
**CITY OF KELOWNA
MEMORANDUM**

DATE: April 17, 2008
TO: City Manager
FROM: Planning & Development Services Department
SUBJECT:

APPLICATION NO. Z08-0017 **APPLICANTS:** Robert Schleppe

AT: 2242 Stillingfleet Rd. **OWNERS:** Robert Schleppe

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 SECOND DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0017 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, DL 136, ODYD, Plan 10841, located on Stillingfleet Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone

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

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 second dwelling on the site.

3.0 ADVISORY PLANNING COMMISSION

This application was reviewed by the Advisory Planning Commission at the meeting of March 25, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z08-0017, for 2242 Stillingfleet Road, Lot 5, Plan 10841, Sec. 18, Twp. 26, ODYD by Robert Schleppe 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 second dwelling.

4.0 BACKGROUND

4.1 The Proposal

The subject property contains a modest single family dwelling, and the applicants seek to rezone the parcel in order to construct a second dwelling to the rear of the property. Vehicle access to the property is via a second driveway on Stillingfleet Road, as there is no rear lane.

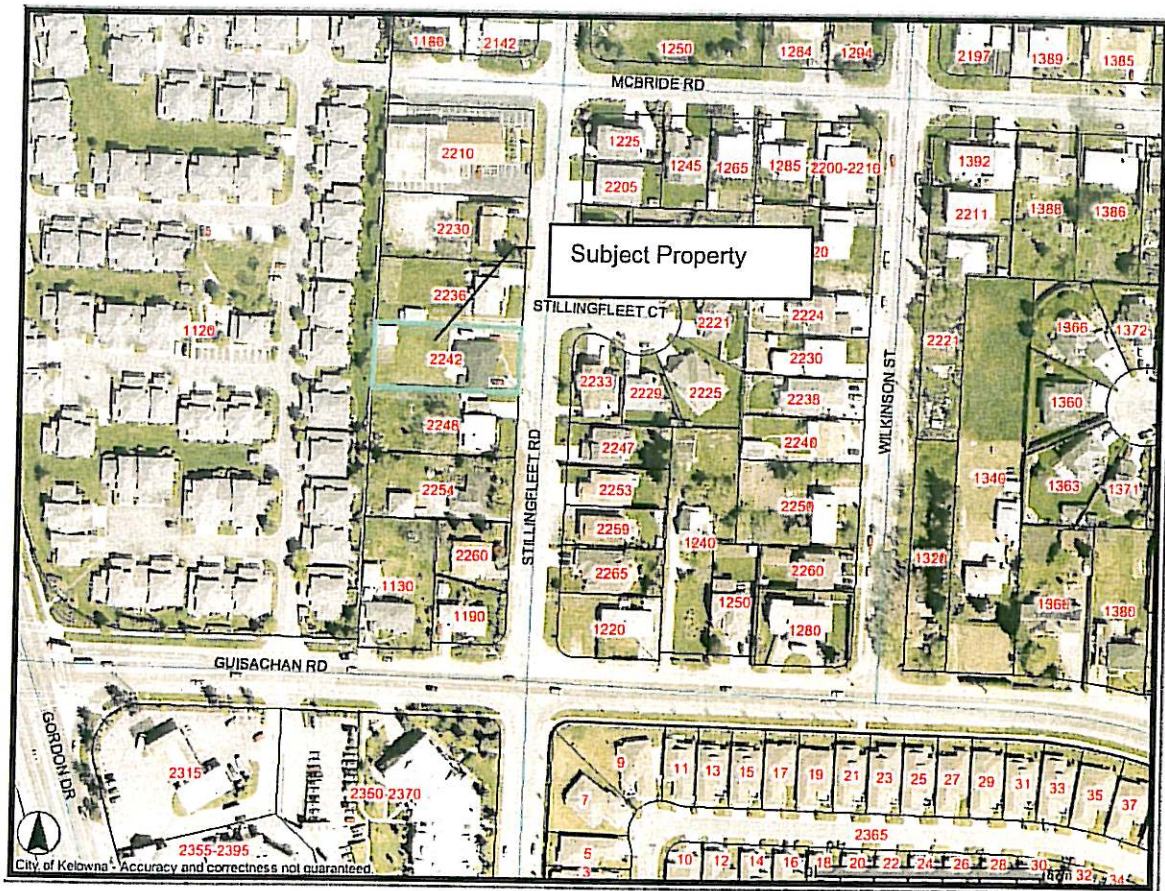
The table below shows this application's compliance with the requirements of the RU6 zone.

