
**CITY OF KELOWNA
MEMORANDUM**

DATE: February 11, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z07-0108

APPLICANT: Mark Klotz

AT: 432 Clifton Road

OWNER: Mark Klotz

PURPOSE: TO REZONE FROM A1 – AGRICULTURE 1 ZONE TO RU6 – TWO DWELLING HOUSING ZONE TO ALLOW THE CONSTRUCTION OF A SECOND SINGLE FAMILY DWELLING UNIT

EXISTING ZONE: A1 – AGRICULTURE 1 ZONE

PROPOSED ZONE: RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0108 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, SEC. 31, TWP26, O.D.Y.D., Plan 17113, located on Clifton Road, Kelowna, B.C. from the A1 Agriculture 1 zone to RU6 – two 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 subsequent to the requirements of Works and Utilities being completed to their satisfaction;

2.0 SUMMARY

This application seeks to rezone from the A1 agriculture 1 zone to RU6 two dwelling housing zone in order to build a new dwelling on the front portion of the large lot.

3.0 BACKGROUND

With over 2000 m² in area, this lot currently has a single family dwelling and a shed located on the rear portion of the property. The proposed development would add a single dwelling unit to the front flat portion of the site with minimum impact to neighbour site lines.

The proposed application meets the requirements of the RU6 – two dwelling housing zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS(FOR TWO PRINCIPAL DWELLINGS)
Subdivision Regulations		
Lot Area	2,064 m ²	700 m ²
Lot Width	22.865 m	18.0 m
Lot Depth	93.18 m	30.0 m
Development Regulations		
Site Coverage (buildings)	16.1 % (184.8m ² & 148.2m ²)	40%
Site Coverage (buildings/parking)	47% (333m ² + 640 m ²)	50%
Existing Dwelling		
Height	2 storeys / 9.0 m	2 ½ storeys / 9.5 m
Front Yard	38.85 m	4.5 m or 6.0 m to a garage
Side Yard (s)	3.56 m	2.3 m (2 storey)
Side Yard (n)	4.06 m	2.3 m (2 storey)
Rear Yard	33.64 m	7.5 m (2 storey)
Proposed Dwelling		
Height	7.9 m	2 ½ storeys / 9.5 m
Front Yard	7.91 m	6.0 m to a garage
Side Yard (s)	6.00 m	2.3 m (2 storey)
Side Yard (n)	3.05 m	2.3 m (2 storey)
Separation (Distance Between Houses)	17.70 m	4.5 m
Other Requirements		
Parking Stalls (#)	4 spaces in Garages	4 spaces

