
**CITY OF KELOWNA
MEMORANDUM**

DATE: August 8, 2008
TO: City Manager
FROM: Planning & Development Services Department
SUBJECT:
APPLICATION NO. Z08-0025 **APPLICANT:** Dave Robert

AT: 1418 Alta Vista Road **OWNER:** Susan Robert

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 SINGLE-FAMILY DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0025 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 16, District Lot 137, O.D.Y.D., Plan 13998, located on Alta Vista 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

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 single family home.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on May 6, 2008, the Advisory Planning Commission passed the following motion:

THAT the Advisory Planning Commission supports Rezoning Application No.: Z08-0025, for 1418 Alta Vista Road; Lot 16, Plan 13998, Sec. 19, Twp. 26, ODYD; by D. & S. Robert to rezone the subject property from the RU1 - Large Lot Housing Zone to the RU6 - Two Dwelling Housing zone in order to construct a second single family dwelling.

4.0 BACKGROUND

There is an existing single-storey single-family home on the subject property. The applicant is proposing to rezone the property in order to construct a second dwelling north of the existing dwelling.

Vehicle access to the existing house is from Alta Vista Road, and there are plans to add a new driveway on the Lawrence Avenue side of the property to serve the proposed second dwelling.



Floor plans provided by the Applicant show that the proposed second house is to have a floor area of 92 m² (992 ft²) on the walkout basement level, and 90 m² (973 ft²) on the main floor, for a combined finished living area of 182 m² (1,965 ft²). The main level is to contain a single-car garage, with opportunity for additional parking on the driveway.

The applicant will provide additional detail of the floor plans for the development permit application, but for now has provided adequate information on the site plan, cross-sections, and conceptual front elevation (facing towards Lawrence Avenue).

The table below shows this application's compliance with the requirements of the RU6 zone. Any non-compliance with Zoning Bylaw No. 8000 is detailed at the end of the table:

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,252 m ²	800 m ² for two principal dwellings
Lot Width	20 m	18.0 m for two principal dwellings (interior lot)
Lot Depth	51 m	30.0 m
Development Regulations		
Site Coverage (buildings)	30%	40%
Site Coverage (buildings/parking)	34%	50%
Height (proposed house)	1 ½ -storeys	2 ½ storeys / 9.5 m
Front Yard	6.3 m	4.5 m or 6.0 m to a garage
Side Yard (west)	5.0 m	2.0 m (1 or 1 ½ storey portion) 2.3 m (2-storey portion)
Side Yard (east)	1.95 m ^A	2.0 m (1 or 1 ½ storey portion) 2.3 m (2-storey portion)
Other requirements		
Parking Stalls (#)	4 spaces	4 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling
Separation Distance Between Houses	10.8 m	4.5 m

^A The existing home is 1.95 m from the easterly property line, but this would be considered "existing non-conforming". The proposed new dwelling satisfies the required side yard setbacks.

5.0 SITE CONTEXT

The subject property is located in the Bankhead Area of Kelowna on Alta Vista Road. The surrounding area has been developed primarily as a single- and two-family neighbourhood. More specifically, the adjacent land uses are as follows:

North-	P2 - Education and Minor Institutional (Yitung Buddhist Temple)
	RU1 – Large Lot Housing
East	RU1 – Large Lot Housing
South	RU1 – Large Lot Housing
West	RU1 – Large Lot Housing

6.0 CURRENT DEVELOPMENT POLICY

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.

7.0 TECHNICAL COMMENTS

(See attached)

Note: if successful in this application, the new house would be addressed off Lawrence Avenue, thereby alleviating the emergency response concerns identified by the Kelowna Fire Department.

8.0 PLANNING & DEVELOPMENT SERVICES COMMENTS

The Official Community Plan designates the subject property as Single / Two Unit Residential. The proposed land use (two principal dwelling units) 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 and satisfies a range of life cycle and lifestyle choices.

