

DATE: August 27, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. OCP08-0015/
Z08-0052

APPLICANT: Harley Gariepy

AT: 1990 Raisanen Road

OWNER: Harley and Joan Gariepy

PURPOSE: TO AMEND THE OFFICIAL COMMUNITY PLAN - FUTURE LAND
USE DESIGNATION FROM MULTIPLE UNIT RESIDENTIAL (LOW DENSITY)
TO SINGLE /TWO UNIT RESIDENTIAL.

TO REZONE FROM THE A1 – AGRICULTURE 1 ZONE TO THE RU6 – TWO
DWELLING HOUSING ZONE TO ACCOMMODATE A SECOND
SINGLE FAMILY DWELLING.

EXISTING OCP DESIGNATION: MRL - MULTIPLE UNIT RESIDENTIAL LOW DENSITY
HOUSING

PROPOSED OCP DESIGNATION: S2RES – SINGLE/TWO UNIT RESIDENTIAL

EXISTING ZONE: A1 - AGRICULTURE 1

PROPOSED ZONE: RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: BIRTE DECLoux

AND THAT the OCP Bylaw Amendment No. OCP08-0015 and 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 and Glenmore Ellison Improvement District being completed to their satisfaction;

2.0 SUMMARY

The applicant is proposing a zoning amendment of the subject property from A1- Agriculture 1 zone to the RU6 – Two Dwelling Housing zone to facilitate the relocation of a second single detached dwelling onto the subject property. The future land use designation requires an amendment from Multiple Unit Residential (Low Density Housing) to Single/ Two Unit Residential designation.

3.0 ADVISORY PLANNING COMMISSION

At the meeting held July 15th 2008, the Advisory Planning Commission passed the following motion:

THAT the Advisory Planning Commission support Official Community Plan Amendment Application No. OCP08-0015, for 1990 Raisanen Road, Secs. 32 & 33, Twp. 26, ODYD by Harley and Joan Gariepy (Harley Gariepy), to change the future land use designation of the subject property from the "Multiple Unit Residential (Low Density)" designation to the "Single/Two Unit Residential" designation.

AND THAT the Advisory Planning Commission support Rezoning Application No. Z08-0052, for 1990 Raisanen Road, Secs. 32 & 33, Twp. 26, ODYD by Harley and Joan Gariepy (Harley Gariepy), to rezone the subject from the A1 – Agriculture 1 zone to the RU6 – Two Dwelling Housing zone to accommodate a second single-family dwelling.

4.0 BACKGROUND

Currently, a single detached family dwelling is located on the property. The proposed development would add a second single detached dwelling to the rear portion of the site with minimum impact to adjoining site lines. The proposal is to re-locate a detached 2-storey house of the same era, size and form and character as the existing dwelling onto the property. The applicant intends to upgrade the relocated house to match the state of the existing building.

Vehicle access to the property is from Raisanen Road, and there are plans to add a new driveway on the west side of the property to serve the proposed second dwelling.

The application meets the requirements of the proposed RU6 – Two Dwelling Housing zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS (FOR TWO PRINCIPAL DWELLINGS)
Subdivision Regulations		
Lot Area	1,207 m ²	800 m ² (corner lot)
Lot Width	24.38 m	18.0 m
Lot Depth	48.68 m	30.0 m

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS (FOR TWO PRINCIPAL DWELLINGS)
Development Regulations		
Site Coverage (buildings)	20.5 %	40%
Site Coverage (buildings/parking)	34%	50%
Existing Dwelling		
Height	2 storeys / 4.45 m	2 ½ storeys / 9.5 m
Front Yard	9.28 m	4.5 m or 6.0 m to a garage
Side Yard (s)	13.56 m	4.5m from a Flanking street
Side Yard (n)	2.47 m	2.3 m (2 storey)
Rear Yard	22.57 m	7.5 m (2 storey)
Proposed Dwelling		
Height	2 storeys / 6.02 m	2 ½ storeys / 9.5 m
Front Yard	> 4.5 m	4.5 m or 6.0 m to a garage
Side Yard (s)	8.18 m	4.5m from a Flanking street
Side Yard (n)	2.47 m	2.3 m (2 storey)
Separation (Distance Between Houses)	6.81 m	4.5 m
Other Requirements		
Parking Stalls (#)	2 spaces per dwelling	4 spaces
Open Space	Meets requirements	30m ² per unit

