

4.0 BACKGROUND

The subject property was subdivided from the parcel to the south in early 2008, maintaining the existing home on the southern parcel and creating the vacant subject property to be developed.

4.1 The Proposal

The applicant is proposing to rezone the subject property in order to facilitate the construction of a duplex. The form and character of the proposed duplex is to be assessed through a direct Development Permit application that would be executed at a staff level.

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

| CRITERIA | PROPOSAL | RU6 ZONE REQUIREMENTS |
|--|--------------------|--------------------------------|
| Subdivision Regulations | | |
| Lot Area | 703 m ² | 700 m ² |
| Lot Width | 21.1 m | 18.0 m |
| Lot Depth | 33.39 m | 30.0 m |
| Development Regulations | | |
| Site Coverage (buildings) | 29% | 40% |
| Site Coverage (buildings, parking and driveways) | 37% | 50% |
| Height | 2 storeys / 7.0 m | 2 ½ storeys / 9.5 m |
| Front Yard | 7.62 m | 4.5 m or 6.0 m to a garage |
| Side Yard (south) | 2.1 m | 2.0 m |
| Side Yard (north) | 2.1 m | 2.0 m |
| Rear Yard | 9.1 m | 7.5 m |
| Private Open Space | meets requirements | 30 m ² per dwelling |
| Other Regulations | | |
| Minimum Parking Requirements | 4 spaces total | 2 spaces per dwelling |

4.2 Site Context

The subject property is located on Woods Road, near Ziprick Road in the Rutland Area. The surrounding neighbourhood is an established single/two family residential area. Specifically, the surrounding land-uses are as follows:

| Direction | Zoning | Land-use |
|-----------|----------------------------|---------------------------|
| North | RU1 – Large Lot Housing | Single Family Subdivision |
| South | RU1 – Large Lot Housing | Single Family Subdivision |
| East | RU6 – Two Dwelling Housing | Duplex |
| West | RU1 – Large Lot Housing | Single Family Subdivision |

4.3 Site Location Map

Subject property: 345 Woods Road



5.0 **DEVELOPMENT POTENTIAL**

The purpose of the RU6 zone is to provide a zone for development of a maximum of two dwelling units per lot. The proposed RU6 zoning is congruent with the OCP Future Land Use zoning for this property (Single/Two Family Residential).

6.0 CURRENT DEVELOPMENT POLICY

6.1 Kelowna Official Community Plan (OCP)

Section 8.35 – Land Utilization within Single Detached Neighbourhoods

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;

Section 8.44 – Integration

Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities.

7.0 TECHNICAL COMMENTS

7.1 Works and Utilities

As attached.

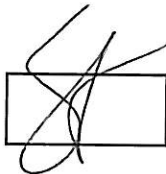

8.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department is supportive of the proposed zoning amendment. The subject property is suitable for the RU6- Two Dwelling Housing Zone, with existing duplex lots already established on both sides of Woods Road, as well as to the east on Taylor Road. OCP policies acknowledge that infill can be a valuable and affordable addition to the local housing market, and the proposal is an appropriate response to the surrounding context, with no variance requests to accommodate the dwellings. No significant impact on adjacent or nearby properties is anticipated.



