

Memo



Date: August 12, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0055

Applicant: Singla Bros. Holdings Ltd.
(Bhushan Singla)

At: 875 Hollywood Road S.

Owner: Singla Bros. Holdings Ltd.
(Bhushan Singla)

Purpose: To rezone portions of the subject property from the RU1 - Large Lot Housing zone to RU1s - Large Lot Housing with a Secondary Suite and RU6 - Two Dwelling Housing to facilitate a four lot subdivision.

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1s - Large Lot Housing with Secondary Suite
RU6 - Two Dwelling Housing

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION

THAT Rezoning Application No. Z10-0055 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of portions of Lot 12, Section 23, Township 26 ODYD Plan 16489 except Plan 19430 located at Hollywood Road South, Kelowna, BC, from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with a secondary suite and RU6 - Two Dwelling Housing zones as shown on Map "A" attached to the report of the Land Use Management Department, dated August 12, 2010 be considered by Council;

AND THAT the 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 Development Engineering Branch being completed to their satisfaction;

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

2.0 SUMMARY

The Applicant is planning to subdivide the subject property to create three RU1s lots and one RU6 lot for a total of four lots. In order to maximize the potential of the site, this rezoning application seeks to allow two dwelling units on each of the lots, as follows:

1. Proposed Lots A, B, and C: RU1 to RU1s, allowing one principal and one secondary dwelling unit on each lot;
2. Proposed Lot D: RU1 to RU6, allowing two principal dwellings.

3.0 ADVISORY PLANNING COMMISSION:

The above noted application was reviewed by the Advisory Planning Commission at the meeting on July 20, 2010 and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z10-0055, for 875 Hollywood Road, to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone and the RU6 - Two Dwelling Housing zone.

4.0 BACKGROUND

In 2006, a sanitary sewer system was installed in this area, removing the necessity for septic fields on single family properties. A previous application for this exact project was reviewed by the Advisory Planning Commission in July 2007, however the applicant did not proceed and the files were closed due to inactivity.

5.0 PROPOSAL

As the subject property is comparatively large in size, the redevelopment of the existing lot is being proposed to facilitate a four lot subdivision with three lots fronting on Juniper Road and one lot fronting Hollywood Road South. The current house on the site will be relocated or demolished in order to accommodate this development. Conceptual drawings showing a possible design for the proposed housing on the newly created lots are attached for reference.

The proposed application meets the subdivision regulations of the RU1s - Large Lot Housing with Secondary Suite zone and RU6 - Two Dwelling Housing zone as follows:

Proposed Lot A		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	608 m ²	550 m ²
Lot Width	17.5 m	17.0 m
Lot Depth	35 m	30.0 m

Proposed Lot B		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	610 m ²	550 m ²
Lot Width	17.5 m	16.5 m
Lot Depth	35 m	30.0 m

Proposed Lot C		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	618 m ²	550 m ²
Lot Width	17.7 m	16.5 m
Lot Depth	35 m	30.0 m
Proposed Lot D		
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS (Two Principal Dwellings)
Subdivision Regulations		
Lot Area	1,150 m ²	700 m ²
Lot Width	21.7 m	18.0 m
Lot Depth	53 m	30.0m

5.1 Site Context

The subject property is located at the northeast corner of Juniper Road and Hollywood Road, which is just north of the Okanagan Adventist Academy. In general, the surrounding properties are developed for single- and two-family housing. More specifically, the adjacent land uses are as follows:

- North- RU6 - Two Dwelling Housing
- East RU6 - Two Dwelling Housing
- South P2 - Education and Minor Institutional
- West RU1 - Large Lot Housing

5.2 Site Location: 875 Hollywood Road



6.0 CURRENT DEVELOPMENT POLICY

Kelowna 2020 - Official Community Plan

The subject property is designated as Single/Two Unit Residential in the Official Community Plan. Relevant policies are included below.

Housing Polices:

Infrastructure Availability¹. Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently;

Integration². Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities;

Secondary Suites³. Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites

7.0 TECHNICAL COMMENTS

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

7.1 Development Engineering

See Attached.

7.2 Fire Department

No objections

7.3 Building and Permitting Branch

1) Geotechnical Engineering required at time of building permit, due to disturbance of fills.

