
CITY OF KELOWNA
MEMORANDUM

DATE: June 25, 2008
FILE NO.: Z08-0027
TO: City Manager
FROM: Planning & Development Services Department

APPLICATION NO. Z08-0027 **OWNERS:** SHAUN KLOTZ & DARCY JORDAN

AT: 725 QUIGLEY ROAD **APPLICANT:** BOB GUY

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU6 – TWO DWELLING HOUSING ZONE IN ANTICIPATION OF A TWO LOT SUBDIVISION AND THE CONSTRUCTION OF TWO DWELLING UNITS ON EACH LOT

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: LUKE TURRI

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0027 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sec. 22, Twp 26, ODYD, Plan 36483, located at 725 Quigley Road, Kelowna BC, from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

THAT Rezoning Application No. Z08-0027 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 and Rutland Waterworks being completed to their satisfaction;

2.0 SUMMARY

The applicant wishes to rezone the subject property from the existing RU1 – Large Lot Housing zone to the proposed RU6 – Two Dwelling Housing zone and to subdivide the property into two lots in order permit the construction of two dwelling units on each lot.

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of April 22, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z08-0027, for 725 Quigley Road/Lot A, Plan 36483, Sec 22, Twp 26, OYDO, by Bob Guy to rezone from the existing RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone to facilitate a two lot subdivision.

4.0 BACKGROUND

4.1 The Proposal

The applicant is proposing to rezone the subject property to the "RU6 – Two Dwelling Housing" zone, and then subdivide the subject property into two lots. There will then be adequate lot frontage and lot area to develop two dwelling units on each proposed lot.

The applicant is proposing to retain the existing single unit dwelling that is located on the proposed easterly lot (Lot A), and to relocate a pre-built dwelling onto the front of that new lot. The proposed westerly lot (Lot B) would have one two-unit dwelling (duplex) constructed on it.

The applicant is proposing to remove the existing garage structure (Lot B), while retaining the existing swimming pool and shed/equipment room (Lot A). Fencing additions would separate the pool from the other dwelling on the lot.

The associated development permit applications for the proposed developments would be processed as a Direct Development Permit application, and would be executed at a staff level.

The proposal meets the requirements of the RU6 zone as follows:

