
**CITY OF KELOWNA
MEMORANDUM**

Date: September 19, 2007
File No.: Z07-0071
To: City Manager
From: Planning & Development Services Department
Subject:

APPLICATION NO. Z07-0071 **OWNER:** John & Terri Pratch
AT: 644 Bonjou Road **APPLICANT:** John & Terri Pratch
PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING ZONE TO RU6 – TWO DWELLING HOUSING ZONE IN ORDER TO ALLOW TWO SINGLE DETACHED DWELLINGS ON THE SUBJECT PROPERTY.
EXISTING ZONE: RU1 – LARGE LOT HOUSING
PROPOSED ZONE: RU6 – TWO DWELLING HOUSING
REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0071 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, District Lot 357 and 358 S.D.Y.D. Plan 19937, located on Bonjou Road, Kelowna, B.C. from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing, 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.

2.0 SUMMARY

The Applicant is proposing to rezone the subject property to allow for the addition of a second single detached dwelling at the rear of the subject property.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on August 28, 2007 the Advisory Planning Commission reviewed this application, and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z07-0071, for 644 Bonjou Road, Lot 3, Plan 19937, Sec. 30, Twp. 29, ODYD by J & T Pratch, to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to allow for an additional single family residence.

APC supported this application regardless of the abundant neighbourhood opposition, citing that this lot was a good candidate for infill given the lot size and accomplishing denser neighbourhoods to meet the policy goals as established by the OCP.

4.0 BACKGROUND

4.1 The Proposal

A two storey single detached dwelling is currently located at the front of the subject property. The Applicant is proposing to construct a one and half storey house at the rear of the lot. Access to the second house would be via a driveway located on the east side of the property. The substantial depth of the property would allow the second dwelling to be located 32 metres from the front house where a spatial separation of only 4.5 metres is required. The proposed rear yard setback of the new house is 14.9 m where only 6.0 m is required.

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

| CRITERIA | PROPOSAL | RU6 ZONE REQUIREMENTS |
|--|-------------------------------|--|
| Site Area | 2007 m ² (0.49 ac) | 700 m ² |
| Lot Width | 23.47 m | 18.0 m |
| Lot Depth | 85.30 m | 30.0 m |
| Site Coverage (buildings) | 17.5% | 40% |
| Height | 1 ½ storeys | 2 ½ storeys / 9.5 m |
| SETBACKS | | |
| Front | 59.92 m | 4.5 m |
| Side (west) | 2.3 m | 2.0 m < 1 ½ storey 2.3 m > 1 ½ storey |
| Side (east) | 2.3 m | 2.0 m < 1 ½ storey 2.3 m > 1 ½ storey |
| Rear | 14.9 m | 6.0 m < 1 ½ storey 7.5 m > 1 ½ storey |
| Separation distance between two houses | 32.9 m | 4.5 m |
| OTHER REQUIREMENTS | | |
| Parking | 4 spaces | 4 spaces |

