CITY OF KELOWNA
MEMORANDUM

DATE: August 28, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION: Z08-0060 **APPLICANT:** Egert Development Ltd.

AT: 425 Hardie Road **OWNER:** Ronald Egert

PURPOSE: TO REZONE FROM RU1 - LARGE LOT HOUSING TO RU6 - TWO DWELLING HOUSING TO FACILITATE A TWO LOT SUBDIVISION AND THE DEVELOPMENT OF SEMI-DETACHED HOUSING AND A SINGLE FAMILY DWELLING WITH A SECONDARY SUITE.

EXISTING ZONE: RU1 – LARGE LOT HOUSING
PROPOSED ZONE RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0060 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, Section 26, Twp. 26, ODYD, Plan 14901, located at 425 Hardie Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of Rutland Water Works and the Works & Utilities Department being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the issuance of Preliminary Layout Review Letter by the Approving Officer.

2.0 SUMMARY

The applicant has applied to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing in order to facilitate a two lot subdivision and the development of a semi-detached housing and a single family dwelling with a secondary suite. The applicant has also applied for a Development Permit to address the form and character of the proposed development.

3.0 ADVISORY PLANNING COMMISSION

The Advisory Planning Commission (APC) passed the following recommendation at their meeting of July 29, 2008:

THAT the Advisory Planning Commission support Rezoning Application No., for 425 Hardie Road; Lot B, Plan 14901, Sec. 26, Twp. 26, ODYD by Egert Dev. Ltd. (R. Egert), to rezone the subject property from the RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone to facilitate a two lot subdivision to allow development of semi detached housing and a single family dwelling with secondary suite.