Danielle Noble
Supervisor, Urban Land Use

Approved for inclusion

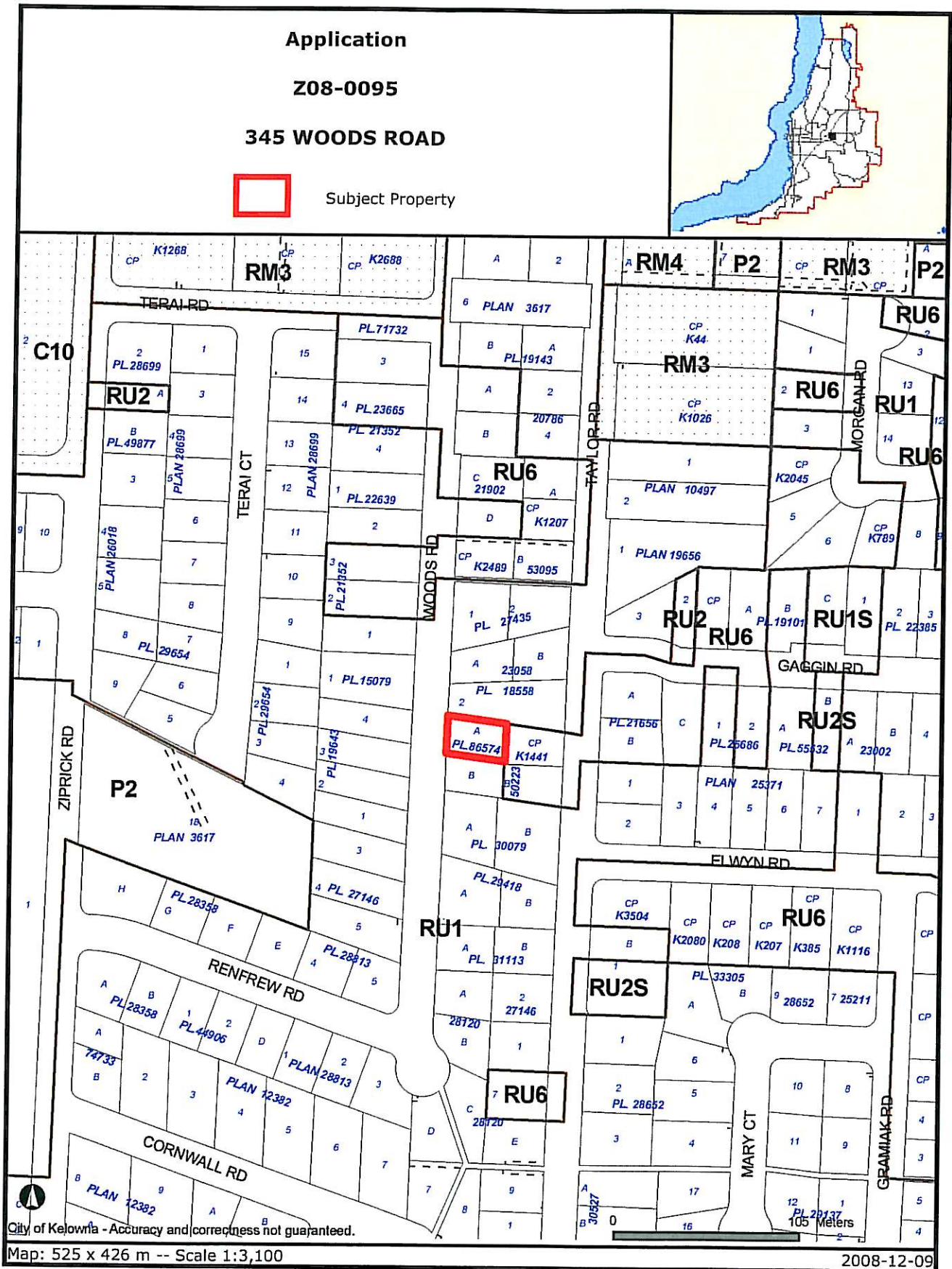
Shelley Gambacort
Director, Land Use Management

ATTACHMENTS

Subject Property Map

Works & Utilities Requirements (2 pages)

Site Plans/Elevations (2 pages)



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.

CITY OF KELOWNA

MEMORANDUM

Date: November 04, 2008
File No.: Z08-0095 (revised)
To: Planning & Development Services Department (LT)
From: Development Engineer Manager (SM)
Subject: 345 Woods Road – Lot A, Plan 86574, Sec. 22, Twp. 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

Provide easements as required

2. Geotechnical Study.

A comprehensive geotechnical study, identified in the subdivision report but not submitted at that time, is a requirement of this application.

3. Domestic water and fire protection.

This development is within the service area of the Rutland Waterworks district (RWD). A second service is required in order to meet current policies. The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD. 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.

a) The subject property is located within the specified area # 23 and is serviced by the municipal wastewater collection system. The applicant is required to pay the additional specified area # 23 charge for the RU6 zone. The charge is 140% of a single family dwelling, therefore since a single SFE has been paid for at the subdivision stage, the outstanding charge is **\$2,936.00** (40 % of \$7,340.00, prior to March 31, 2009).

b) The subject property connected to the municipal wastewater collection system and an inspection chamber has been installed at the property line.

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.

Woods Road upgrade costs have been identified in the subdivision file S07-0038 and the security for the frontage upgrades is being held by the City.