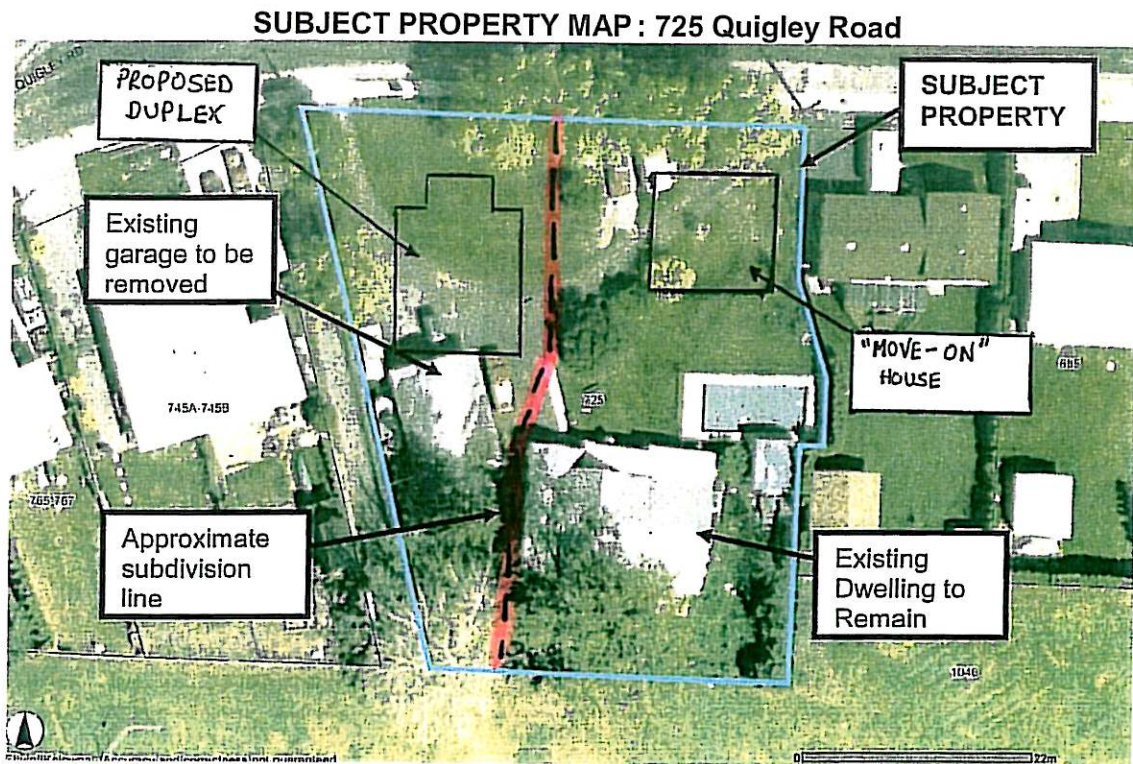
CRITERIA		PROPOSAL	RU6 ZONE REQUIREMENTS
Site Area (m ²)	Lot A	1519 m ²	700 m ²
	Lot B	839 m ²	
Site Width (m)	Lot A	25.0 m	18.0 m
	Lot B	24.4 m	
Site Depth (m)		54 m	30.0 m
Site Coverage (%)	Lot A	19% buildings 41.2 % Bldg & pvmt	40% Buildings 50% Buildings and paved areas
	Lot B	22.1% buildings 31.2 % Bldg & pvmt	
Storeys (#)		2 storeys	2 ½ Storeys or 9.5 m
Setbacks (m) Lot A			
- Front		6.0 m	6.0 m
- Rear		8.99 m	7.5 m for 2 or 2½ storey
- West Side		2.0 m to 1 storey	2.0 m for 1 or 1½ storey 2.3 m for 2 or 2½ storey
- East Side		3.0 m to 2 storey	2.0 m for 1 or 1½ storey 2.3 m for 2 or 2½ storey
Setbacks (m) Lot B			
- Front		6.0 m	6.0 m
- Rear		32.0 m	7.5 m for 2 or 2½ storey
- West Side		2.84 m to 2 storey	2.0 m for 1 or 1½ storey 2.3 m for 2 or 2½ storey
- East Side		2.38 m to 2 storey	2.0 m for 1 or 1½ storey 2.3 m for 2 or 2½ storey
Other Requirements			
Parking Stalls (#)		2 stalls provided per dwelling	2 stalls required per dwelling

4.2 Site Context

The subject property is located on the south side of Quigley Road, between Kitch Road and Timrick Road. The site is located in an established neighbourhood of single and two unit dwellings.

Adjacent zones and uses are, to the:

- North - RU1 – Large Lot Housing / SFD – Quigley Road
- East - RU1 – Large Lot Housing / SFD
- South - P2 – Education and Minor Institutional / school district offices
- West - RU6 – Two Dwelling Housing / Two units dwellings - walkway



4.3 Proposed Development Potential

The proposed zone of RU6 – Two Dwelling Housing zone allows for: Single Dwelling Housing and Two Dwelling Housing as principal permitted uses, and Bed and Breakfast home, Boarding and Lodging Houses (RU6b only), Care Centre – Minor, Home Based Business – minor and major, and Secondary suite as permitted secondary uses.

4.4 Current Development Policy

Official Community Plan

The Kelowna OCP identifies the subject properties as a "Single / Two Residential" future land use. The proposed use is consistent with that designation.

OCP Section 8.35 (Land Utilization within Single Detached Areas) Work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivision and building permit applications that would allow for smaller lot sizes, secondary suites, minor boarding facilities, minor group homes, duplexes etc. that are sensitively integrated into a neighbourhood;

5.0 TECHNICAL COMMENTS

5.1 Inspections Department

Main floor plan required for home A2 for building permit. Ensure basement area of home A2 not constructed as suite. Demolition permit required to remove existing garage.