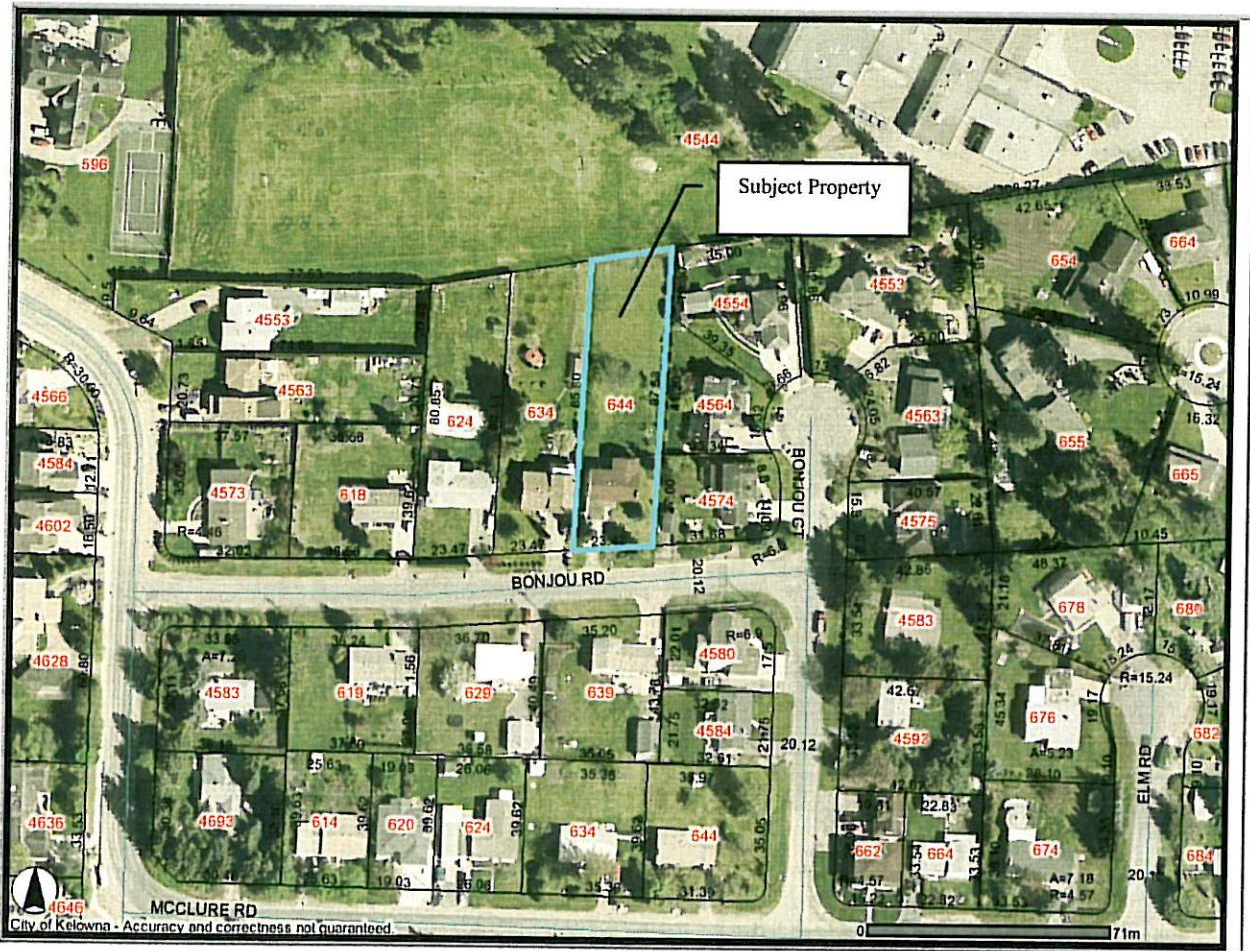
4.2 Site Context

The subject property is located on Bonjou Road between Bonjou Court and McClure Road. The surrounding neighbourhood is largely developed as a single- and two-family residential area. More specifically, the adjacent land uses are as follows:

| | |
|-------|--|
| North | P2 – Educational & Minor Institutional |
| East | RU1 – Large Lot Housing |
| South | RU1 – Large Lot Housing |
| West | RU1 – Large Lot Housing |

4.3 Site Map

Subject Property: 644 Bonjou Road



5.0 Development Potential

The property is zoned RU1 – Large Lot Housing. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses.

The applicants have applied to rezone the subject property from RU1 to RU6.

The proposed RU6 – Two Dwelling Housing zone allows for two principal dwelling units, where the lot meets certain area and width requirements. This property meets the 700 m² area and 18.0 m width thresholds for “two dwelling” housing.

5.1 Policy and Regulation

5.1.1 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.

5.1.2 Kelowna 2020 – Official Community Plan

The proposal is consistent with the future land use designation of Single/Two Unit Residential in the Official Community Plan. The Single/Two Unit Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached and detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 15).

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

6.0 TECHNICAL COMMENTS

6.1 Fire Department

Fire department access is compromised as the lot is approx. 280 feet deep. Article 3.2.5.6, Access Route Design, of the BCBC is the reference we use. Contact the Fire Prevention branch if article 3.2.5.6 can not be met.

6.2 Inspection Services

Subject to City Bylaw compliance.

6.3 Shaw Cable

Owner/developer to install and supply an underground conduit system.

6.4 Telus

Will provide underground facilities to this development. Developer will be required to supply and install conduit.

6.5 Works and Utilities

Domestic water and fire protection

The existing lot is serviced with a small diameter (19-mm) PVC water service, which is substandard. Disconnect and provide a new water service to meet current by-law requirements. The existing meter is installed in a pit. The meter shall be removed and a new meter installed within the building. Provide an additional water service for this second dwelling housing unit. Service upgrades can be provided by the City at the owner's cost.

Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The existing service can be utilized for this proposed development. An inspection chamber complete with brooks box will be required and can be provided by the City at the owner's cost.

The property is located in Sewer Specified Area No 17, and therefore will be subject to sewer Specified Area charges that must be paid in full. The cash commute amount (valid until March 31, 2008) is \$730.73 per SFE.

Road Works

Bonjou Road fronting this development must be upgraded to a full urban standard including curb and gutter, storm drainage system, fillet pavement, landscaped boulevard, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$8,780.00, not including utility service costs**

7.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

The Official Community Plan designates the subject property as Single / Two Unit Residential. The proposed land use (two principal dwelling units) is consistent with the direction of this policy document. OCP Housing Policies state that the City will work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivisions and building permit applications that would allow for smaller lot sizes, suites, duplexes etc that are sensitively integrated into a neighbourhood and that the City will encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population. The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area.

Due to the consistency of this proposal with the OCP, this lot is a good candidate for this kind of infill development. That is, a traditional subdivision of this parcel is problematic due to a lack of road frontage. Allowing a second dwelling on the property would allow a more efficient use of the lot, in a manner that appears to be sensitive to the surrounding neighbourhood. However, it should be noted that many of the surrounding neighbours expressed opposition to this type of infill housing during an identical rezoning application in 2005 for the neighbouring property and the applicant subsequently withdrew the application prior to Council consideration. Receipt of this application yielded several letters of opposition and a petition that were submitted in August when it was reviewed by the APC.


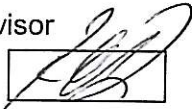
The development of the proposed second dwelling unit is subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in the Official Community Plan, and will proceed through a development permit executed at a Staff level. Fire department access will need to be verified through this process.



Shelley Gambacort

Current Planning Supervisor

Approved for inclusion



David Shipclark

Acting Director of Planning & Development Services

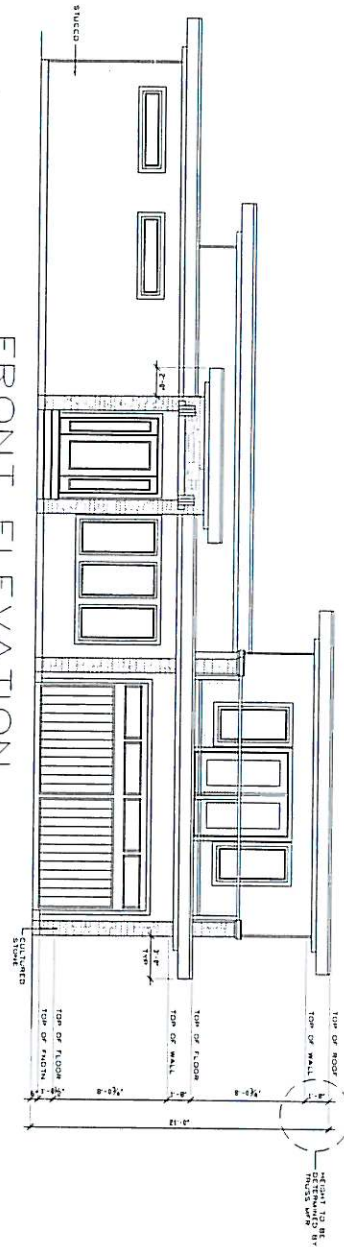
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ATTACHMENTS

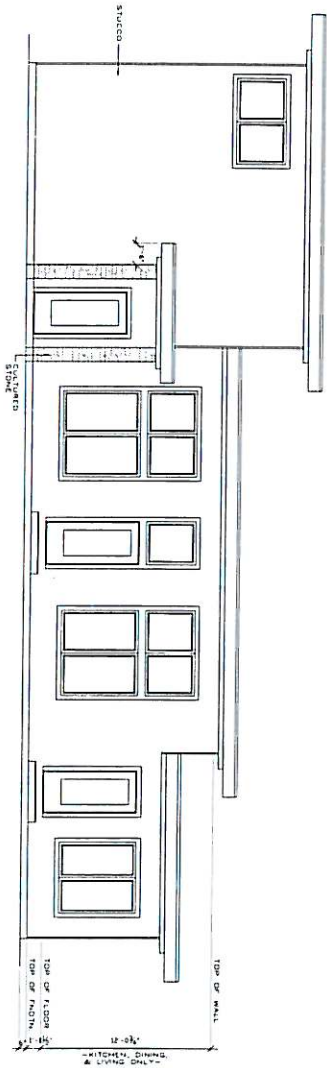
- Location of subject property
- Site Plan
- Building Elevations and Floorplans
- Landscape Plan



