wallace Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

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

THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property.

**2.0 SUMMARY**

This rezoning application seeks to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to allow for the addition of a second single family dwelling, resulting in semi-detached housing. It should be noted that the applicant has applied for a Development Variance Permit to vary the existing non-conforming rear yard from 6.0 m required to 3.7 m proposed.

**3.0 ADVISORY PLANNING COMMISSION**

At a meeting held on July 17, 2007, the APC passed the following motion:

THAT the Advisory Planning Commission support Rezoning Application No. Z07-0052, for 187 Wallace Road, Lot 2, Plan 24575, Sec. 35, Twp. 26, ODYD by McNish, to rezone the subject property from the RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone to allow the existing single family dwelling and a proposed single family dwelling addition.



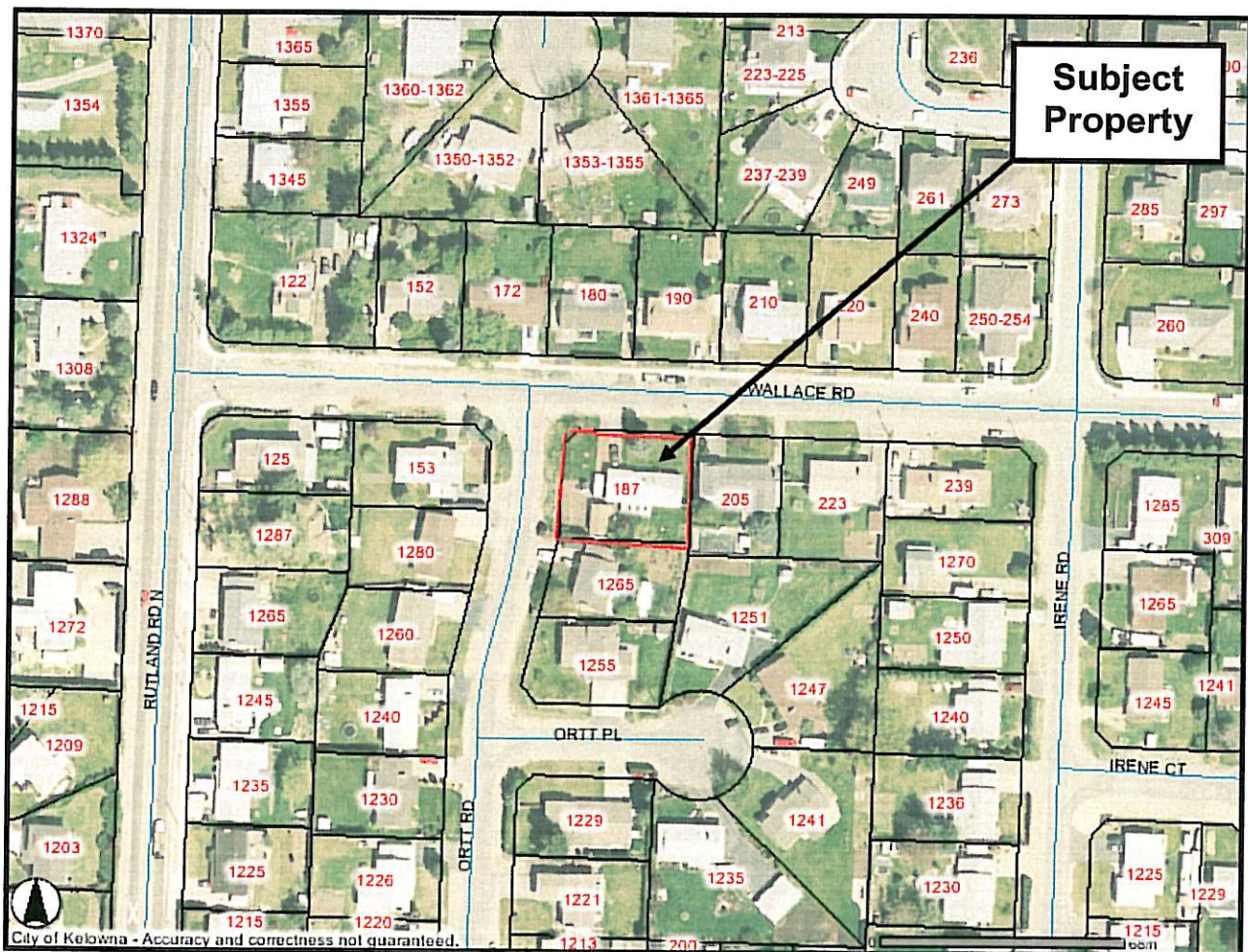
#### 4.0 THE PROPOSAL

There is an existing single-family dwelling on the subject property. The applicant is proposing to construct a second single-family dwelling as an addition to the existing dwelling. This development will result in semi-detached housing. Vehicle access to the existing house is from Wallace Road, and the proposed second dwelling would also gain access from this road.

Plans provided by the applicant show that the proposed second dwelling is to have a main floor area of 493 m<sup>2</sup> while the basement will have a floor area of 372.8 m<sup>2</sup>. The basement level is proposed as a 2.7m (8.7ft.) living space.

#### 4.1 Site Location Map:

Subject Property: 187 Wallace Road.