5.2 Work & Utilities Department

Requirements of subdivision application S08-0031 must be satisfied prior to adoption of zone amending bylaw.

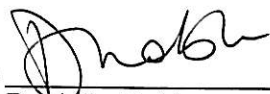
5.3 Rutland Water Works

CEC'S to be charged. New servicing required before issuing water certificate.

5 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The OCP policies indicate support for sensitive infill development, and therefore planning staff are supportive of this land-use. The proposal appears to be a reasonable form of development for the property. The existing property is a large deep lot, which after subdivision into two lots, will provide for lots that are over 50m deep. The proposed layout for the dwellings will provide adequate yard area that is still private.

The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. It is anticipated that there will be applications in the future to create a strata plan for each of the proposed lots.

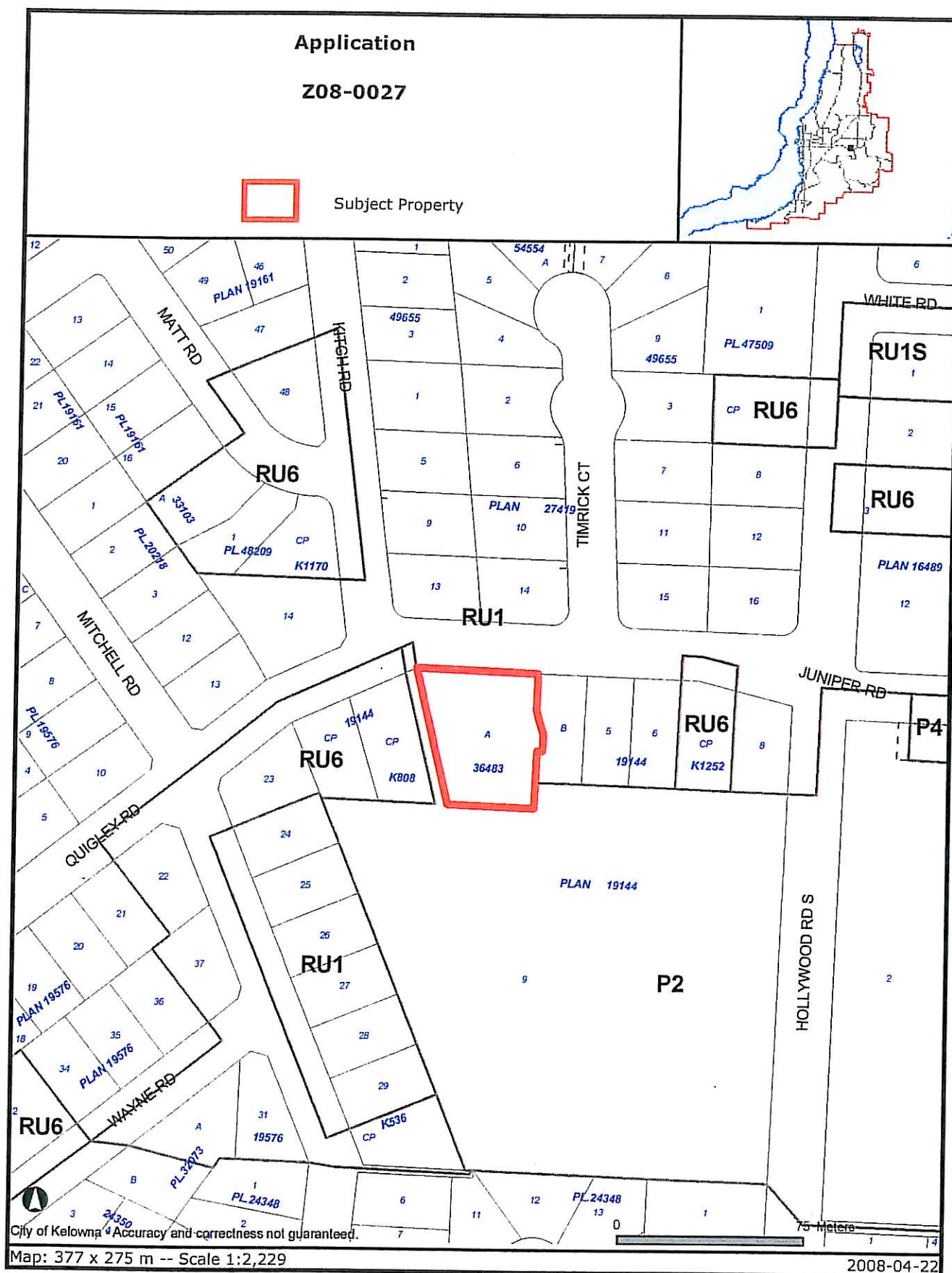


Danielle Noble
Current Planning Supervisor

DN/lt

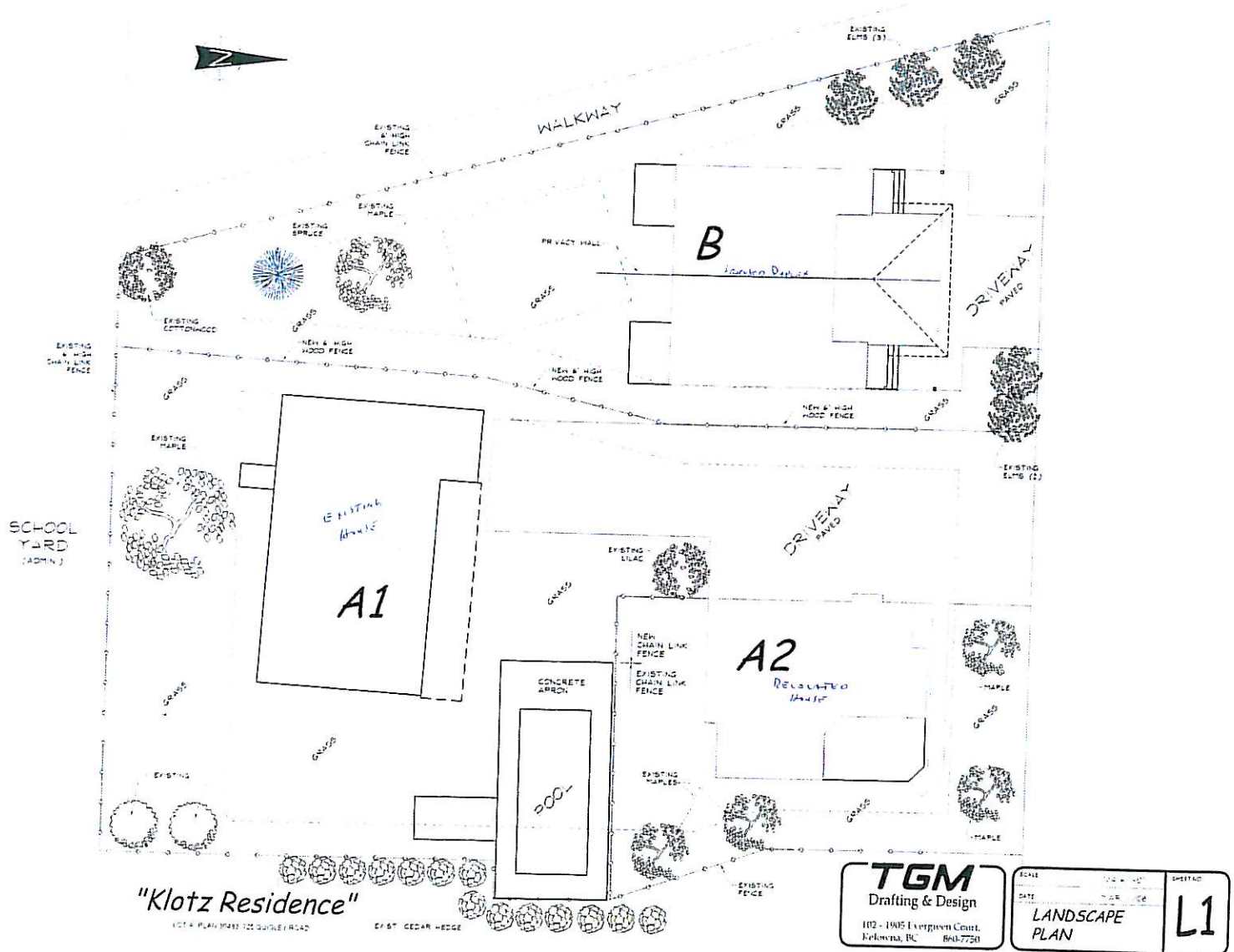
ATTACHMENTS

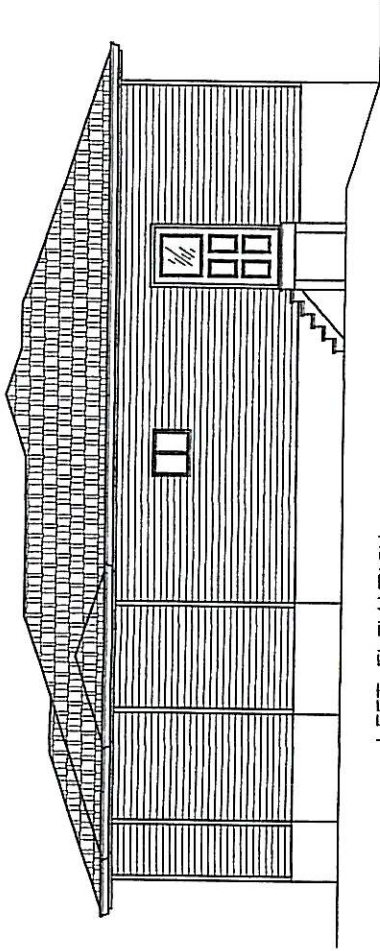
- A. Location of subject property
- B. Site Plan & Elevations
- C. Photos of Existing Structures



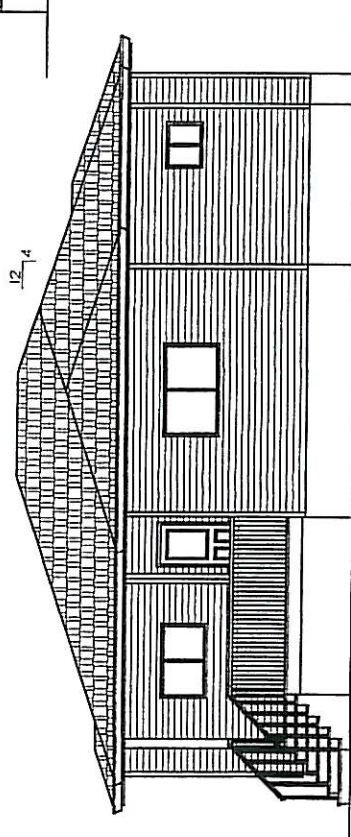
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

