
Memo

DATE: July 2, 2010
TO: City Manager
FROM: Community Sustainability Division



APPLICATION: Z10-0052 **OWNER:** Shane & Jennifer Warawa
LOCATED AT: 745 Mitchell Road **APPLICANT:** Shane & Jennifer Warawa

PURPOSE: To rezone a portion of the subject property from RU1 - Large Lot Housing to RU6 - Two Dwelling Housing to accommodate the proposed semi-detached housing;

EXISTING ZONE: RU1 - Large Lot Housing
PROPOSED ZONE: RU6 - Two Dwelling Housing

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z10-0052 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for a portion of Lot 2, Section 22, Twp. 26 ODYD, Plan KAP79221 located at 745 Mitchell Road, Kelowna, B.C. from RU1 - Large Lot Housing to RU6 - Two Dwelling Housing as shown on Map "B" attached to the report of the Land Use Management, dated July 2nd, 2010, 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 the Development Engineering Department and Rutland Water Works being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the receipt of a plan to subdivide the property into two separate lots.

2.0 SUMMARY

This application seeks to rezone a portion of the subject property from RU1 - Large Lot Housing to RU6 - Two Dwelling Housing in order to accommodate the proposed semi-detached housing development. A Development Permit has also been submitted in order to address the form and character of the proposed development.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on June 22nd, 2010 the APC passed the following motion:

A handwritten signature in the bottom right corner of the page.

THAT the Advisory Planning Commission support Rezoning Application No. Z10-0052, for 745 Mitchell Road; to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

APC Comment:

Although the Advisory Planning Commission is supportive of this application because it provides sensitive infill, it was suggested that all applications be subject to the same professional landscape plan standards.

4.0 THE PROPOSAL

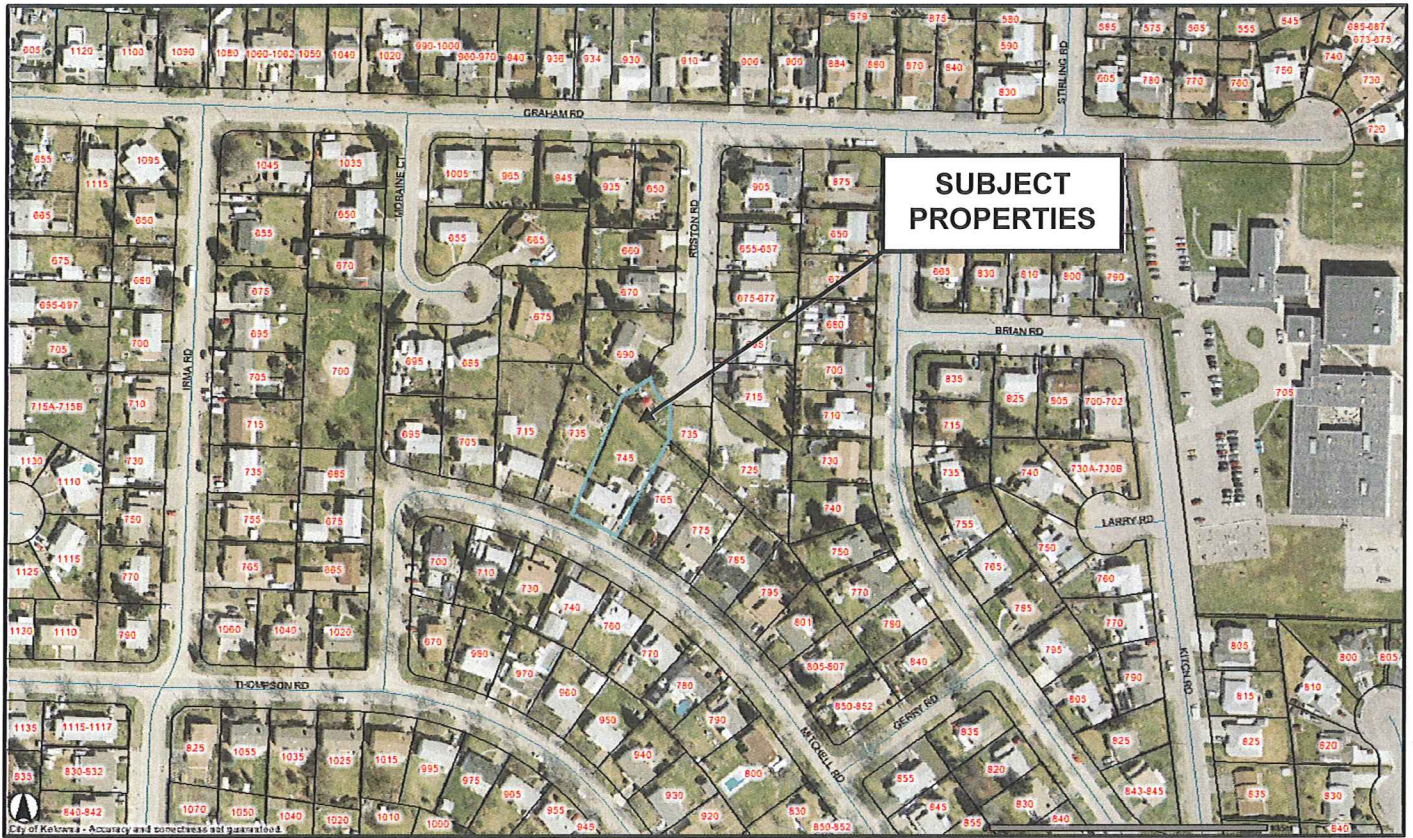
The applicant is proposing to construct a semi-detached housing development with a total of two units facing Ruston Road. Finishing materials and colours are detailed on the elevation drawings and attached colour/materials board. The applicant has applied to subdivide the property into two lots, the proposed semi-detached housing development will face Ruston Road while the existing single family dwelling will remain located along Mitchell Road and will retain its RU1 - Large Lot Housing zone.

The application compares to the requirements of the RU6 zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL (New Lot Along Ruston Rd.)	RU6 REQUIREMENTS (FOR DUPLEX)
Development Regulations		
Lot Area	918.6 m ²	700 m ²
Development Regulations		
Site Coverage (buildings)	33.5%	40%
Site Coverage (buildings/parking)	40%	50%
New Duplex Dwelling		
Height	5.8 m	2 ½ storeys / 9.5 m
Front Yard	6.0 m	6.0 m to a garage
Side Yard (w)	2.4 m	2.3 m (2 - 2½ storey)
Side Yard (e)	3.5 m	2.3 m (2 - 2½ storey)
Rear Yard	7.5 m	7.5 m
Other Requirements		
Parking Stalls (#)	4 spaces	4 spaces
Private Open Space	Meets Requirements	30 m ² per dwelling

4.1 SUBJECT PROPERTY MAP:

745 Mitchell Road



4.2 Site Context

The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
East	P4 - Utilities	Utility

5.0 CURRENT DEVELOPMENT POLICY

5.1 Official Community Plan - Housing Chapter 8

5.1.1 Housing Policies¹

Infrastructure Availability (8.30). Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently;

¹ Official Community Plan, Pages 8-6 – 8-7

Land Utilization within Single Detached Areas (8.35). 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;

Ground-Oriented Housing (8.38). Encourage the development of ground-oriented multiple unit housing as an affordable housing choice for the rental or ownership markets, including families with children, in those areas where Map 19.1 indicates necessary densities as being appropriate. Ground oriented housing is defined as housing where each dwelling unit has direct access to the unit and private open space at grade level;

Housing Variety (8.40). 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 lifestyle choices;

Integration (8.44). Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities;

6.0 TECHNICAL COMMENTS

6.1 Building & Permitting

1. Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits
2. Full Plan check for Building Code related issues will be done at time of Building Permit applications
3. In the Partial Building cross section at the garage, the concrete slab on grade is not allowed to be cast against wood frame and typically not over the center demising wall.
4. If grades are required to be lowered to accomodate the lowering of the garage slab on grade, this may affect the form and character of the structure.

