
**CITY OF KELOWNA
MEMORANDUM**

DATE: June 18, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z07-0047
AT: 1385 McBride Road.

APPLICANT: Mario & Odessa Digiovanni
OWNERS: Mario & Odessa Digiovanni

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU2 – MEDIUM LOT HOUSING TO RU6 – TWO DWELLING HOUSING IN ORDER TO CONSTRUCT A SECOND SINGLE FAMILY DWELLING.

EXISTING ZONE: RU2 – MEDIUM LOT HOUSING
PROPOSED ZONE RU6 – TWO DWELLING HOUSING ZONE

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0047 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Sec. 19, Twp. 26, ODYD, Plan 11351, located at 1385 McBride Road, Kelowna, B.C. from the RU2 – Medium Lot Housing 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.

2.0 SUMMARY

This rezoning application seeks to rezone the subject property from the RU2 – Medium Lot Housing zone to the RU6 – Two Dwelling Housing zone to allow for the construction of a second single family dwelling at the rear of the subject property.

3.0 ADVISORY PLANNING COMMISSION

The Advisory Planning Commission (APC) passed the following recommendation at their meeting of June 19, 2007:

THAT the Advisory Planning Commission support Rezoning Application No. Z07-0047, for 1385 McBride Road, Lot 3, Plan 11351, Secs. 18 & 19, Twp. 26, ODYD by Digiovanni, to rezone the subject property from the RU2-Medium Lot Housing zone to the RU6-Two Dwelling Housing zone to allow for a second single family dwelling.

4.0 THE PROPOSAL

There is an existing 256 m² (2,760 ft²) single-family dwelling on the subject property. The applicant is proposing to rezone the property in order to construct a second single-family dwelling on the north end of the property.

Plans provided by the applicant indicate that the proposed single family dwelling is to have a floor area of approximately 164 m² (1,765 ft²). The applicant has also advised staff that the existing single family dwelling will be painted so that it matches the proposed single family dwelling.

4.1 Site Context

The surrounding area has been developed primarily as a single- and two-family neighbourhood. More specifically, the adjacent land uses are as follows:

North	RU2 – Medium Lot Housing – Single family residence
East	RU2 – Medium Lot Housing – Single family residence
South	RU2 – Medium Lot Housing – Single family residence
West	RU2 – Medium Lot Housing – Single family residence

4.2 Site Location Map:

1385 McBride Road



4.3 Current Development Policy

This proposal is supported by the policies of the City of Kelowna's Strategic plan and Kelowna 2020 - Official Community Plan.

5.0 TECHNICAL COMMENTS

5.1 Inspections Services

Depth of foundation to be determined by water table level on this property prior to construction. Geotech report required for soil bearing capacity.

5.2 Works & Utilities

See Attached.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Staff has no concerns with this proposal, the lot is well suited for the RU6 zone and the proposed development conforms to the City's Zoning Bylaw No. 8000. The applicant has been working with staff to ensure that the proposed development conforms to the City's requirements.



Shelley Gambacort
Current Planning Supervisor

SG/aw

ATTACHMENTS

Location Map
Site Plan
Elevations
Photographs

CITY OF KELOWNA
MEMORANDUM

Date: July 5, 2007
File No.: Z07-0047 DP07-0118
To: Planning & Development Services Department (AW)
From: Development Engineering Manager
Subject: 1385 McBride Road Lot 3 Plan 1385 Second Dwelling

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-2 to RU-6 are as follows:

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. The service should be adequate for the existing dwelling. **Provide a new 19mm-diameter copper water service for the second dwelling.** The new service can be provided by the City at the owner's cost.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter PVC sanitary sewer service. An inspection chamber (IC) must be installed on the service at the owner's cost as required by the sewer-use bylaw.
The applicant will be required to sign a Third Party Work Order for the cost of installing the (IC) prior to issuance of a Building Permit.

3. Development Permit and Site Related Issues

On-site parking areas must meet bylaw requirements.
Parking for the proposed dwelling unit is to be designed so as to allow vehicles to turn-around on-site and exit the site in a forward direction.