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,397 m ²	700 m ² for two principal dwellings
Lot Width	24.99 m	18.0 m for two principal dwellings
Lot Depth	55.96 m	30.0 m
Development Regulations		
Site Coverage (buildings)	20%	40%
Site Coverage (buildings/parking)	34%	50%
Height	7.7 m	2 ½ storeys / 9.5 m
Front Yard	30.71 m (front Stillingfleet Rd.)	4.5 m or 6.0 m to a garage
Side Yard (north)	6.37 m	2.0 m (1 or 1 ½ storey portion) 2.3 m (2-storey portion)
Side Yard (south)	4.71 m	2.0 m (1 or 1 ½ storey portion) 2.3 m (2-storey portion)
Rear Yard (west)	15.75 m	6.0 m (1 or 1 ½ storey portion) 7.5 m (2 or 2 ½ storey portion)
Parking Stalls	4	4 spaces
Private Open Space	To be calculated	30 m ² of private open space per dwelling

4.2 Site Context

The subject property is located on the west side of Stillingfleet Road. The surrounding area has been developed primarily as a single and two-family neighbourhood. However, larger parcels have been developed as Bareland Strata and Low Density Multiple housing within the immediate neighbourhood area. More specifically, the adjacent land uses are as follows:

North-	RU1 – Large Lot Housing
East	RU1 – Large Lot Housing
South	RU1 – Large Lot Housing
West	RM3 – Low Density Multiple 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 TECHNICAL COMMENTS

5.1 Fire Department

Maintain, in all seasons, a minimum width of 1100mm for fire fighter access to the rear of the property. Fire fighter access from the front or street side of the property to the back building(s)/property line is not to be impeded at anytime. If a fence is ever constructed between the dwellings a six foot wide gate is required. Any gate is to open with out special knowledge. The addresses for all residences are to be visible from the

street. Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

5.2 Shaw Cable

Owner/Developer to supply and install an underground conduit system per Shaw Cable drawings and specifications

5.3 Telus

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

5.4 Works and Utilities

As attached.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Official Community Plan designates the subject property as Single / Two Unit Residential. The proposed land use 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.

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 through a staff directed Development Permit process.



Shelley Gambacort
Current Planning Supervisor

SG/dn

ATTACHMENTS

Location of subject property
Site Plan
Proposed Elevations
Subject Property Photos

CITY OF KELOWNA
MEMORANDUM

Date: March 4, 2008
File No.: Z08-0017 DP08-0036

To: Planning & Development Services (DN)

From: Development Engineering Manager (SM)

Subject: 2242 Stillingfleet Road Lot 5 Plan 10841 Ru-6 Two Detached Dwellings

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

1. Domestic water and fire protection

The existing lot is serviced with a 19-mm diameter water service that can be utilized for the existing dwelling unit. If the existing meter is installed in a pit, the meter shall be removed and a new meter installed within the existing dwelling. Provide an additional water service for the proposed second dwelling housing unit. Offsite service upgrades can be provided by the City at the owner's cost.

2. Sanitary Sewer

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

3. Road Works

Stillingfleet Road fronting this development must be upgraded to a full urban standard including curb and gutter, sidewalk, 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 **\$8,344.00** not including utility service costs

Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction within the road right of way.

4. Development Permit and Site Related Issues

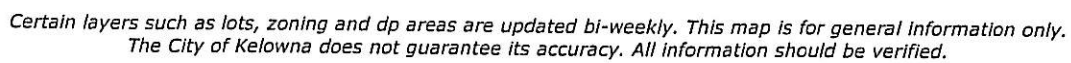
On-site parking and turning movements for the proposed dwelling unit are to be designed so as to provide vehicles with a designated turn-around area so that vehicles can exit the site in a forward direction.