#### 4.2 Site Context

The surrounding area has been developed primarily as a single/two-family neighbourhood. More specifically, the adjacent land uses are as follows:

North	RU1 – Large Lot Housing – Single family residence
East	RU1 – Large Lot Housing – Single family residence
South	RU1 – Large Lot Housing – Single family residence
West	RU1 – Large Lot Housing – Single family residence

4.3 Current Development Policy

This proposal is supported by the policies of the City of Kelowna's Strategic plan and Kelowna 2020 - Official Community Plan.

5.0 TECHNICAL COMMENTS

5.1 Inspections Services

Location of proposed driveway relative to intersection of two roads could be of concern. Provide 3/4 fire separation between units/garages as required by BCBC. Building permit to decommission the existing illegal suite required at the same time as the application to construct the proposed semi-detached housing. Occupancy Permit will for proposed semi-detached housing will not be issued prior to complete decommissioning of existing illegal suite.

5.2 Works & Utilities

See Attached.

5.3 Black Mountain Irrigation District

See Attached.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Staff has no concerns with this proposal, the lot is well suited for the RU6 zone and the proposed development conforms to the City's Zoning Bylaw No. 8000. A petition in support of the proposed re-zoning was signed by five neighbours and included as part of this application.



Shelley Gambacort  
Current Planning Supervisor  
DS/SG/aw



Approved for Inclusion

David L. Shipclark  
Acting Director of Planning & Development Services

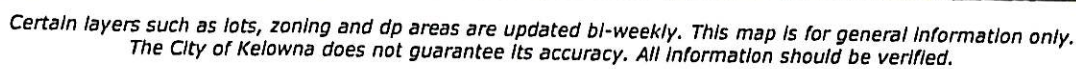
RD/SG/aw

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**ATTACHMENTS**

Location of subject property  
Site Plan  
Elevations  
Photographs  
Works & Utilities - Comments  
Black Mountain Irrigation District – Comments