6.2 Development Engineering Branch

See Attached.

6.3 Fire Department

No objections, an additional address will be required.

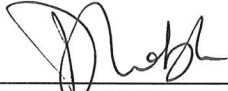
6.4 Rutland Water Works

See Attached.

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The subject property has a Future Land Use designation of Single / Two Unit Residential in the Official Community Plan. The proposed rezoning of a portion of the subject property from RU1 - Large Lot Housing to RU6 - Two Dwelling Housing fits within the designation for this area of the City. There are a number of properties within this general area that have the RU6 - Two Dwelling housing zone while others have been rezoned to allow secondary suites.

Strong efforts have been made to incorporate a mix of materials that provide texture to the building, and an obvious residential quality. Furthermore, the pattern of elements help break down the mass of the building. Staff consider this project to be a good infill development for the area. Eight letters of support have been signed by neighbouring residents.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:

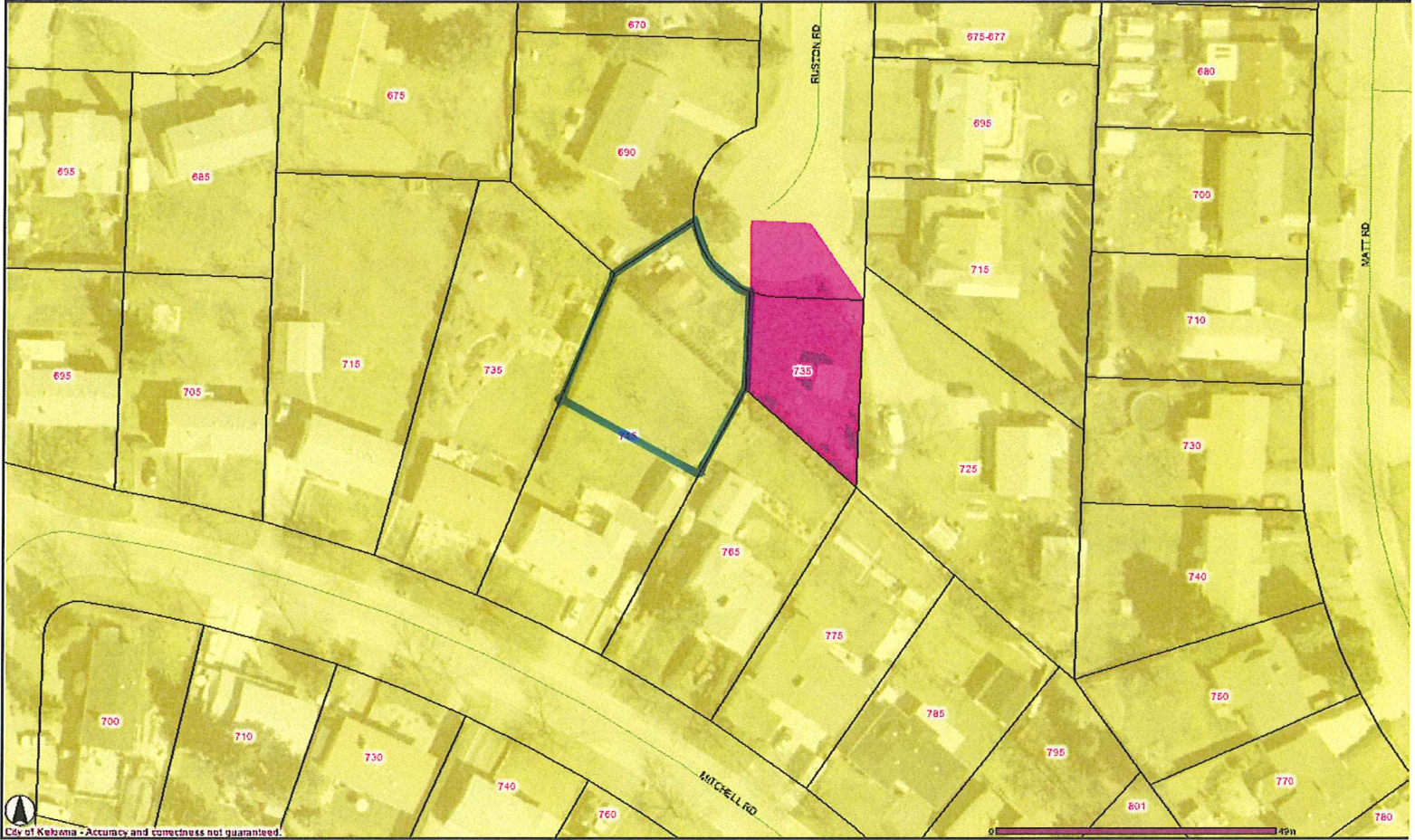


SG Shelley Gambacort
Director, Land Use Management

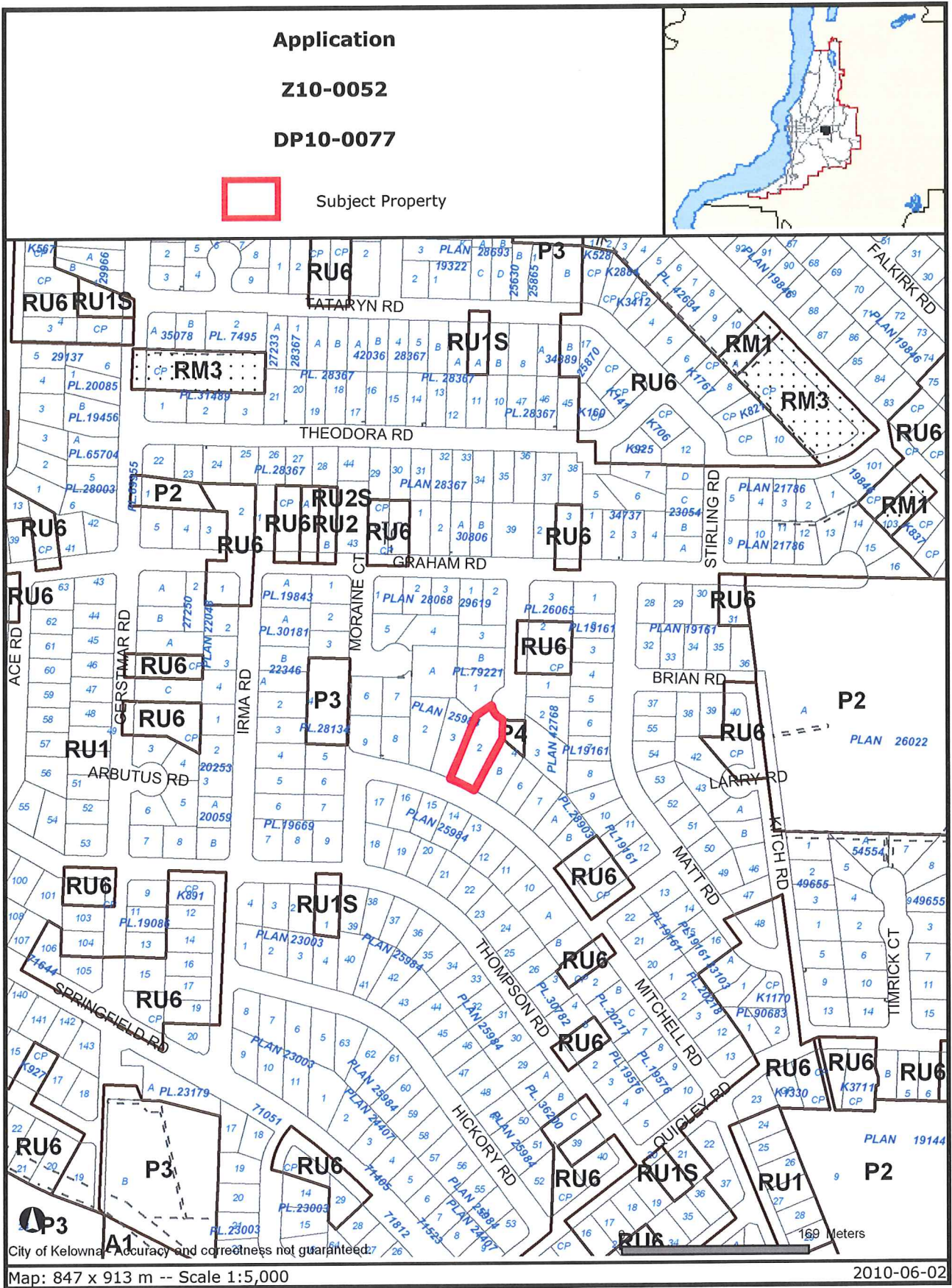
Attachments:

Subject Property Map
Site Plan
Elevations
Landscape Plan
Applicants Letter of Rationale

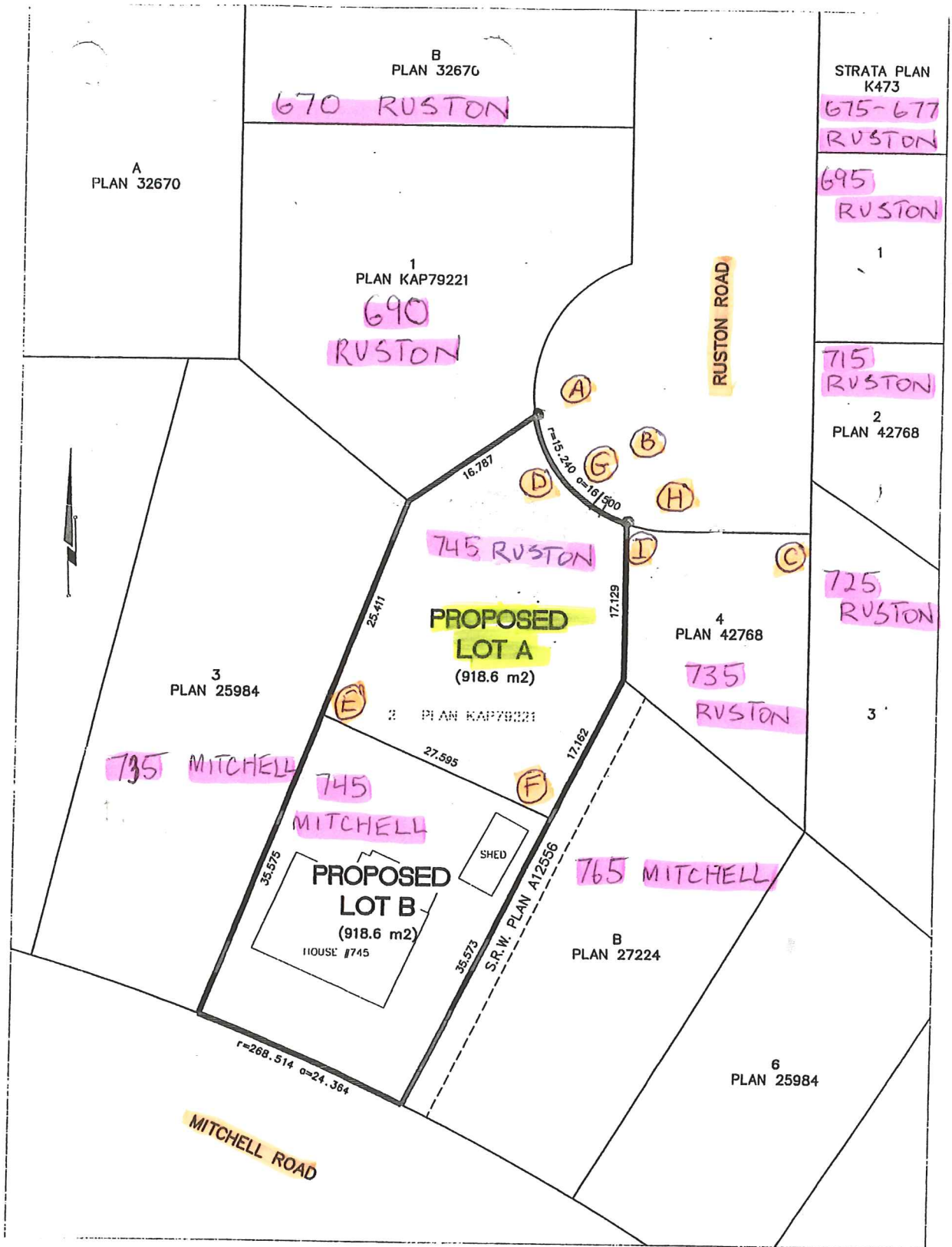
MAP "B"