2) Demolition permit required for the existing single family dwelling or building placement permit if the building is to be moved.

8.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Rezoning portions of the subject property to the RU1s and RU6 zones is consistent with the Future Land Use designation of the area. Both RU6 and RU1s zoning are found in the immediate neighbourhood.

The importance of “sensitive integration” of new development with the existing neighbourhood remains paramount for infill projects such as the one being proposed. The subdivision branch has indicated that the proposed subdivision layout seems reasonable.

Conceptual drawings have been provided to show basic two storey dwellings for all proposed lots. Should this application and the subsequent subdivision be successful a Development Permit will review the form and character for each of the proposed dwellings.

¹ Official Community Plan, Policy #8-1.30


² Official Community Plan, Policy #8-1.44

³ Official Community Plan, Policy #8-1.47

Danielle Noble

Danielle Noble
Manager, Urban Land Use

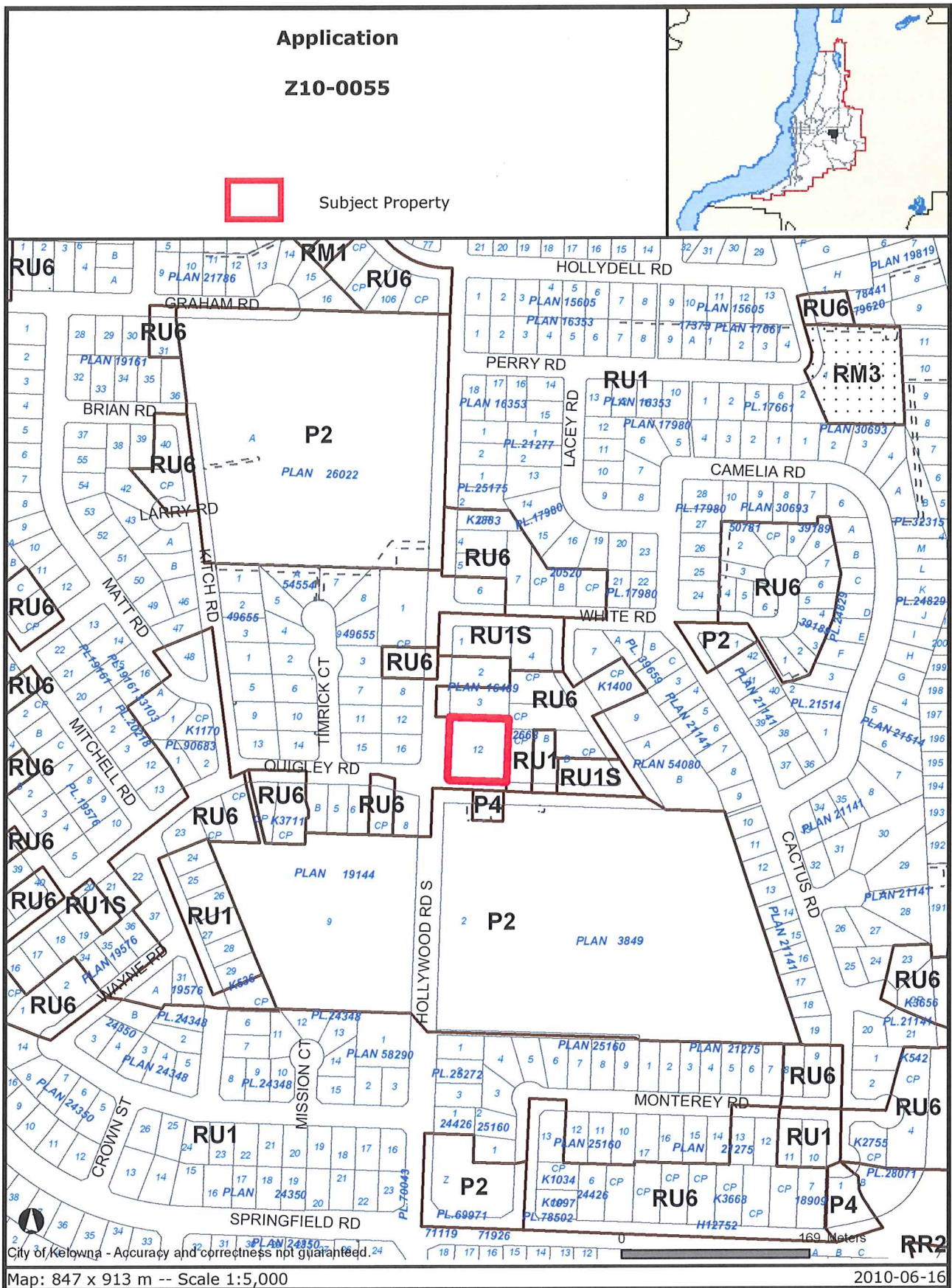
DN

Approved for inclusion: 
Shelley Gambacort
Director, Land Use Management

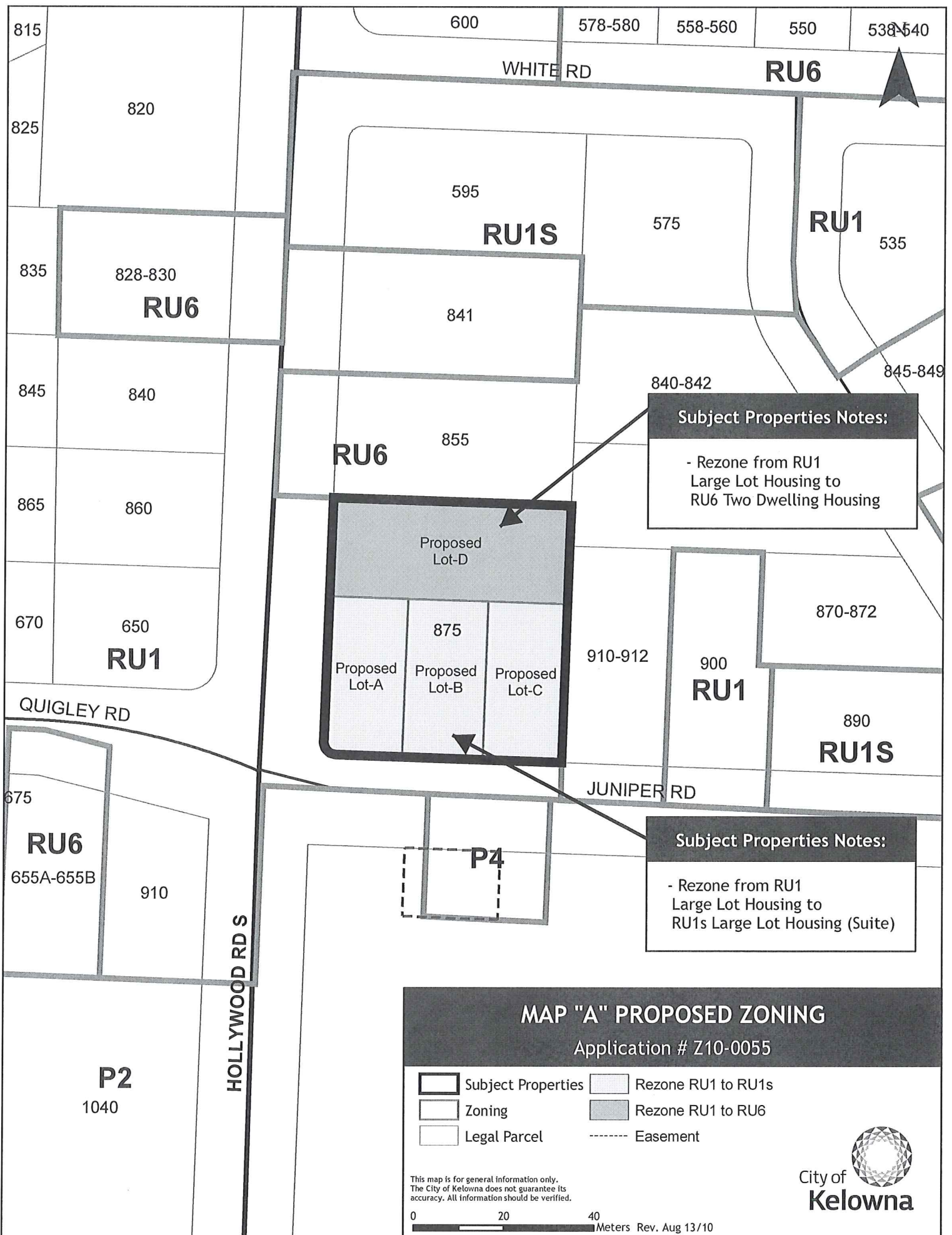
Attachments:

- Subject Property Map
- Map "A"
- Proposed Site Plan
- House plans
- Development Engineering Comments

Date application accepted: June 16, 2010
APC meeting date: July 20, 2010



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.