When separate meters are required, it is recommended that the meters, and remote readers, be attached to their own dwelling units

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.

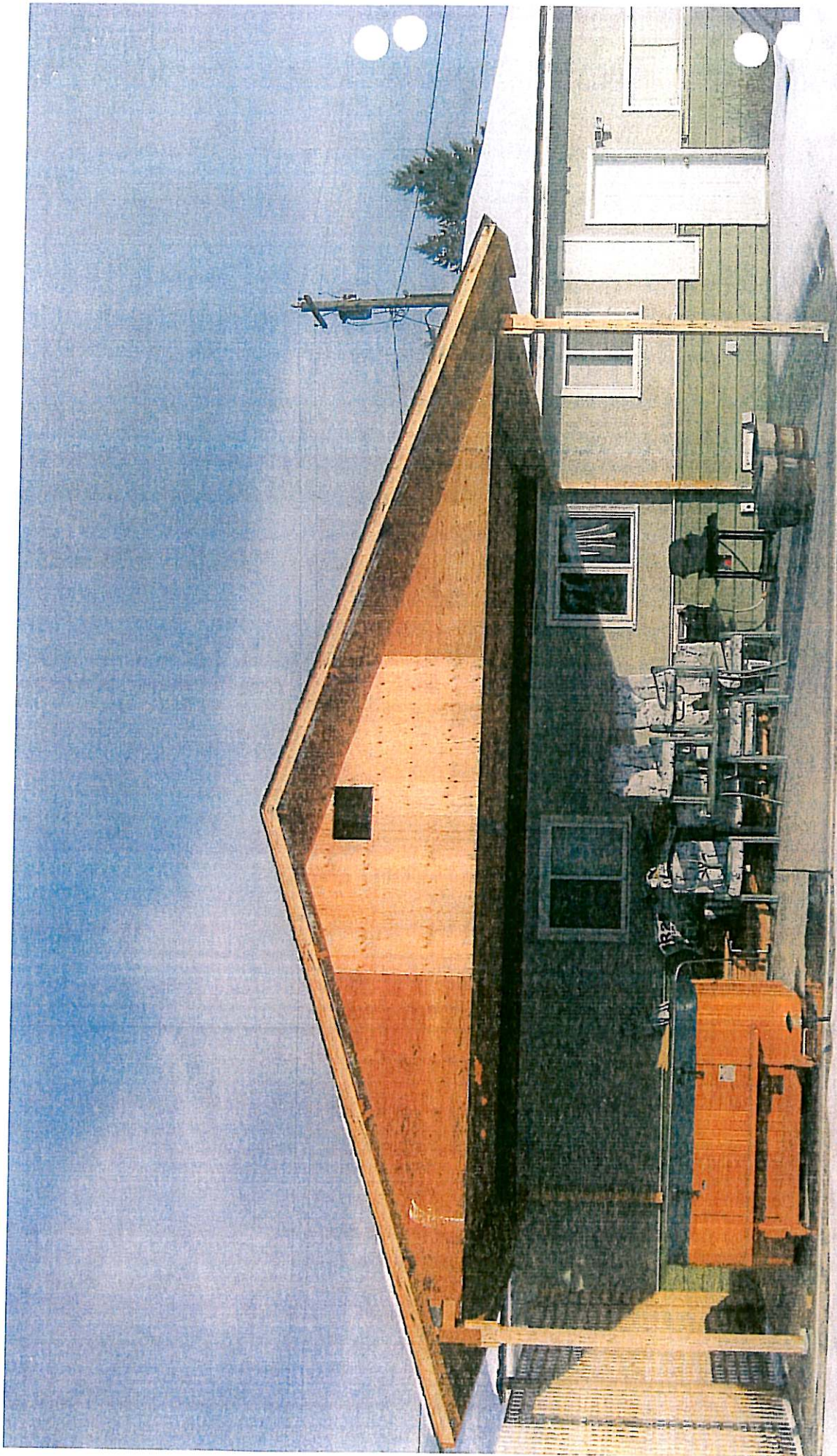
Steve Muenz, P. Eng.
Development Engineering Manager
DC