LANDSCAPE / SITE PLAN

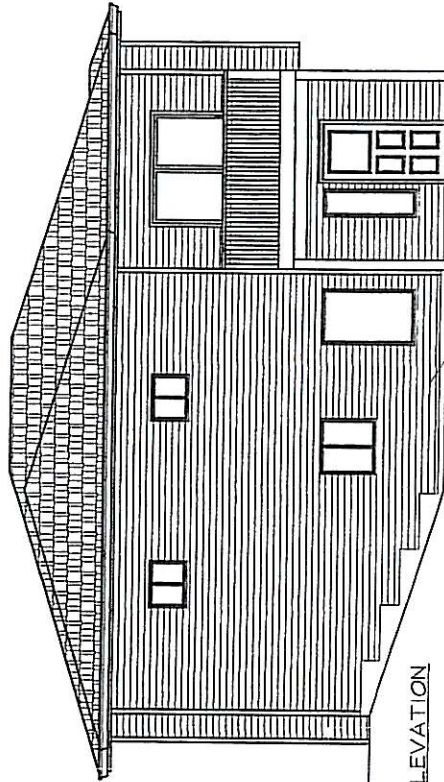




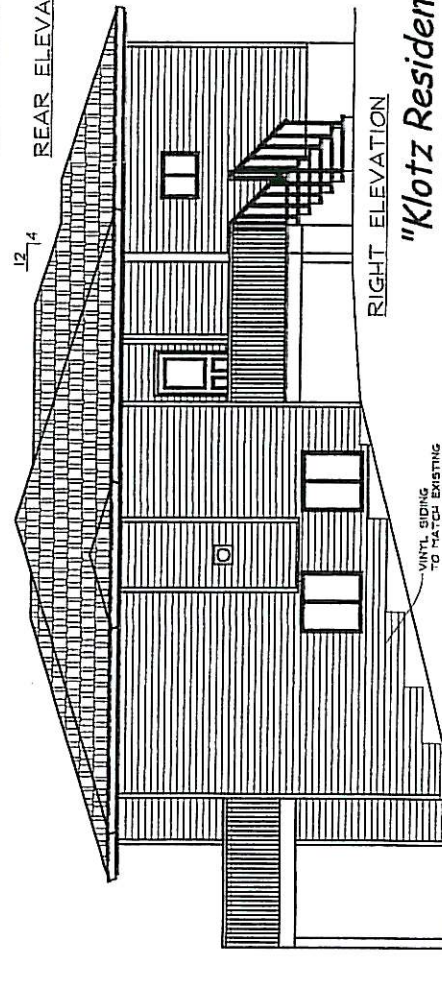