FRONT ELEVATION



REAR ELEVATION

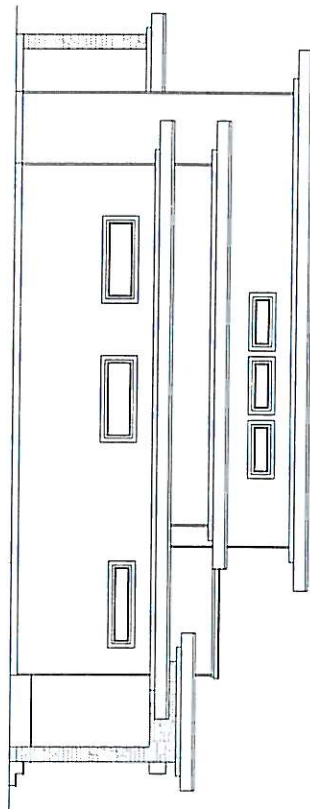
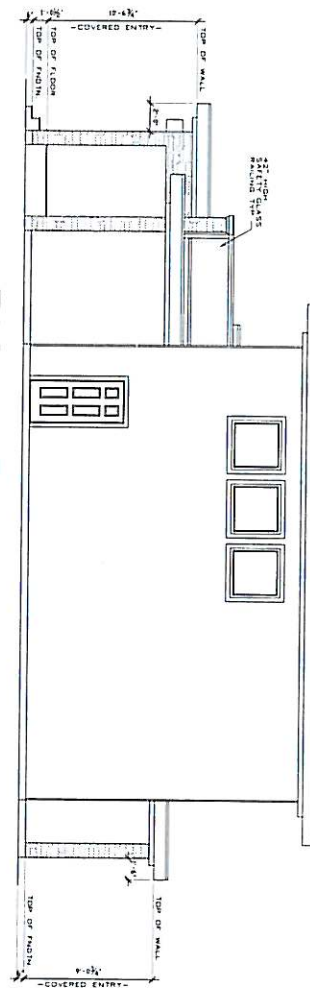


ELEVATIONS

644 BONJOU RD. KELOWNA, BC.

APPROVED PROJECT FOR
DRAWN BY
044 BONJOU RD.