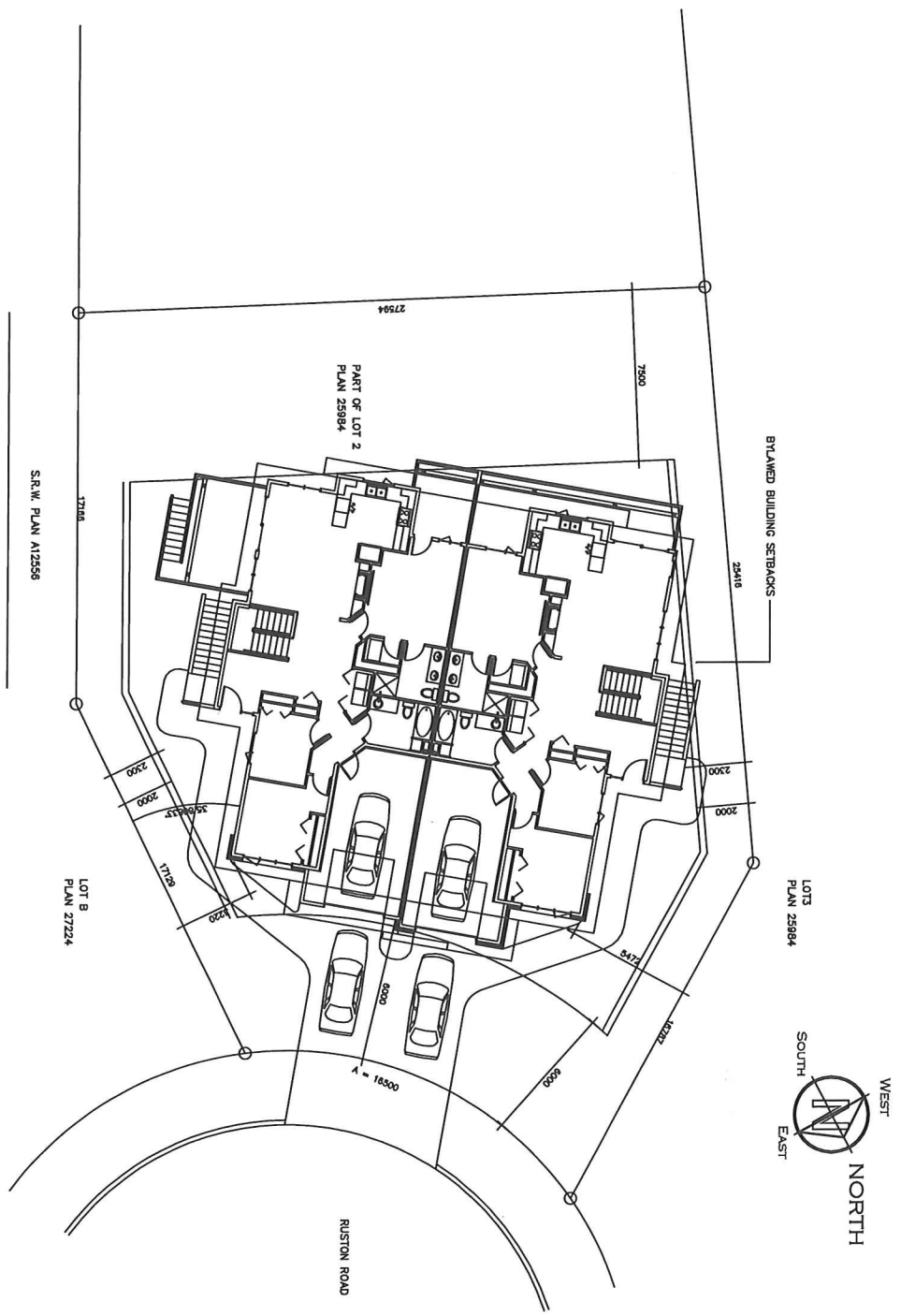
A portion of the Subject Property to have Zoning changed from "RU1 – Large Lot Housing" to "RU6 – Two Dwelling Housing"



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.



PROPOSED SUBDIVISION OF LOT 2 , PLAN KAP79221 , SECTION 22 , TOWNSHIP 26 , O.D.Y.D.	
RUNNALLS DENBY <i>british columbia land surveyors</i> #2 - 1470 Water Street Kelowna, B.C. V1Y 1J5 Phone (250) 763-7322 Fax (250) 763-4413 email denby@telus.net	SCALE: 1:500
	DATE: MARCH 15, 2006.
CLIENT: SHANE WARAWA	DWG: 11770PRE.DWG
	FILE: 11770