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

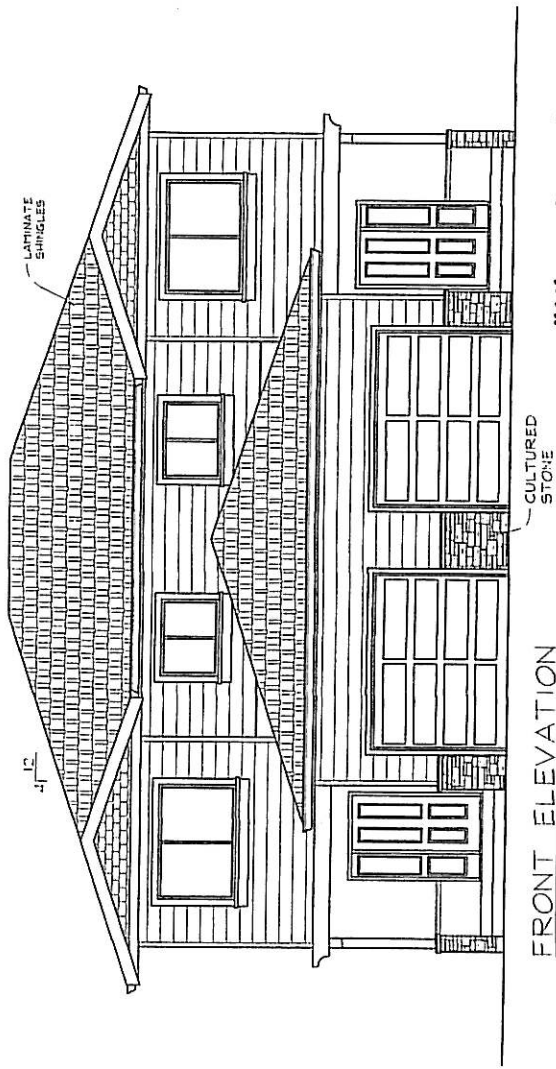
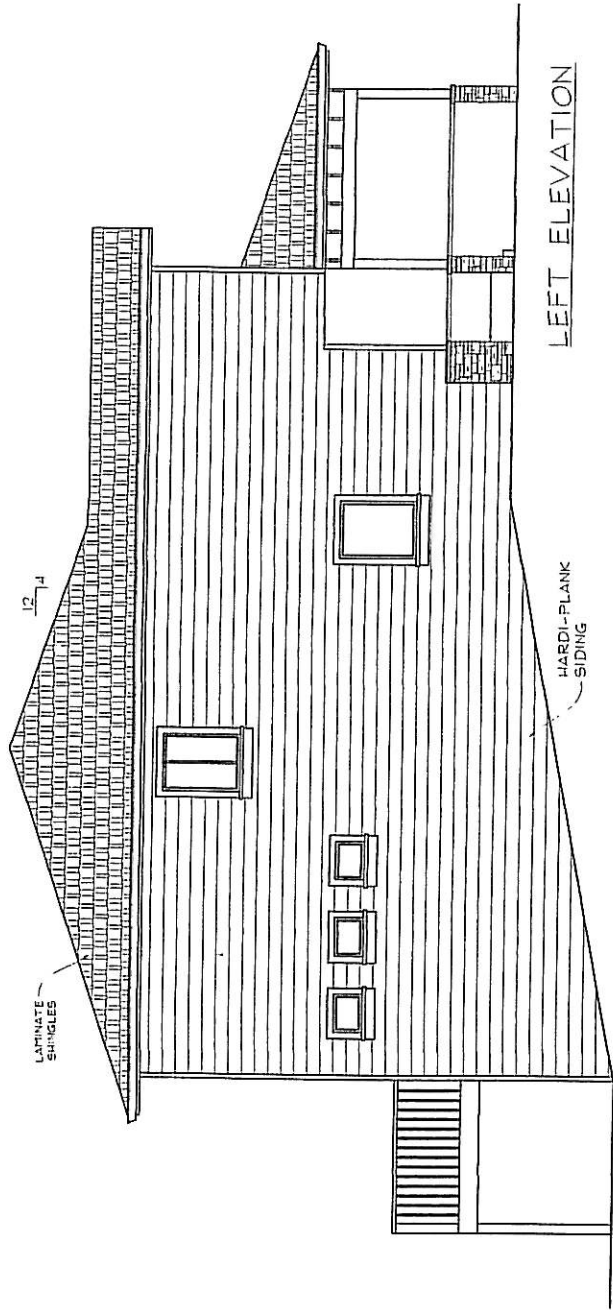


