
CITY OF KELOWNA
MEMORANDUM

DATE: May 29, 2008
TO: City Manager
FROM: Planning and Development Services Department
APPLICATION NO. Z08-0032 **OWNER:** Parminder S. Hans
AT: 890 Kitch Road **APPLICANT:** Protech Consultants Ltd.
PURPOSE: TO REZONE FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RU6 - TWO DWELLING HOUSING ZONE TO ALLOW CONSTRUCTION OF A DUPLEX ON EACH OF TWO LOTS PROPOSED TO BE CREATED BY SUBDIVISION.
OCP DESIGNATION: S2RES – Single/Two Unit Residential
EXISTING ZONE: RU1 – Large Lot Housing Zone
PROPOSED ZONE: RU6 – Two Dwelling Housing Zone
REPORT PREPARED BY: Corine (Cory) Gain, MCIP

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 14 Section 22 Township 26 Osoyoos division Yale District Plan 19576, located at 890 Kitch 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.

2.0 SUMMARY

The property under application is proposed to be subdivided into two RU6 – Two Dwelling Housing lots. The proposed rezoning would allow the construction of two dwelling units on each of the lots proposed to be created by subdivision. The proposed rezoning and subdivision are in compliance with the Single/Two Unit Residential designation of the Official Community Plan.

3.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of May 20, 2008 and the following recommendation was passed:

9^v

THAT the Advisory Planning Commission support Rezoning Application No. Z08-0032, for 890 Kitch Road; Lot 14, Plan 19576, Sec. 22, Twp. 26, ODYD by P. Hans; G. Giff (Protech, G. Maddock), to rezone rezone from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow construction of a duplex on each of two lots proposed to be created by subdivision.

4.0 BACKGROUND

4.1 Site Location Map (See Attachment 'A')

4.2 Site Context

The subject property is located in Rutland at 890 Kitch Road on the northwest corner of Kitch and Quigley Roads. The surrounding area has been developed with a mix of single family and two family residential. More specifically, the adjacent land uses are as follows:

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

4.3 The Proposal

There is an existing residential building on the subject property. The applicant proposes to remove the existing house, subdivide the property and construct two dwelling housing on each of the lots created. Prior to issuance of a building permit for construction of the proposed duplex or two single detached dwellings a Development Permit must be applied for and issued in accordance with Official Community Plan Section 8.3 Development Permit Guidelines for Form and Character of Secondary suite and Two Dwelling Housing Development.

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

CRITERIA	PROPOSED Lot 1	PROPOSED Lot 2	RU6 ZONE REQUIREMENTS
Site Area (m ²)	574 m ²	571 m ²	550 m ²
Site Width (m)	17.3 m	17.3 m	16.5 m
Site Depth (m)	33.0 m	33.0 m	30 m

4.4 Existing Development Potential

The property is currently zoned RU1 – Large Lot Housing. The purpose of the RU1 designation is to provide a zone for single detached housing and compatible secondary uses on large sized 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. The Official Community Plan supports rezoning property in this area to RU6 – Two Dwelling Housing to achieve more efficient use of land within developed areas.

4.5 Current Development Policy

2.4.2 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.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department has no concerns with the rezoning and subdivision of the subject property as it achieves the intent of the land utilization policies in the Official Community Plan.