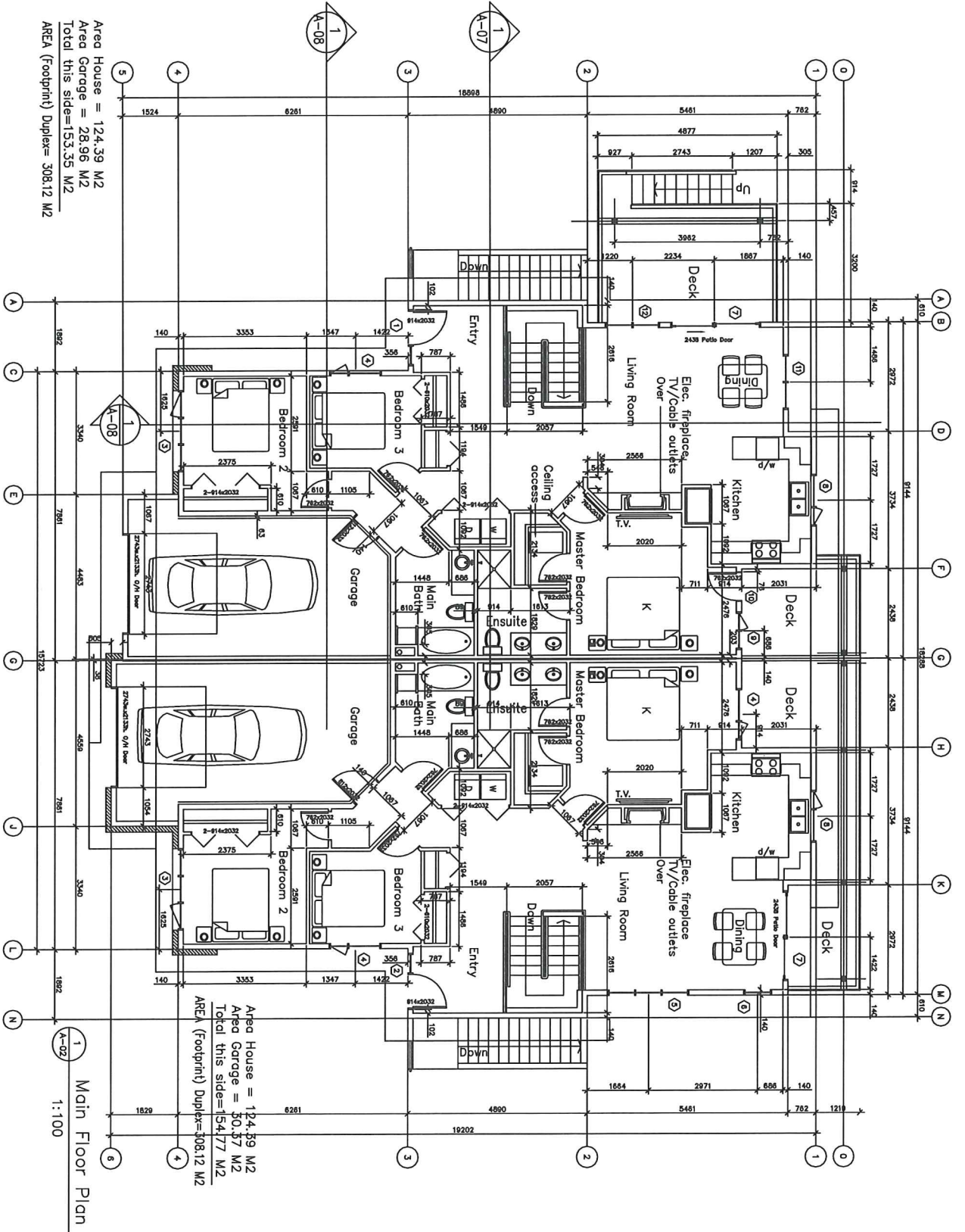


1 Site Plan
 A-01 Ruston Road
 Kelowna, BC

BLD'G. AREA (FOOTPRINT) = 308 M2 [3317 FT]
 SITE AREA = 918.6 M2 [9,888.5 FT]
 SITE COVERAGE = 33.5%



PROJECT NAME: PART OF LOT 2 PLAN 25984 Civic Address: Ruston Road Kelowna, BC	R.W.Scheidt Design 1683 Bloudekux Cr. Kelowna, B.C. Ph: 250 860 5081 F: 250 860 5071 rscheidt@rwscheidt.com	DRAWING HISTORY:	DRAWING NAME: Site Plan	DRAWING SCALE: 1:200	DATE: Jun 10, 2010	DRAWING NUMBER: A-01
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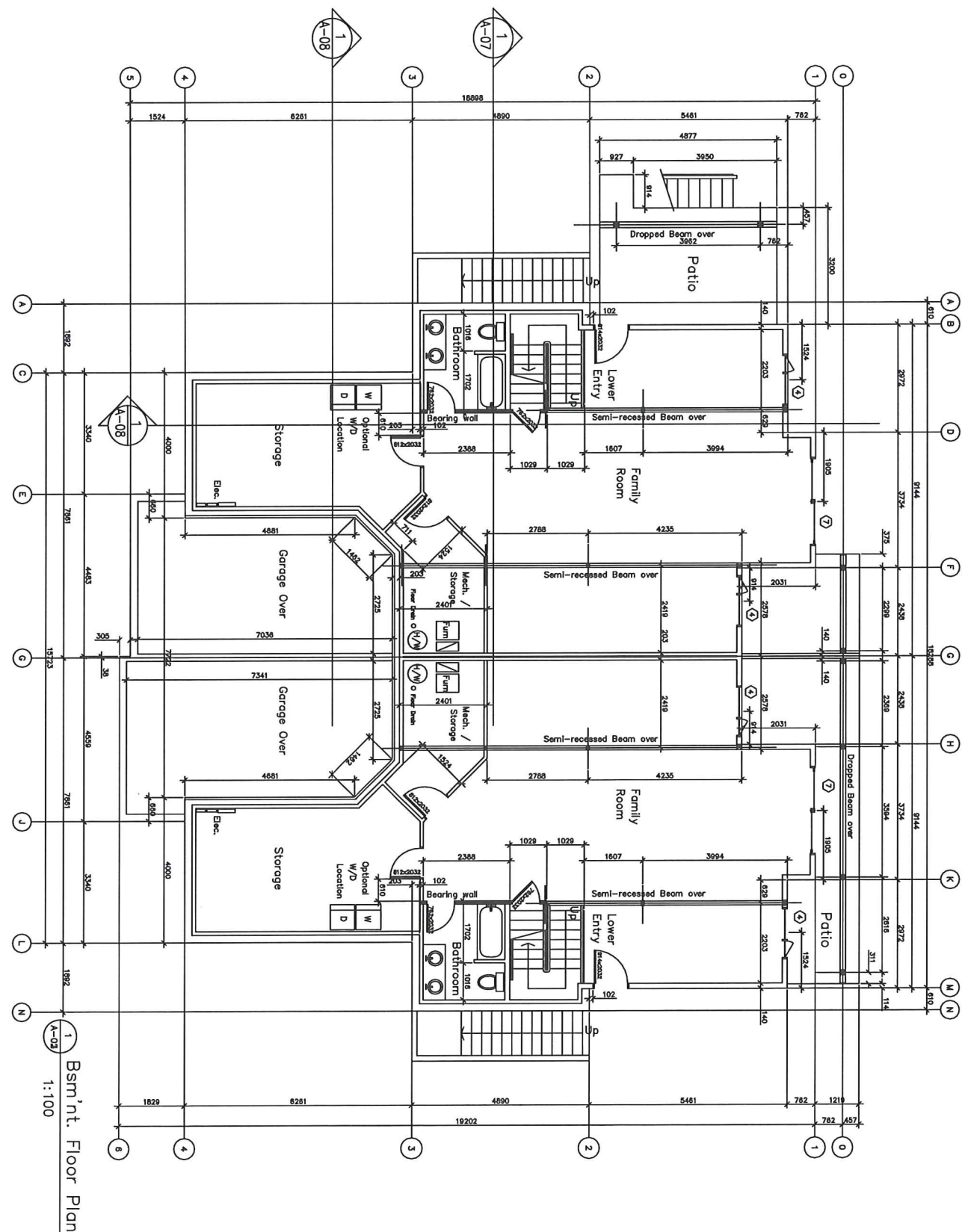


Area House = 124.39 M2
 Area Garage = 28.96 M2
 Total this side=153.35 M2
 AREA (Footprint) Duplex= 308.12 M2

Area House = 124.39 M2
 Area Garage = 30.17 M2
 Total this side=154.77 M2
 AREA (Footprint) Duplex=308.12 M2