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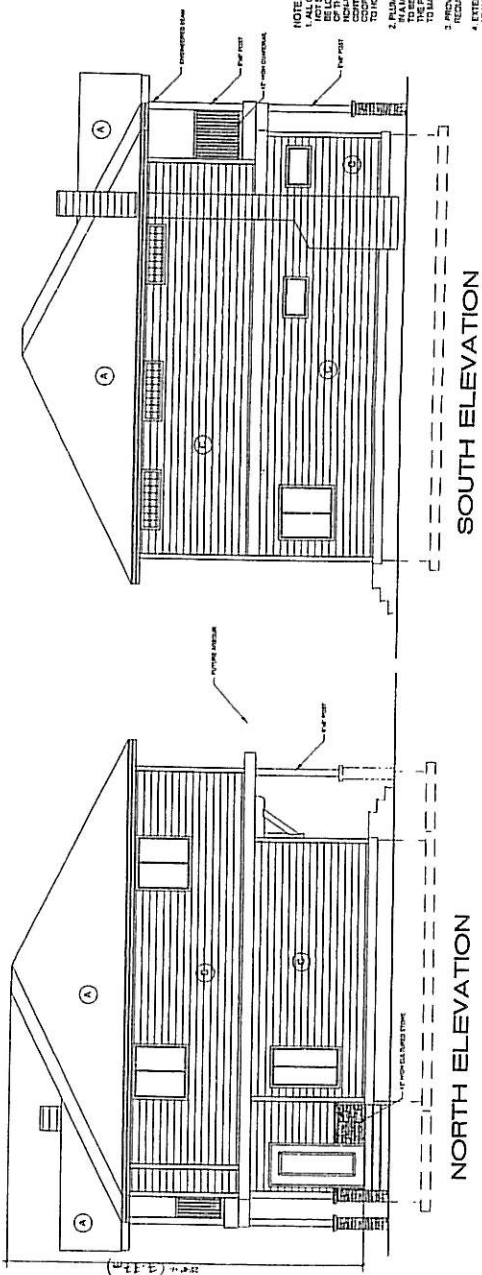
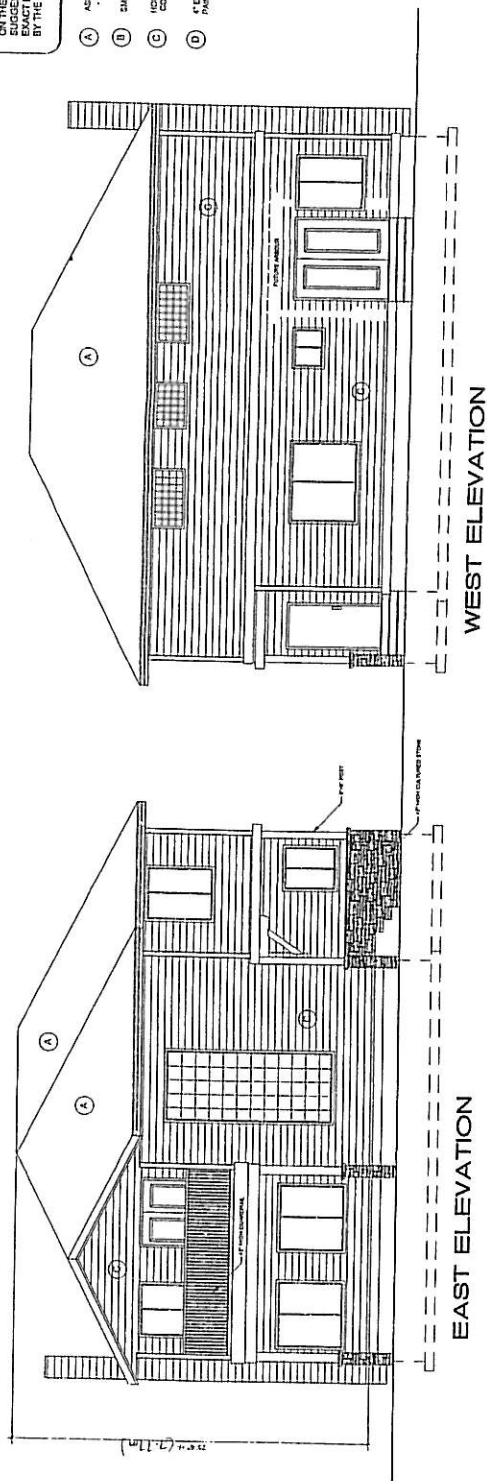
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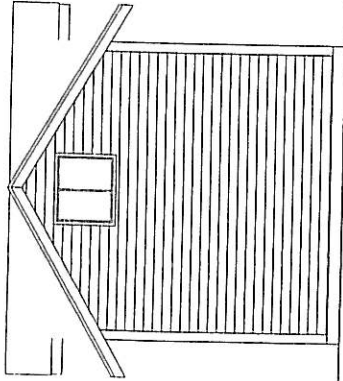
☐ A ASPHALT SHAKESLES
- COLOUR TO BE DETERMINED BY OWNER

