

Memo



Date: April 1, 2011

To: City Manager

From: Land Use Management, Community Sustainability (PMc)

Application: Z10-0100

Owner: Balwinder Singh Khunkhun,
Harbax Kaur Khunkhun

Address: 445 Pearson Rd.

Applicant: Balwinder Khunkhun

Subject: Rezoning Application

Existing OCP Designation: Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing zone

Proposed Zone: RU6 Two Unit Housing zone

1.0 Recommendation

THAT Rezoning Application No. Z10-0100 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 67, Section 26, Township 26, O.D.Y.D., Plan 22239, located on Pearson Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone, 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 Black Mountain Irrigation District and the Development Engineering Branch being completed to their satisfaction.

2.0 Purpose

The applicant is seeking to rezone the subject property from the existing RU1 - large Lot Housing zone to the proposed RU6 - Two Dwelling Housing zone in order that a second dwelling can be constructed on the subject property.

3.0 Land Use Management

The proposed rezoning is consistent with the future land use designation of the Official Community Plan. Given the corner lot configuration, accommodating this form of infill is appropriate as the siting lends itself well. The proposed site development should have minimal impact to the neighbourhood as there are RU6 zoned properties that exist in the immediate area.

The proposal retains the existing dwelling that is located on the subject property, and adds an additional dwelling to a neighbourhood where urban services exist.

The applicant has applied for a Development Permit (DP10-0167) for form and character of the proposed detached dwelling and will be processed at a staff level should the land use be supported. Staff acknowledge that the proposed second dwelling does not reflect any of the established architectural expression existing in the neighbourhood, and will be working with the applicant on the overall form and character.

4.0 Proposal

4.1 Background and Proposal

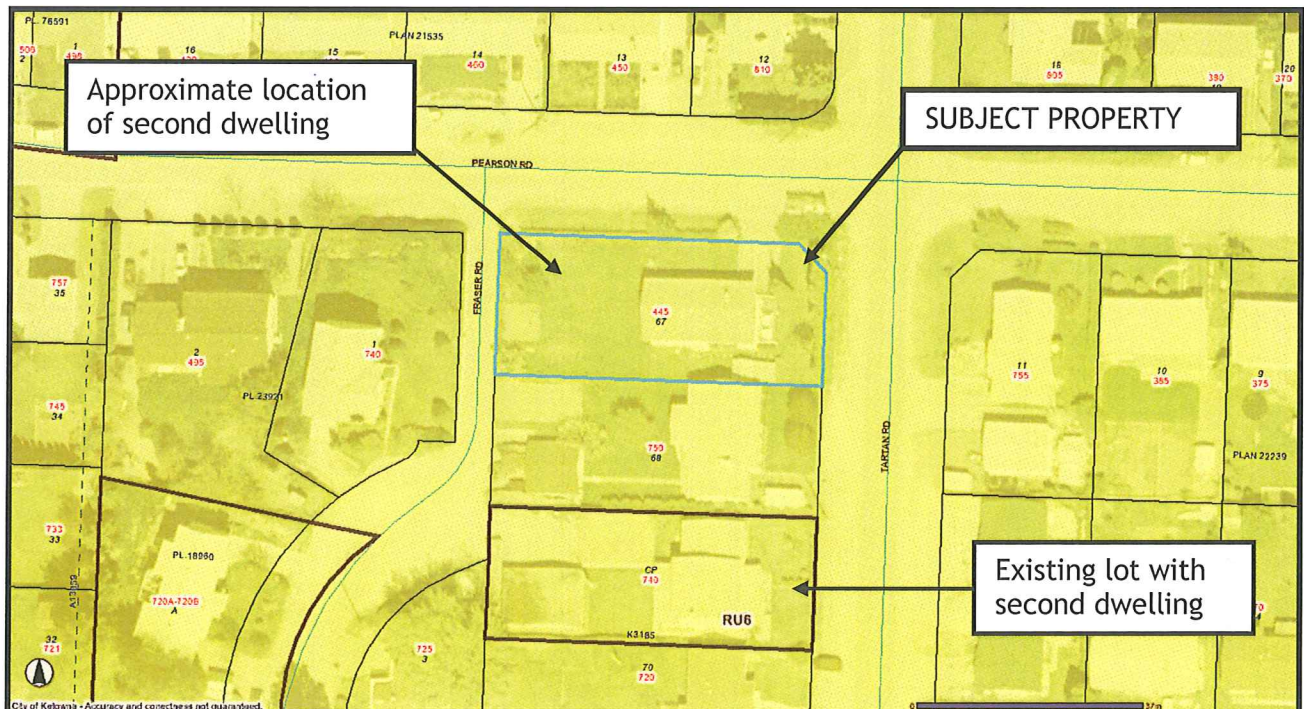
The original dwelling was constructed on the subject property in 1973. The applicant is proposing to add a second dwelling to the west of the existing dwelling. The proposed new dwelling is designed as 2½ storeys constructed with a basement that is set partially into the ground. The driveway access is proposed to be from Pearson Road. There is sufficient area on the property to provide adequate private open space for each of the dwellings.