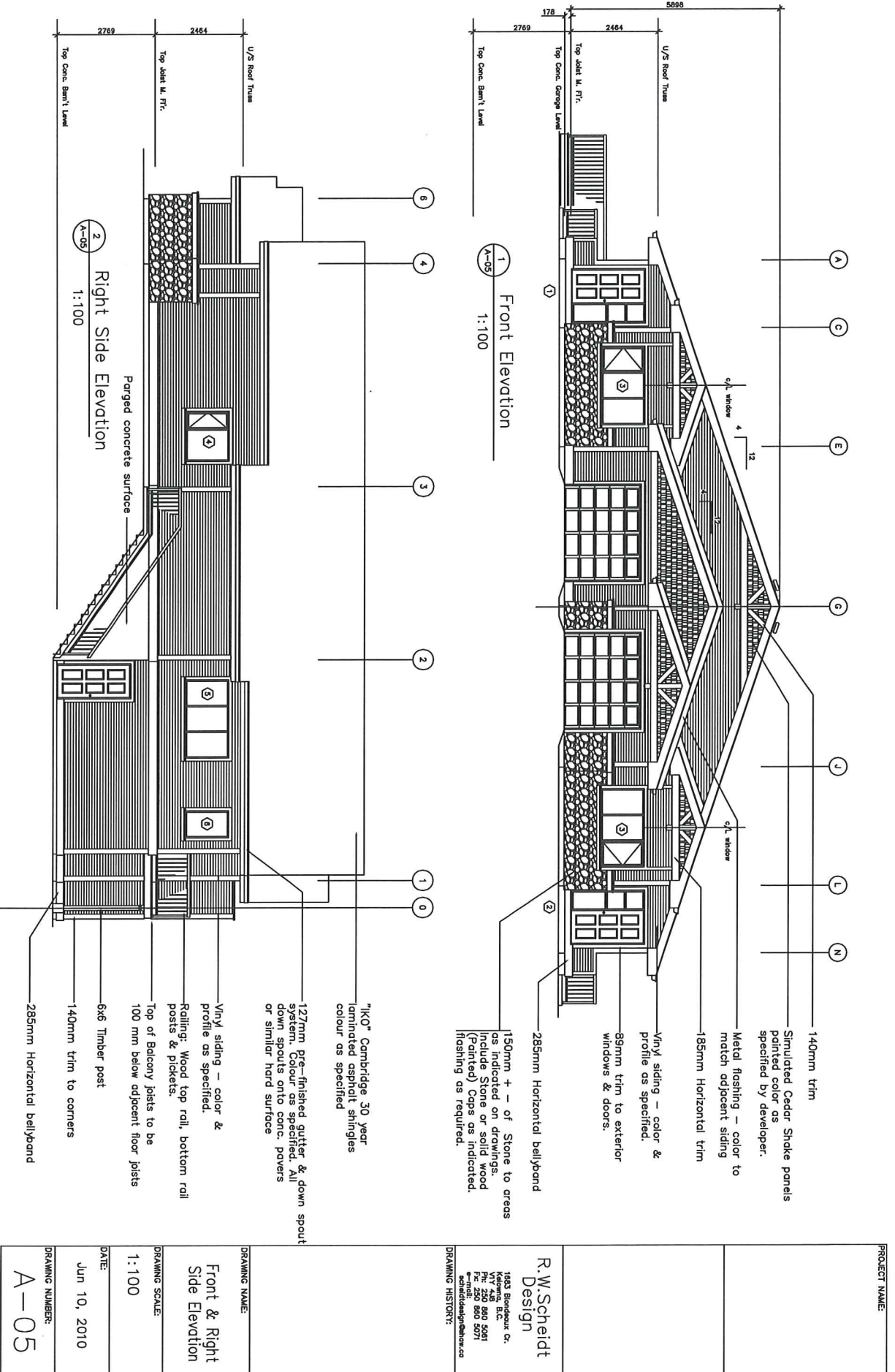
1
 Main Floor Plan
 1:100

PROJECT NAME:	R.W.Scheidt Design
DRAWING NAME:	Main Floor Plan
DRAWING SCALE:	1:100
DATE:	Jun 10, 2010
DRAWING NUMBER:	A-02
DRAWING HISTORY:	1683 Blindoux Cr. Kelowna, B.C. Tel: 250 860 5981 Fax: 250 860 5071 email: rwscheidt@shaw.ca



1 Bsm't. Floor Plan
1:100

PROJECT NAME:	
DRAWING NAME:	Basement Floor Plan
DRAWING SCALE:	1:100
DATE:	Jun 10, 2010
DRAWING NUMBER:	A-03
DRAWING HISTORY:	<p>R.W. Scheidt Design 1683 Bordenaux Cr. Kiloma, B.C. Ph: 250 860 5681 F: 250 860 5071 rscheidt@rpschmidt.com</p>



PROJECT NAME:

140mm trim
 Simulated Cedar Shake panels
 painted color as
 specified by developer.

Metal flashing — color to
 match adjacent siding
 185mm Horizontal trim

Vinyl siding — color &
 profile as specified.
 89mm trim to exterior
 windows & doors.

285mm Horizontal bellyband
 150mm + - of Stone to areas
 as indicated on drawings.
 (Include Stone or solid wood
 (Painted) Caps as indicated.
 flashing as required.

**R.W.Scheidt
 Design**

1885 Blondevaux Cr.
 Kelowna, B.C.
 Tel: 250 860 5061
 Fax: 250 860 5077
 rscheidt@shaw.ca

DRAWING HISTORY:

"KO" Cambridge 30 year
 laminated asphalt shingles
 colour as specified
 127mm pre-finished gutter & down spout
 system. Colour as specified. All
 down spouts onto conc. pavers
 or similar hard surface

Vinyl siding — color &
 profile as specified.
 Railing: Wood top rail, bottom rail
 posts & pickets.

Top of Balcony joists to be
 100 mm below adjacent floor joists
 6x6 Timber post
 140mm trim to corners
 285mm Horizontal bellyband

DRAWING NAME:

**Front & Right
 Side Elevation**

DRAWING SCALE:

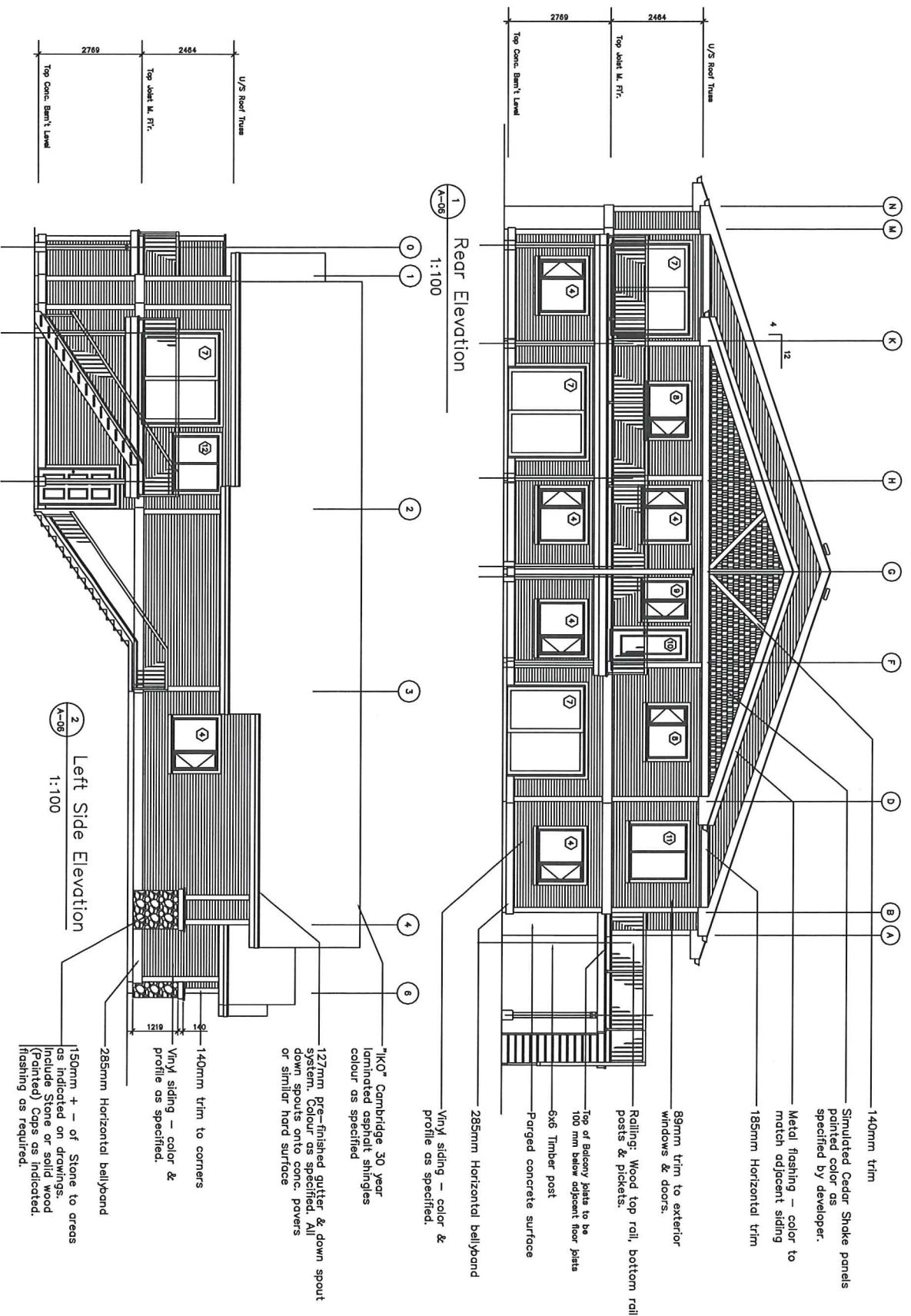
1:100

DATE:

Jun 10, 2010

DRAWING NUMBER:

A-05



1 Rear Elevation
1:100

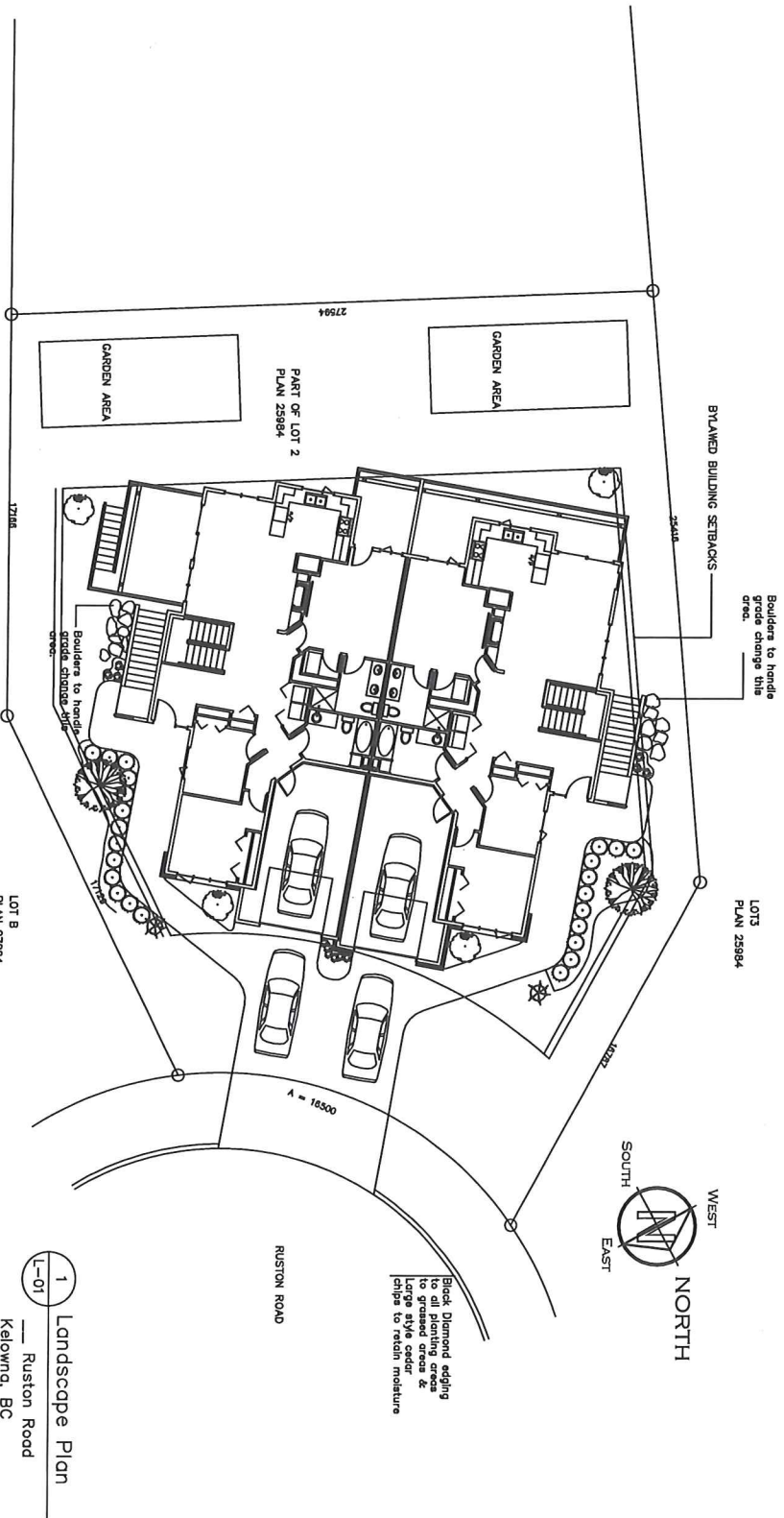
2 Left Side Elevation
1:100

- 140mm trim
- Simulated Cedar Shake panels painted color as specified by developer.
- Metal flashing - color to match adjacent siding
- 185mm Horizontal trim
- 89mm trim to exterior windows & doors.
- Railing: Wood top rail, bottom rail posts & pickets.
- Top of Balcony joists to be 100 mm below adjacent floor joists
- 6x6 Timber post
- Parged concrete surface
- 285mm Horizontal bellyband
- Vinyl siding - color & profile as specified.
- "KO" Cambridge, 30 year laminated asphalt shingles colour as specified
- 127mm pre-finished gutter & down spout system. Colour as specified. All down spouts onto conc. pavers or similar hard surface
- 140mm trim to corners
- Vinyl siding - color & profile as specified.
- 285mm Horizontal bellyband
- 150mm + - of Stone to dress as indicated on drawings. Include Stone or solid wood (Painted) Caps as indicated. Finishing as required.

PROJECT NAME:	
DRAWING NAME:	Rear & Left Side Elevation
DRAWING SCALE:	1:100
DATE:	Jun 10, 2010
DRAWING NUMBER:	A-06

R.W.Scheidt Design
 1883 Blainville Cr.
 Kelowna, B.C.
 P.O. Box 250
 P.O. Box 250 890 5071
 www.rwscheidtdesign.com

DRAWING HISTORY:



PLANTING LIST

ITEM NUMBER	SYMBOL	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	QUANTITY	NOTES
1		Emerald Queen Norway Maple	Acer Platanoides	1800mm	2	<p>1. Plantings in accordance with all B.C. Landscaping installation standards 2. All trees and shrubs to be guaranteed insect free at delivery to site. 3. All landscaped and grass areas to have automatic irrigation system min. 7-day clock with manual override capabilities. 4. Confirm with local municipality on shut-off valve location. 5. Planting beds to be covered min 100mm large Cedar chips on approved filter cloth at completion of contract. 6. Landscaping contractor to completely clean landscaped areas & remove all debris upon completion of landscaping contract. 7. One year guarantee on all but seasonal plantings to be provided to owner.</p> <p>Contractor to include staking and wire for all large trees. Contractor to include screened approved Topsoil to all 'Soft' landscaped areas. Stake all trees with cedar stakes & flex straps. Provide 'Block Diamond' edging to contain planting areas when adjacent to grassed areas. Topsoil to grassed areas. Min. 450mm for shrub areas. Min. 100mm for sodded areas. Topsoil to be min. 300mm larger in all directions than rootball.</p>
2		Cottoncane	Cottoncane multiflorus	1-Gallon pot	6600mm	
3		Native Bunch Grasses Bluesunshin Wheatgrass Prairie Bluegrass	Agropyron spicata Koeleria cristata	plant plugs in pots plant plugs in pots	6 6	
4		Pink Flowering Dogwood	Carnea Florida Rubra	1400mm	4	
5		White Spruce	Picea Glauca	75mm Caliper	2	

