
**-CITY OF KELOWNA
MEMORANDUM**

Date: April 28, 2008

To: City Manager

From: Planning & Development Services Department

APPLICATION NO. Z07-0080

APPLICANT: Christine Nicholls

AT: 2236 Stillingfleet Road

OWNER: Christine Nicholls &
Trent David Karius

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU6 – TWO DWELLING HOUSING ZONE.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU6 – TWO DWELLING HOUSING ZONE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0080 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, District Lot 136, O.D.Y.D., Plan 10841, on Stillingfleet 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 withheld until the applicant has addressed the requirements of the Works and Utilities department;

2.0 SUMMARY

This rezoning application would allow for the construction of two single-family homes the subject property.

3.0 ADVISORY PLANNING COMMITTEE

At a meeting held on November 6th, 2007, the APC passed the following recommendation:

THAT the Advisory Planning Commission support Rezoning Application No. Z07 0080, for 2236 Stillingfleet Road, Lot 6, Plan 10841, Twp. 26, Sec. 18, ODYD, to accommodate the construction of a second single-family dwelling.

4.0 BACKGROUND

There is an existing single-family dwelling on the property (see attached photo of existing home). The applicant is proposing construction of a second single-family dwelling on the west side of the property (see attached site plan and conceptual elevation).

Vehicle access to the property is from Stillingfleet Road, as there is no rear lane. There is an existing driveway providing access to the existing attached garage, and a second driveway proposed to provide access to the second single-family home. The applicant has provided conceptual drawings to illustrate the intended form and character of the proposed dwelling, in addition to sketching possible footprint of the second building site.

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

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,394 m ²	700 m ² for two principal dwellings
Lot Width	25 m	18.0 m for two principal dwellings
Lot Depth	56 m	30.0 m
Development Regulations		
Site Coverage (buildings)	21%	40%
Site Coverage (buildings/parking)	33%	50%
Height	meets requirements	2 ½ storeys / 9.5 m
Front Yard	6.0 m	4.5 m or 6.0 m to a garage
Side Yard (north)	3.0 m	2.0 m (1 or 1 ½ storey portion) 2.3 m (2-storey portion)
Side Yard (south)	5.0 m	2.0 m (1 or 1 ½ storey portion) 2.3 m (2-storey portion)
Rear Yard (west)	8.0 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	meets requirements	30 m ² of private open space per dwelling

4.1 Site Context

The subject property is located west of Stillingfleet Road, about one block northeast of the Guisachan Place neighbourhood commercial centre. 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 RU1 – Large Lot Housing
 South RU1 – Large Lot Housing
 West RU1 – Large Lot Housing

4.2 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.

4.3 Current Development Policy

4.3.1 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

(See attached)

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

Staff has no concerns with the proposed rezoning application at this time.

Should the applicant be successful in this rezoning application, this project will be further scrutinized through a development permit to address form and character issues and site layout.



Shelley Gambacort
Current Planning Supervisor
NW//nw

ATTACHMENTS

Location of subject property
Proposed Site Plan
Conceptual Front Elevation and Floor Plan
Photo of Existing House
Air Photo
Technical comments