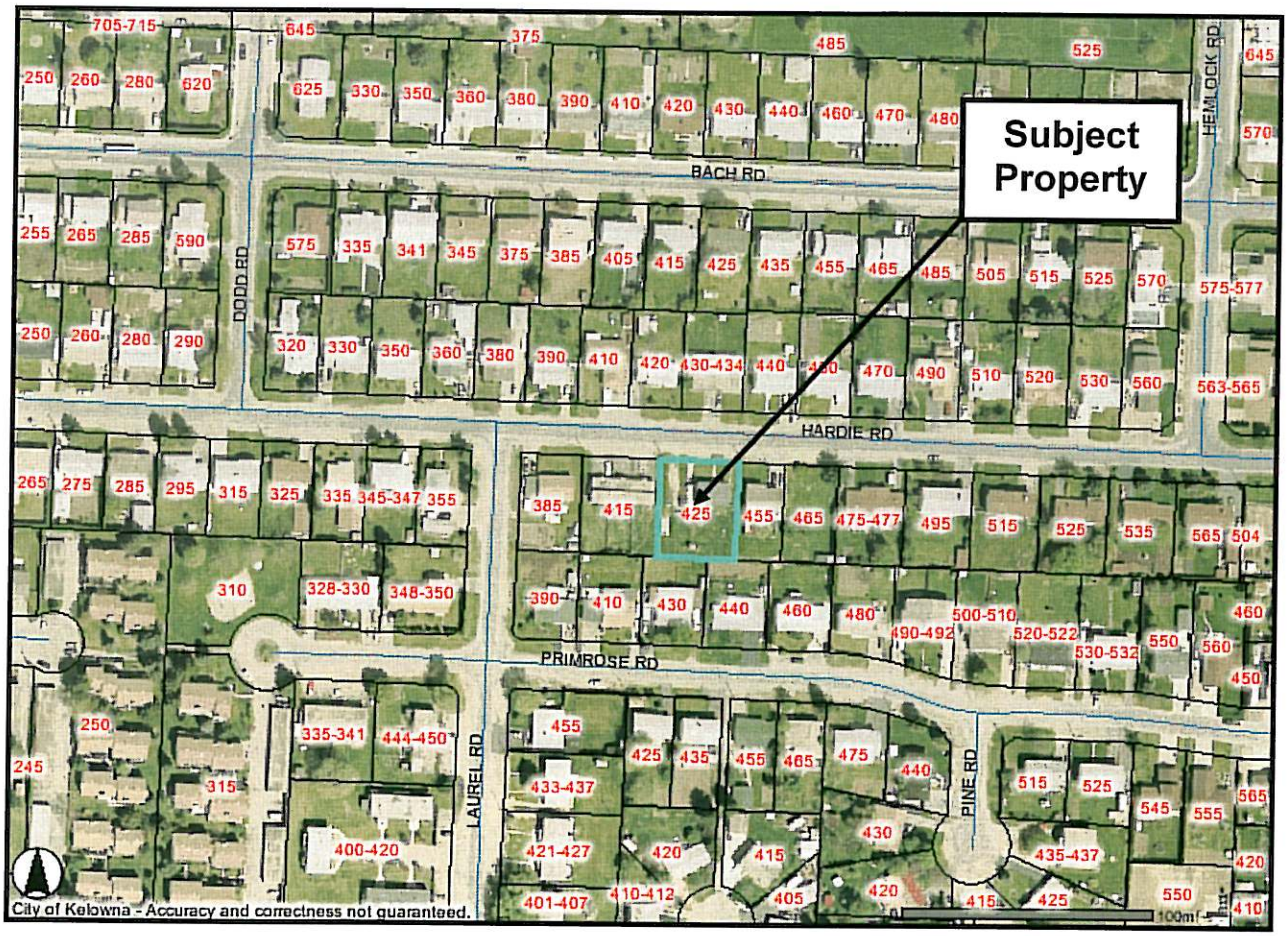
4.0 THE PROPOSAL

The subject property is a large lot that once subdivided could accommodate one lot appropriate for semi-detached housing and one for a single family dwelling with a secondary suite. The existing home will be demolished. The application compares to the requirements of the RU6 zone as follows:

Zoning Bylaw No. 8000			
CRITERIA	**PROPOSAL**		**RU6 REQUIREMENTS (FOR DUPLEX)**
	Lot A Duplex	**Lot B SFD w Suite**	
Lot Area	957 m^2	812 m^2	700 m^2 / 400m^2
Lot Width	18 m	13 m	18.0 m / 13.0m
Lot Depth	39 m	39 m	30.0 m
Development Regulations			
Site Coverage (buildings)	27.5%	37%	40%
Site Coverage (buildings/parking)	22.6%	29.8%	50%
New Duplex Dwelling			
Height	6.8 m	6.8 m	2 ½ storeys / 9.5 m
Front Yard	6.0 m	6.0 m	6.0 m to a garage
Side Yard (w)	2.3 m	2.3 m	2.3 m (2 - 2½ storey) 2.0 (1 – 1½ storey)
Side Yard (e)	2.3 m	2.3 m	2.3 m (2 - 2 ½ storey)
Rear Yard	15 m	17 m	6.0m (1 – 1 ½ storey) 7.5 (2 - 2 ½ storey)
Other Requirements			
Parking Stalls (#)	4 spaces	3 spaces	4 spaces / 3 spaces
Private Open Space	Conforms	Conforms	30 m^2 per dwelling

4.1 Location Map

425 Hardie Road



4.2 Site Context

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

Direction	*Zoning Designation*	*Land Use*
North	RU6 – Two Dwelling housing	Residential
East	RU1 – Large Lot Housing zone	Residential
South	RU6 – Two Dwelling housing	Residential
West	RM3 – Low Density Multiple Housing	Residential

5.0 TECHNICAL COMMENTS

5.1 Rutland Water Works

New servicing required for duplex, upgrade old service to new standards - CEB's applicable