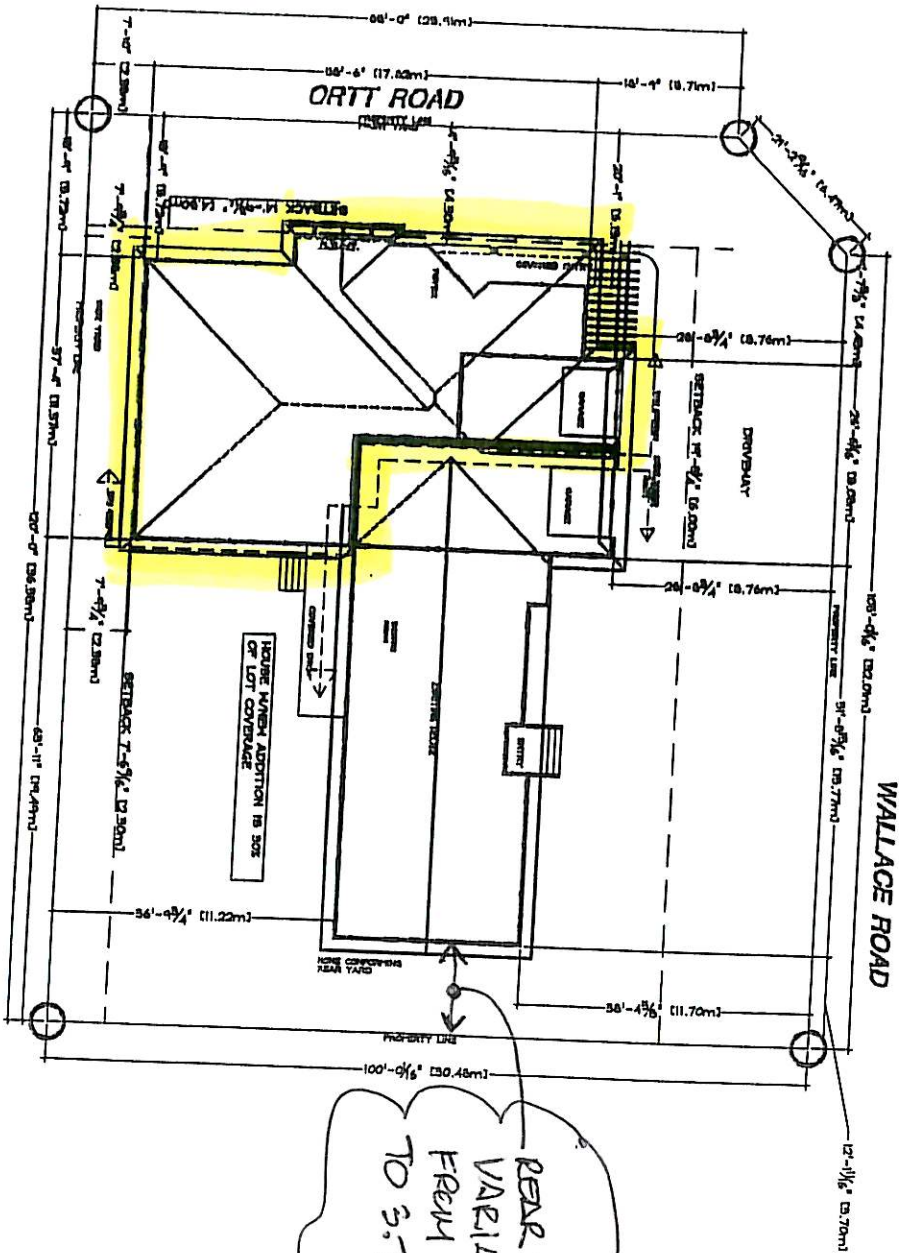


# LOT# 2

PLAN 24575

SEC.35,TP.26,OD.Y.D.