4.1 Site Context

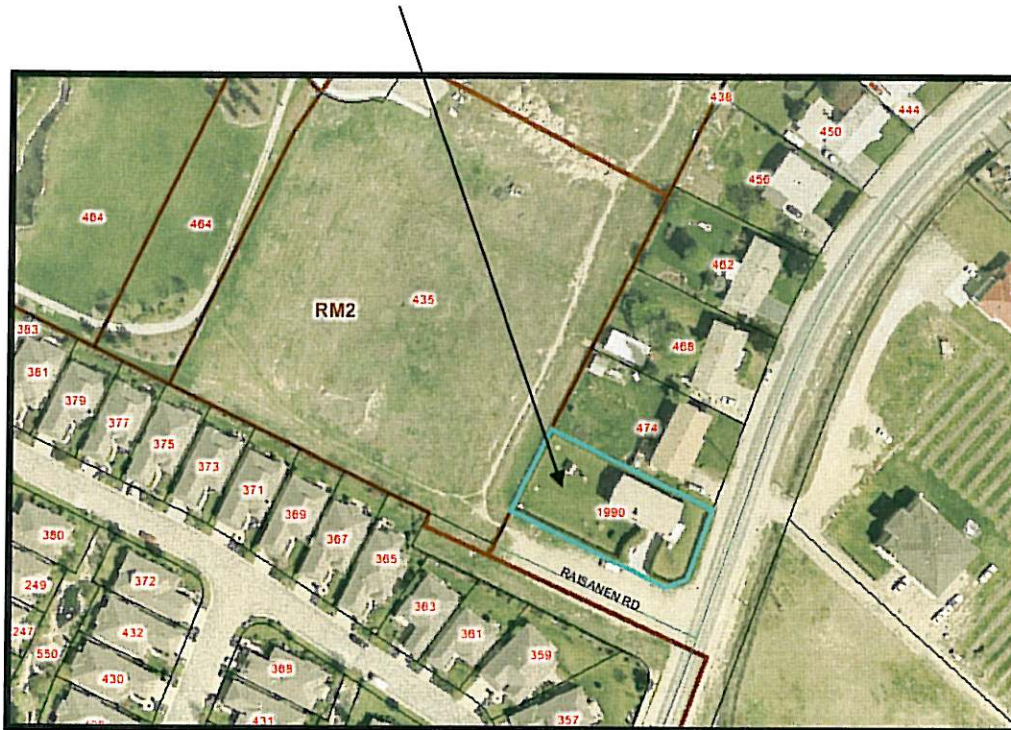
The subject property is located on the west side of Valley Road and north of Raisanen Road in Glenmore.

Adjacent zones and uses are as follows:

North - A1 – Agriculture 1
 East - A1 – Agriculture 1
 South - RU5 – Bareland Strata Housing
 West - RM2 – Low Density Row Housing

4.2 Site Location

Subject Property: 1990 Raisanen Road



4.3 Existing Development Potential

4.3.1 Development Potential

The subject property is currently zoned A1 – Agriculture 1. The purpose of A1 is to provide for rural areas and agricultural uses as well as other complementary uses suitable in an agricultural setting. The applicant is proposing to rezone the subject property to RU6 – Two Dwelling Housing zone. The purpose of the RU6 is to permit duplex housing, semi-detached housing, and single detached housing as principal uses.

4.3.2 City of Kelowna Strategic Plan (2004)

In accordance with the City's 2004 Strategic Plan objectives, the plan encourages "redevelopment of transitional areas to increase density for more efficient use of existing land". The proposed infill development can be sensitively integrated within the surrounding urban form.