File: Z07-0080

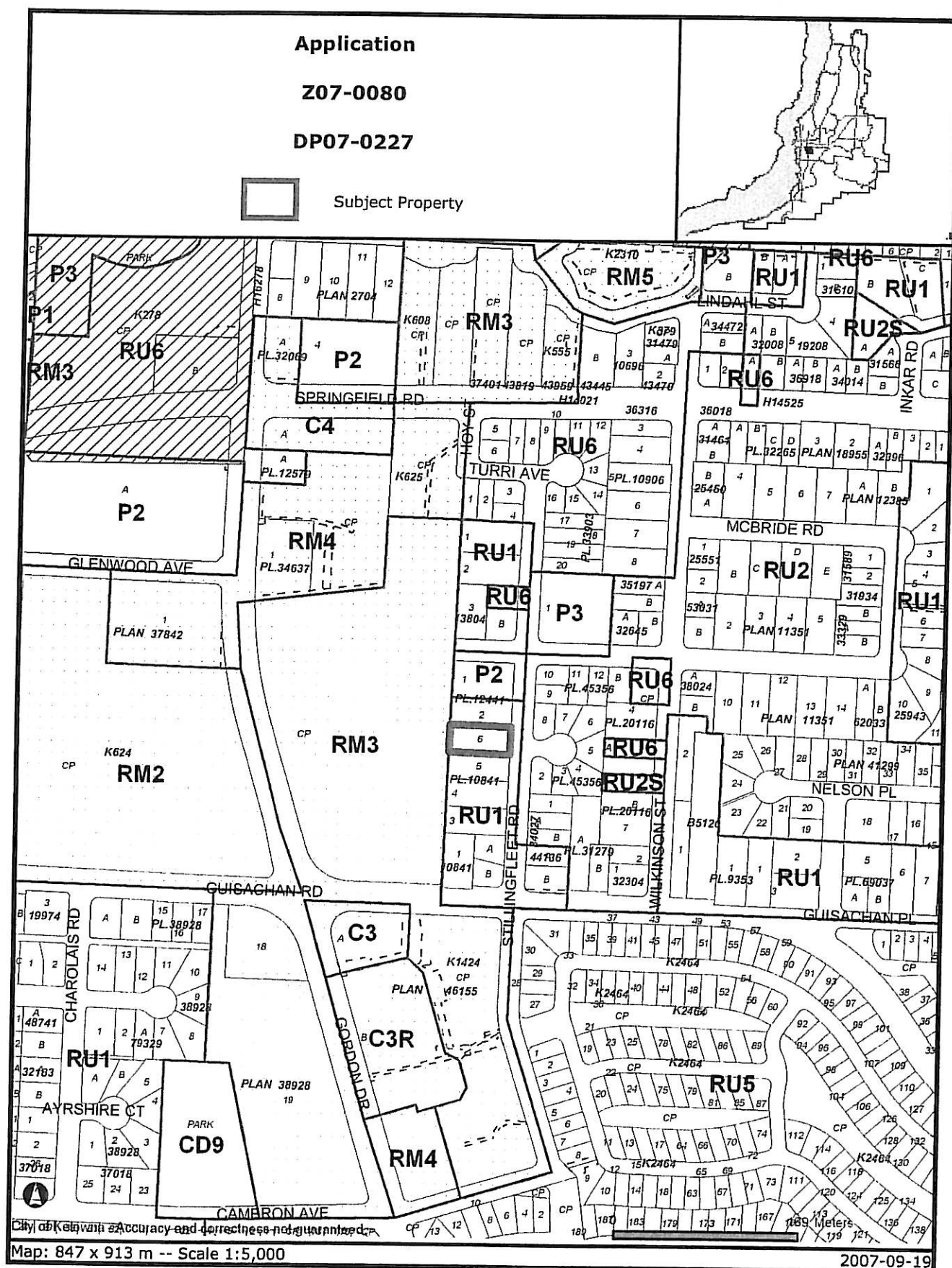
Application

File: Z07-0080

Type: REZONING

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2007-09-19	2007-09-19		
				Community Development & Real Estate Mgr
	2007-09-19	2007-10-09	KGENCE	Land 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 ? x 11 copy, of any survey plans.
				Fire Department
	2007-09-19	2007-10-31	MNEID	Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.
				FortisBC
	2007-09-19	2007-12-10		No response
				Inspections Department
	2007-09-19	2007-09-26	RREADY	No concerns
				Mgr Policy, Research & Strategic Plannin
	2007-09-19	2007-09-21		no comment
				Park/Leisure Services Dir. (info only)
	2007-09-19	2007-09-19		
				Parks Manager
	2007-09-19	2007-09-21	TBARTON	No comment
				Public Health Inspector
	2007-09-19	2007-10-04		sewer required
				RCMP
	2007-09-19	2007-12-10		No response
				School District No. 23
	2007-09-19	2007-12-10		No response
				Shaw Cable
	2007-09-19	2007-10-01		Owner/developer to supply and install underground conduit system
				Telus
	2007-09-19	2007-10-16		TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
				Terasen Utility Services
	2007-09-19	2007-10-29		existing gas service to be altered to fit new buildings.
				Works & Utilities
	2007-09-19	2007-10-17		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.

CITY OF KELOWNA
MEMORANDUM

Date: October 15, 2007
File No.: Z07-0080 DP07-0227
To: Planning & Development Services (NW)
From: Development Engineering Manager (SM)
Subject: 2236 Stillingfleet Road Lot 6 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. The 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.