Subject Properties Notes:

- Rezone from RU1 Large Lot Housing to RU6 Two Dwelling Housing

Subject Properties Notes:

- Rezone from RU1 Large Lot Housing to RU1s Large Lot Housing (Suite)

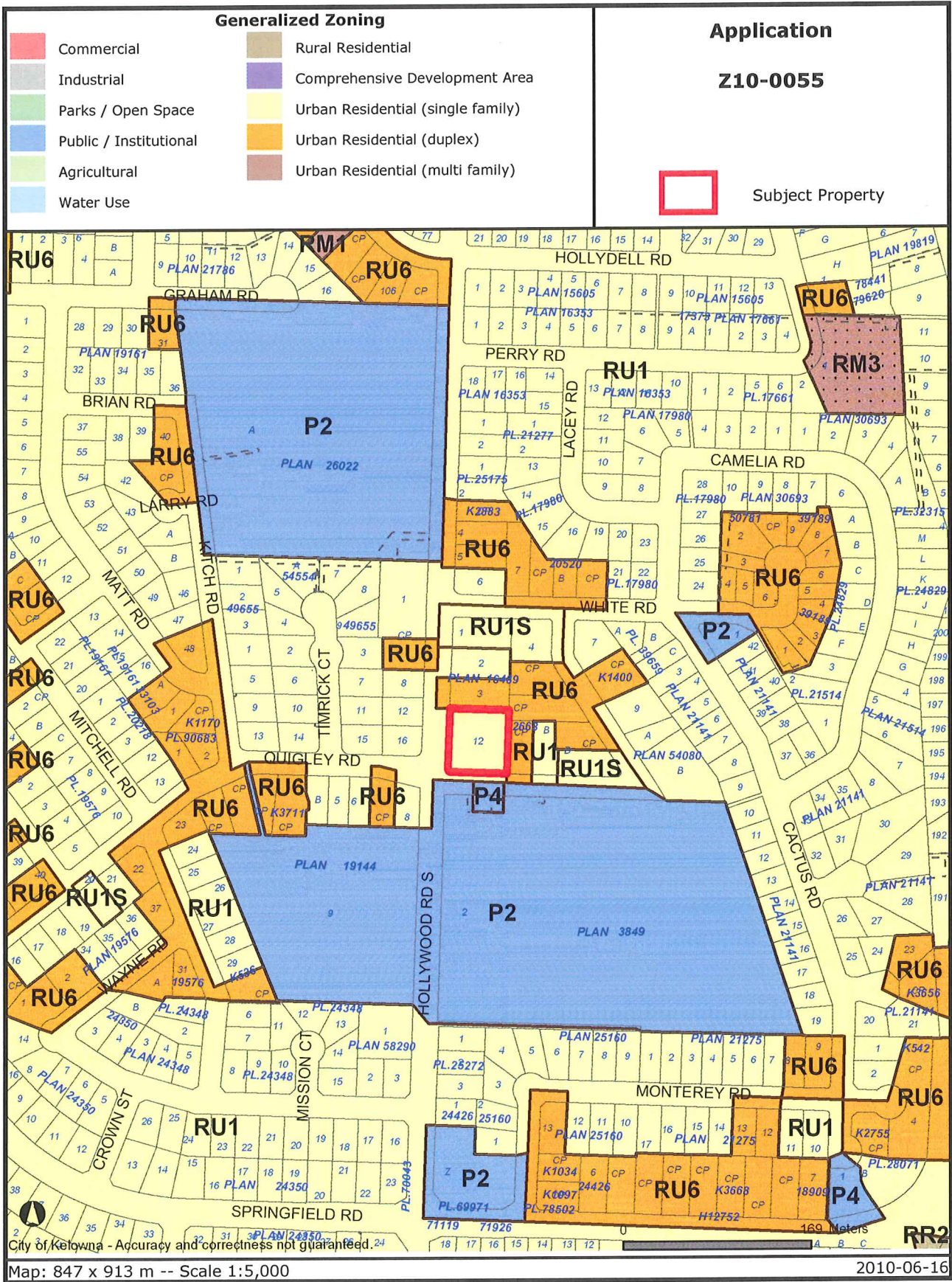
MAP "A" PROPOSED ZONING
 Application # Z10-0055

- Subject Properties
- Rezone RU1 to RU1s
- Zoning
- Rezone RU1 to RU6
- Legal Parcel
- Easement

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 20 40 Meters Rev. Aug 13/10





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.