5.2 Works & Utilities

See Attached

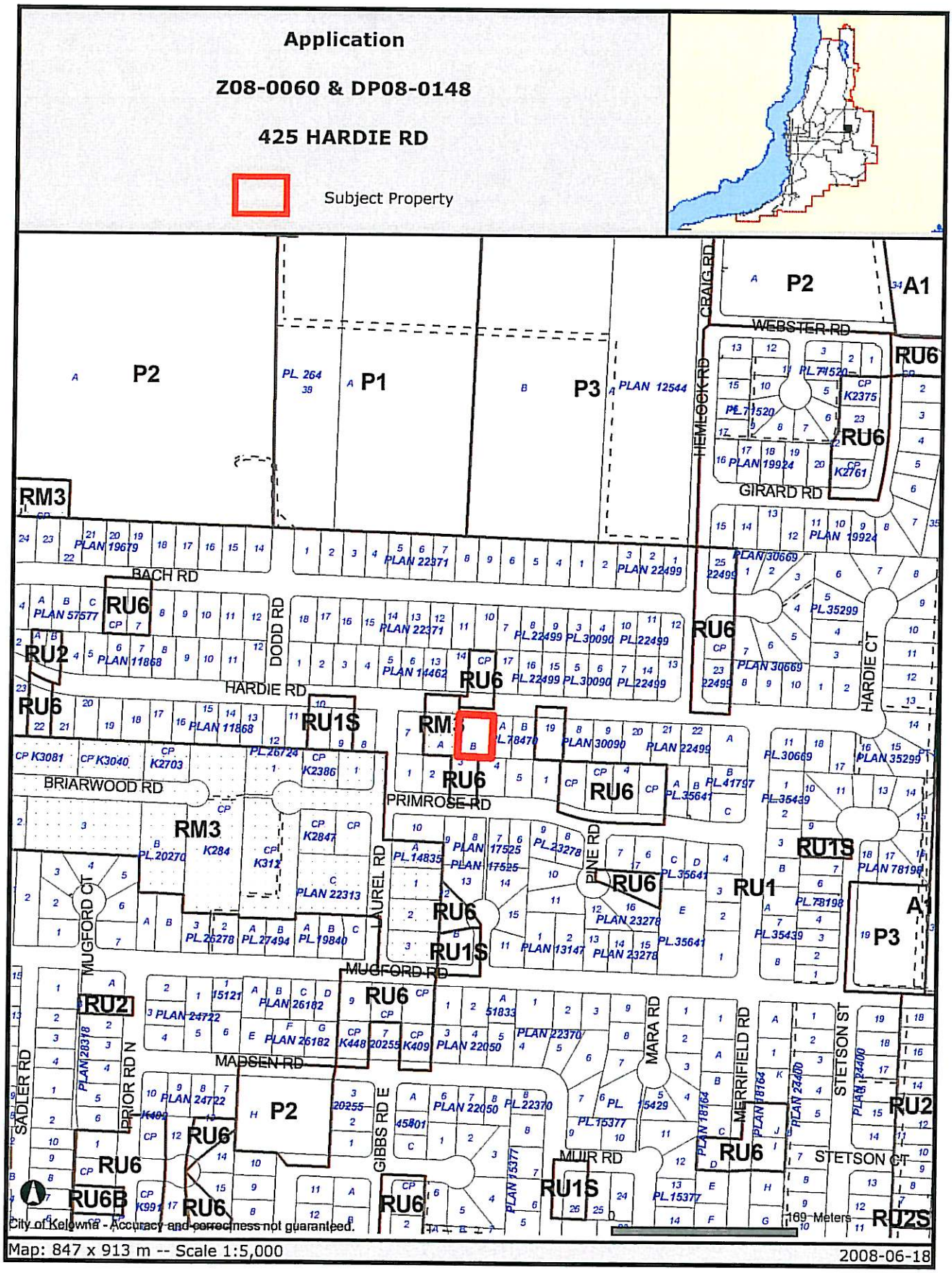
6.0 PLANNING AND DEVELOPMENT SERVICES

The proposed development would be an appropriate form of infill development and the proposed development conforms with the Zoning Bylaw No. 8000 and the Official Community Plan. There are a number of properties within this area that have the RU6 – Two Dwelling housing zone while others have been rezoned to allow secondary suites. Nine letters of support from the neighbouring residents have been provided by the applicant.

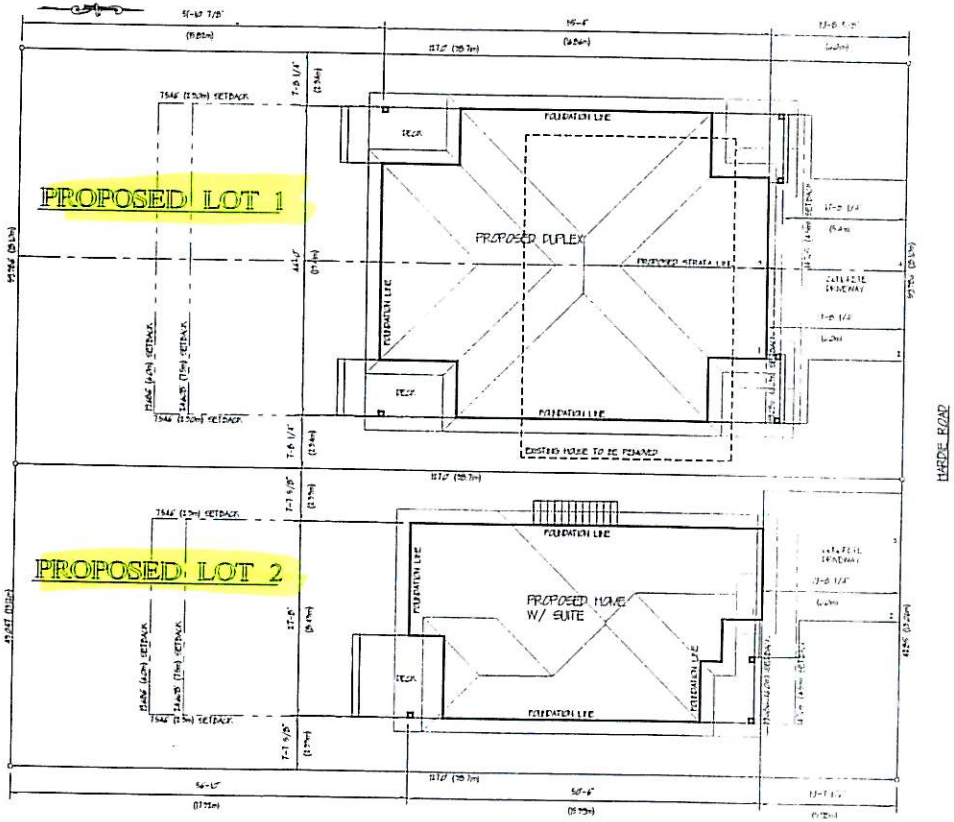
for Shelley Gambacort
Planning and Development Services
SG / aw

ATTACHMENTS

- Location of subject property
- Site Plan
- Elevations
- Landscape Plan
- Works & Utilities - Comments



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.