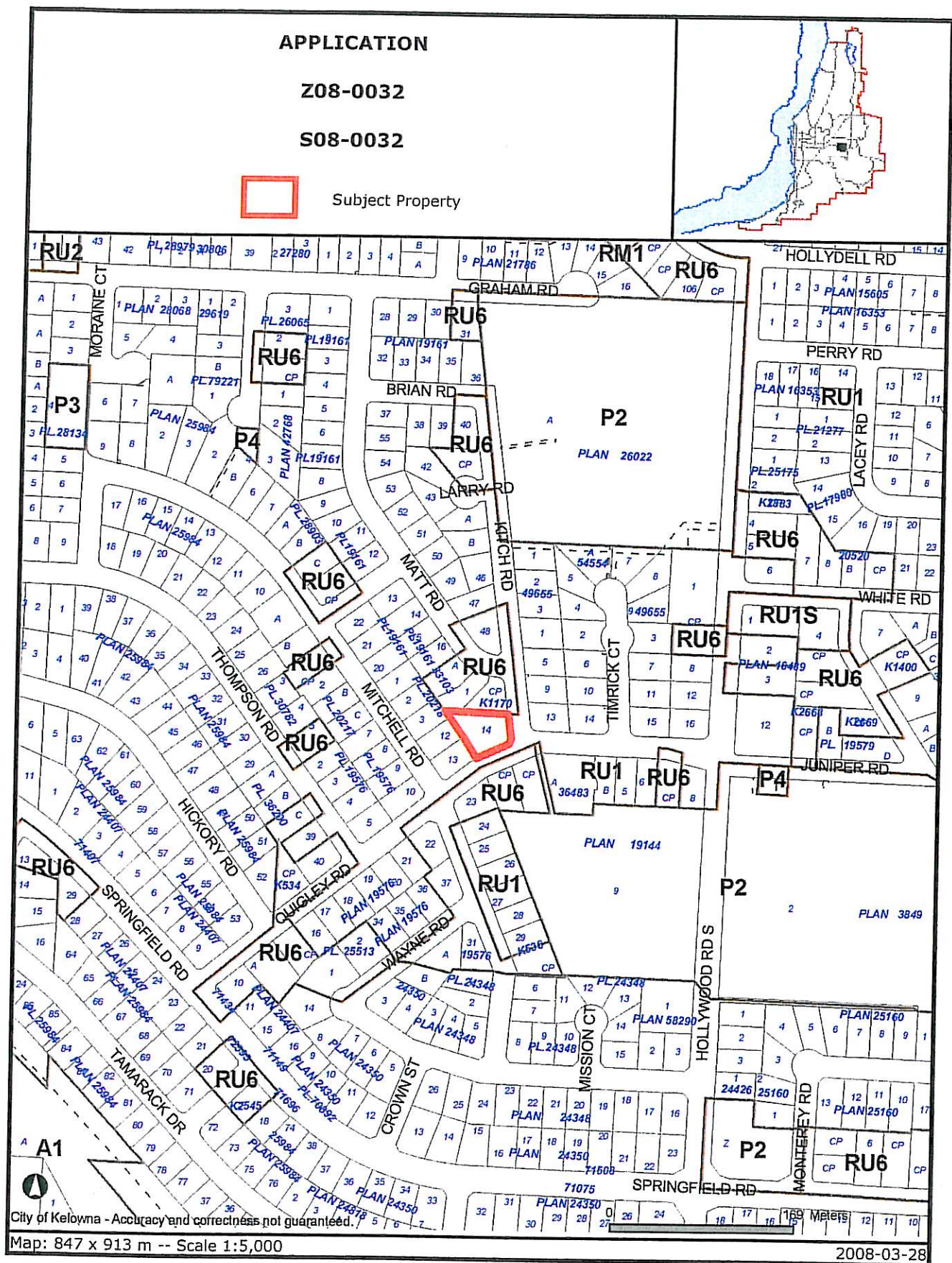


Shelley Gambacort
Current Planning Supervisor

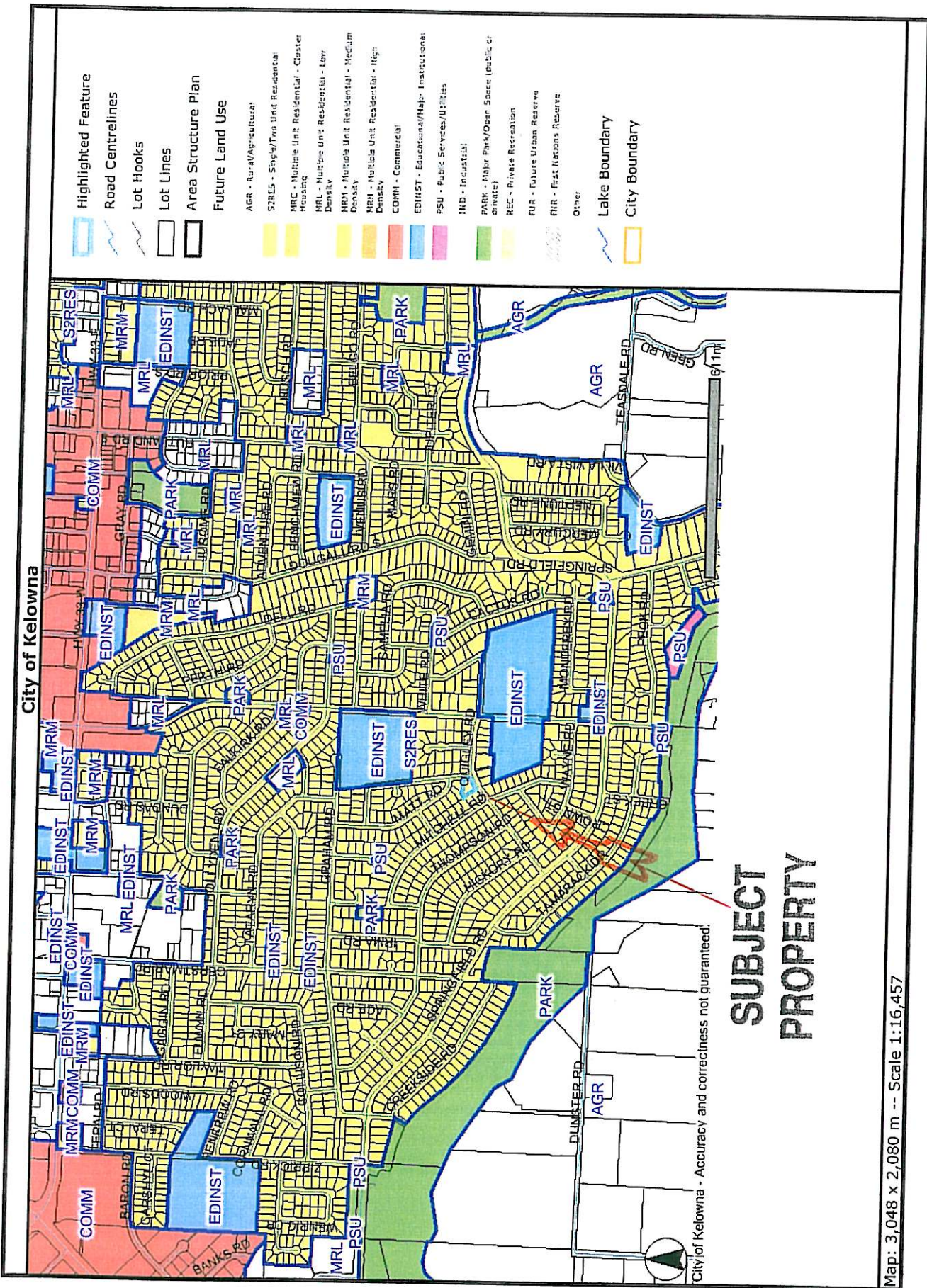
SG/cg

ATTACHMENTS

- A** Location Map/Map 'A' (Scale 1:5,000)
- B** Future Land Use Map
- C** Ortho Map (Scale 1:1,179)
- D** Proposed Plan of Subdivision (S08-0032)
- E** Development Application File Circulation Report
- F** Works & Utilities Department Comments (4 pages)