12

16
PLAN
27419

QUIGLEY
ROAD

HOLLYWOOD ROAD S.

PLAN 3
16489

PROPOSED
LOT D
(0.115 ha.)
PROPOSED RU6
RU6

REM. 12

RU15

PROPOSED
LOT A
(607.9 m2)
PROPOSED RU15

PLAN 16489

RU15

PROPOSED
LOT B
(609.9 m2)
PROPOSED RU15

PROPOSED
LOT C
(618.0 m2)
PROPOSED RU15

RU15

52.729

21.684

21.786

17.500

17.500

17.731

31.802

34.850

34.850

34.850

1=3.042
0=4.784

14.452

17.500

17.736

JUNIPER ROAD

STRATA PLAN
K597

STRATA PLAN
KAS2663



PLAN 2
3849

PROF
LO
SEC.

RL
britisf

#2 - 1470
Kelowna, B.C.

CLIENT:

SINGL

SCALE:

DATE:

DWG:

FILE:

Plan A



FRONT ELEVATION

Scale: 1/8" = 1'0"
TO LOT 'A'

RECEIVED

CITY OF KELOWNA
PLANNING DEPT.

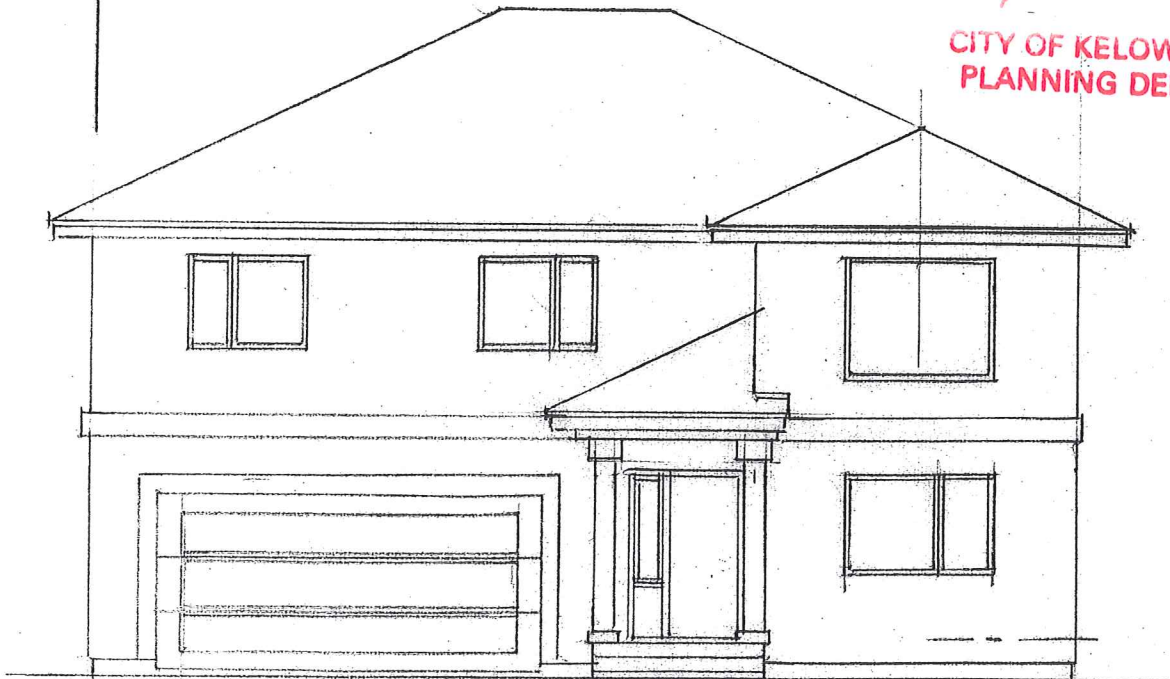
Plan B



FRONT ELEVATION
SCALE: 1/8" = 1'-0"
TO PLAN 'C'