The applicant is proposing to refinish the existing house in a similar colour to the proposed new dwelling. As well, the applicant is also proposing to add window and finish details to the existing dwelling that will unify the site in a more integrated way.

4.2 Site Context

Location Map

445 Pearson Road



The adjacent land uses are as follows:

- North West RR3 - Rural Residential 3Large Lot Housing (residential)
- North East RR3 - Rural Residential 3Large Lot Housing (residential)
- South West RR3 - Rural Residential 3Large Lot Housing (residential)
- South East RR3 - Rural Residential 3Large Lot Housing (residential)

4.3 Zoning Analysis

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

Zoning Analysis Table		
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,210 m ²	800 m ²
Lot Width	22.6 m	20 m
Lot Depth	53.4 m	30.0 m
Development Regulations		
Site Coverage	26% 40% inc. parking and drwys	40% 50% inc. parking and drwys
Separation between dwellings	4.61 m provided	4.5 m required
Existing Dwelling		
Height	1½ storey (5.5 m)	2½ Storey or 9.5 m
Front Yard (Tartan Road)	14.37 m	4.5m 6.0 m to garage
Front Yard (Fraser Road)	24.9 m	4.5m 6.0 m to garage
Side Yard (Flanking) (Pearson Road)	8.4 m	4.5m 6.0 m to garage
Side Yard (South)	5.69 m	2.3 m (2 - 2½ Storey)
Proposed Dwelling		
Height	2½ storey (8.0 m)	2½ Storey or 9.5 m
Front Yard (Tartan Road)	32.4 m	4.5m 6.0 m to garage
Front Yard (Fraser Road)	4.5 m	4.5m 6.0 m to garage
Side Yard (Flanking) (Pearson Road)	6.0 m to garage	4.5m 6.0 m to garage
Side Yard (South)	6.19 m	2.3 m (2 - 2½ Storey)
Other Regulations		
Minimum Parking Requirements	2 stalls per dwelling provided	2 stalls per dwelling required
Private Open Space	Meets requirements	30 m ² required per dwelling

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The subject property is designated as Single/Two Unit Residential in the OCP.

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

Land Utilization within Single Detached Areas². 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;

Integration³. 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 Department

1. Full building code review is to be done at time of building permit application.
2. DCC must be paid for second dwelling.
3. HPO required for second dwelling.

6.2 Development Engineering Department

See attached comments

6.3 Bylaw Services

Illegal suite investigation #189012

NOTE: Applicant has made building permit application for decommissioning the unauthorized suite located within the existing dwelling.

6.4 Fire Department

No objections, additional address is required.

6.5 Irrigation District (BMID)

See attached letter

¹ Official Community Plan, Policy #8-1.30

² Official Community Plan, Policy #8-1.35

³ Official Community Plan, Policy #8-1.44

6.6 Shaw Cable

owner/developer to supply and install an underground conduit system per Shaw cable drawings and specifications

6.7 Telus

TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.

