

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:

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

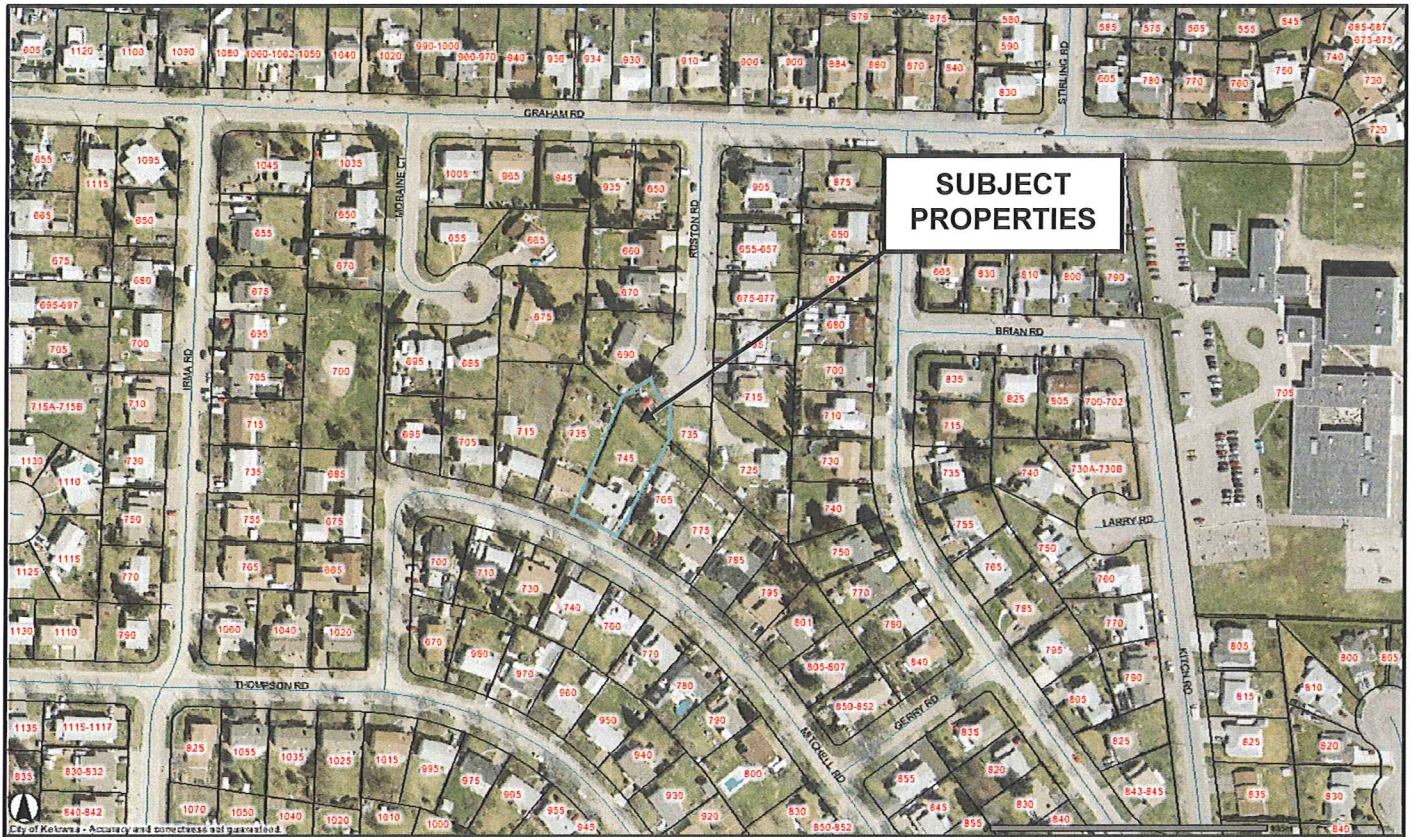
The applicant is proposing to construct a semi-detached housing development with a total of two units facing Ruston Road. Finishing materials and colours are detailed on the elevation drawings and attached colour/materials board. The applicant has applied to subdivide the property into two lots, the 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
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 - 2 ½ 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 POLICY5.1 Official Community Plan - Housing Chapter 85.1.1 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.

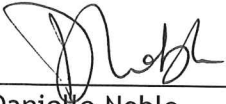
6.4 Rutland Water Works

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:



 Shelley Gambacort
Director, Land Use Management

Attachments:

Subject Property Map

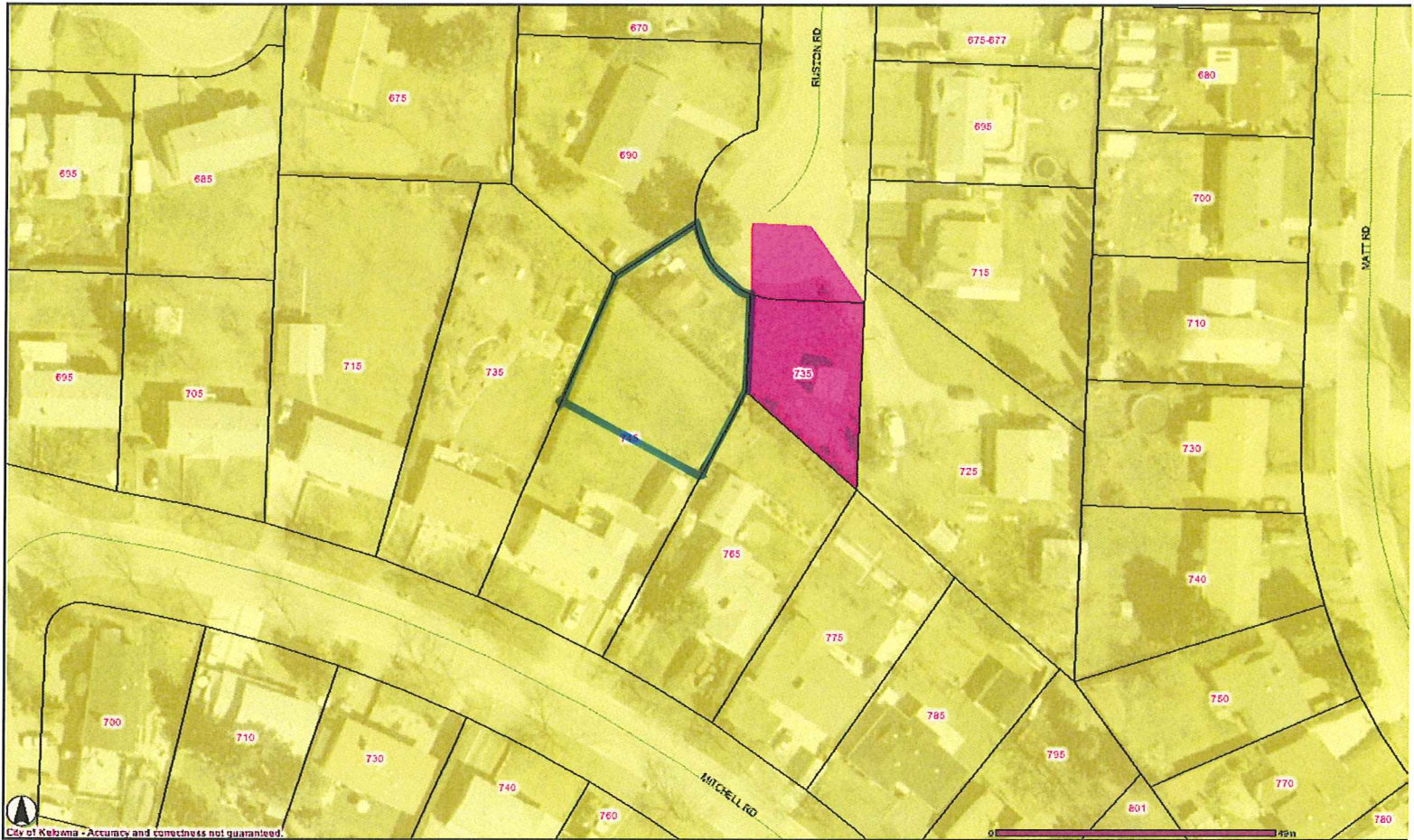
Site Plan

Elevations

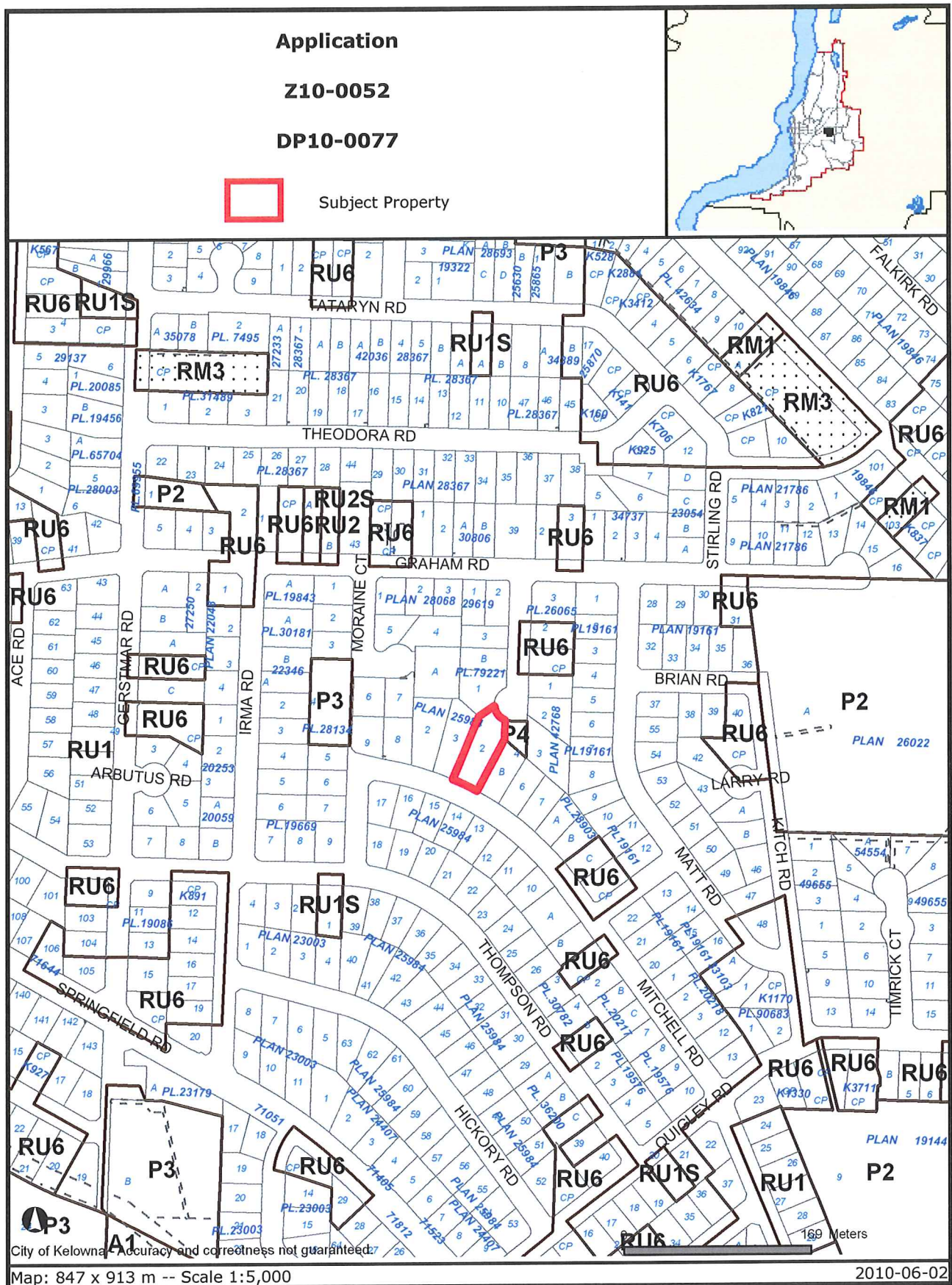
Landscape Plan