Staff is supportive of this rezoning application, because (a) the proposed zoning is consistent with the future land use designation on the subject property, (b) the proposed second dwelling has been well designed to accommodate the lot in a sensitive manner, and (c) this infill project achieves a more efficient use of Kelowna's limited land base, in a manner that should not have a negative impact on surrounding properties.

The applicant has provided a geotechnical assessment of the property, which makes recommendations with regard to site preparation and foundation design.

Further scrutiny of the project will also be done through the accompanying development permit application, which addresses issues of form and character as well as general site layout.



for Shelley Gambacort
Planning and Development Services
NW/nw

ATTACHMENTS

Location of subject property
Site plan
Conceptual Elevation (Lawrence Avenue side)
Photo of Existing Dwelling
Photos of site for proposed 2nd dwelling
Air Photo
Technical Comments

File: Z08-0025

Application

File: Z08-0025

Type: REZONING

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2008-03-18	2008-03-18		
				Community Development & Real Estate Mgr
	2008-03-18	2008-03-28	SALEXANC	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 ? x 11 copy, of any survey plans.
				Fire Department
	2008-03-18	2008-05-21	MNEID	Z08-0025 1418 Alta Vista Can not accept this proposal; Emergency access for all the buildings should be off Alta Vista as that will be the address of all the buildings on this lot. This proposal shows the access to the proposed building is off Lawrence Ave; the proposed building can not get a Lawrence Ave. address unless the property is sub divided.
				FortisBC
	2008-03-18	2008-05-23		No response
				Inspections Department
	2008-03-18	2008-05-24	RREADY	See comments attached to DP08-0060.
				Mgr Policy, Research & Strategic Plannin
	2008-03-18	2008-03-19		no comment
				Ministry of Transportation
	2008-03-18	2008-04-17		Please be advised that the Ministry of Transportation has no objections to this proposed rezoning.
				Park/Leisure Services Dir. (info only)
	2008-03-18	2008-03-18		
				Parks Manager
	2008-03-18	2008-03-27	TBARTON	No comment
				Public Health Inspector
	2008-03-18	2008-04-23		no concerns provided community water & sanitary sewer are available
				RCMP
	2008-03-18	2008-05-23		No response
				School District No. 23
	2008-03-18	2008-05-23		no response
				Shaw Cable
	2008-03-18	2008-04-07		Owner/Developer to supply and install an underground conduit system per Shaw Cable drawings and specifications
				Telus
	2008-03-18	2008-04-18		TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
				Terasen Utility Services
	2008-03-18	2008-04-29		No comment
				Works & Utilities
	2008-03-18	2008-04-16		See documents tab

CITY OF KELOWNA
MEMORANDUM

Date: April 3, 2008
File No.: Z08-0025

To: Planning & Development Services Department (NW)

From: Development Engineering Manager (SM)

Subject: 1418 Alta Vista Rd. Lot 16 Block 137 Plan 13998 Two detached dwelling units RU-6

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

This property is currently serviced with a 19mm-diameter copper water service. The existing meter is installed in a pit; the meter shall be removed and a new meter installed within the dwelling. **An additional water service will be required and 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 sanitary sewer service. An inspection chamber (IC) complete with brooks box 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) and brooks box prior to issuance of a Building Permit.

3. Development Permit and Site Related Issues

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

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.

A curb let down will be required for the access and it should be noted that a catch basin exists at the driveway location indicated in the site plan. The curb cut and possible adjustments to the catch basin can be performed by the City at the owner's cost.