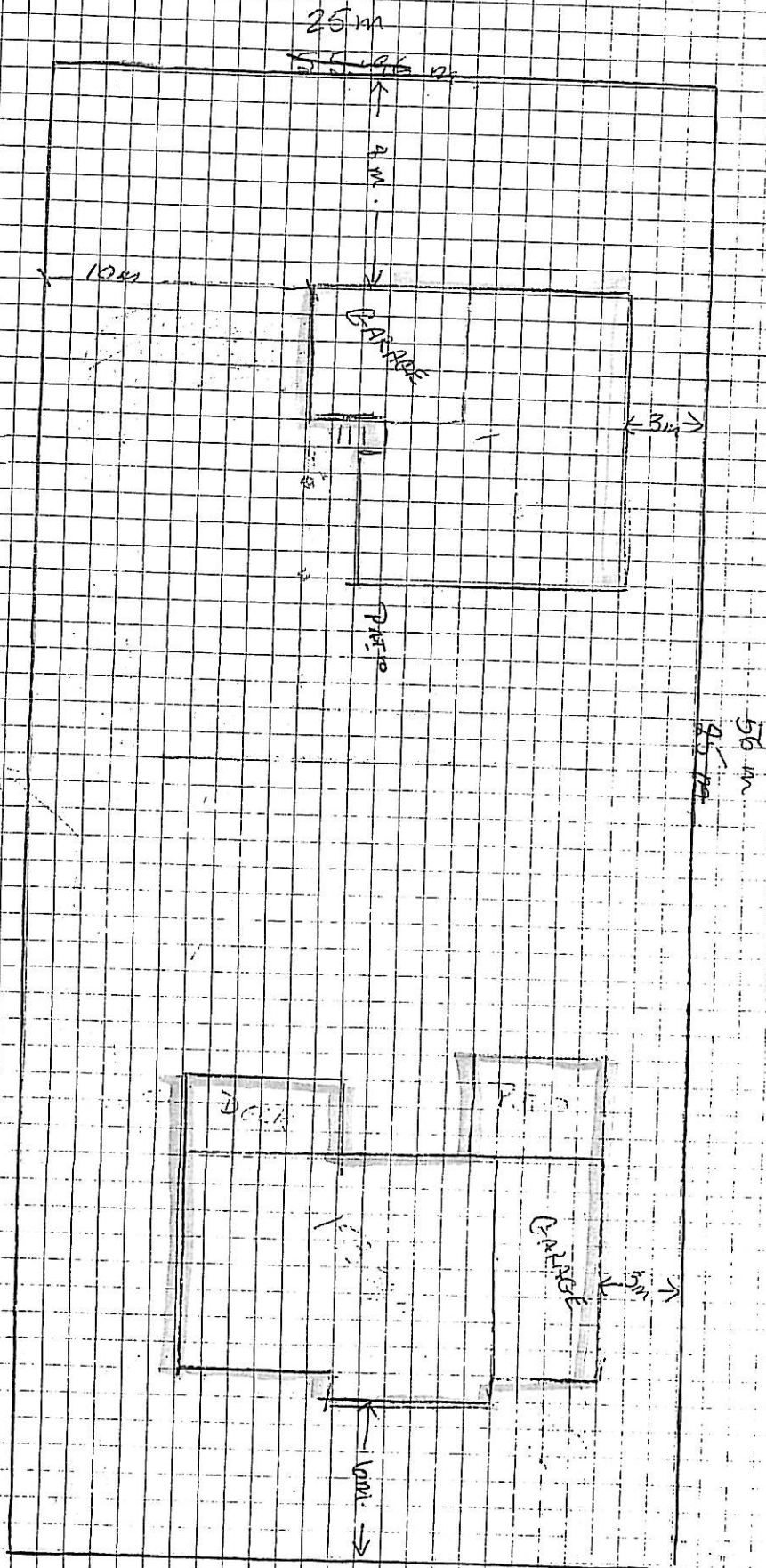
When separate meters are required, it is recommended that the meters, and remote readers, be attached to their own dwelling units