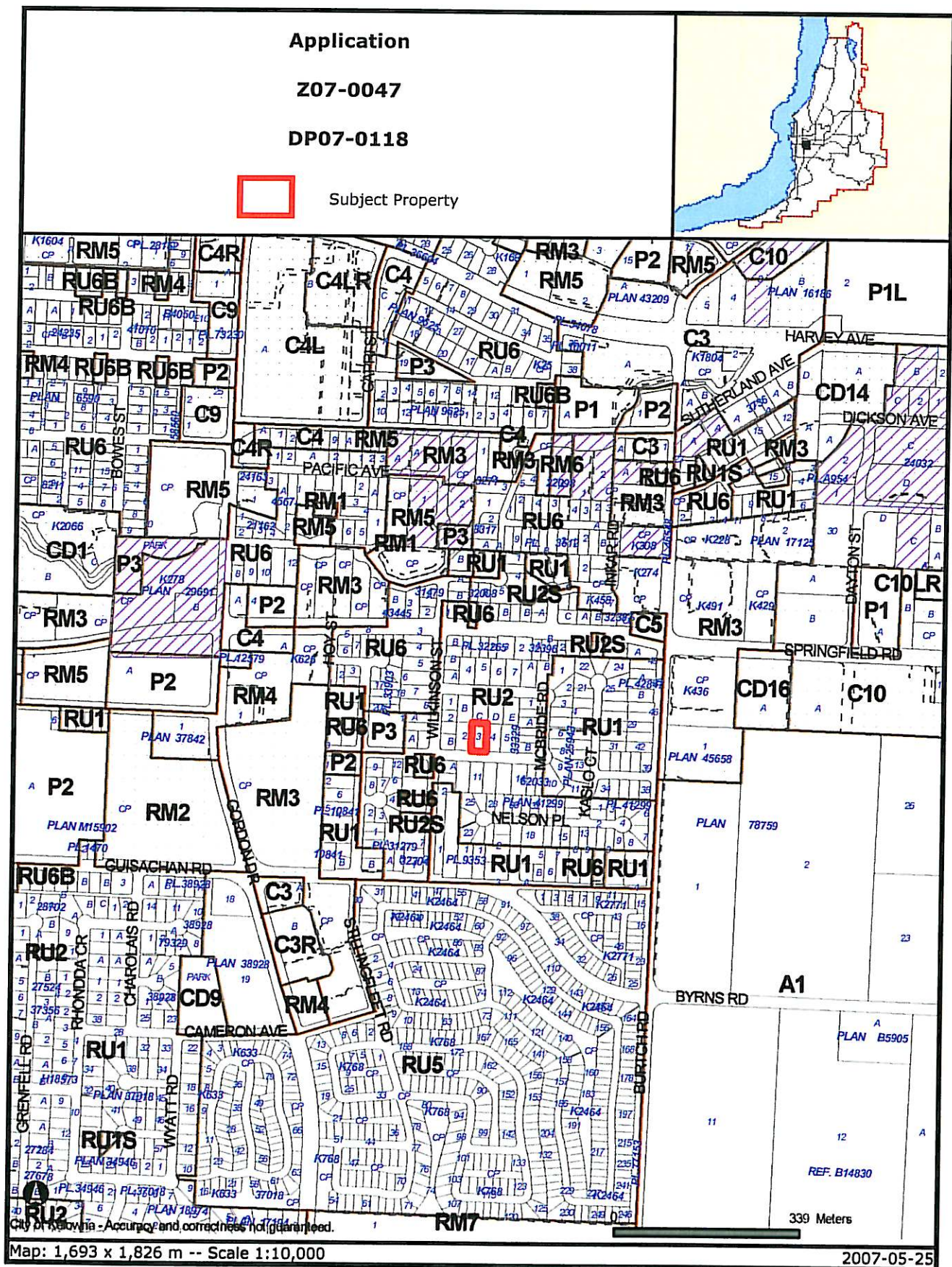
Direct the roof drains into on-site rock pits.