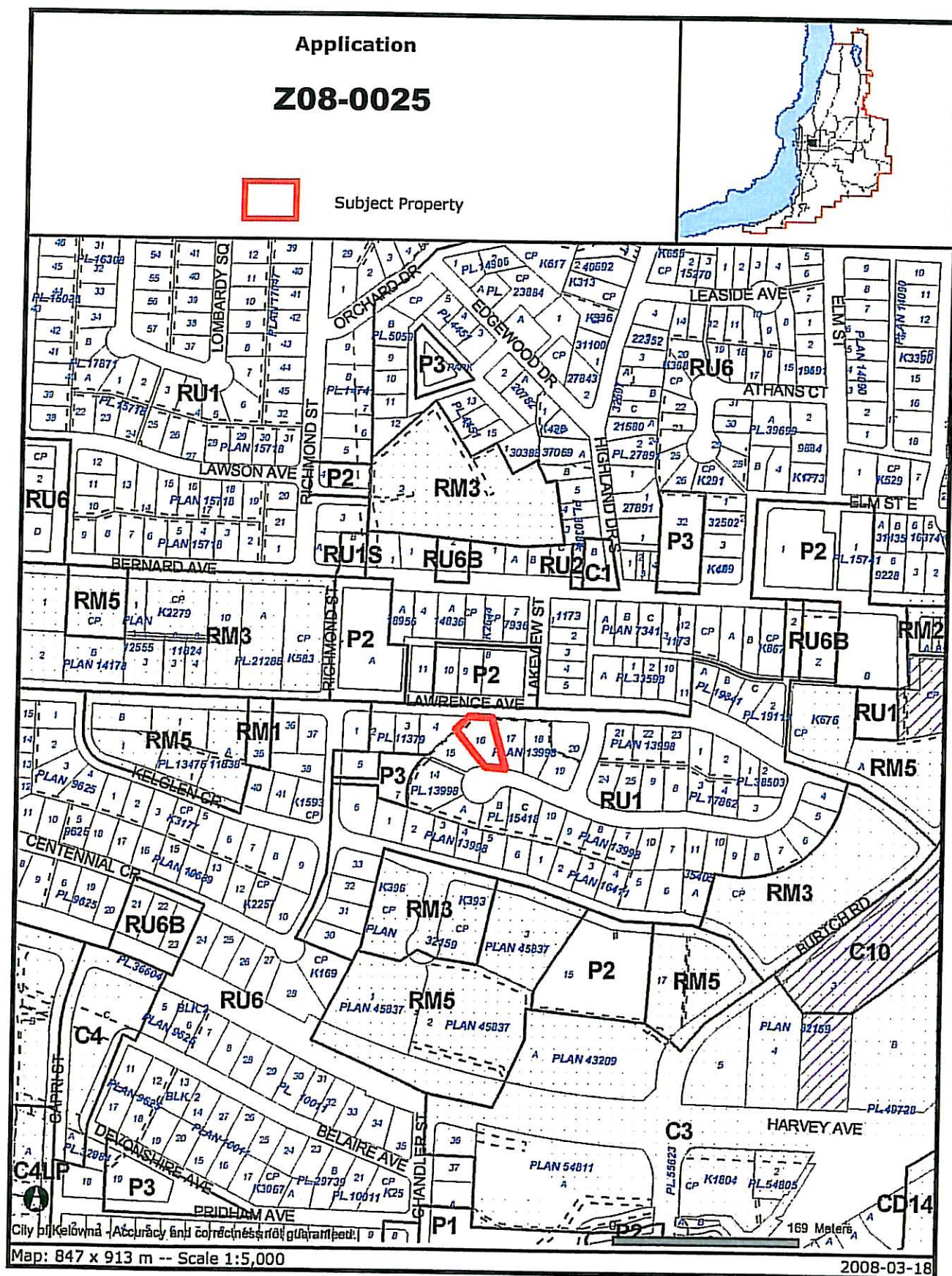
It is recommended to relocate the driveway location to avoid adjusting the catch basin and adjust the driveway to intersect Lawrence Avenue close to a 90° angle.

If the proposed new house is addressed from Alta Vista Road, a continuous unobstructed 2m walkway is required from Alta Vista to the proposed new house. However, if the proposed new house is addressed from Lawrence Avenue then this requirement does not apply.