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
JF/jf

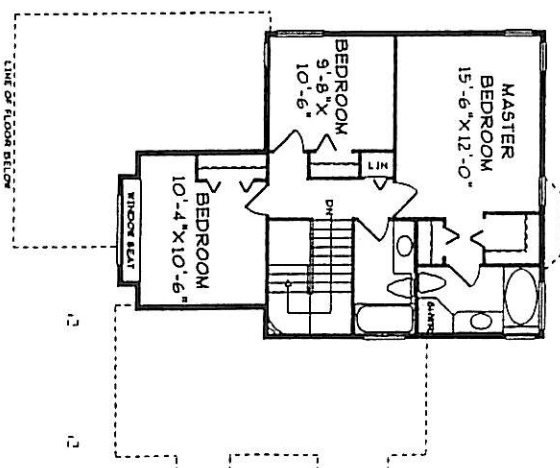
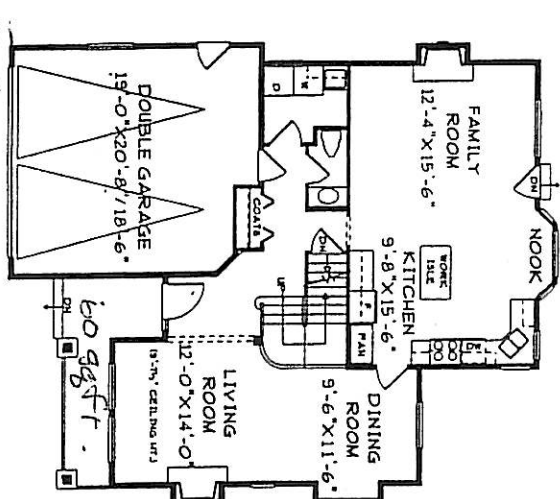
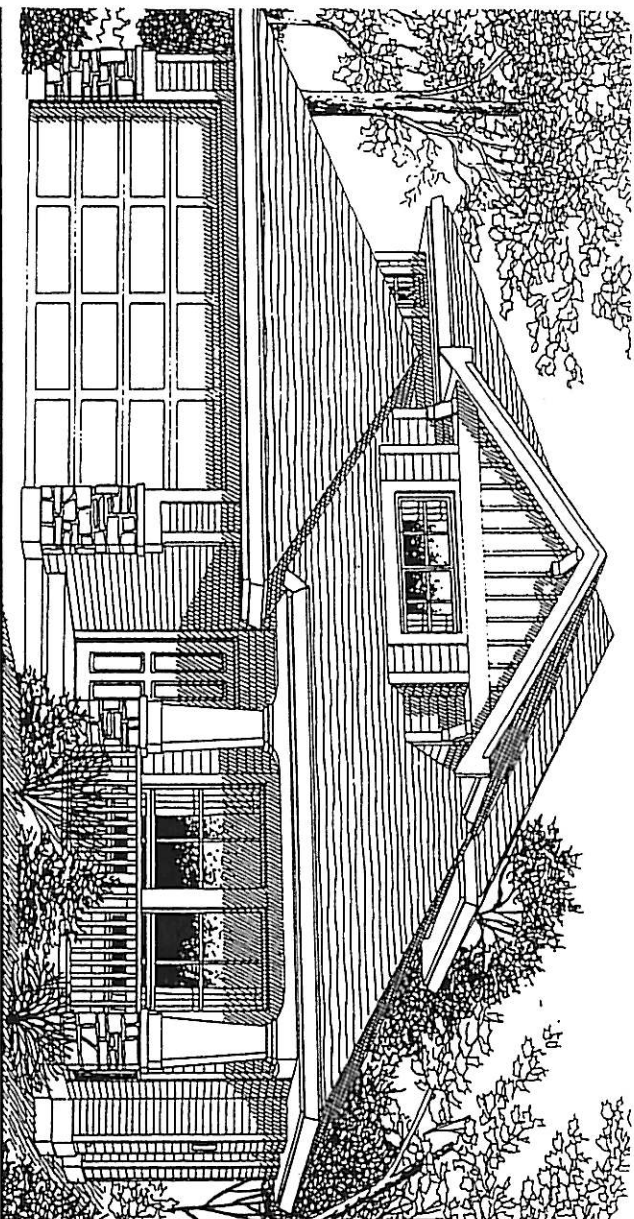
NORTH



TWO-STORY HOMES

DESIGN SHS080137

FIRST FLOOR: 1,009 square feet
SECOND FLOOR: 703 square feet
TOTAL: 1,712 square feet
WIDTH: 38'-0" DEPTH: 45'-0"



CRAFTSMAN FLAIR ABOUND in the details of this charming two-story home. The column-and-pier porch offers a breezy spot to enjoy warm moonlit nights or a summertime lemonade. The interior enjoys an openness all its own. The living room and dining room flow into one another, as do the kitchen and family room. Both the family room and living room boast a fireplace apiece. The master suite pampers with a private bath and two closets while a second full bath serves the remaining two bedrooms.