4.3.3 Kelowna 2020 Official Community Plan (OCP)

Future Land Use Designation: The property is designated as multiple unit residential – low density, pursuant to Map 19.1 of the OCP. The proposed RU6 zone is one increment lower in terms of full development potential. Staff is re-considering the transitional land uses for this property and the six lots to the north off of Valley Road.

Staff recommends that the Advisory Planning Commission public process should be considered appropriate consultation for the purpose of Section 879 of the *Local Government Act*, and that the process is sufficiently early and does not need to be further ongoing in this case. Furthermore, additional consultation with the Regional District of Central Okanagan, other boards, councils or agencies listed in Section 879, is not required in this case.

Staff have reviewed this application, and it may move forward without affecting either the City's financial plan or waste management plan.

5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

5.1 Works and Utilities

See attached for details.

5.2 Inspection Services

Clay soil area, type 50 concrete required for foundations. Building placement certificate and demolition permit required to move home to property.


5.3 Shaw Cable

Applicant is responsible to supply and install an underground conduit system per Shaw cable drawings and specifications.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department notes that policies within the OCP support the sensitive integration of infill of existing neighbourhoods and where services are already in place and densification can easily be accommodated. Staff are re-evaluating the ultimate land use for this property and the six (6) lots to the north that were previously envisaged as potential re-development to row house / townhouse uses. Given the likely low yield for a redevelopment to higher density based on the lot size and land costs, it may be more economical to retain the current single / two unit character of these lots or even increase density through additional dwellings or suites on the existing lots, as this application intends. The subject property is large enough to accommodate both buildings without any impact on the surrounding neighbourhood.

A Direct Development Permit accompanies these applications and will be subject to the secondary suite and Two Dwelling Housing Development Guidelines set out in the Official Community Plan. The intent of the Development Guidelines is to give consideration to the form, character and landscaping of the project.