Applicants Letter of Rationale

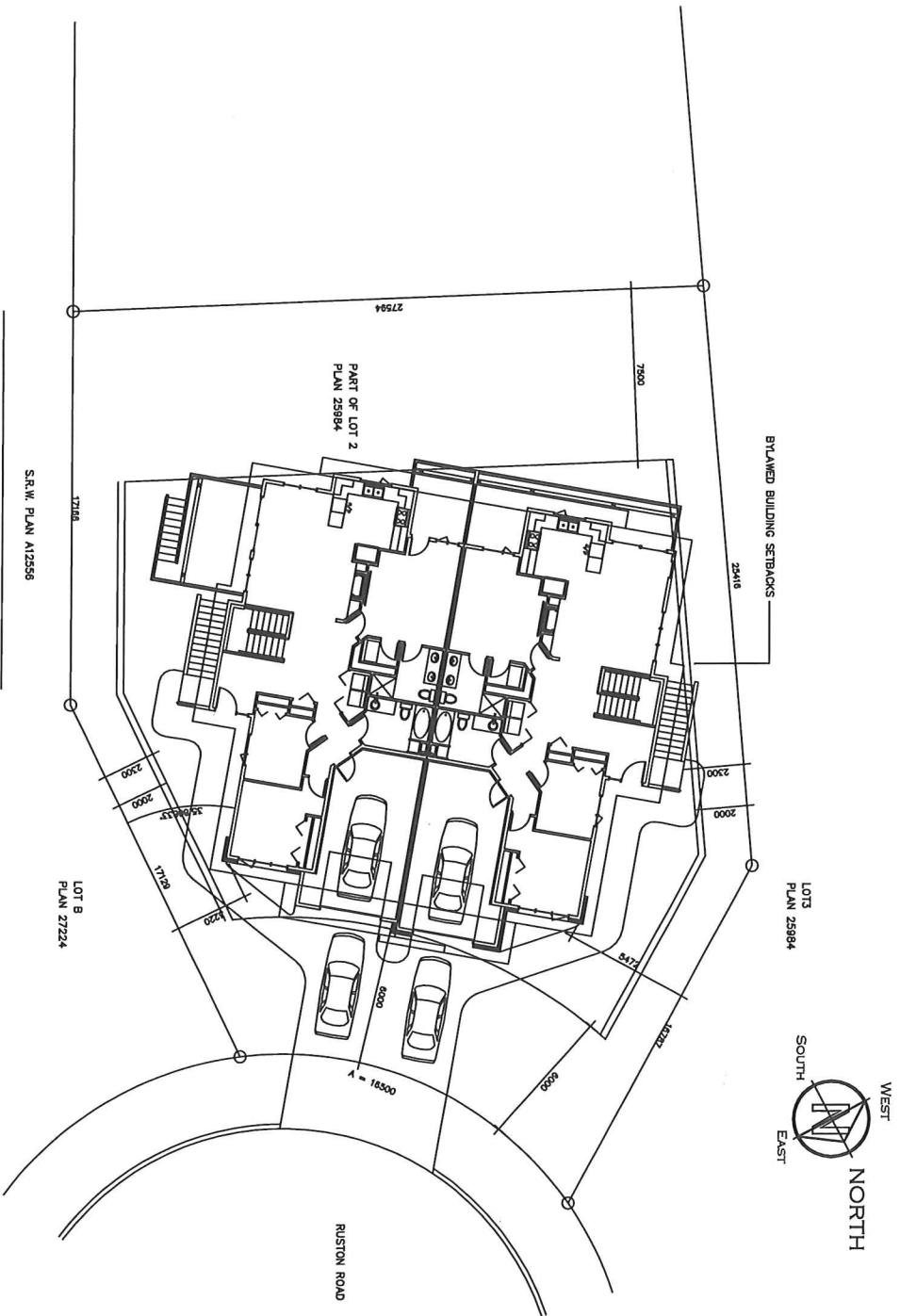
MAP "B"



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.