SITE PLAN
1/8" = 1'-0"

LOT DESCRIPTION

LOT	- D
PLAN	- [illegible]
SECTION	- 24
TOWNSHIP	- 24
CIVIC ADDRESS	- 425 HARDIE ROAD

CDYD

SITE CALCULATIONS

PROPOSED ZONE RS1

SITE AREA	- [illegible] (1,[illegible] m2)
SITE WIDTH	- 17.37 (29.7m)
SITE DEPTH	- 57.67 (18.7m)

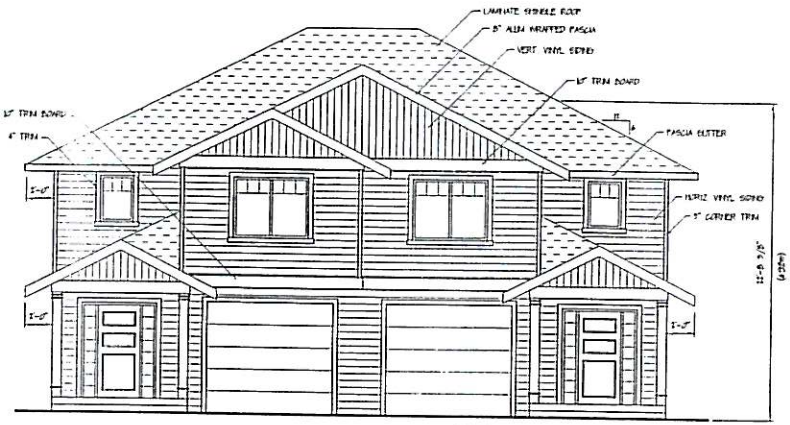
	PROPOSED	REGULATION
LOT 1 - SITE AREA	- 7595 SF (705.[illegible]m2)	- 7595.4 SF (700.[illegible]m2)
LOT 1 - SITE WIDTH	- 57.75' (18.[illegible]m)	- 18.0m MIN
LOT 1 - SITE DEPTH	- 57.67 (18.7m)	- 30.0m MIN
LOT 2 - SITE AREA	- 5411 SF (502.[illegible]m2)	- 4305.55 SF (400.[illegible]m2)
LOT 2 - SITE WIDTH	- 41.25' (13.[illegible]m)	- 13.0m MIN
LOT 2 - SITE DEPTH	- 57.67 (18.7m)	- 30.0m MIN

OASIS DESIGN
[illegible] 868-2275
DESIGNED BY: JAMES W. HAMILTON
DATE: AUGUST 27, 2008

EGERT DEVELOPMENTS LTD.

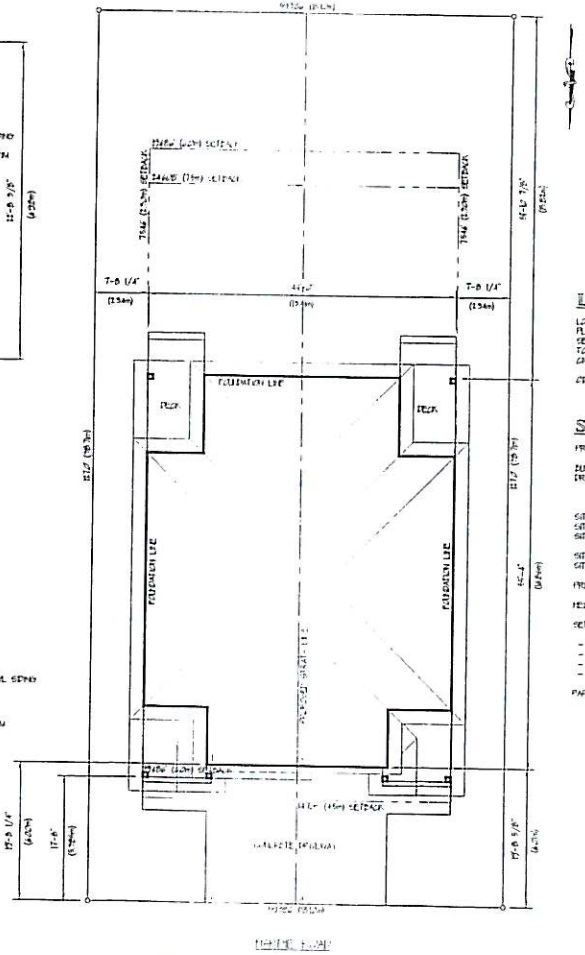
PROPOSED SITE PLAN
425 HARDIE ROAD

SCALE: AS NOTED | DRAWING NUMBER: | REVISION: DP



FRONT ELEVATION
1/4" = 1'-0"