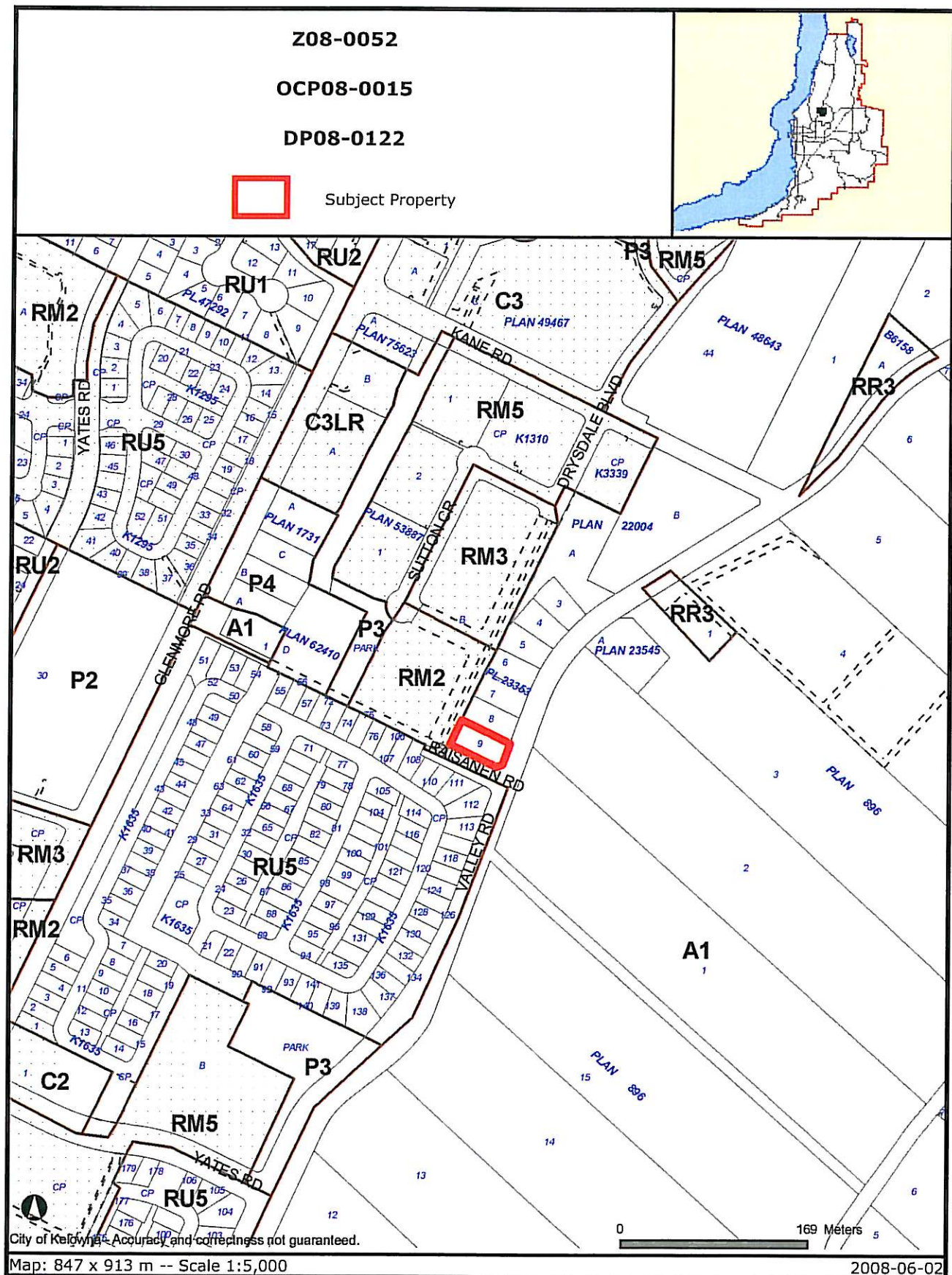


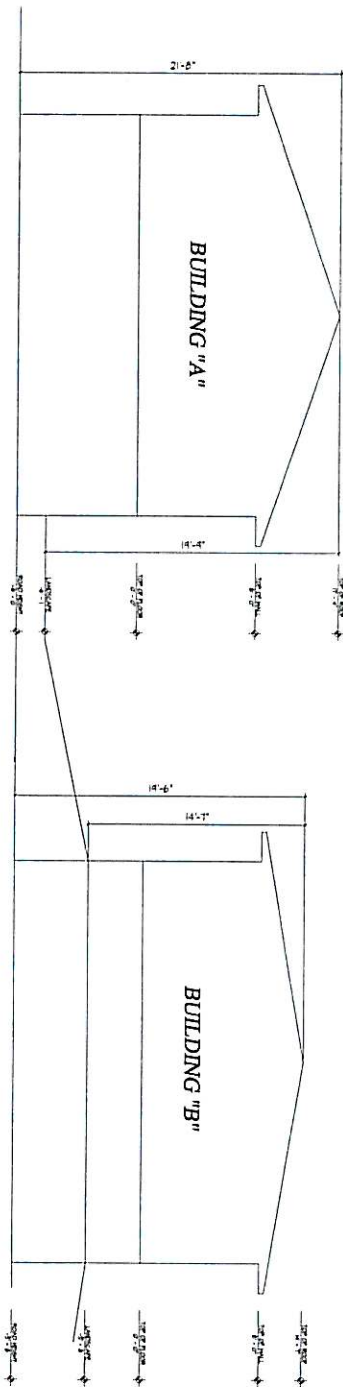
Danielle Noble
Current Planning Supervisor
Bcd

ATTACHMENTS:

Location of subject property
Site Plan (both buildings)
Photos of existing building
Photos of proposed building
Works and Utilities comments