1 Site Plan
A-01 Ruston Road
Kelowna, BC

BLDG. AREA (FOOTPRINT) = 308 M² [3317 FT]
SITE AREA = 918.6 M² [9883.5 FT]
SITE COVERAGE = 33.5%

S.R.W. PLAN A12558

LOT 8
PLAN 27224

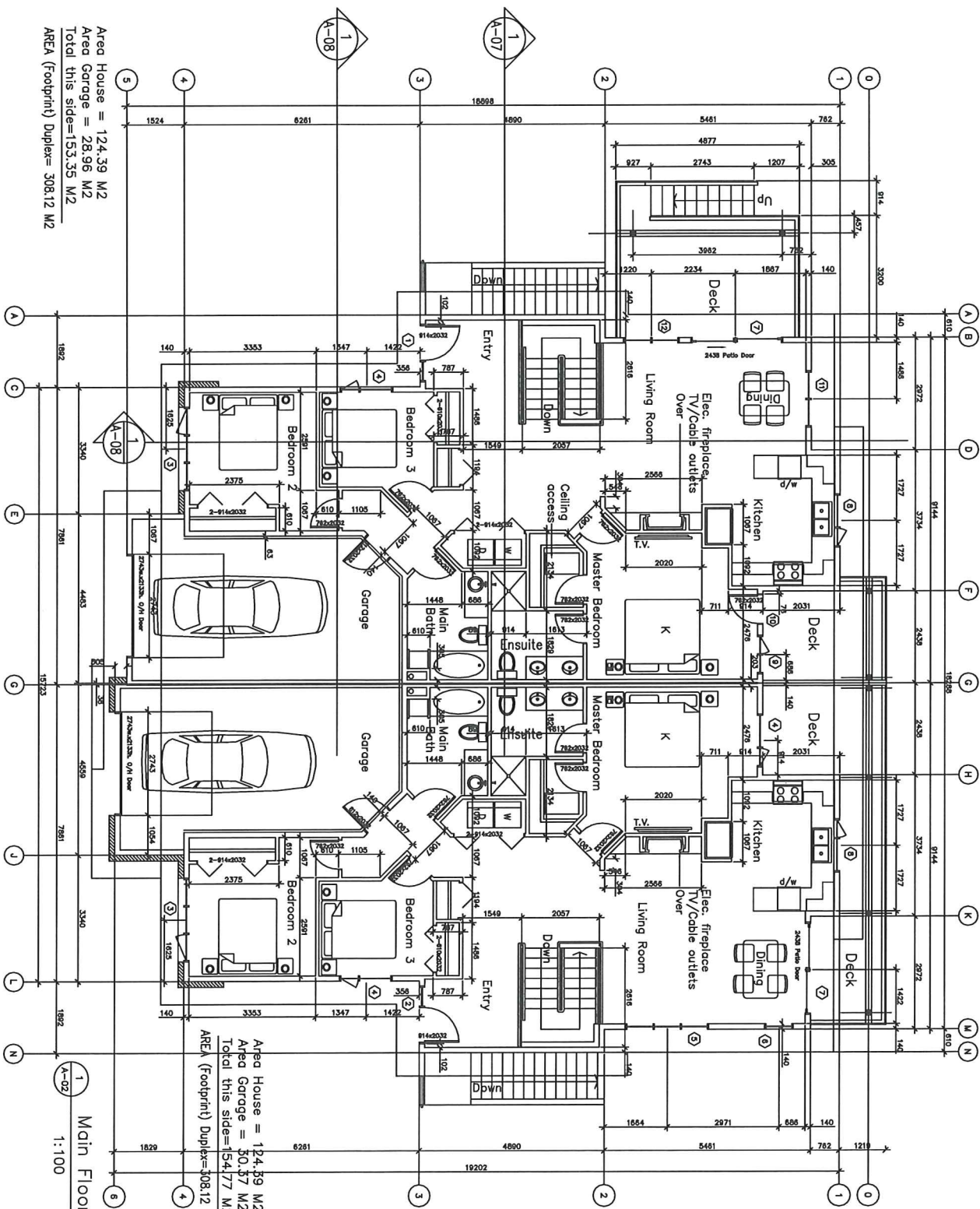
RUSTON ROAD

LOT 3
PLAN 25984

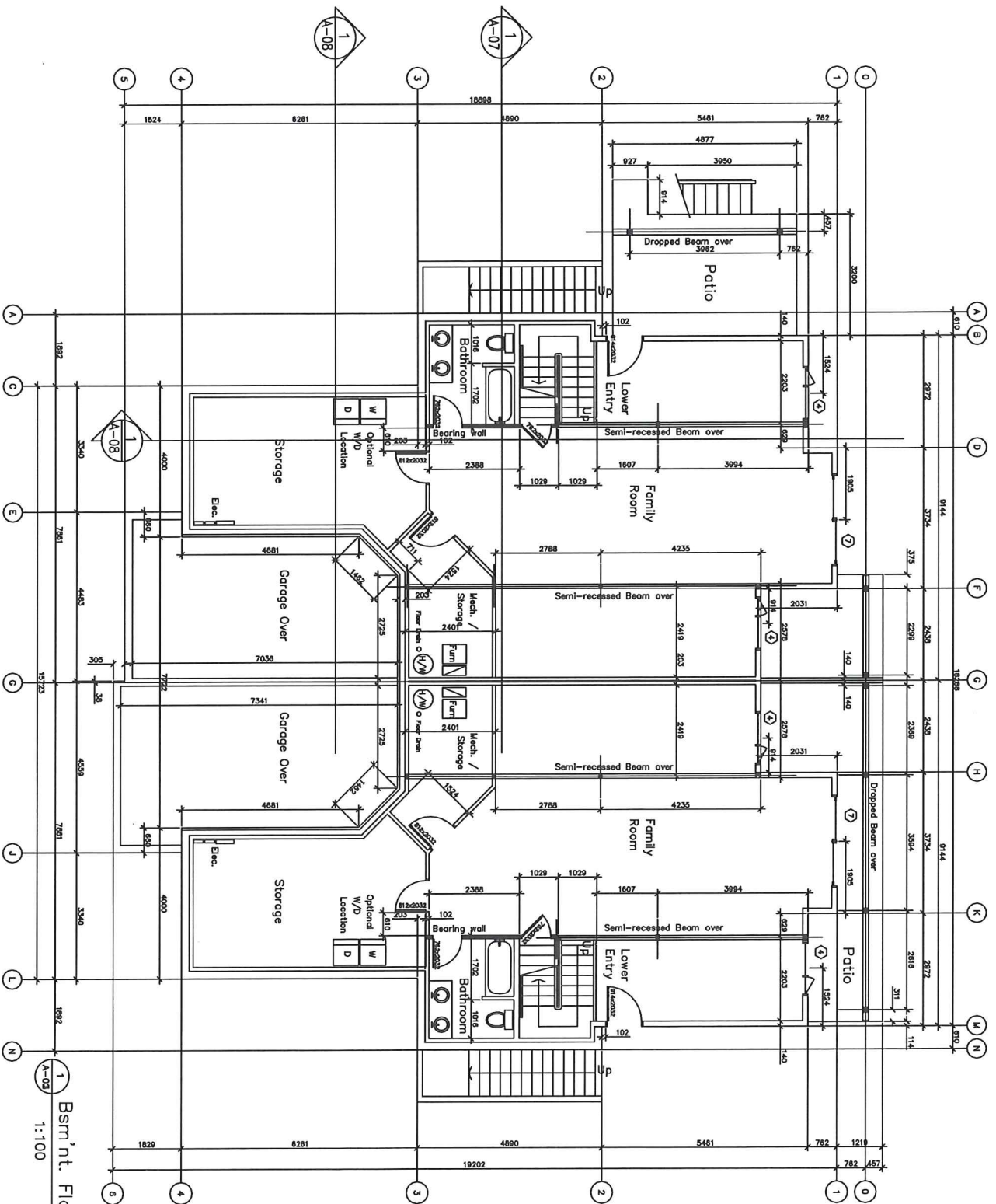


BLANKED BUILDING SETBACKS

PROJECT NAME:	PART OF LOT 2 PLAN 25984 Civic Address: Ruston Road Kelowna, BC
DRAWING HISTORY:	R.W.Scheidt Design 1833 Bloudek Dr. Kelowna, B.C. Ph: 250 860 5061 Fax: 250 860 5071 rscheidt@rwscheidt.co
DRAWING NAME:	Site Plan
DRAWING SCALE:	1:200
DATE:	Jun 10, 2010
DRAWING NUMBER:	A-01



PROJECT NAME:	
R.W. Scheidt Design	
1683 Briardale Cr. Kalamazoo, MI 49001 Ph: 260.860.5061 Fax: 260.860.5071 rscheidt@designchris.com	
DRAWING HISTORY:	
DRAWING NAME: Main Floor Plan	
DRAWING SCALE: 1:100	
DATE: Jun 10, 2010	
DRAWING NUMBER: A-02	



Bsm't. Floor Plan
1:100

A-03

DRAWING NUMBER:

DATE:
Jun 10, 2010

1:100

DRAWING SCALE:

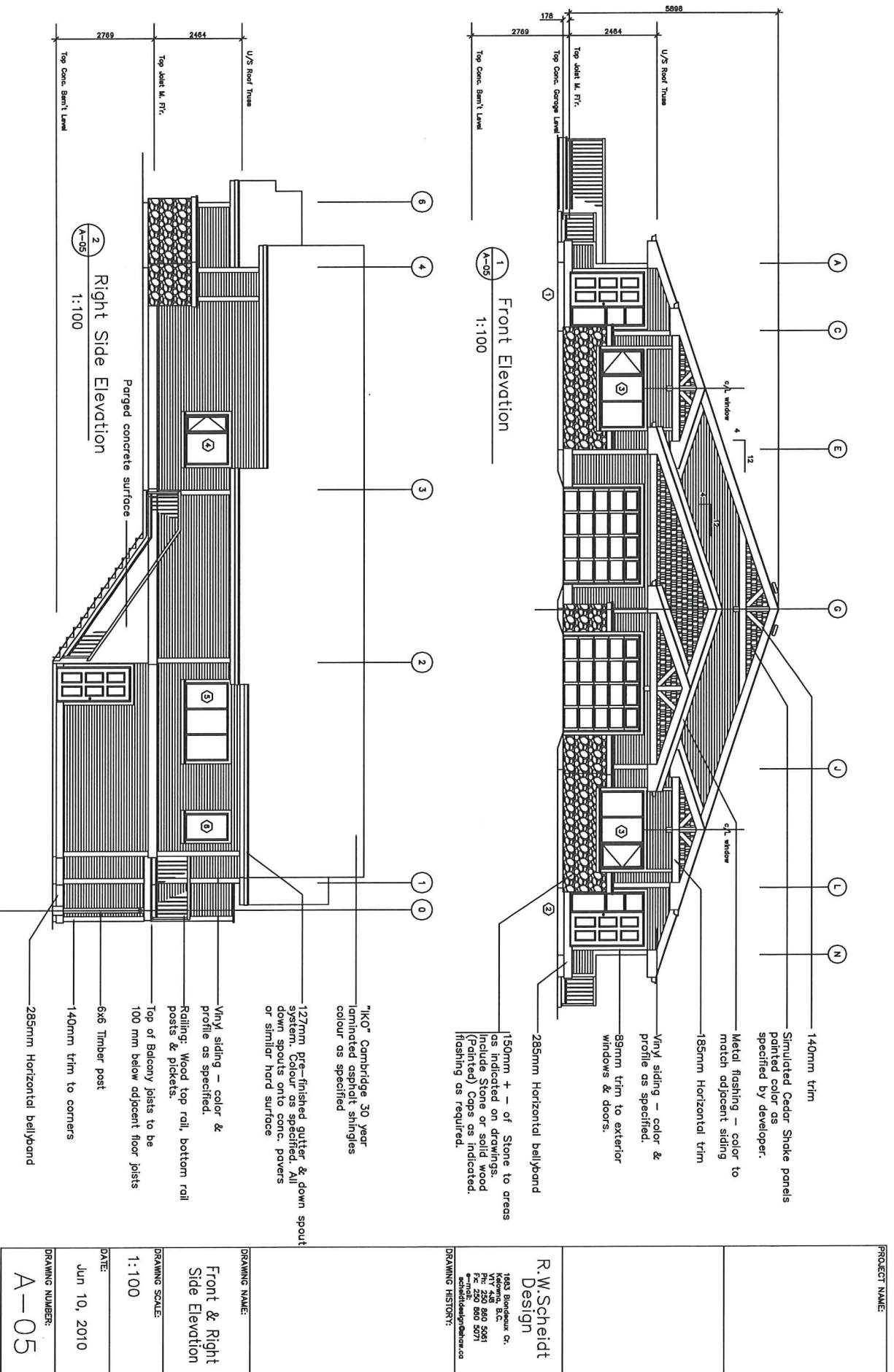
Basement
Floor Plan

DRAWING NAME:

R.W.Scheidt
Design
1683 Brindoux Cr.
Knoxville, TN 37921
Tel: 250 880 5061
Fax: 250 880 5071
rscheidt@rwscheidt.com

DRAWING HISTORY:

PROJECT NAME:



PROJECT NAME:

R.W.Scheidt
Design

1833 Bordenau Cr.
Kelowna, B.C.
P1: 250 890 5061
P2: 250 890 5071
www.rwscheidtdesign.com

DRAWING HISTORY:

DRAWING NAME:

Front & Right
Side Elevation

DRAWING SCALE:

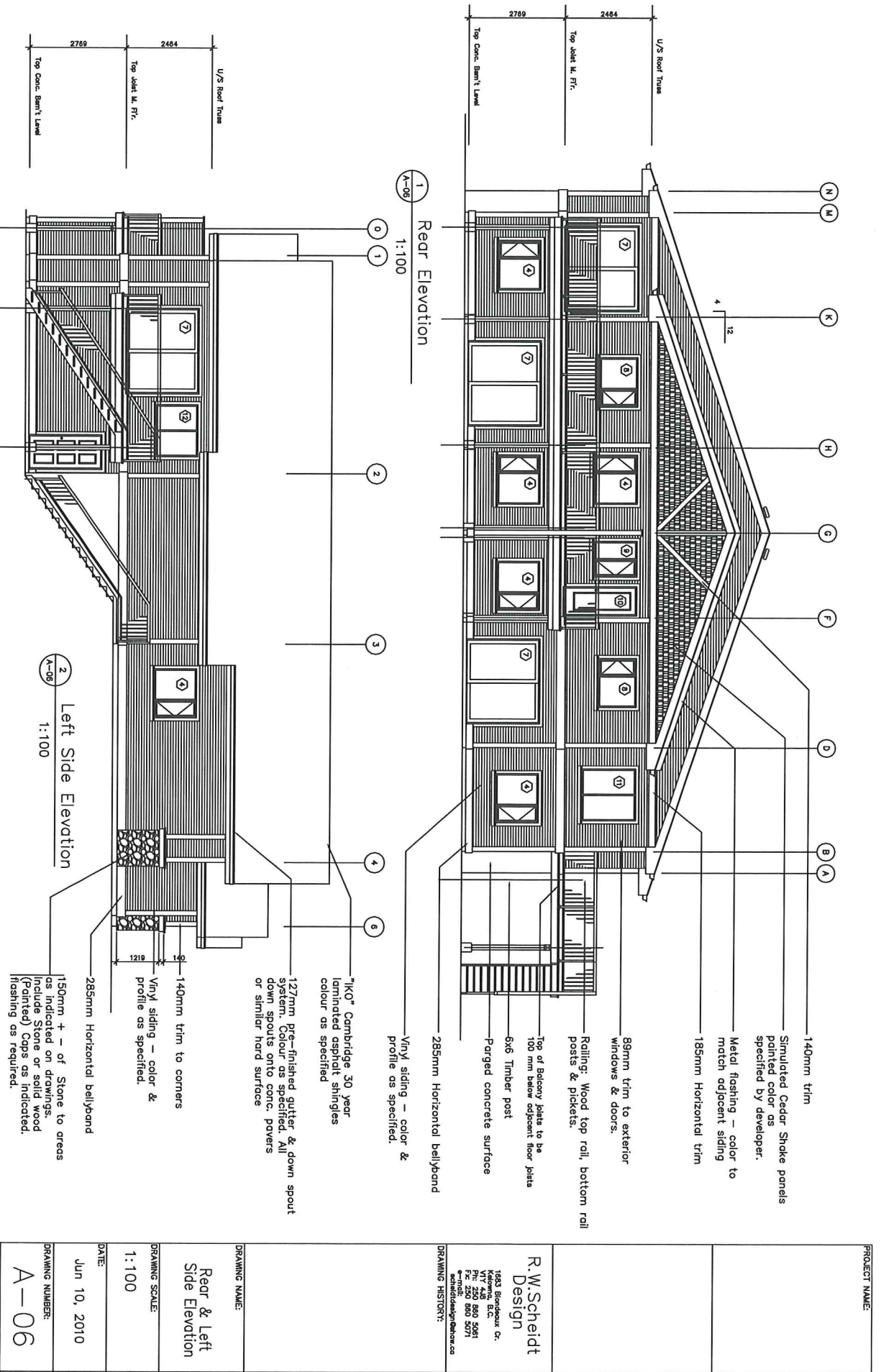
1:100

DATE:

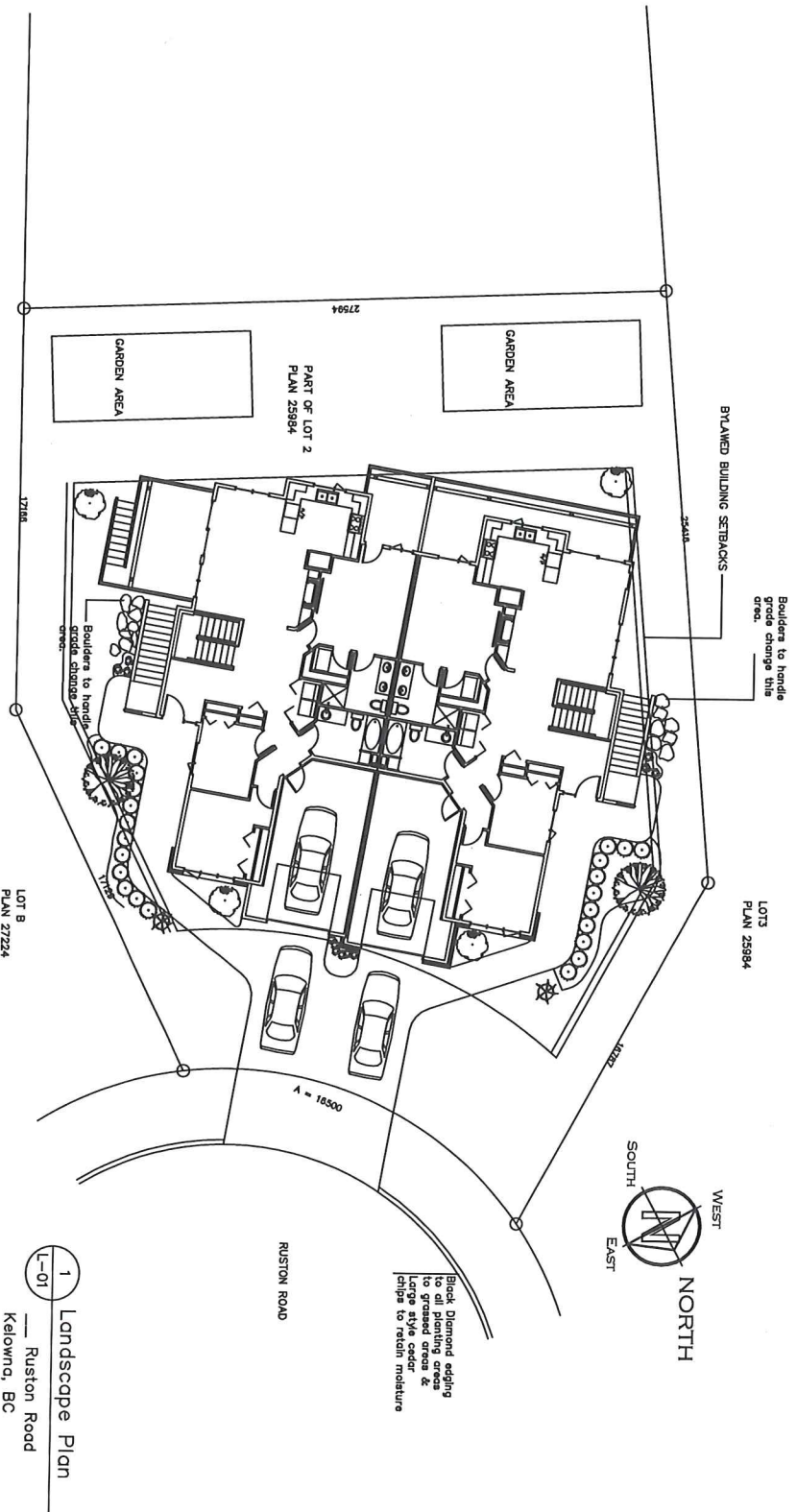
Jun 10, 2010

DRAWING NUMBER:

A-05








PROJECT NAME:	
DRAWING HISTORY:	<p>R.W.Scheidt Design</p> <p>1683 Bluehawk Cr. Kelowna, B.C. P.O. Box 250 Pc 250 890 5071 E-mail: rwsc@bluewin.ca</p>
DRAWING NAME:	Rear & Left Side Elevation
DRAWING SCALE:	1:100
DATE:	Jun 10, 2010
DRAWING NUMBER:	A-06



S.R.W. PLAN A12556

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</p> <p>2. All trees to be guaranteed insect free at delivery to site.</p> <p>3. All trees to be guaranteed to have automatic irrigation system</p> <p>4. min. 7-day clock with manual override capability.</p> <p>5. Confirm with local municipality on shut-off of irrigation.</p> <p>6. approved filter cloth at completion of contract.</p> <p>7. Landscaping contractor to completely clean landscaped areas & adjacent areas of all debris upon completion of landscaping contract to owner.</p> <p>One year guarantee on all but seasonal plantings to be provided to owner.</p>
2		Cottoncreeper	Cottoncreeper multiflorus	1-gallon pot	6000mm	
3		Bluebunch Wheatgrass	Agropyron spicatus	plant plugs in pots	6	
4		Pink Flowering Dogwood	Corallia Florida Rubra	1400mm	4	
5		White Spruce	Picea Glauca	75mm Caliper	2	
						<p>Contractor to include staking and wire for all large trees.</p> <p>Contractor to include sawdust topsoil to all 300' landscaped areas.</p> <p>Provide Black Diamond edging to certain planting areas when adjacent to grassed areas.</p> <p>Topsoil Requirement:</p> <p>Min. 100mm for seeded areas.</p> <p>Treepit to be min. 300mm larger in all directions than rootball.</p>

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

R.W. Scheidt
Design
1663 Bordenway Cr.
Kelowna, B.C.
Ph: 250 860 5061
Fax: 250 860 5071
rscheidtdesign@shaw.ca