REAR ELEVATION
1/4" = 1'-0"



SITE PLAN
1/8" = 1'-0"

LOT DESCRIPTION

LOT - 1
PLAN - 14537
SECTION - 26
TOWNSHIP - 26
CIVIC ADDRESS - 415 HARDIE ROAD

CDYD

SITE CALCULATIONS

PROPOSED ZONE RS8

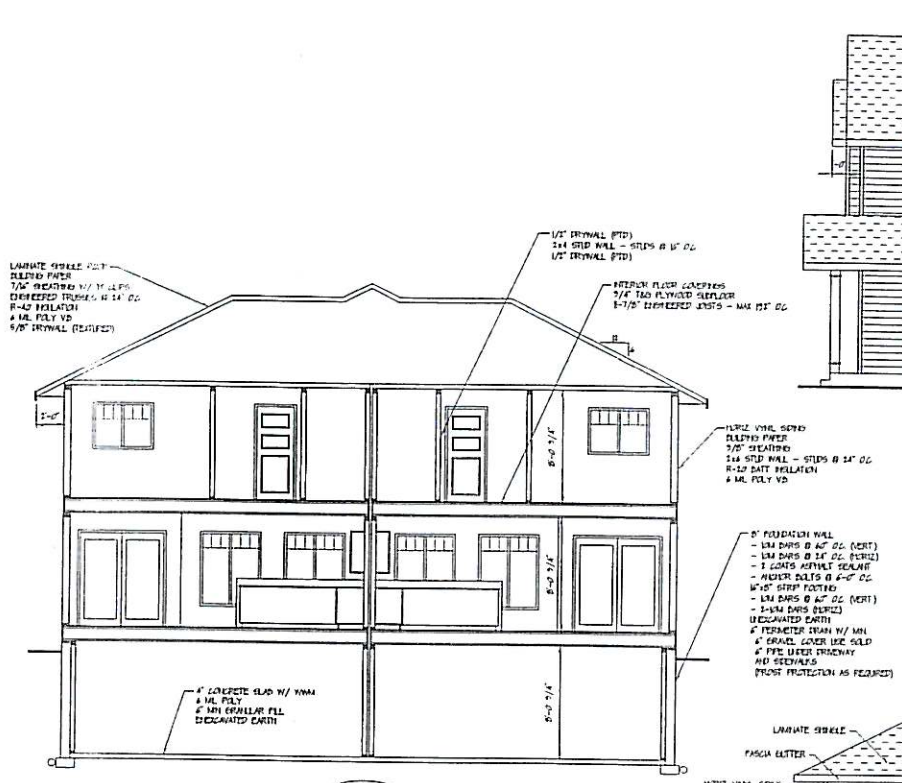
BUILDING FOOTPRINT	- 1171 SF (108.8m2)	
DRIVEWAY AREA	- 703 SF (65.3m2)	
	PROPOSED	REQUIRED
SITE AREA	- 7570 SF (703.3m2)	- 7570.4 SF (703.3m2)
SITE WIDTH	- 44'-0" (13.41m)	- 15.0m MIN
SITE DEPTH	- 17'-0" (5.18m)	- 30.0m MIN
SITE COVERAGE (BUILDINGS)	- 15.4%	- 40%
SITE COVERAGE (w/ DRIVEWAY)	- 23.5%	- 50%
PRIVATE OPEN SPACE	- 841 SF (78.1m2)	- 711.7 SF (66.1m2)
HEIGHT	- 11'-8 3/8" (4.26m)	- 11'-0" (3.5m)
SETBACKS		
- FRONT	- 17'-8 3/8" (5.39m)	- 6.0m
- REAR	- 19'-0" (5.79m)	- 7.5m
- SIDE (LEFT)	- 7'-8 1/4" (2.34m)	- 1.5m
- SIDE (RIGHT)	- 7'-8 1/4" (2.34m)	- 1.5m
PARKING	- 4 STALLS	- 2 (REQ'D) x 2 STALLS PER UNIT = 4 STALLS