CIVIC ADDRESS: 187 WALLACE ROAD



REAR YARD  
VARIANCE  
FROM 6.0m REQ'D  
TO 3.7m EXISTING

Plot Plan

RENDERER  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

MULLINS

DRAFTING & DESIGN

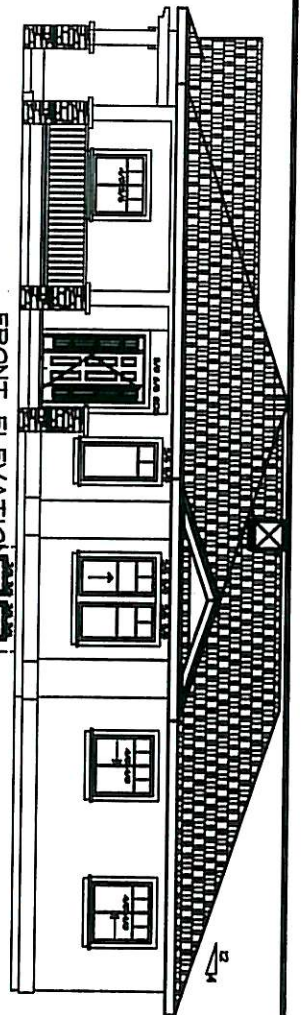
187 WALLACE ROAD, S.E. 177 74

DATE: 01/11/2007

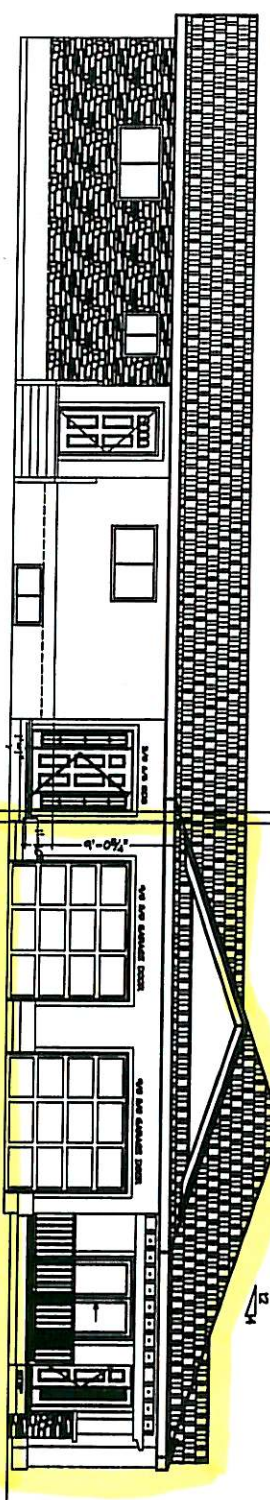
187 WALLACE ROAD

DATE: 01/11/2007



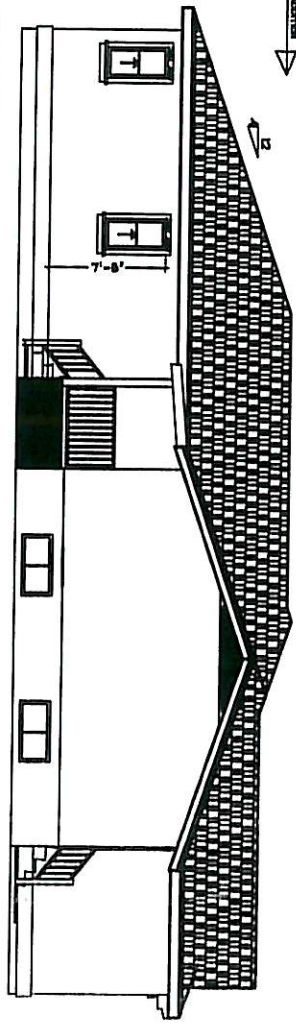


FRONT ELEVATION  
ORTT RD

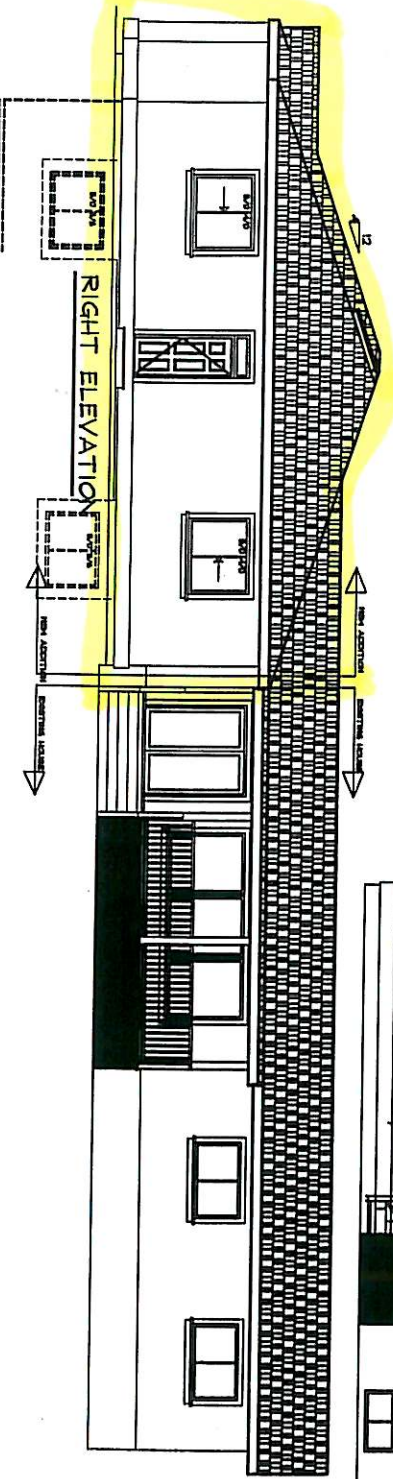


LEFT ELEVATION  
WALLACE RD

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING CODE AND ALL LOCAL LAWS AND ORDINANCES.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
  3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTING CONDITIONS OF THE BUILDING AND TO CORRECT ANY DEFICIENCIES PRIOR TO CONSTRUCTION.
  4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.



REAR ELEVATION



RIGHT ELEVATION

REMARKS:  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

**MULLINS**  
INSULATION & DRYWALL  
10101 W. 10TH AVE., SUITE 100  
DENVER, CO 80231  
TEL: 727-1234  
FAX: 727-5678  
WWW.MULLINS-INSULATION.COM





FRONT OF 187 WALLACE RD.



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CITY OF KELOWNA

MEMORANDUM

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**Date:** August 1<sup>st</sup> 2007  
**File No.:** Z07-0052  
**To:** Planning & Development Services Department (AW)  
**From:** Development Engineer Manager (SM)  
**Subject:** 187 Wallace Road – Lot 2, Plan 24575, Sec. 35, Twp. 26, ODYD

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

1. Subdivision

Provide easements as required

2. Geotechnical Study.

We recommend that a comprehensive geotechnical study be undertaken over the proposed building 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 and the recommendation for construction over the decommissioned sewage disposal field.

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 the specified area # 20 and has cash commuted the charge of one SFE for the existing dwelling. The charge for an attached duplex is 0.7 SFE per unit for a total of 1.4 SFE. The charge for this development is **\$2,495.88** (1.4 SFE less the pre-paid 1 SFE = 0.4 x \$6,239.70 prior to March 31, 2008)



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) Wallace 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 **\$25,800.00** and is inclusive of a bonding escalation.
- b) Ortt Road must be upgraded to a full urban standard including a sidewalk, curb and gutter, pipe 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 **\$22,200.00** 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. 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.