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
DC



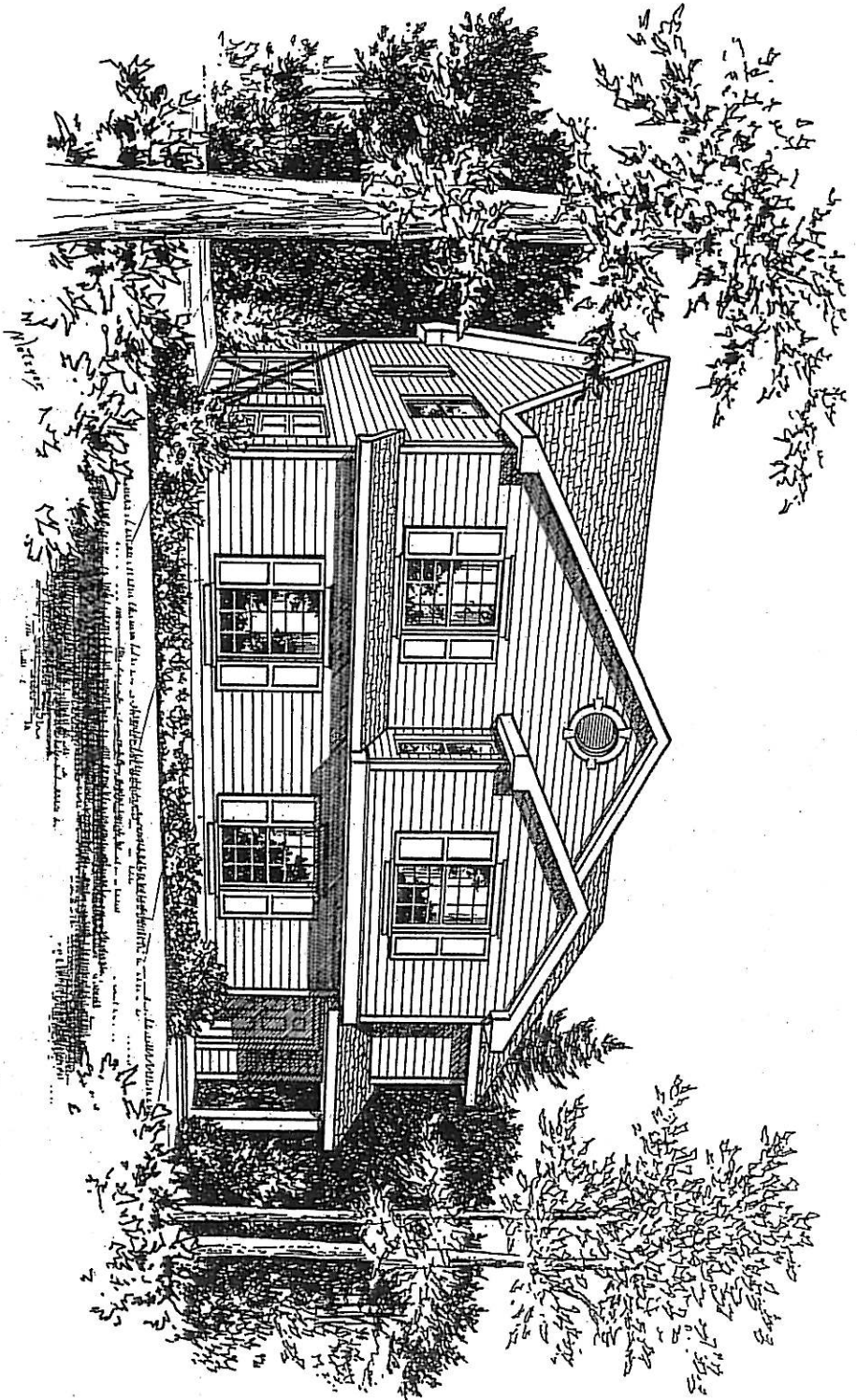
*Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.*

ON LOT 16, PLAN 13998,
D . L . 137, O.D.Y.D.

[illegible]

THE DIMENSIONS SHOWN ON THIS CERTIFICATE ARE NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.