DRAWING HISTORY:

DRAWING NAME:

Landscape
Plan

DRAWING SCALE:

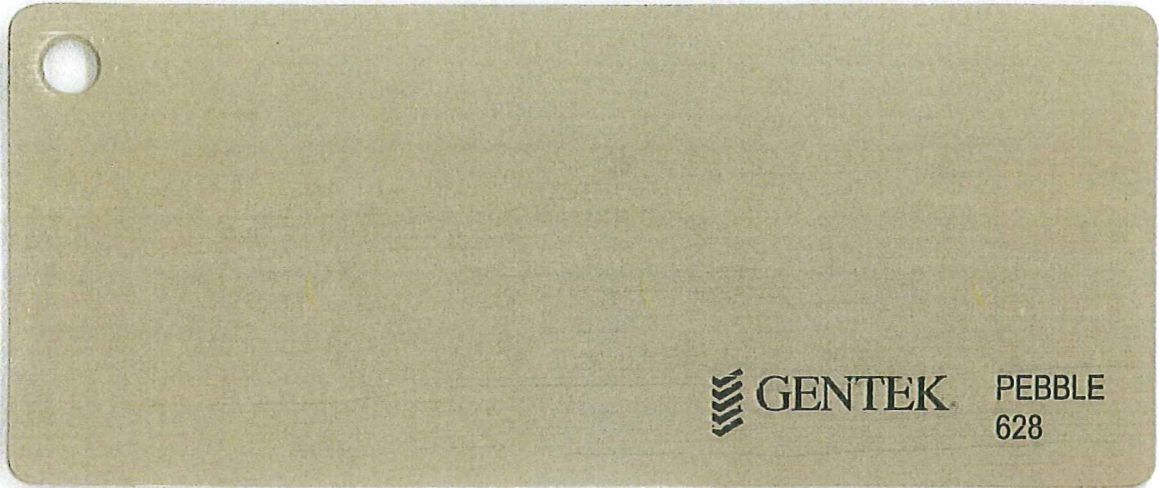
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DATE:

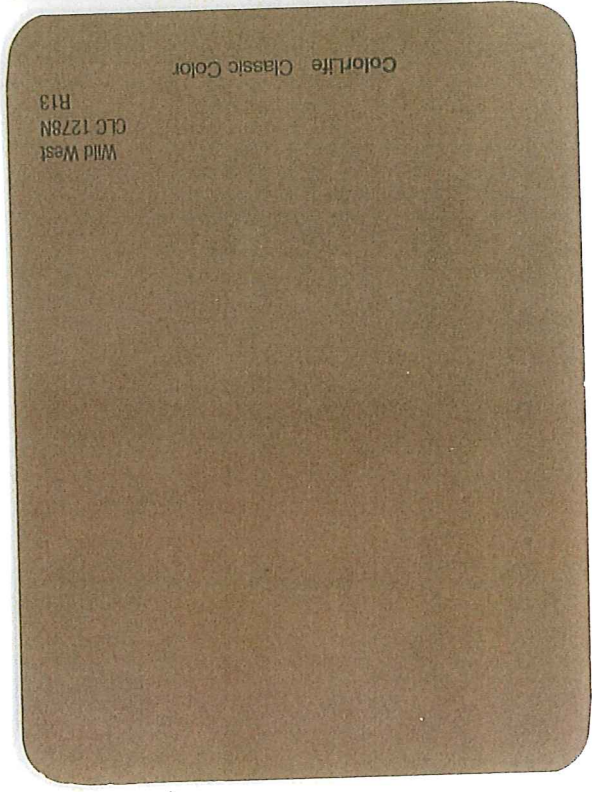
Jun 10, 2010

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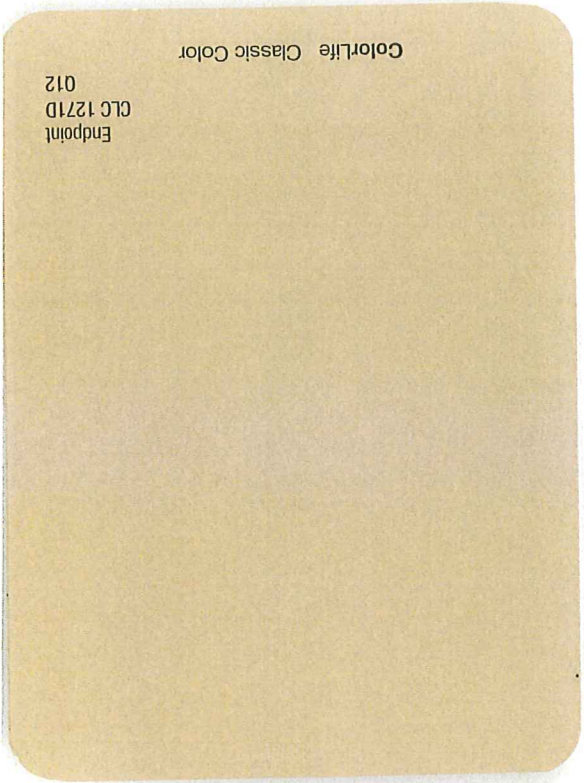
L-01



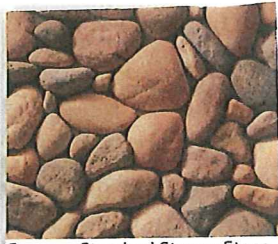
GENTEK PEBBLE 628



ColorLife Classic Color
R13
Wild West



ColorLife Classic Color
012
Endpoint



Summer Standard Stream Stone (CSV-2071)



Moiré Black



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

Steve Muenz, P. Eng.
Development Engineering Manager

BB