1 OF 5

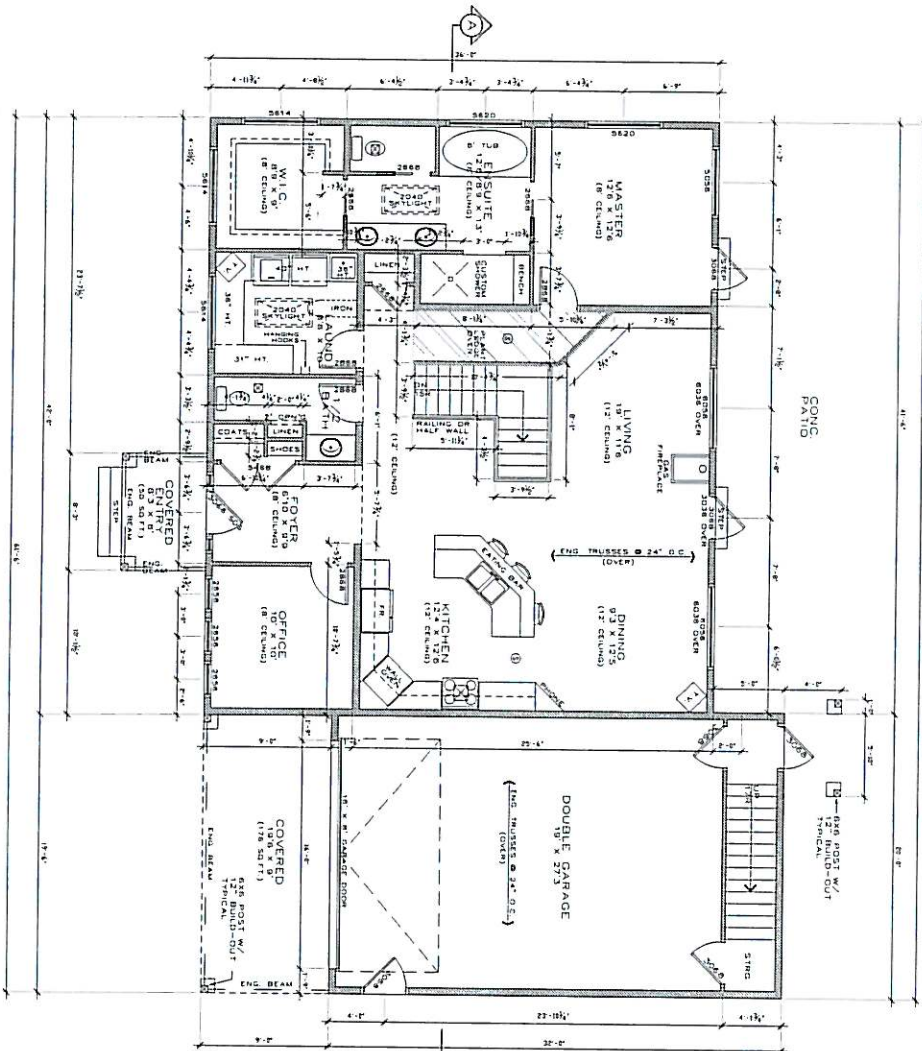


RIGHT ELEVATION

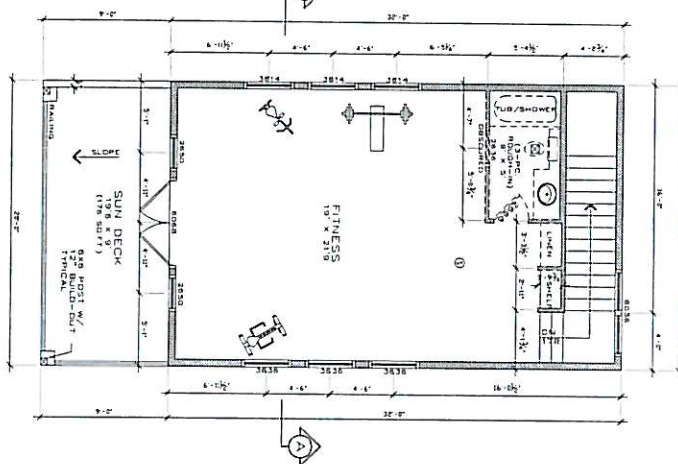
LEFT ELEVATION



MAIN FLOOR PLAN



UPPER FLOOR PLAN



| | |
|--------------|--------------|
| BASEMENT: | 1512 SQ. FT. |
| MAIN FLOOR: | 1512 SQ. FT. |
| UPPER FLOOR: | 640 SQ. FT. |
| TOTAL: | 3664 SQ. FT. |
| GARAGE: | 627 SQ. FT. |

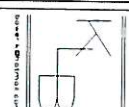
| | |
|------------|-------------------------------------|
| 100 CM PAN | <input checked="" type="checkbox"/> |
| 60 CM PAN | <input type="checkbox"/> |
| 80 CM PAN | <input type="checkbox"/> |
| 90 CM PAN | <input type="checkbox"/> |
| 100 CM PAN | <input type="checkbox"/> |