PROJECT NAME:
 PART OF LOT 2
 PLAN 25984
 City Address:
 Ruston Road
 Kelowna, BC

**R.W.Scheidt
 Design**
 1423 Balfour Cr.
 Kelowna, BC
 V1Y 4A5 800 5291
 V1Y 4A5 800 5071
 Fax: 250 860 5071
 e-mail: rwscheidt@rwscheidt.com
 www.rwscheidt.com

DRAWING HISTORY:

DRAWING NAME:
 Landscape Plan

DRAWING SCALE:
 1:200

DATE:
 Jun 10, 2010

DRAWING NUMBER:
 L-01

S.R.W. PLAN A12556

LOT B
 PLAN 27224

LOT 3
 PLAN 25984



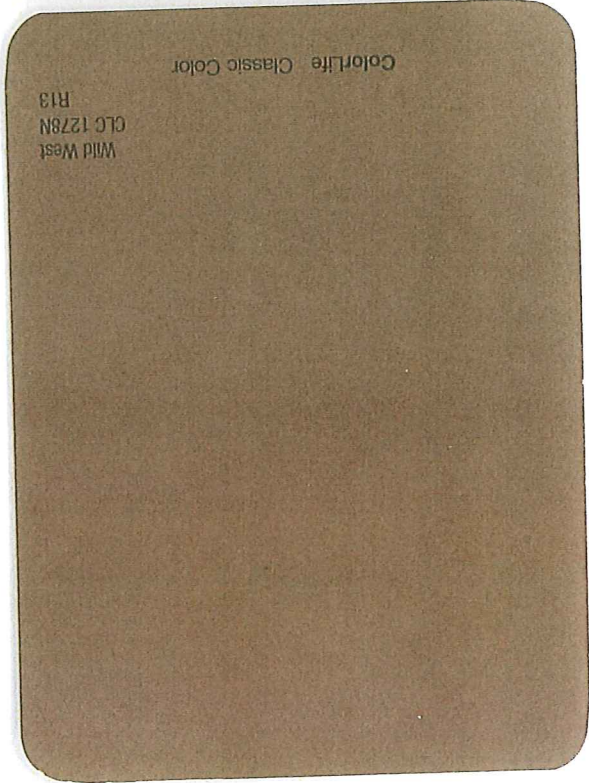
Block Diamond edging
 to all planting areas
 to grassed areas &
 large style cedar
 chips to retain moisture

1 Landscape Plan
 L-01 Ruston Road
 Kelowna, BC



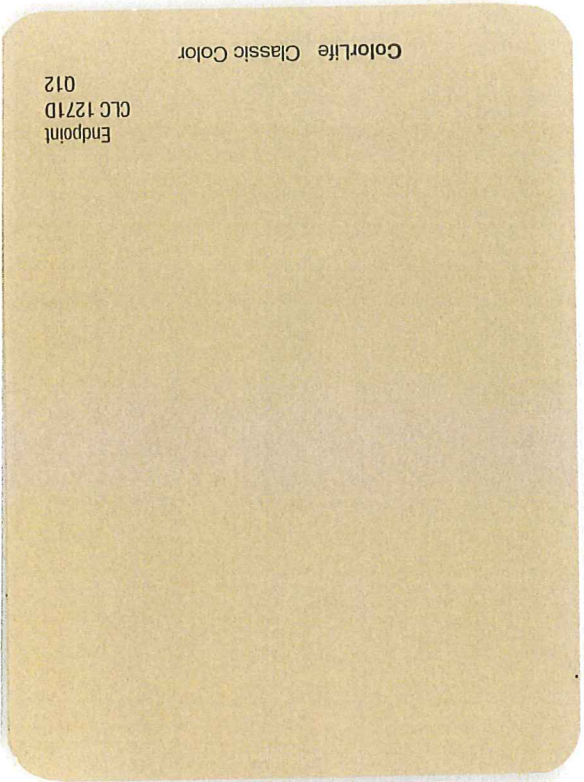
GENTEK

PEBBLE
628



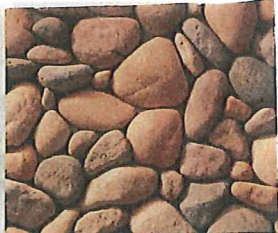
Wild West
CLC 1278N
R13

ColorLife Classic Color



Endpoint
CLC 1271D
012

ColorLife Classic Color



Summer Standard Stream Stone
(CSV-2071)



Moire Black



Rutland
WATERWORKS DISTRICT

106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com

June 25, 2010

Shane Warawa
745 Mitchell Rd
Kelowna BC V1X 3W4

RE: Lot 2, Plan KAP79221 – 745 MITCHELL RD (Zoning & DP)
File # Z10-0052, DP 10-0077 RWD File 10/13

In response to City of Kelowna request for comment dated June 2, 2010, the following is a summary of Rutland Waterworks District requirements:

1. Capital Expenditure Charges for duplex on newly created lot	\$3,800.00
Less \$2,000.00 credit paid at time of subdivision (2006)	<u>- 2,000.00</u>
Total CEC's Payable	1,800.00
2. Estimate/deposit works to 'twin' existing 1" service for duplex	1,000.00
3. Two water meters (each side of duplex)	<u>492.76</u>
Total Fees Payable	<u>\$3,292.76</u>

Any outstanding accounts must be brought to current status.

These fees are an estimate/deposit and are payable to Rutland Waterworks District, upon receipt of payment a Water Certificate letter will be issued. Upon completion of the works should there be a refund or additional costs outstanding these shall be adjusted prior to water service commencement

Please contact our office in due course for scheduling and installation of these works.

Should you have any questions or require further information, please contact the undersigned.

Sincerely,


Pete Preston
General Manager

c. City of Kelowna (Planning Department)

CITY OF KELOWNA
MEMORANDUM

Date: June 25, 2010
File No.: Z10-0052
To: Planning and Development Officer (AW)
From: Development Engineering Manager (SM)
Subject: 745 Mitchell Road, Lot 2, Plan 79221

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RU-1 and RU6 are as follows:

1. Subdivision.
 - a) Requirements identified in the Development Engineering report under subdivision file S06-0039 must be satisfied prior to the adoption of the zone amending Bylaw.
 - b) Provide easements as may be required
2. Domestic water and fire protection.
 - a) This development is within the service area of the Rutland Waterworks District (RWD). 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.
 - b) The lot on which the zone amending Bylaw is being applied for requires a second service to meet the current City of Kelowna Bylaws and regulations. The second service must be paid or installed prior to the adoption of the zone amending Bylaw, provide a copy of the receipt.

3. Sanitary Sewer.

The subject property is located within the Local Area Service (LAS) # 23 and the charges for an RU6 property is 1.4 SFE (Single Family Equivalent Unit. The developer must pay 0.4 SFE in the amount of **\$2,936.00** (\$7340 x 0.4). This amount is only for the rezoning of lot A and is in addition to the charges identified in the subdivision application.

4. Levies Summary.

Sewer Local Area Service #23	\$ 2,936.00
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Steve Muenz, P. Eng.
Development Engineering Manager

BB