Phone (250) 763-7322
Fax (250) 763-4413
email: denby@telus.net



RESIDENTIAL DESIGN SERVICES, INC. 14302 S. OUTER FORTY RD. ST. LOUIS, MO 63017 314-434-1524 COPYRIGHT 2005

PLAN
NUMBER
9919

DATE: 11/8/99
REVISED: 11/24/06
JOB#

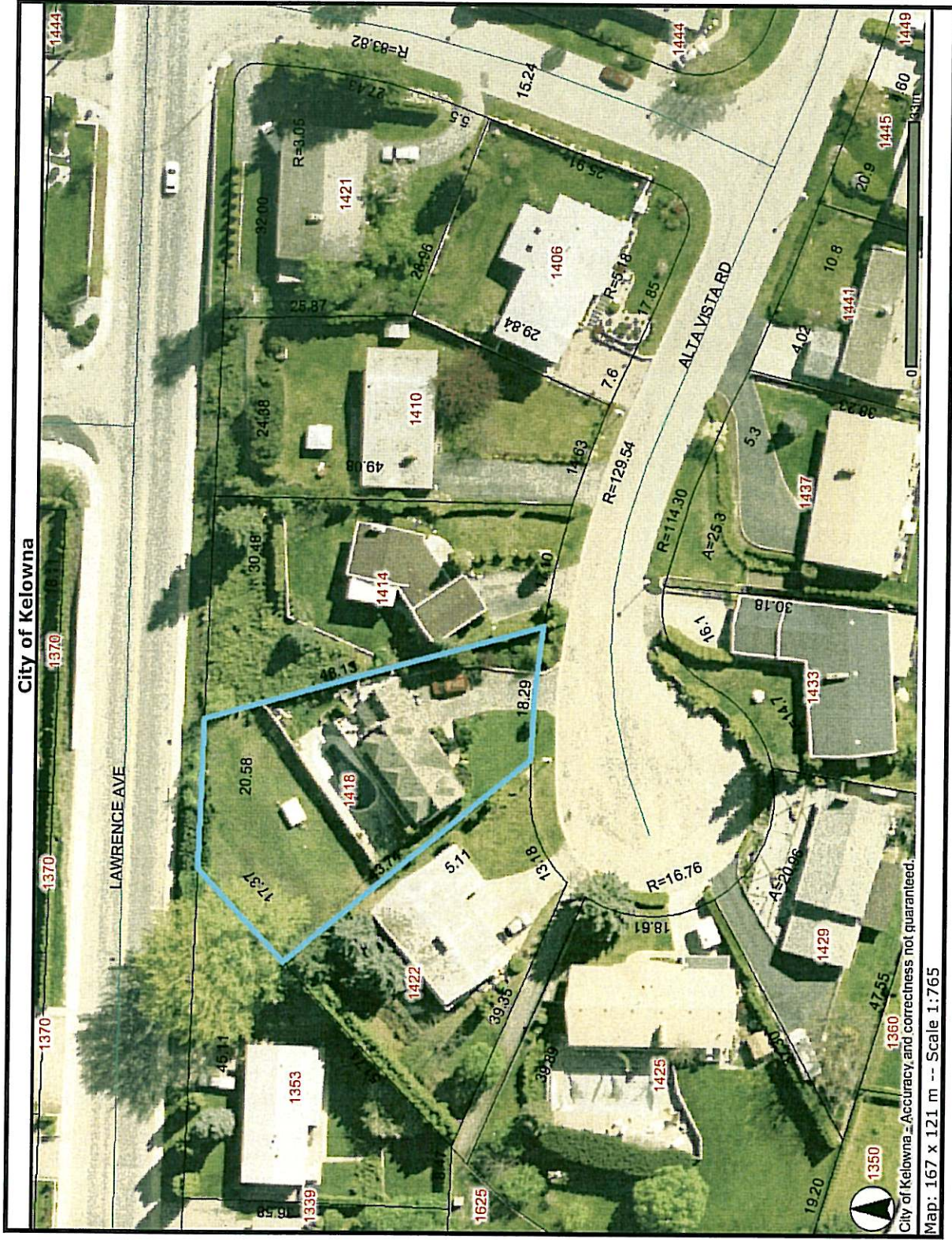
SHEET: 1 of 7



Existing Dwelling (Facing Alta Vista)







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