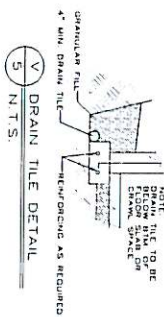
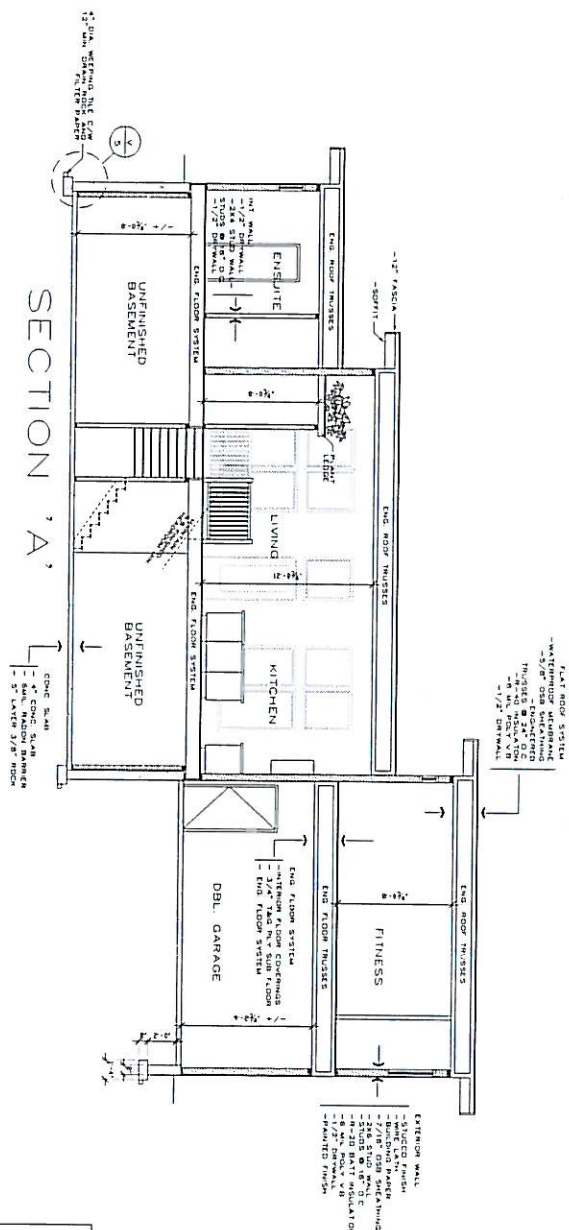
NOTE:
WINDOW OPENINGS TO
BE PROVIDED WITH
WINDOW MANUFACTURER
AND CLIENT (OWNER).

FLOOR PLANS

644 BONJOUR RD. KELOWNA, BC.

PROVIDE PROTECTION
FOR ALL DOORS AND
WINDOWS





- EXTERIOR WALLS**
- STUCCO FINISH
 - WIRE LATH
 - 1/2" CONCRETE BARRIER
 - 7/16" EXTERIOR SHEATHING
 - 2X6 STUDS @ 16" O/C
 - R-20 BATT INSULATION
 - 6 MIL. VAPOR BARRIER
 - 1/2" DRYWALL FINISH
- INTERIOR WALLS**
- 1/2" DRYWALL
 - 2X4 STUD WALL-STUDS @ 16" O.C.
 - 1/2" DRYWALL
- FLOOR**
- INTERIOR FLOOR COVERINGS
 - 3/4" T&G FLOOR SHEATHING
 - ENGINEERED FLOOR SYSTEM
- ROOF**
- WATERPROOF MEMBRANE
 - 5/8" OSB SHEATHING
 - ENGINEERED TRUSSES @ 24" O.C.
 - 6 MIL. VAPOR BARRIER
 - 1/2" CEILING BOARD
- CONC. SLAB**
- 4" CONC. SLAB
 - 6 MIL. RADON BARRIER
 - 5 LAYER 3/8" ROCK

**NEW PRATCH RES
644 BONJOU RD KELOWNA**

STUCCO ----- NAVAJO BEIGE -----



Navajo Beige

CULTURED STONE ----- PRO-FIT LEDGESTONE -----
PF-8015



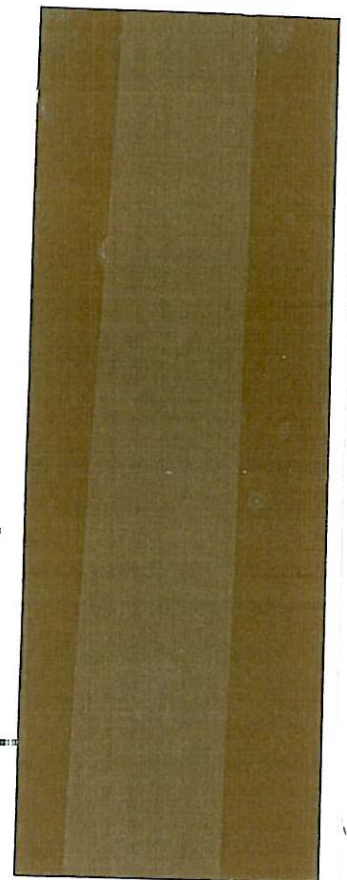
EXT DOORS ----- CHESTNUT BROWN -----

GARAGE DOOR ----- CHESTNUT BROWN -----

WINDOWS AND TRIM ----- CHESTNUT BROWN -----

EXT HANDRAIL ----- CHESTNUT BROWN -----

FASCIA ----- CHESTNUT BROWN -----



Chestnut Brown

ROOF ----- ARCTIC WHITE -----

Arctic White