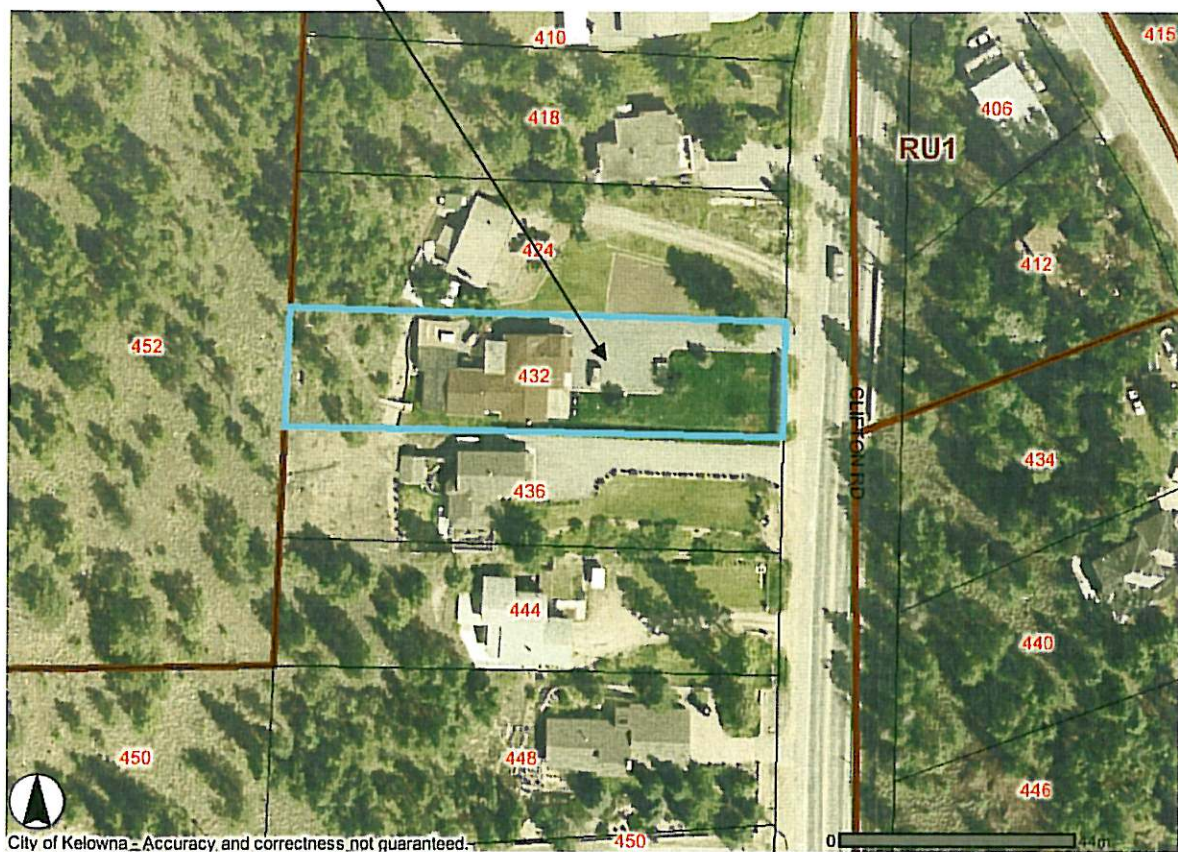
3.1 **Site Context**

The subject property is located on the east side of Clifton Avenue abutting Knox Mountain Park.

Adjacent zones and uses are, to the:

- North - A1 – Agriculture 1
- East - RU1 – Large Lot Housing – Single Family Dwelling
- South - A1 – Agriculture 1
- West - P3 – Parks and Open Space - Knox Mountain Park

Subject Property: 432 Clifton Road



3.2 **Existing Development Potential**

The existing A1 – Agriculture 1 zoning provides for rural areas and agricultural uses as well as other complementary uses suitable in an agricultural setting.

The proposed RU6 - Two Dwelling Housing zone permits duplex housing, semi-detached housing, and single detached housing as principal uses.

2.4.1 Official Community Plan (OCP)

The proposal is consistent with the single / two unit residential land use designation of the Official Community Plan. The proposed building form and character will be assessed under a separate Development Permit application.

4.0 TECHNICAL COMMENTS

4.1 As Attached

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Staff recommends that this rezoning application be supported, as it represents a sensitive infill project, consistent with the policies contained within the OCP. The site is large enough to support both houses and any required private space.



Shelley Gambacort
Current Planning Supervisor
Bcd

ATTACHMENTS

Location of subject property
Photos of existing building
Technical comments

CITY OF KELOWNA

MEMORANDUM

Date: January 21, 2008
File No.: Z07-0108 Revised

To: Planning & Development Services Department (BD)

From: Development Engineering Manager (SM)

Subject: 432 Clifton Rd Lot 5 Plan 17113

A1 to RU6

The Works & Utilities Department have the following requirements associated with these applications

1. Domestic Water and Fire Protection

The existing house is provided with a 19mm-water service that may continue to be used to supply the main residence. Provide an additional water service for this second dwelling housing unit that meets by law requirements.

The applicant will be required to sign a Third Party Work Order for the cost of installing the service prior to issuance of a Building Permit.

2. Sanitary Sewer

Our records indicate that this property is adequately serviced by a single 100mm-diameter sanitary sewer service.

3. Development Permit and Site Related Issues

Provide an additional hard surface on-site parking and designated turn-around area for the proposed dwelling unit so that vehicles can exit the site in a forward direction. On-site parking areas must meet bylaw requirements. Provide a designated, unobstructed Emergency Access Path from the frontage road to the main entrance of the existing dwelling.

4. Road Improvements

- a. Clifton Road must be upgraded to a full urban standard including separate sidewalk, curb and gutter, street lights, landscaped boulevards 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 **\$5,100.00** not including utility service costs.
- b. Provide an additional highway allowance widening of **3.0 m** for the widening of Clifton Road. This widening is to be accomplished by:
 - (ii) A dedication on the subdivision plan.
 - (iii) Sale of the land to the City of Kelowna provided sufficient funds are available in the City's current budget. Contact Mr. Doug Gilchrist, the City's Assistant Land Agent, if this option is selected.

- (iv) A Road Reservation Agreement with the City of Kelowna. Enclosed is a sample document that the City will prepare if the owner elects this option. Please contact Mr. Doug Gilchrist, the City's Manager, Community Development & Real Estate, to have this documentation prepared. The document must be accompanied by a plan prepared by a B.C. Land Surveyor. The subdivision plan must be endorsed to the effect that there is an agreement to be registered under Section 526 of the Local Government Act. This agreement must be registered as a priority charge.

5. 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. Bonding and Levies Summary

Cash in Lieu

Clifton Road frontage upgrade	\$ 5,100.00
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Note that the City would prefer to defer the construction and the City will initiate the work later at its own construction schedule.