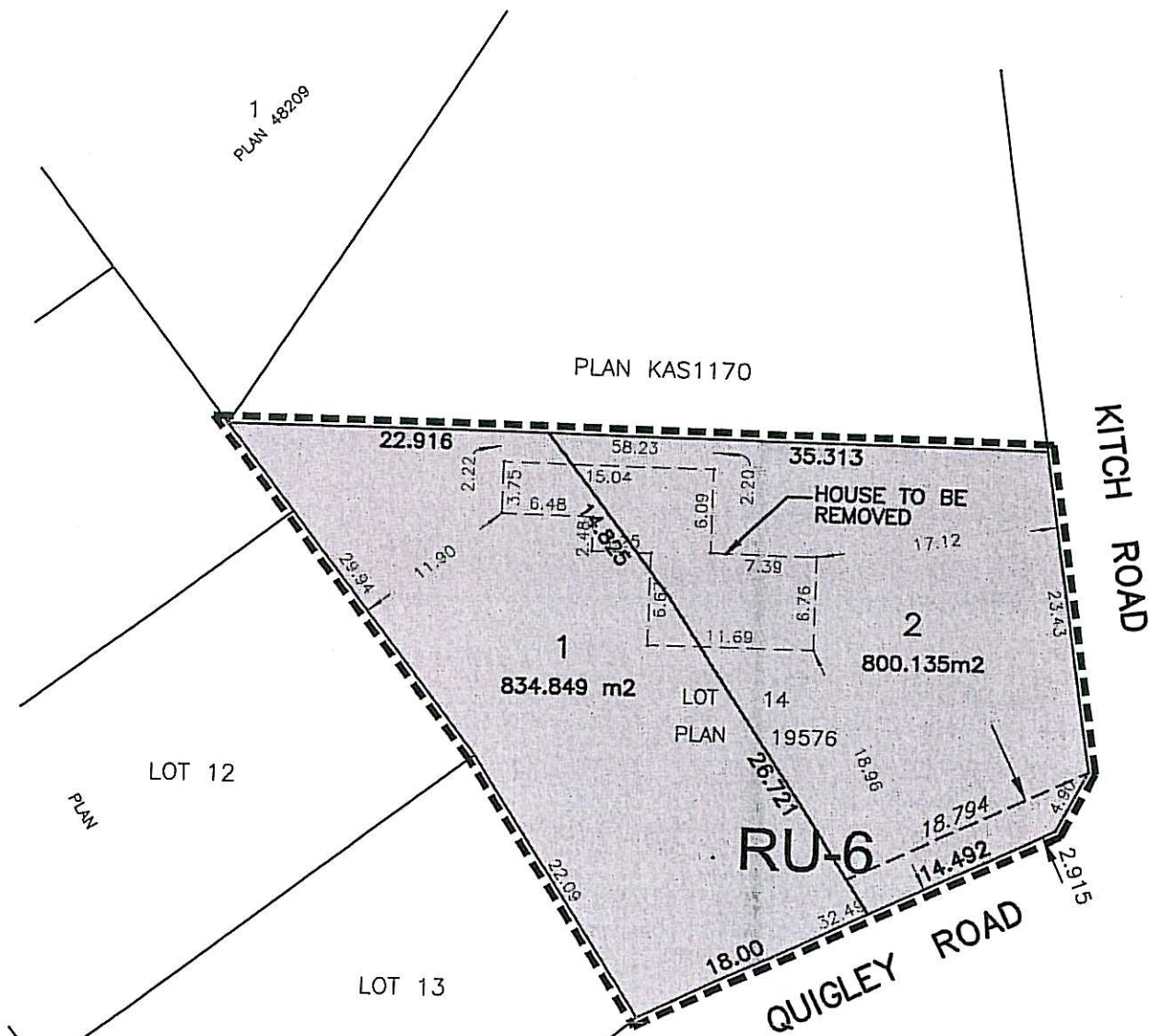
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



Map: 3,048 x 2,080 m -- Scale 1:16,457

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





PROTECH
CONSULTANTS LTD.

200-1461 St. Paul Street Kelowna, B.C.

PHONE 860-1771
FAX 860-1084

PROPOSED PLAN OF
SUBDIVISION AND REZONING RU-6
OF LOT 14 PLAN 19576 TW 26 ODYD
890 KITCH ROAD

1:500

B017-BAS.dwg

File: Z08-0032

Application

File: Z08-0032

Type: REZONING

File Circulation

Seq	Out	In	By	Comment
	B.C. Assessment Authority (info only)			
2008-03-28	2008-03-28			
	Community Development & Real Estate Mgr			
2008-03-28	2008-04-11		SALEXANDER	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.
	Fire Department			
2008-03-28	2008-05-02		MNEID	Logical addressing.
	FortisBC			
2008-03-28	2008-05-23			No response
	Inspections Department			
2008-03-28	2008-04-07		RREADY	Demolition permit and bond required for removal of existing residence located on property. Access to proposed lot 2 related to intersecting streets to be addressed.
	Irrigation District - RWW			
2008-03-28	2008-04-17			CEC required for 1 lot Road Crossing for servicing required. Funds to be paid to district before water certificate issued
	Mgr Policy, Research & Strategic Plannin			
2008-03-28				
	Park/Leisure Services Dir. (info only)			
2008-03-28	2008-03-28			
	Parks Manager			
2008-03-28	2008-04-10		TBARTON	No comment
	Public Health Inspector			
2008-03-28	2008-04-23			No concerns provided community water & sanitary sewer are available
	RCMP			
2008-03-28	2008-04-11			no comment.
	School District No. 23			
2008-03-28	2008-05-23			No response
	Shaw Cable			
2008-03-28	2008-04-04			Owner/developer to supply andf install underground conduit system
	Telus			
2008-03-28	2008-04-22			TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
	Terasen Utility Services			
2008-03-28	2008-04-17			No comments
	Works & Utilities			
2008-03-28	2008-04-28			see document attached