OASIS DESIGN
JAMES W. HAASDYK
DESIGNED BY:
DATE: AUGUST 27, 2008

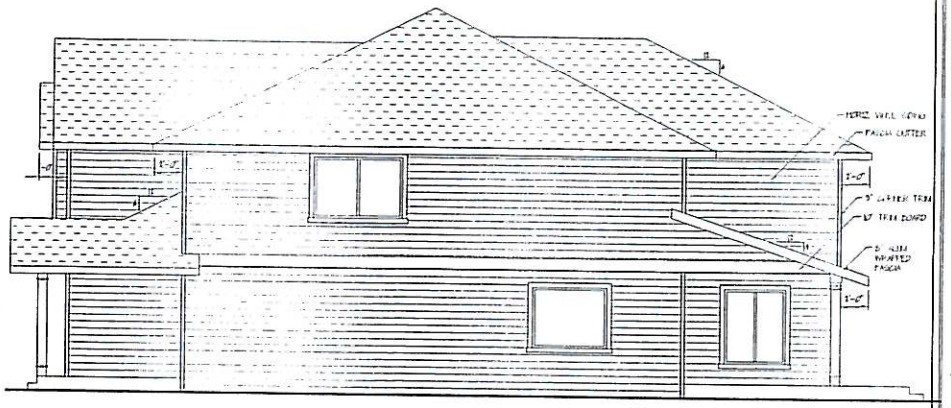
EGERT DEVELOPMENTS LTD.

SITE PLAN AND
FRONT AND REAR ELEVATIONS
LOT 1 - HARDIE ROAD

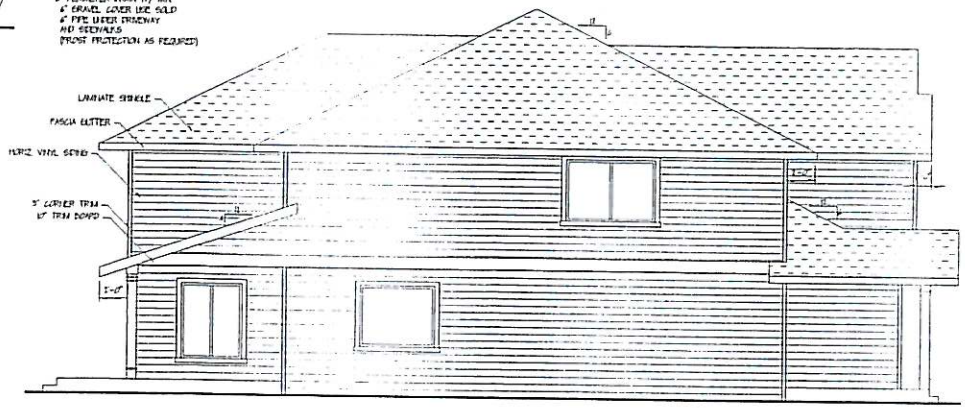
SCALE: AS NOTED | DRAWING NUMBER: 08-73-001 | REVISION: 0



SECTION A - A
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

OASIS DESIGN
AB-T-M CLASS B/M 868-2775 ISLAND WIDE LICENCE AB-A-M
DESIGNED BY: JAMES W. HAASDYK
DATE: AUGUST 27, 2008

EGERT DEVELOPMENTS LTD.

SIDE ELEVATIONS AND CROSS SECTION
LOT 1 - HARDIE ROAD

SCALE: AS NOTED | DRAWING NUMBER: 08-72-02 | REVISION: DF

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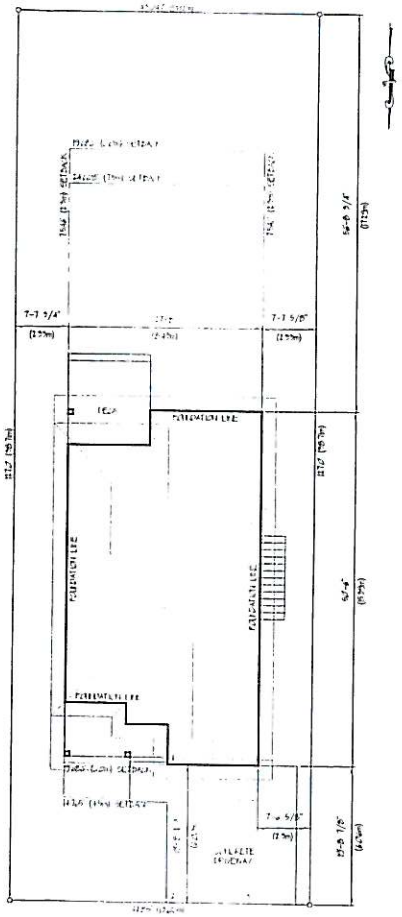
FRONT ELEVATION
1/4" = 1'-0"

REAR ELEVATION
1/4" = 1'-0"



SITE PLAN
1/8" = 1'-0"

LOT DESCRIPTION

LOT	- 2
PLAN	- 11537
SECTION	- 34
TOWNSHIP	- 52
CIVIC ADDRESS	- 415 HARDIE ROAD

LOT 2

SITE CALCULATIONS

PROPOSED ZONE R1B

HOUSE FOOTPRINT	- 1150 SF (107m2)
DRIVEWAY AREA	- 504 SF (46m2)
HOUSE AREA	- 1654 SF (153m2)