Application received: June 2, 2008

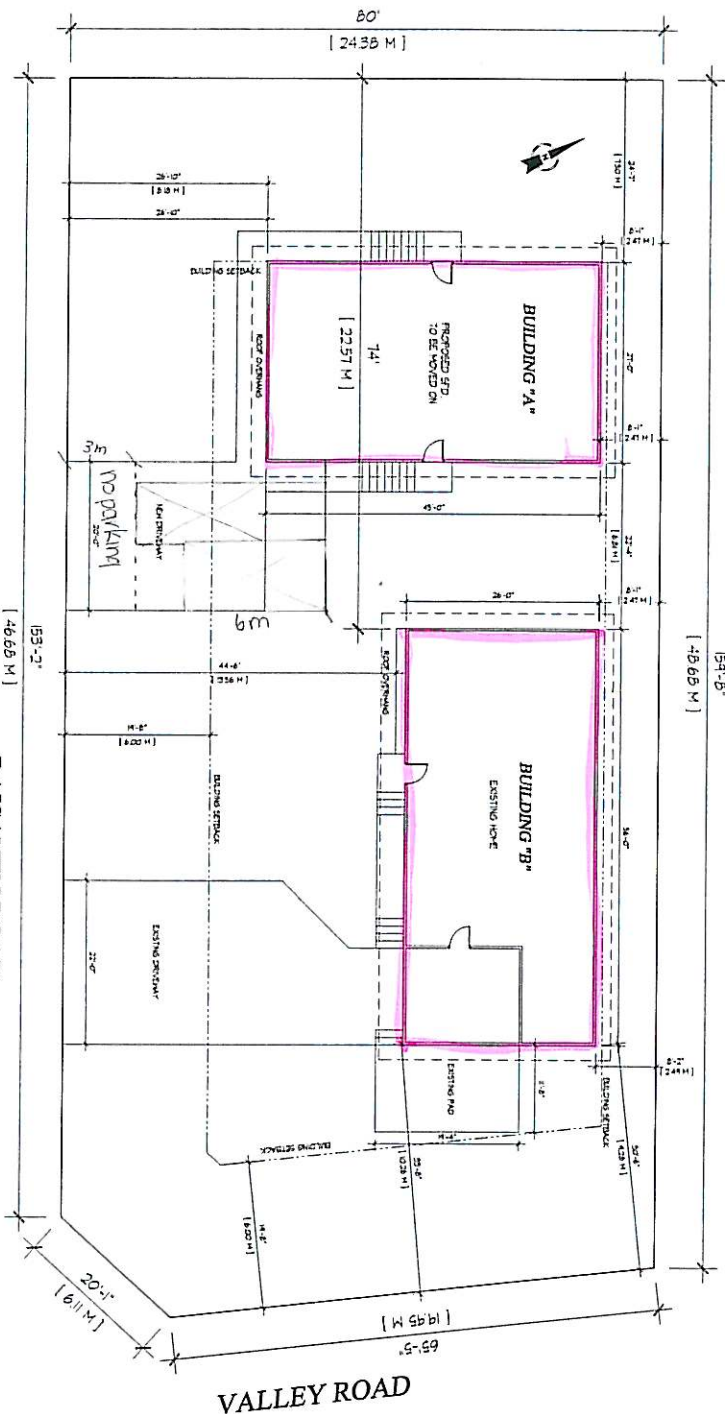




RAISANEN ROAD

1 BUILDING HEIGHTS ABOVE ROAD
SCALE: 1/4" = 1'-0"

VALLEY ROAD

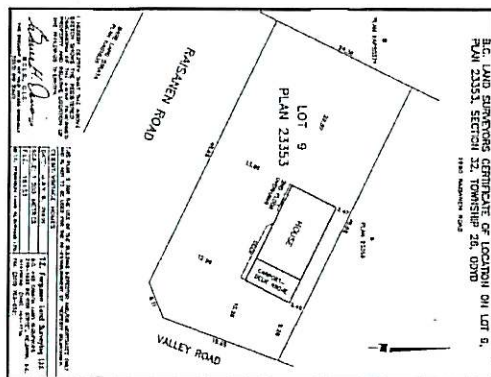


2 SITE PLAN
SCALE: 1/8" = 1'-0"

RAISANEN ROAD

VALLEY ROAD

SITE CALCULATIONS:	
FLOOR AREAS:	LIST OF DRAWINGS:
BUILDING "A" 125 SQ FT	ARCHITECTURAL DRAWINGS
BUILDING "B" 1456 SQ FT	A: SITE & BUILDING HEIGHTS
TOTAL BUILDING AREA 2681 SQ FT	
LOT SIZE: 13002.40 SQ FT	
SITE COVERAGE 26.71% 3054.8	