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

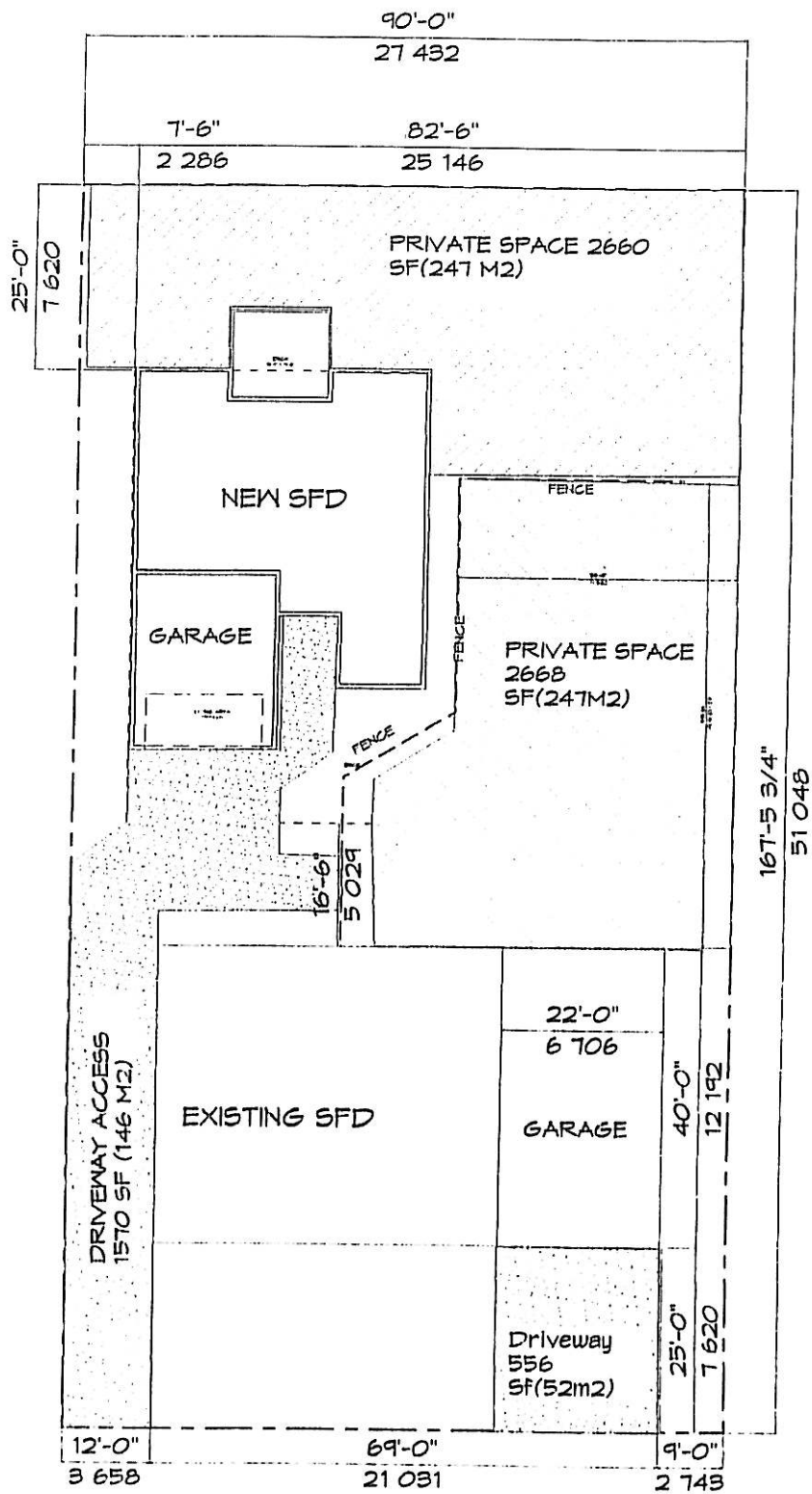
4. Electric Power and Telecommunication Services

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



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.



North



1380 McElroy Rd

Lot 3 Tract 11351

1380 McElroy Rd 2040

GENERAL NOTES

NOTE: ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS STRUCTURE. THE CLIENT IS RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION, ROADS, UTILITIES, AND OTHERS OF LOCAL CONCERN.

STANDARD NOTES

1. All construction shall conform to the requirements of the International Building Code, 1990 Edition, and all applicable local codes and ordinances.
2. All materials shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.
3. All work shall be done in accordance with the approved plans and specifications.
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ERRORS AND OMISSIONS

THESE PLANS WERE PREPARED BY THE ARCHITECT BASED ON THE INFORMATION FURNISHED BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION FURNISHED BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION FURNISHED BY THE CLIENT.

STRUCTURAL DESIGN AND ENGINEERING

THE STRUCTURAL DESIGN AND ENGINEERING WAS PERFORMED BY THE ARCHITECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION FURNISHED BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION FURNISHED BY THE CLIENT.

