
**CITY OF KELOWNA
MEMORANDUM**

DATE: February 26, 2008
TO: City Manager
FROM: Planning & Development Services Department
SUBJECT:

APPLICATION NO. Z07-0030 **APPLICANTS:** Jarrett Cuff
AT: 465 Hardie Road **OWNERS:** Michelle Grasser
Randy Grasser

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RU6 - TWO DWELLING HOUSING ZONE IN ORDER TO ALLOW FOR THE CONSTRUCTION OF A DUPLEX.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0030 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, Section 26, Township 26, O.D.Y.D., Plan KAP78470, located on Hardie Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the 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 the Works & Utilities Department being completed to their satisfaction.

AND FURTHER THAT final adoption of the zone amending bylaw be considered upon receipt of a development permit application.

2.0 SUMMARY

This rezoning application seeks to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing zone to allow for the construction of a duplex.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on July 31, 2007, the APC passed the following recommendation:

THAT the Advisory Planning Commission supports Rezoning Application No. Z07-0030, for 465 Hardie Road, Lot B, Plan 78470, Sec. 26, Twp. 26, ODYD, by M. Grasser to rezone from the RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone allow for the construction of a duplex.

4.0 BACKGROUND

4.1 The Proposal

The subject property was created as a separate titled lot in July of 2005, and the parcel has remained undeveloped since that time. The applicants seek to rezone the parcel in order to construct a duplex, similar to the development adjacent to the east.

Vehicle access to the property is from Hardie Road, as there is no rear lane.

The table below shows this application's compliance with the requirements of the RU6 zone.

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS	
Subdivision Regulations			
Lot Area	827 m ²	700 m ² for two principal dwellings	
Lot Width	21.4 m	18.0 m for two principal dwellings	
Lot Depth	38.7 m	30.0 m	
Development Regulations			
Site Coverage (buildings)	At the time of writing this report, there were insufficient project details to evaluate. Through review of a development permit application, Staff will ensure that the project complies with the requirements of Zoning Bylaw No. 8000.	40%	
Site Coverage (buildings/parking)		50%	
Height		2 ½ storeys / 9.5 m	
Front Yard (Hardie Road)		4.5 m or 6.0 m to a garage	
Side Yard (east)		2.0 m (1 or 1 ½ storey portion) 2.3 m (2-storey portion)	
Side Yard (west)		2.0 m (1 or 1 ½ storey portion) 2.3 m (2-storey portion)	
Rear Yard (west)		6.0 m (1 or 1 ½ storey portion)	
		7.5 m (2 or 2 ½ storey portion)	
Other requirements			
Parking Stalls (#)		4 spaces	
Private Open Space		30 m ² of private open space per dwelling	

4.2 Site Context

The subject property is located on the south side of Hardie Road, mid-block between Laurel Road and Merrifield Road. The surrounding area has been developed primarily as a single- and two-family neighbourhood. More specifically, the adjacent land uses are as follows:

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

4.3 Existing Development Potential

The property is zoned RU1 – Large Lot Housing. The purpose is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots. Principal uses are “single dwelling housing”, with secondary uses such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses.

4.4 Current Development Policy

4.4.1 Kelowna 2020 Official Community Plan (OCP)

Future Land Use Designation - The property is designated Single/Two Unit Residential, pursuant to Map 19.1 of the OCP. The proposed RU6 zone is consistent with that future land use designation.

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

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

Staff recognizes the need for additional infill housing, which commonly is in the form of second dwellings or duplexes on larger established urban lots. The proposed zoning amendment is consistent with the existing future land use designation of "single/two residential". Furthermore, Staff recommends that the rezoning application be approved by Council.

At the time of writing this report, the applicant had not provided sufficient information with regard to the proposed duplex. However, Staff considers that this site could accommodate that form of development and—through a review of the development permit application—ensure that the project complies with all the relevant Bylaw requirements. Furthermore, Staff will ensure that the proposal satisfies the Development Permit Guidelines for Form and Character of Secondary Suite and Two Dwelling Housing Development, pursuant to Section 8.3 of the Kelowna 2020 – Official Community Plan.