7. Bonding and Levies Summary.

a) Performance Bonding

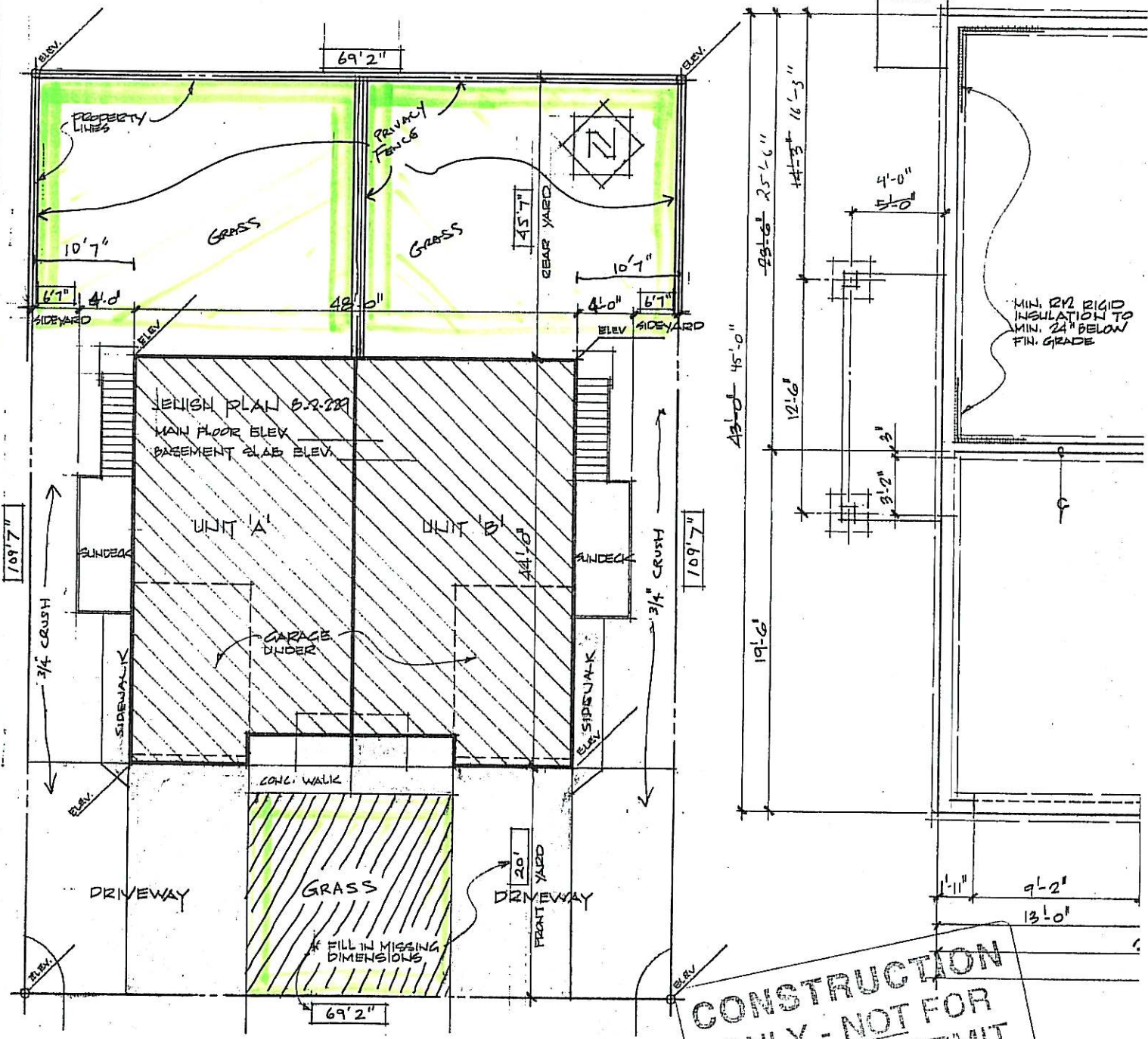
Woods Road frontage upgrade Provided under file S07-0038

b) Levies

Additional Specified Area Charge for RU6 **\$2,936.00**

Steve Muenz, P.Eng.
Development Engineering Manager

BB



MIN. R2R RIGID INSULATION TO MIN. 24" BELOW FIN. GRADE

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STREET: _____

SITE PLAN

SCALE: SITE = NTS, DWELLING = 1/8" = 1'-0"