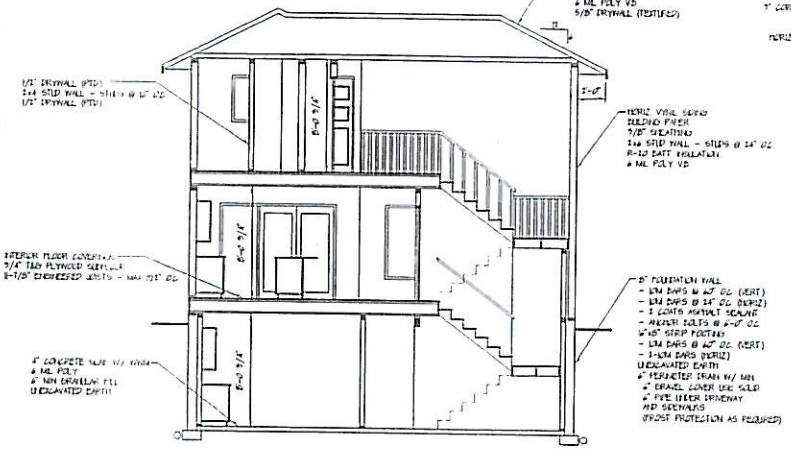
	PROPOSED	REGULATION
SITE AREA	- 549 SF (509.4m2)	- 450/550 SF (418/511m2)
SITE WIDTH	- 42.8ft (13.04m)	- 13.0m MIN
SITE DEPTH	- 87.0' (26.7m)	- 30.0m MIN
SITE COVERAGE	- 33.6%	- 40%
SITE COVERAGE (TOTAL)	- 45.0%	- 50%
SUITE AREA	- 475 SF (43.9m2) 37.6% OF HOUSE	- LESSER OF 1,000 SF (92.9m2) OR 40% OF HOUSE
HEIGHT	- 22'-6" (6.85m)	- 9'-1" (9m)
SETBACKS		
- FRONT	- 13.65' (4.2m)	- 4.2m
- REAR	- 56.75' (17.3m)	- 7.5m
- SIDE (LEFT)	- 7.67' (2.3m)	- 1.5m
- SIDE (RIGHT)	- 7.67' (2.3m)	- 1.5m
PARKING	- 3 STALLS	- 2 STALLS PER HOUSE + 1 PER SUITE = 3 STALLS

OASIS DESIGN
868-2275
DESIGNED BY: JAMES W. HAASDYK
DATED: AUGUST 27, 2008

EGERT DEVELOPMENTS LTD.

SITE PLAN AND
FRONT AND REAR ELEVATIONS
LOT 2 - HARDIE ROAD

SCALE: AS NOTED | DRAWING NUMBER: 08-713-001 | REVISION: 00



SECTION A - A
1/4" = 1'-0"

RIGHT ELEVATION
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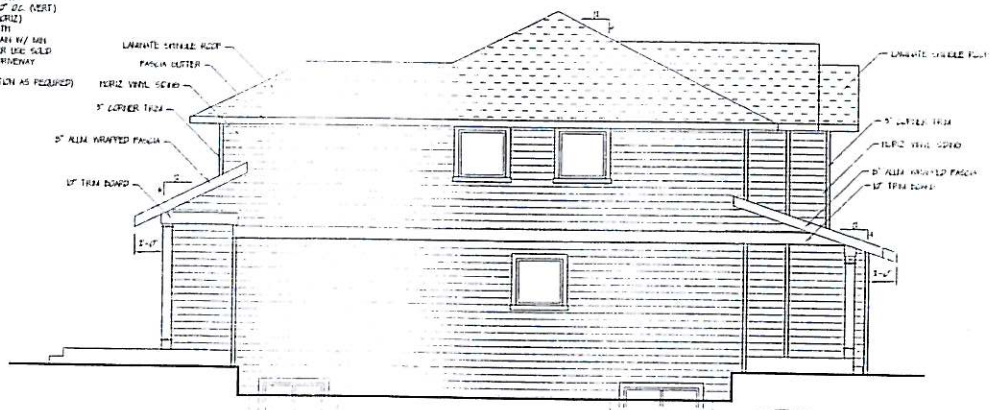


LEFT ELEVATION
1/4" = 1'-0"