3 SURVEY
SCALE: N/A = 1'-0"

NOTE: THE UNDERSIGNED DISCLAIM ANY
RESPONSIBILITY FOR ANY ERRORS OR
OMISSIONS IN THIS DRAWING. THE
DRAWING IS FOR INFORMATION ONLY
AND DOES NOT CONSTITUTE A FINAL
DESIGN. THE CLIENT IS RESPONSIBLE
FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS. UNLESS
OTHERWISE SPECIFIED, ALL
DIMENSIONS ARE IN METERS.

CLIENT:
A1
OF 1

SCALE: 1/8" = 1'-0"
DATE: JULY 14, 2008
DRAWN BY: JIM LAMB
REVISED: N/A

CUSTOMER: GAREPPY
OWNER: 1990 RAISANEN ROAD
LEGAL: LOT 09, PLAN 23353
SUBDIVISION: SECTION 22, T2, 28, 03DD

PROJECT: SECOND HOME LOCATION
SHEET TITLE: SITE & BUILDING HEIGHTS

VINTAGE
DESIGN LTD.
2125 CHILCOTIN CRES. KELOWNA, B.C. V1Y 2H9 250-869-9345
E-mail: jilamb@shaw.ca FAX 250-868-9447

FRONT ELEVATION



EXISTING HOUSE



FRONT ELEVATION DETAIL

SIDE ELEVATION



EXISTING HOUSE

FRONT ELEVATION



PROPOSED HOUSE



REAR ELEVATION

SIDE ELEVATION



PROPOSED HOUSE

CITY OF KELOWNA
MEMORANDUM

Date: August 20, 2008
File No.: Z08-0052 OCP08-0015 DP08-0122
To: Planning and Development Officer (KN)
From: Development Engineering Manager
Subject: Zoning Application REVISED

LOCATION: 1990 Raisanen Road	ZONE A1 to RU6
APPLICANT: Gariepy Harley	
LEGAL: Lot 9 Plan 23353	

The Works & Utilities Department have the following requirements associated with these applications

.1) Water

This development is within the service area of the Glenmore Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD.

.2) Sanitary Sewer

Our records indicate that this property is serviced from the rear lane with a 100mm-diameter sanitary sewer service that should be adequate for the proposed application. 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

Provide an additional hard surface on-site parking. On-site parking areas must meet bylaw requirements. Provide a designated, unobstructed Emergency Access Path from the frontage road to the main entrance of the existing dwelling.

4. Road Improvements

- a. Valley Road must be upgraded to a full urban standard including separate sidewalk, curb and gutter, street lights, landscaped boulevards 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.

- b. Raisanen Road must be upgraded to a full urban standard including sidewalk, curb and gutter, street lights, landscaped boulevards 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.
- c. Provide an additional highway allowance widening of **3.0 m** for the widening of Valley Road. This widening is to be accomplished by:
 - (ii) A dedication on the subdivision plan.
 - (iii) Sale of the land to the City of Kelowna provided sufficient funds are available in the City's current budget. Contact Mr. Doug Gilchrist, the City's Assistant Land Agent, if this option is selected.
 - (iv) A Road Reservation Agreement with the City of Kelowna. Enclosed is a sample document that the City will prepare if the owner elects this option. Please contact Mr. Doug Gilchrist, the City's Manager, Community Development & Real Estate, to have this documentation prepared. The document must be accompanied by a plan prepared by a B.C. Land Surveyor. The subdivision plan must be endorsed to the effect that there is an agreement to be registered under Section 526 of the Local Government Act. This agreement must be registered as a priority charge.
 - (v) Provide corner rounding or truncation dedication of 6 m radius at Southeast corner of the property.

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.

6. Bonding and Levies Summary

Cash in Lieu

Valley & Raisanen Road frontage upgrade	\$ 19,259.00
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Note that the City would prefer to defer the construction and the City will initiate the work later at its own construction schedule.



Steve Muenz, P. Eng.
Development Engineering Manager
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