LEGAL DESCRIPTION

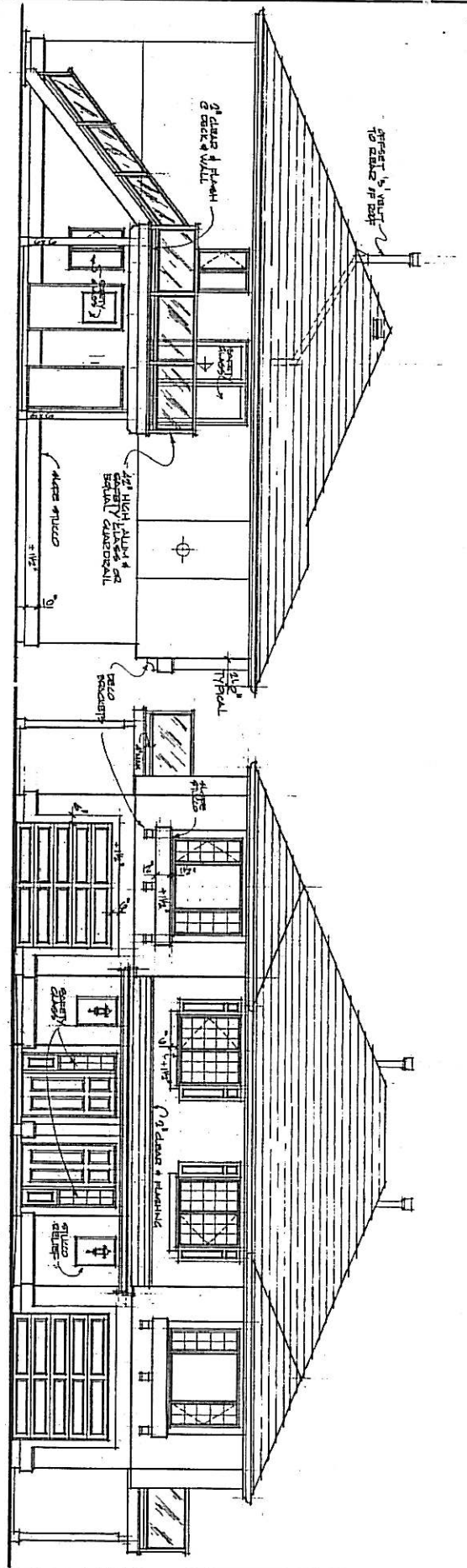
LOT 'A' PLAT KAR 86574 SEC. 22 TWP 26 00YD

ADDRESS

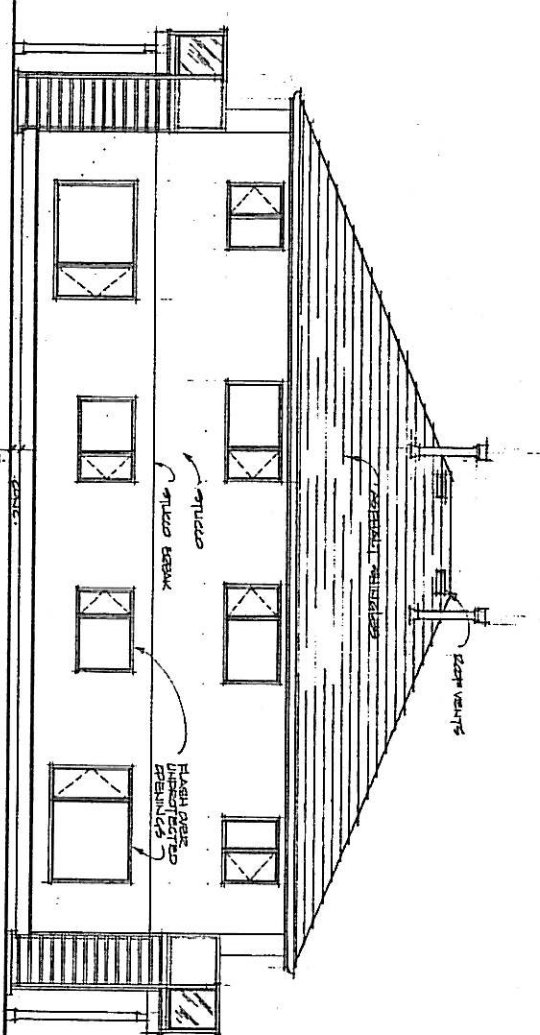
345 WOODS RD. KENOWA BC

* SEE 'GENERAL NOTES' SHEET #5 FOR ADDITIONAL SITE PLAN NOTES

SCALE



LEFT ELEVATION
RIGHT ELEVATION SAME EXCEPT
OPPOSITE HAND



REAR ELEVATION

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| | | | | |
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