☐ B SMOOTH 1 1/2" PAINTED WOOD FASZIA

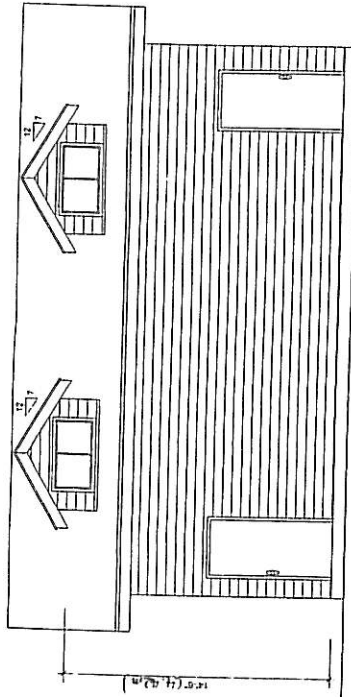
☐ C HORIZONTAL Siding
COLOUR TO BE SPECIFIED BY OWNER

☐ D 4" EXTERIOR WINDOW TRIM
PAINTED

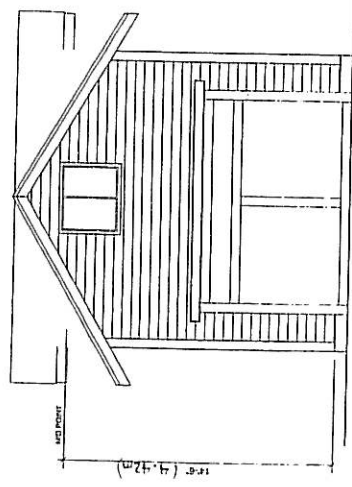
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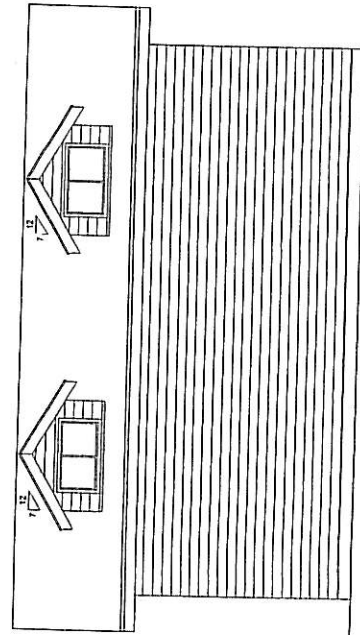
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

<p>PROJECT INFORMATION</p> <p>Project Name: Red Bridge</p> <p>Address: 2242 Strawberry Road</p> <p>City: Kelowna, B.C.</p>	
<p>CLIENT</p> <p>Client Name: Red Bridge</p> <p>Client Address: 2242 Strawberry Road</p> <p>Client City: Kelowna, B.C.</p>	
<p>DESIGNER</p> <p>Designer Name: Red Bridge</p> <p>Designer Address: 2242 Strawberry Road</p> <p>Designer City: Kelowna, B.C.</p>	
<p>DATE</p> <p>Date: 10/10/10</p>	
<p>SCALE</p> <p>Scale: 1/4" = 1'-0"</p>	
<p>PROJECT NO.</p> <p>Project No: 9</p>	
<p>ELEVATIONS</p> <p>Elevations: West, South, East, North</p>	