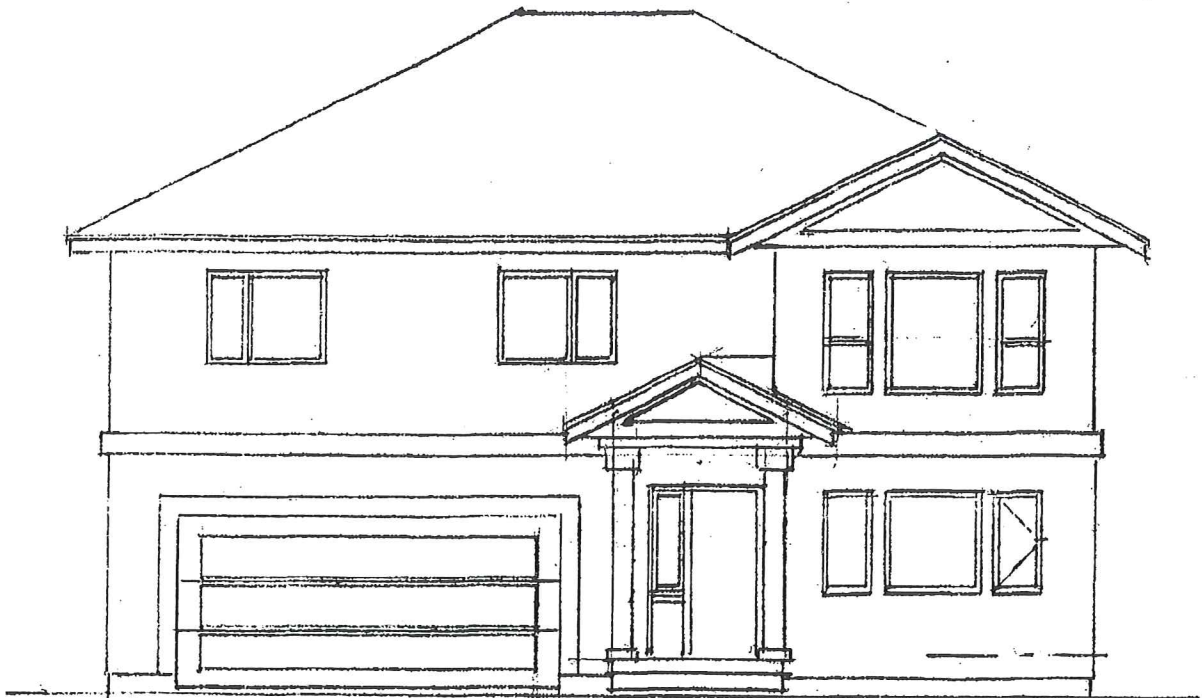
RECEIVED

CITY OF KELOWNA
PLANNING DEPT.



FRONT ELEVATION
TO PLAN 'B'