RIGHT ELEVATION

- LOT A -
"MOVE-ON" HOUSE

TGM Drafting & Design 102 - 1905 Evergreen Court, Kelowna, BC V6L 7Z5	SCALE 1/4" = 1'-0"	SHEET A4
	DATE FEB 21/05	ELEVATIONS

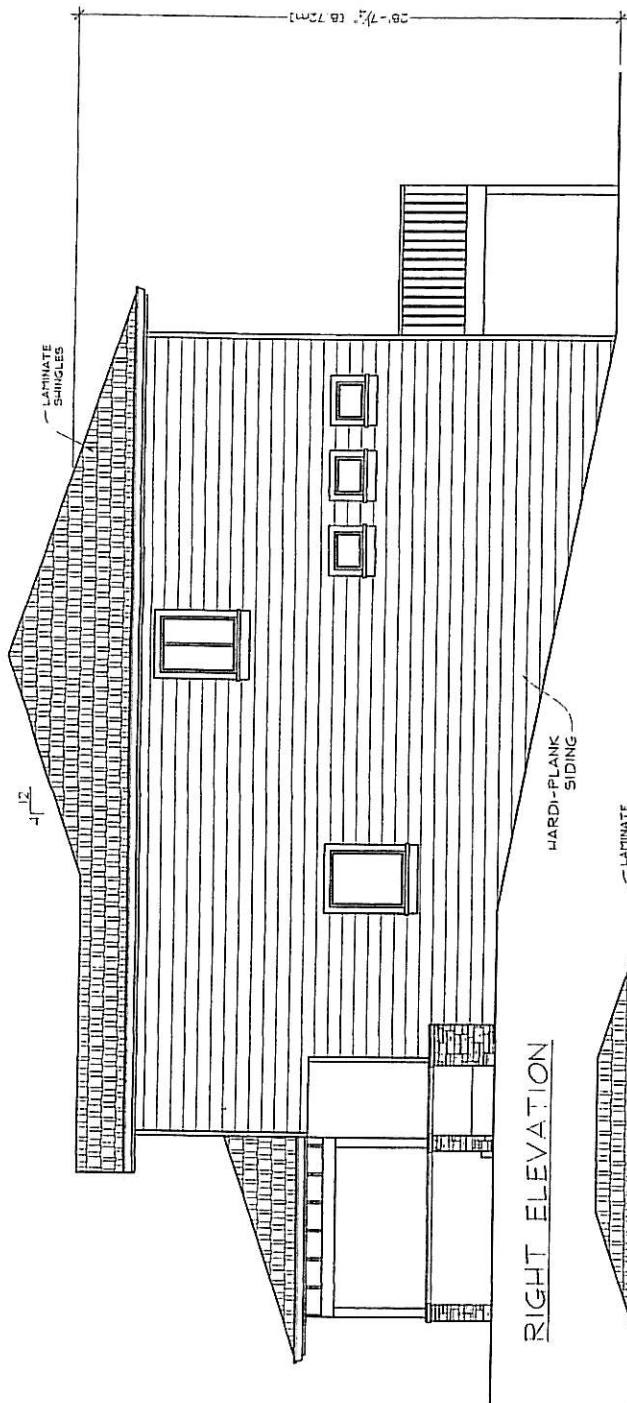
"Klotz Residence"
LOT A, PLAN 3043, 750 QUELEY ROAD