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.

10. Bonding and Levies Summary.

## a) Performance Bonding

Wallace road frontage upgrade	<b>\$25,800.00</b>
Ortt Road frontage upgrade	<b><u>\$22,200.00</u></b>
Total road upgrades	<b><u>\$48,000.00</u></b>

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, the cost would be reduced to **\$41,700.00**

## b) Levies

Specified Are #20 charges	<b><u>\$ 2,495.88</u></b>
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Steve Muenz, P.Eng.  
Development Engineering Manager

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## 2.0 SERVICE REQUIREMENTS

For the construction of an additional single family dwelling, BMID requires that each unit must have a separate water service. In this case, a new service connection is required from the 200mm water main on Wallace Rd to the curb stop at the property line. From here new private pipe from the curb stop to the premises must be installed. The owner is responsible to install the water service line on the strata property. BMID staff will install the water service from the water main to the curbstop. The BMID work is to be completed via a BMID issued work order. The owner is responsible for covering the cost of materials and labour for all works.

As part of the stratification application, BMID requires meter assemblies be installed by Corix Utilities for each unit of the duplex. The base cost for meters to be installed in a new duplex is 2 @ \$312.20, totalling \$624.40. \*\*Please note, the fee may be higher depending on the complexity of the installation inside the existing building(s). We would recommend using a total budget of \$400.00 per unit to allow for piping modifications and meter installation. Please refer to the schedule of fees located in the Forms & Guidelines section of our website for further information.

The authorized signatory (owner) must come in to our office to complete a *BMID Application for Building* form and a *BMID Work Order*, authorizing the new service connections and water meter installations. Once we have this on file, a *Water Certificate* can be issued for submission to the City of Kelowna.

Please review this information and call us if you have questions. Additional information on the development process can be found at our website at [www.bmid.ca](http://www.bmid.ca).

Yours truly,

Black Mountain Irrigation District



Robert Hrasko, P.Eng.  
Administrator  
rh/da

cc: James & Lorraine McNish