STRUCTURAL DESIGN CRITERIA

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SEE PLAN NOTES

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WOOD FRAMING

THE WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 1990 EDITION, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

FOUNDATIONS

THE FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 1990 EDITION, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

ELECTRICAL

THE ELECTRICAL SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, 1990 EDITION, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

HEATING

THE HEATING SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE, 1990 EDITION, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

PLUMBING

THE PLUMBING SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, 1990 EDITION, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

MECHANICAL

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PAINTING

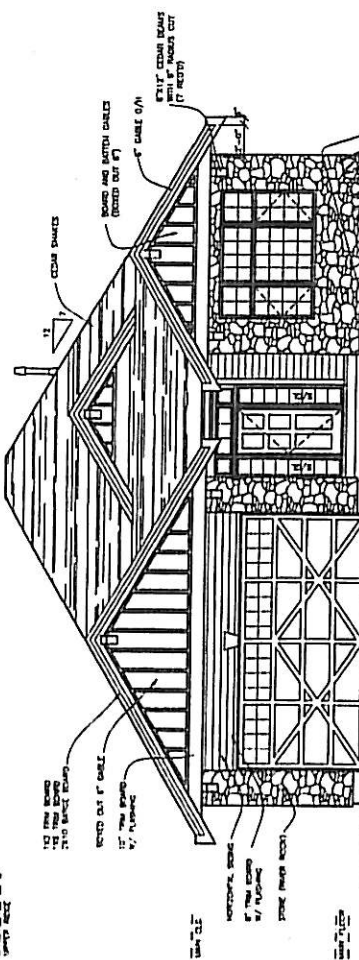
THE PAINTING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL PAINTING CODE, 1990 EDITION, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

LANDSCAPING

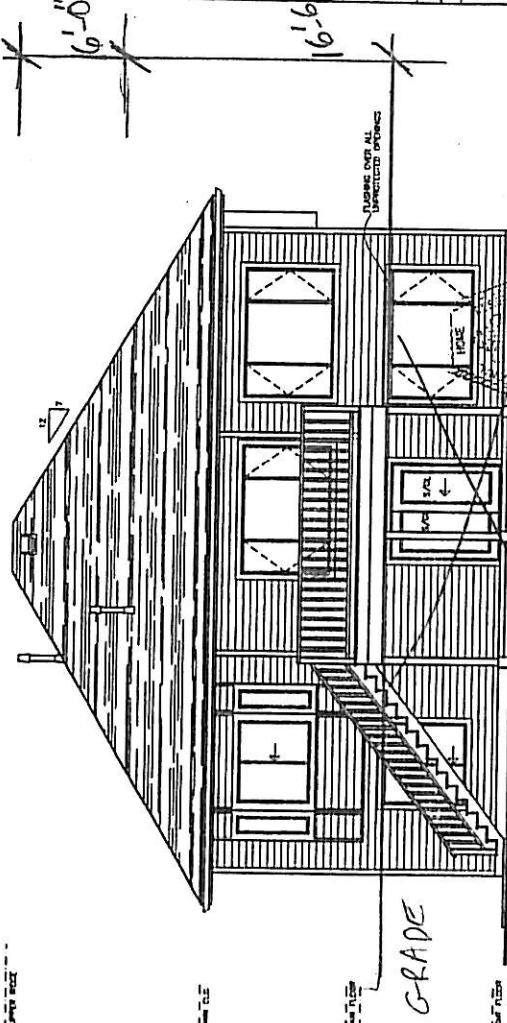
THE LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL LANDSCAPING CODE, 1990 EDITION, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

GENERAL

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FRONT ELEVATION
CONCRETE NOT FOR
BUILDING PERMIT
No building permit should be issued based on this copy.
Building permit should be issued based on this copy.



REAR ELEVATION
CONCRETE NOT FOR
BUILDING PERMIT
No building permit should be issued based on this copy.
Building permit should be issued based on this copy.

ROBINSON
ARCHITECTS
201 - 1901 Somerset Ave. #100
250-681-6812

FINISH HOUSE DESIGN LIMITED



DATE	1-1-2010
SCALE	1/4" = 1'-0"
DATE	3 OF 3
DATE	1-1-2010
DATE	1-1-2010

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
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