Steve Muenz, P. Eng.
Development Engineering Manager

DC

File: Z07-0108

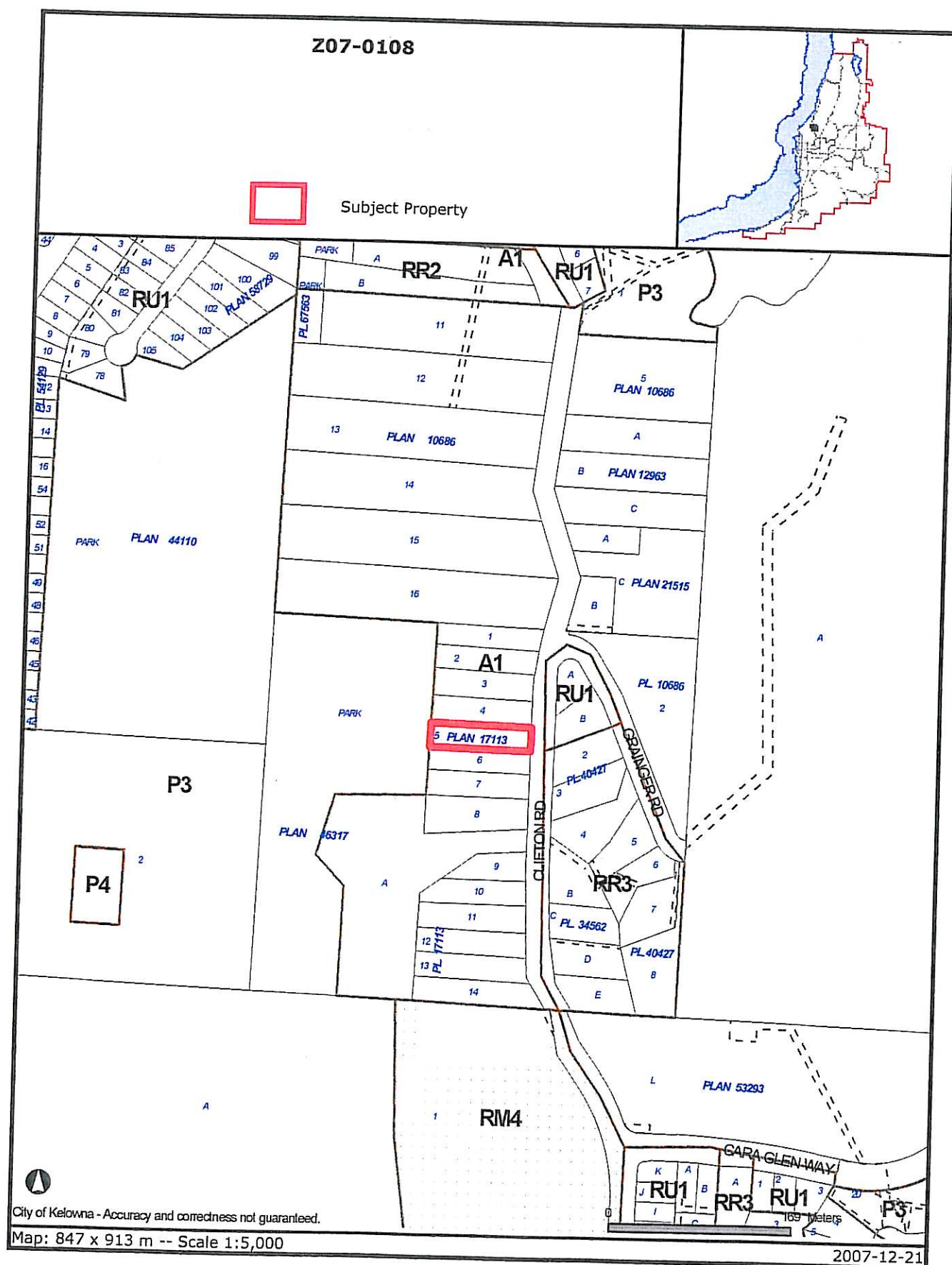
Application

File: Z07-0108

Type: REZONING

File Circulation

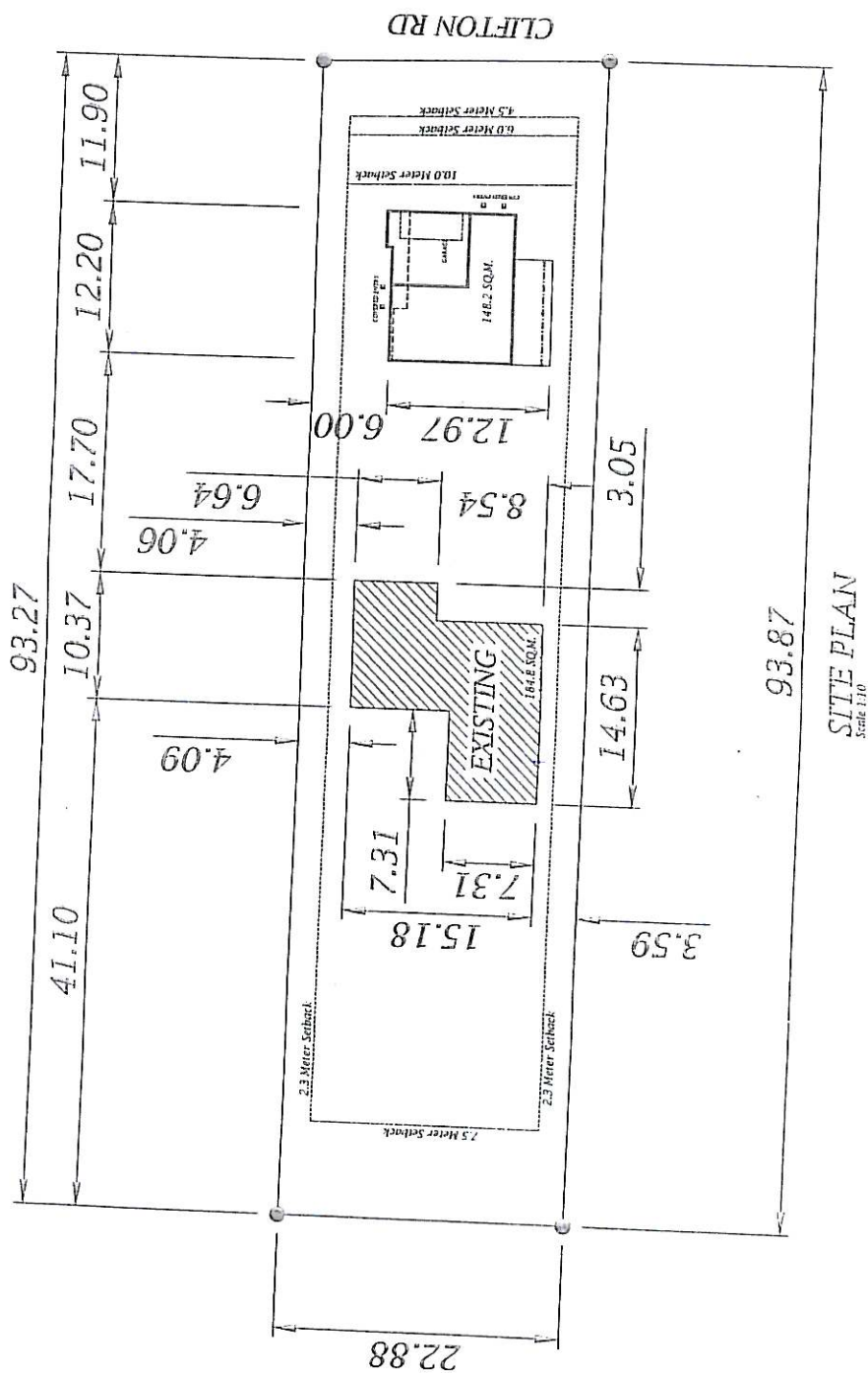
Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2007-12-21	2007-12-21		
				Community Development & Real Estate Mgr
	2007-12-21	2008-01-07	SALEXANC	CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 1/2 x 11 copy, of any survey plans.
				No comment
				Fire Department
	2007-12-21	2008-01-25	MNEID	
				FortisBC
	2007-12-21	2008-01-31		No response
				Inspections Department
	2007-12-21	2007-12-31	RREADY	No concerns
				Mgr Policy, Research & Strategic Plannin
	2007-12-21	2008-01-04		no comments
				Park/Leisure Services Dir. (info only)
	2007-12-21	2007-12-21		
				Parks Manager
	2007-12-21	2008-01-27	TBARTON	No comment
				Public Health Inspector
	2007-12-21	2008-01-21		No concerns provided water & sewer available.
				RCMP
	2007-12-21	2008-01-21		No comment.
				School District No. 23
	2007-12-21	2008-02-04		No response
				Shaw Cable
	2007-12-21	2008-01-08		Owner/Developer to supply and install an underground conduit system per Shaw cable drawings and specifications.
				Telus
	2007-12-21	2008-01-21		TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
				Terasen Utility Services
	2007-12-21	2008-01-02		No Comment
				Works & Utilities
	2007-12-21	2008-01-28		see documents tab
				2008 01 22 - See documents tab



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



2007/12/14



SITE PLAN
Scale 1:10

LOT 5, PLAN 17113, SEC 31
TP 26 Q.D.Y.D.

REVISED PLANS

MARK KLOTZ
PH: 762-6515

PROJECT: 432 CLIFTON ROAD

DRAWING
SI