Shelley Gambacort
Current Planning Supervisor

NW//nw

ATTACHMENTS

Location of subject property
Air Photo
Technical Comments

File: Z07-0030

Step	Date	Comment		
Final Reading				
File Closed				
<u>File Circulation</u>				
Seq	Out	In	By	Comment
	B.C. Assessment Authority (info only)			
	2007-03-14	2007-03-14		
	Community Development & Real Estate Mgr			No response
	2007-03-14	2007-08-02		
	Fire Department			No comment
	2007-03-14	2007-04-18	GDAFT	
	FortisBC			No response.
	2007-03-14	2007-05-22		
	Inspections Department			Architectural/construction drawings required to comment on proposed construction of this project related to rezoning.
	2007-03-14	2007-03-15	RREADY	
	Irrigation District - BMID			2007 06 29 amended comments - see file.
	2007-03-14	2007-06-29		
	Mgr Policy, Research & Strategic Plannin			No comments
	2007-03-14	2007-03-14		
	Ministry of Transportation			Ministry of Transportation has no objection to this proposal.
	2007-03-14	2007-04-26		
	Park/Leisure Services Dir. (info only)			
	2007-03-14	2007-03-14		
	Parks Manager			No comment
	2007-03-14	2007-04-11	TBARTON	
	Public Health Inspector			requires sanitary sewer, or if not available, proceed with septic area
	2007-03-14	2007-03-20		
	RCMP			No Comment
	2007-03-14	2007-03-19		
	School District No. 23			No impact
	2007-03-14	2007-04-18		
	Shaw Cable			Onwer/developer to supply and install u/g conduit
	2007-03-14	2007-05-28		
	Telus			TELUS will provide underground facilities to this development. Developer will be
	2007-03-14	2007-04-12		required to supply and install conduit as per TELUS policy.
	Terasen Utility Services			No response.
	2007-03-14	2007-05-07		
	Works & Utilities			See file.
	2007-03-14	2007-05-02		

Remarks

CITY OF KELOWNA

MEMORANDUM

Date: April 30, 2007
File No.: Z07-0030
To: Planning & Development Services Department (NW)
From: Development Engineer Manager (SM)
Subject: 465 Hardie Road – Lot B, Plan 78470, Sec. 26, Twp. 26, ODYD

POSTED

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.

A comprehensive geotechnical study has been submitted by Calibre Geotechnical Engineering in support of the subdivision application.

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 is serviced by the municipal wastewater collection system. The applicant is required to pay the additional specified area # 20 charge for the RU6 zone. The charge is 140% of a single family dwelling, therefore since a single SFE has been paid for at the subdivision stage, the outstanding charge is \$2,774.14 (40 % of \$6,935.35).

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.

Hardie Road upgrade costs have been identified in the subdivision file and the security is being held by the City in a deferred revenue account.

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. Bonding and Levies Summary.

a) Performance Bonding

Hardie Road frontage upgrade

Provided under file S04-0090

b) Levies

N/A

Additional Specified Area Charge for RU6

\$2,774.14

Steve Muenz, P.Eng.
Development Engineering Manager

BB



Office: (250) 765-5169
Fax: (250) 765-0277
www.bmid.ca

BMID File No. 2007-01

April 25, 2007

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4

Attention: Nelson Wight

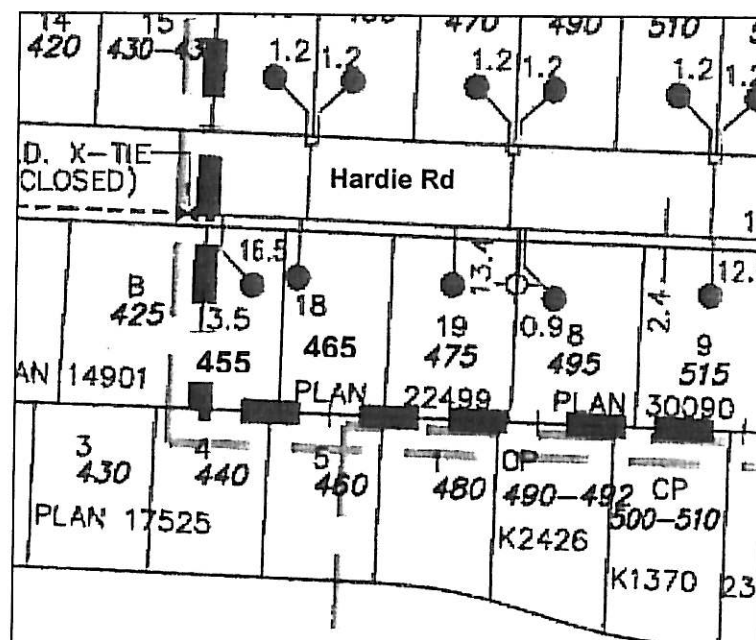
**RE: Rezoning Application – Lot B Plan 78470 – City File No. Z07-0030
Water Service Requirements**

This letter sets out our requirements for water supply related to the rezoning of Lot B, Plan 78470 from RU1 to RU6 such that a duplex can be constructed on the property.

1.0 PROPOSED REZONING

We understand that a rezoning application has been made for the property located at 465 Hardie Road. The lot has one 19mm un-metered domestic service to the site off the 150mm water main on Hardie Road as shown in Figure 1.

Figure 1 - Present Water Services



2.0 SERVICE REQUIREMENTS

For a duplex to be constructed, each unit must have a separate water service. In this case, a new service connection is required from the 150mm water main to the curb stop at the property line, and a new private pipe from the curb stop to the premises. The owner is responsible to install the water service line from the property to the building. BMID staff will install the water service from the watermain to the property line. Work is to be completed via a BMID issued work order, and the cost of materials and labour are billable to the property owner. The estimated cost for this work to the owner is **\$1 500.00**.