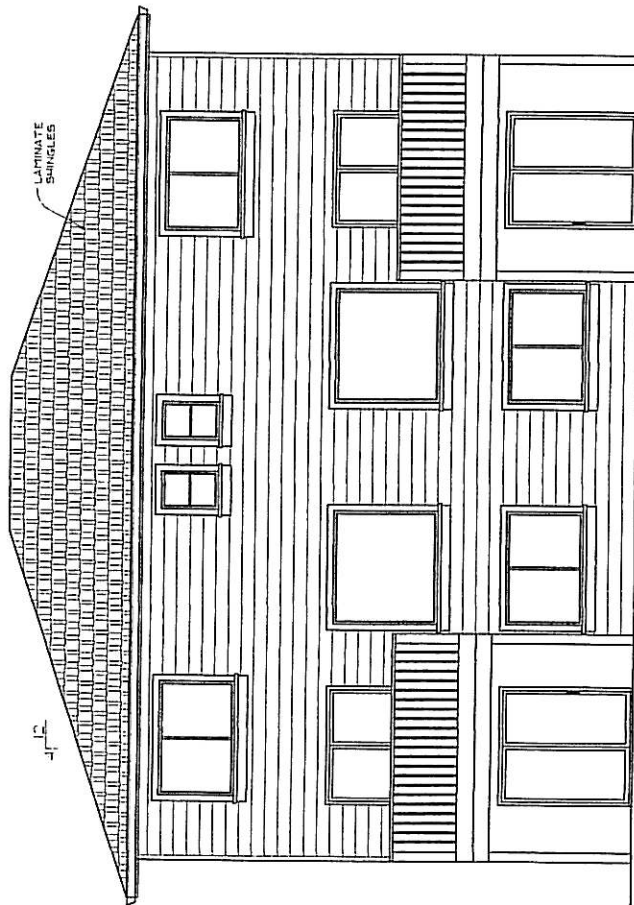
"Klotz Residence"
LOT 2, PLAN 3443, 735 QUINCY ROAD

- LOT B -
PROPOSED DUPLEX

TGM Drafting & Design 103 - 1905 Evergreen Court, Kelowna, BC V6G 7T5	SCALE 1/4" = 1'-0"	SHEET NO. A5
	DATE FEB 12/05	ELEVATIONS



RIGHT ELEVATION



REAR ELEVATION

- LOT B -
PROPOSED DUPLEX

TGM Drafting & Design 102 - 1905 Evergreen Court, Kelowna, BC B6G 7T5D	SCALE	1/4" = 1'-0"	SHEET NO.	A6
	DATE	FEB 12/05		
ELEVATIONS				

"Klotz Residence"
LOT 2, PLAN 3643, 729 GUGLEY ROAD



EXISTING DWELLING AND GARAGE - 725 QUIGLEY



EXISTING DWELLING - 725 QUIGLEY



"MOVE-ON" HOUSE - 72S QUIGLEY ROAD