CITY OF KELOWNA
MEMORANDUM

Date: April 21, 2008
File No.: Z08-0032
To: Planning and Development Officer (CG)
From: Development Engineering Manager (SM)
Subject: 890 Kitch Rd. – Lot 14, Plan 19576, section 22, Township 26

The Works & utilities Department comments and requirements regarding this rezoning application are as follows:

Requirements of subdivision application S08-0032 must be satisfied prior to the adoption of the rezoning amendment Bylaw.

Steve Muenz, P.Eng.
Development Engineering Manager
DC

CITY OF KELOWNA

MEMORANDUM

Date: April 21, 2008
File No.: S08-0032

To: Planning and Development Officer (CG)

From: Development Engineering Manager (SM)

Subject: Subdivision Application – PLR Requirements

LOCATION: 890 Kitch Rd. ZONE RU1 to RU6

APPLICANT: Protech Consultants LTD

LEGAL: Lot 14, Plan 19576, Section 22, Township 26

WORKS AND SERVICES REQUIREMENTS

The City's Works & Utilities Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan. The Development Engineering Technician for this project is Derek Corning EIT.

The following Works & Services are required for this subdivision:

.1) General

Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

.2) Geotechnical Report

A comprehensive Geotechnical Study is required (3 reports), which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- a) Overall site suitability for development.
- b) Presence of ground water and/or springs
- c) Presence of fill areas
- d) Presence of swelling clays
- e) Presence of sulfates
- f) Potential site erosion
- g) Provide specific requirements for footings and foundation construction.

.3) Water

- a) The property is located within the Rutland Waterworks District (RWD) service area.
- b) Arrange for individual lot connections before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).
- c) Remove or relocate any existing service connections encroaching on the proposed lots.
- d) Design drawings must be reviewed by RWD prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

.4) Sanitary Sewer

- a) The subject property is serviced by the Municipal wastewater collection system and is located within specified area #23. The developer will be responsible to pay the sanitary Sewer Specified Area #23 charge for each of the proposed lots. The Specified Area Charges associated with this development are under review and are expected to be recalculated by mid May, 2008. The previous payout charges were \$7,340.00 per SFE, valid until March 31, 2008. This subdivision will trigger the payment requirement of 2.8 SFE's.
- b) The existing lot has an adequate service which will be sufficient to service proposed lot 2. Arrange for the connection of lot 1 before submission of the subdivision plan, including payment of connection fees (provide copy of receipt). The cost of installing a new service will be determined when an application for the new service is received by the City Inspection Services Department.

.5) Drainage

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application. The drainage study should indicate the size and location of the ground recharge system. This plan can become part of the geotechnical study to identify possible ground recharge/detention areas.

.6) Roads

Quigley Road frontage must be upgraded to a full urban standard including curb and gutter, sidewalk, piped storm drainage system, fillet pavement and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. The City wishes to defer the upgrades to Quigley Road fronting this development. Therefore, cash-in-lieu of immediate construction is required. The cash-in-lieu amount is determined to be **\$18,419.00** for the Quigley Road upgrades.

Kitch Road frontage must be upgraded to a full urban standard including curb and gutter, sidewalk, piped storm drainage system, fillet pavement and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. The City wishes to defer the upgrades to Kitch Rd. fronting this development. Therefore, cash-in-lieu of immediate construction is required. The cash-in-lieu amount is determined to be **\$8,497.00** for the Kitch Road upgrades.

.7) Power and Telecommunication Services and Street Lights

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.

.8) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) The property is located in Sewer/Water Specified Area No 23 and therefore, all parcels to be created will be subject to the debt charges for this service. The applicant must pay-out the outstanding financial obligation for each lot.

.9) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- c) The following works and services are applicable for DCC credit considerations:
- d) Fees per the "Development Application Fees Bylaw" include:
Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
- e) A hydrant levy charge of \$250.00.

.10) Bonding and Levies Summary

Levies

Quigley Road frontage upgrade	\$18,419.00
Kitch Road frontage upgrade	\$ 8,497.00
Specified Area #23 charge for the two dwelling units	<u>TBD</u>

Steve Muenz, P.Eng.
Development Engineering Manager
DC