SIDE ELEVATIONS AND
CROSS SECTION
LOT 2 - HARDIE ROAD

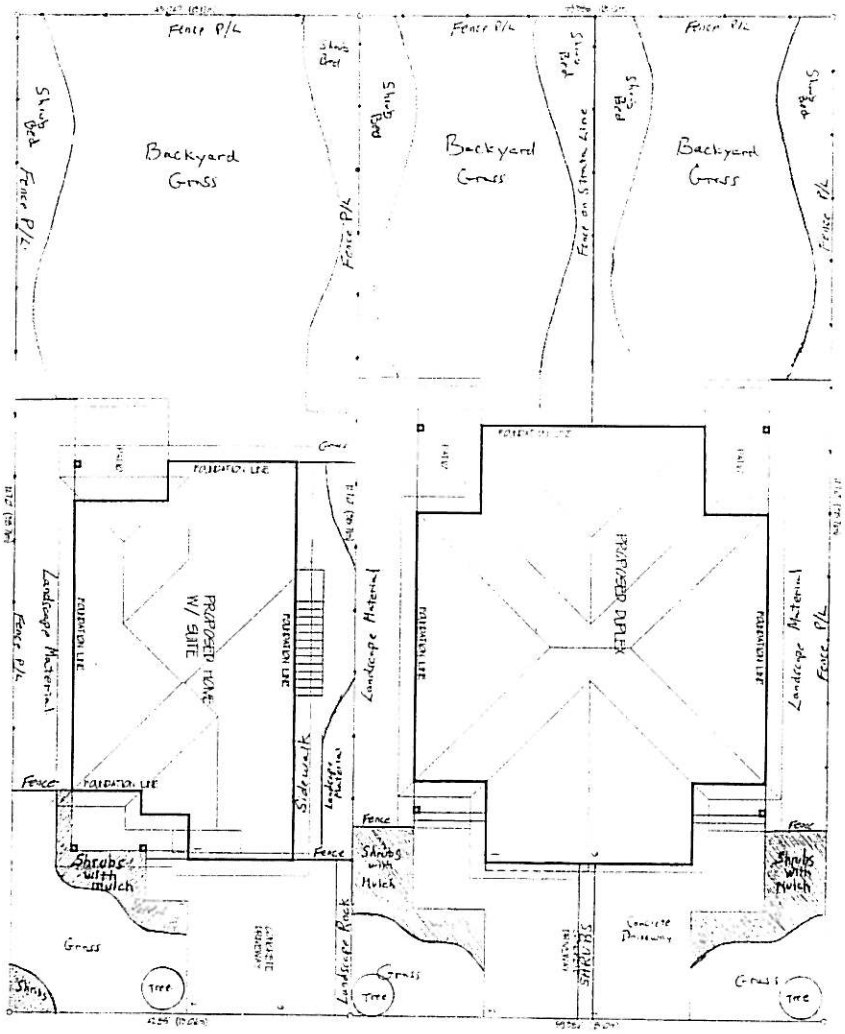
SCALE: AS NOTED | DRAWING NUMBER: 08-213-022 | REVISION: D

OASIS DESIGN

DESIGNED BY: 868-2275 JAMES W. HAASDYK

DATE: AUGUST 27, 2008

EGERT DEVELOPMENTS LTD.



SITE PLAN
1/8" = 1'-0"

CITY OF KELOWNA

MEMORANDUM

Date: June 24, 2008

File No.: Z08-0060

To: Planning & Development Services Department (AW)

From: Development Engineer Manager (SM)

Subject: 425 Hardie Road - Lot B, plan 14901, Section 26, Township 26, ODYD

The Works & utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-6 are as follows:

1. Subdivision

   Refer to Works and Utilities comments under file S08-0062.

2. Geotechnical Study.

   We recommend that a comprehensive geotechnical study be undertaken over the proposed building site. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays and the recommendation for construction over the decommissioned sewage disposal field.

3. Domestic water and fire protection.

   This development is within the service area of the Rutland Waterworks District (RWWD). The developer is required to make satisfactory arrangements with the RWWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements.

4. Sanitary Sewer.

   The subject property is located within the specified area # 20 and is serviced by the municipal wastewater system. A new service will be required at the time of the subdivision. The cost of the new service will be the applicant's responsibility. Specified area charges will be applicable to a newly created lot

5. Power and Telecommunication Services.

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.

6. Road improvements.

Hardie Road must be upgraded to a full urban standard including curb and gutter, sidewalk, piped storm drainage system, fillet pavement, street lights, adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. The cost is estimated at **$18,400.00** and is inclusive of a bonding escalation

7. Engineering.

Design, construction, supervision and inspection of all off-site civil works and site servicing must be performed by a consulting civil Engineer and all such work is subject to the approval of the city engineer.

9. Design and Construction.

a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. Servicing Agreements for Works and Services

a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than $5,000,000 and the City is to be named on the insurance policy as an additional insured.

8. Bonding and Levies Summary.

a) Performance Bonding

Hardie Road frontage upgrade	**$18,400.00**

Note that the applicant is not required to do the construction. The construction can be deferred and the City will initiate the work later at its own construction schedule, the cost would be reduced to $16,000.00.

b) Levies	N/A
Specified Area # 20 charges	Deferred to subdivision
Sanitary sewer service	Deferred to subdivision

Steve Muenz, P.Eng.
Development Engineering Manager

DC