A meter assembly is also required for each unit of the duplex and is to be installed by Corix Utilities. The cost for both meters based on a new installation at a duplex is **2 @ \$312.20**, totalling **\$624.40**.

3.0 CAPITAL CHARGES

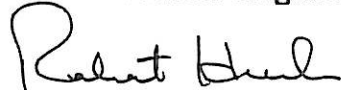
As per Bylaw No. 639, the capital expenditure charge for the proposed duplex is **\$400.00**. This money is to fund water source development and larger supply transmission mains as defined in the BMID Capital Plan. It must be paid prior to water being turned on for the property.

At the time of building construction, the authorized signatory (owner) must come in to our office to complete a *BMID Application for Building* form for the new duplex, in addition to a *Work Order* for the installation of the new service. 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.

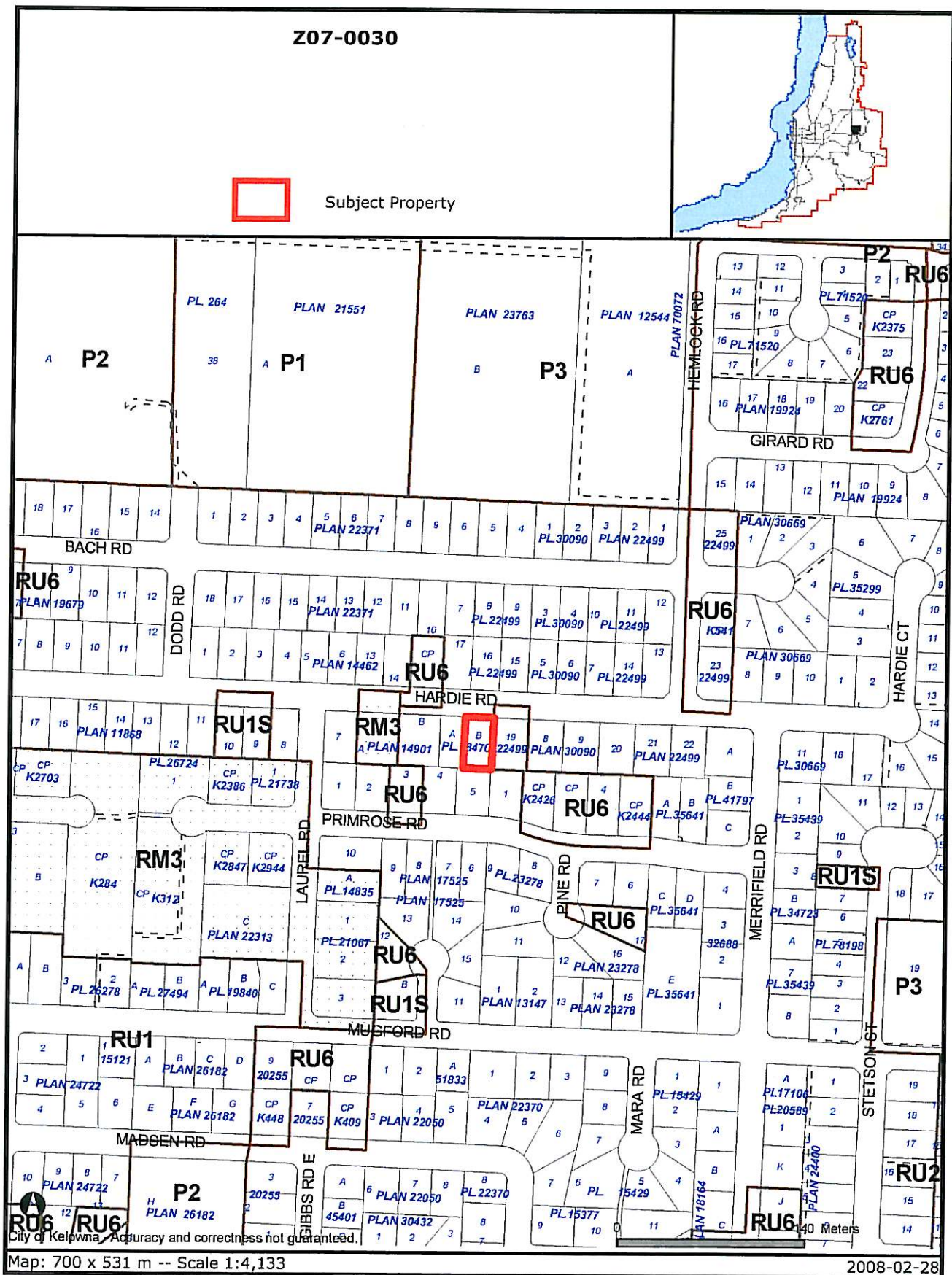
Yours truly,

Black Mountain Irrigation District



Robert Hrasko, P.Eng.
Administrator

cc: Randy & Michelle Grasser



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.



This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.