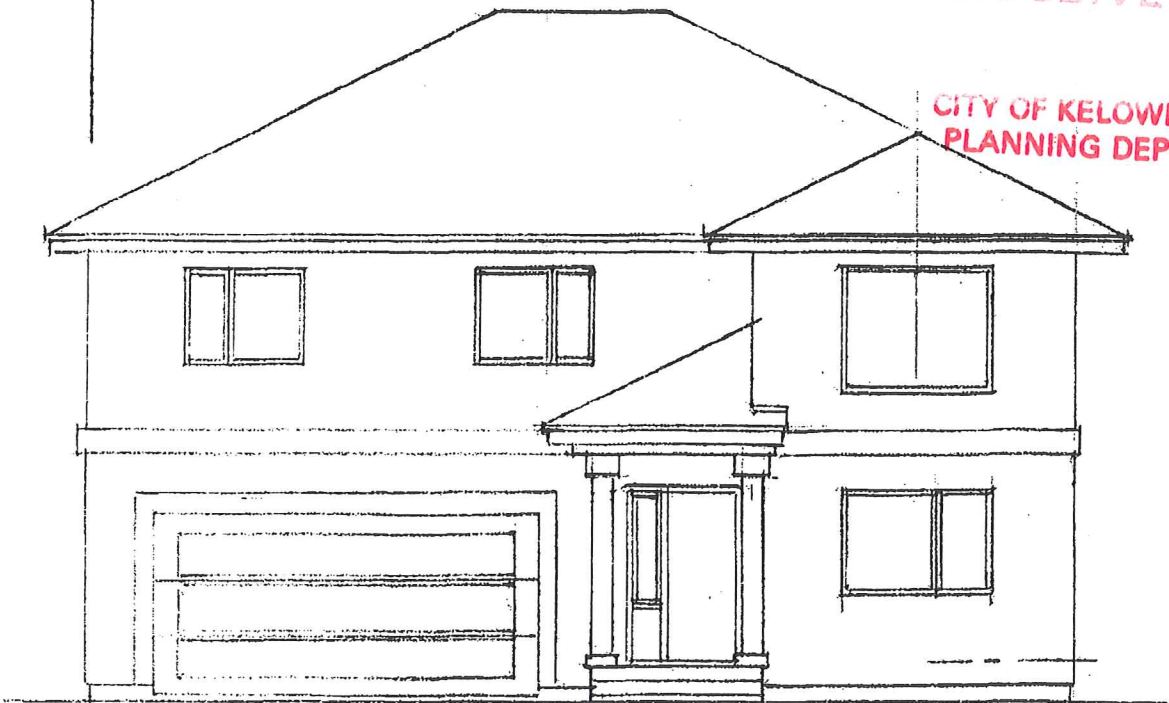
Plan C.



FRONT ELEVATION

SCALE: 1/8" = 1'-0"
TO PLAN 'C'

RECEIVED



CITY OF KELOWNA
PLANNING DEPT.

FRONT ELEVATION

TO PLAN 'B'

CITY OF KELOWNA

MEMORANDUM

Date: July 06, 2010
File No.: Z10-0055
To: Planning & Development Services Department (BD)
From: Development Engineer Manager (SM)
Subject: 875 Hollywood Road – Lot 12, Plan 16849, Sec. 23, Twp. 26, ODYD

The Development Engineering comments and requirements regarding this application to rezone from RU-1 to RU1 s and RU-6 are as follows:

1. Subdivision

- a) Provide easements as required

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.

- a) This development is within the service area of the Rutland Waterworks District (RWWD). Proposed lot D (RU6) will require two water services in order to meet current policies. 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.

- b) Current City policies require two (2) water services for the proposed RU-6 lot

4. Sanitary Sewer.

- a) The property is located within Specified Area # 23 and the wastewater collection system will require to be extended in order to service all the proposed parcels. The extension of the sanitary main is at the developer's cost in addition to the specified area charges. The cost of the sanitary sewer extension is estimated at **\$39,000.00** and is inclusive of a bonding escalation. Grades must be confirmed prior to the adoption of the zone amending Bylaw.

- b) The Specified Area #23 charges will have to be cash commuted in accordance with the City of Kelowna current policies, the charges are 2 SFE for the RU6 lot and 1 SFE for each of the RU1s lot for a total of 5 SFE. The total pay-out charge for this development is **\$36,700.00** (\$7,340.00 x 5) prior to the commutation notification. Note that it is assumed that the suite will be located within a residence, should the developer pursue the construction of carriage homes 0.5 additional SFE will be collected at the time of the building application.

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.

- a) Dedicate approximately 45 sq.m. as shown on the attached sketch in order to provide a better alignment with Quigley Road across Hollywood Road.
- b) Dedicate a corner rounding radius of 6.0m. at the corner of Juniper Road and Hollywood Road.
- c) Juniper Road must be upgraded to a full urban standard (SS-R3) including sidewalk, curb and gutter, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances, if required, to accommodate this construction. The existing curb return at Hollywood Road will require some modification to accommodate a better alignment with Quigley Road. The cost of this frontage upgrade is estimated at **\$53,000.00** 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.

8. 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.

9. 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.

10. Bonding and Levies Summary.

a) Performance security

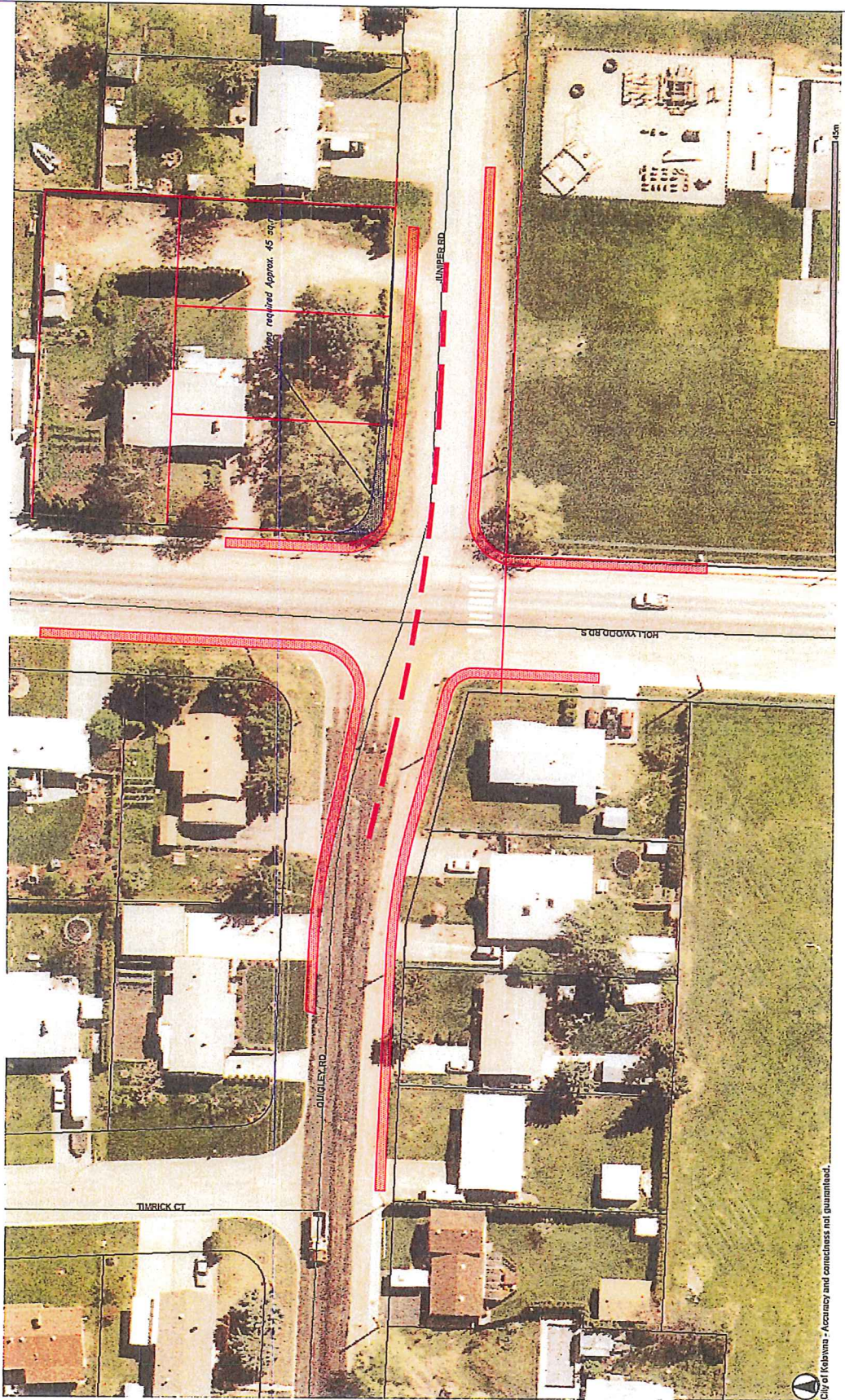
Juniper Road frontage upgrade	<u>\$53,000.00</u>
Sanitary sewer extension	<u>\$39,000.00</u>
Total performance security	<u>\$92,000.00</u>

b) levies

Specified Area # 23 charges (5 SFE)	<u>\$36,700.00</u> (valid until March 31, 2011)
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Steve Muenz, P.Eng.
Development Engineering Manager

BB



Z10-0055 Hollywood Road S.

Juniper-Quigley-Hollywood intersection sketch n.t.s.