6.8 Terasen Utilities Services

No comment

7.0 Application Chronology

Date of Application Received: December 9, 2010

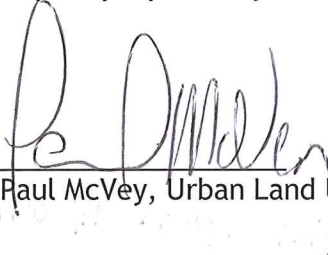
Additional Information Received; February 15, 2011

Advisory Planning Commission March 1, 2011

The above noted application was reviewed by the Advisory Planning Commission at the meeting on March 1, 2011 and the following recommendations were passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z10,0100, for 445 Pearson Road, to rezone from the RU1-Large Lot Housing zone to the RU6 - Two Dwelling Housing zone in order to allow the construction of a second dwelling on the subject property.

Report prepared by:


Paul McVey, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

Location Map

Site Plan

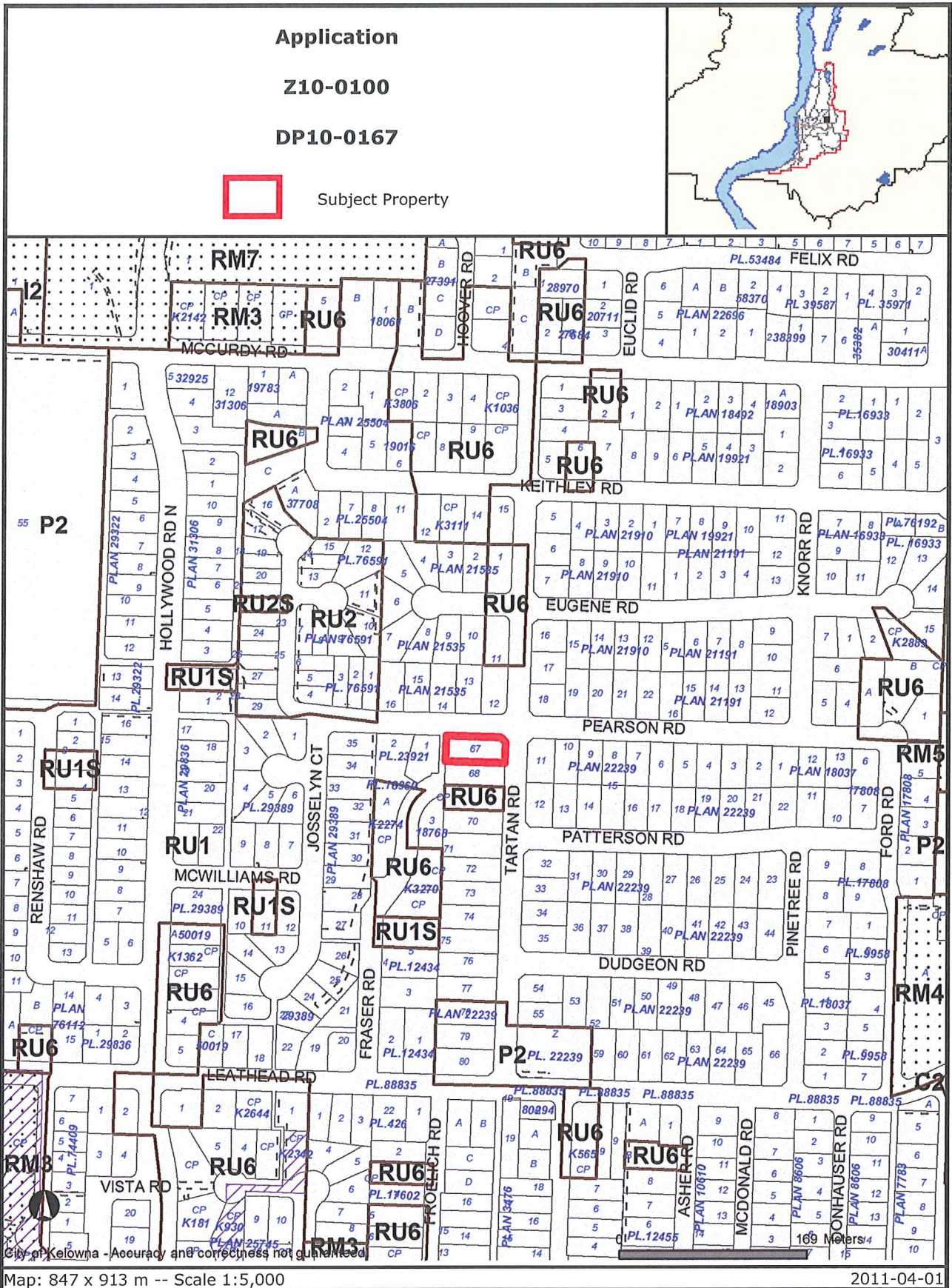
Conceptual Elevations

Landscape Plan

Site Photos

Development Engineering Comments

BMID Comments



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: January 18, 2011
File No.: Z10-0100
To: Planning & Development Services Department (PMcV)
From: Development Engineer Manager (SM)
Subject: 445 Pearson Road, Lot 67, plan 22239, Section 26 Township 26, ODYD.

The Development Engineering comments and requirements regarding this application are as follows:

1. General

- a) Provide easement as may be required.

2. Geotechnical Study.

A comprehensive Geotechnical Study is required (3 reports), which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- a) Overall site suitability for development.
- b) Presence of ground water and/or springs.
- c) Presence of fill areas.
- d) Presence of swelling clays.
- e) Presence of sulfates.
- f) Potential site erosion.
- g) Provide specific requirements for footings and foundation construction.
- h) Provide specific construction design sections for roads and utilities over and above the City's current construction standards

3. Domestic water and fire protection.

This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. A second water service is required 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.

4. Sanitary Sewer.

The subject property is located within the Local Area Service (LAS) # 20 and the charges for an RU6 property is 1.4 SFE (Single Family Equivalent Unit). One SFE has been cash commuted in 2005; therefore, the developer must pay 0.4 SFE in the amount of **\$1,707.00** (\$4,267.50 x 0.4) valid until March 31, 2011.

5. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application. The drainage study should indicate the size and location of the ground recharge system.

6. 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.

7. Road improvements.

a) Tartan Road

The applicant is responsible for the frontage upgrade of Tartan Road to a paved urban standard. The construction consists of curb, gutter, sidewalk, fillet paving, storm drainage works with pipe, manhole, catch basin, removal and/or relocation of utilities as may be required, etc. The estimated cost for this work, for bonding purpose, would be **\$17,700.00**, inclusive of a bonding contingency (Utility poles relocation not included).

b) Pearson Road

The applicant is responsible for the frontage upgrade of Pearson Road to a paved urban standard. The construction consists of curb, gutter and sidewalk, fillet paving, storm drainage works with pipe, manhole, catch basin, removal and/or relocation of utilities as may be required, etc. The estimated cost for this work, for bonding purpose, would be **\$31,800.00**, inclusive of a bonding contingency (Utility poles relocation not included).

c) Fraser Road

The lane extending from Fraser Road functions as an emergency access and currently meets the standard for residential lanes; the application does not trigger any upgrades along the lane.

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
- 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 offsite 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 Bonding

Tartan Road frontage upgrades	\$17,700.00
Pearson Road frontage upgrades	<u>\$31,800.00</u>
Total frontage upgrades	\$49,500.00

Note that the applicant is not required to do the construction. The construction can be deferred and the City will initiate the work later at its own construction schedule, the cost would be reduced to **\$42,900.00**

b) Levies

Specified Area LAS #20	\$1,707.00
------------------------	-------------------

Steve Muenz, P.Eng.
Development Engineering Manager

BB



March 30, 2011

City of Kelowna
Community Sustainability
1435 Water St
Kelowna, BC V1Y 1J4

Attention: Paul McVey

Dear Paul:

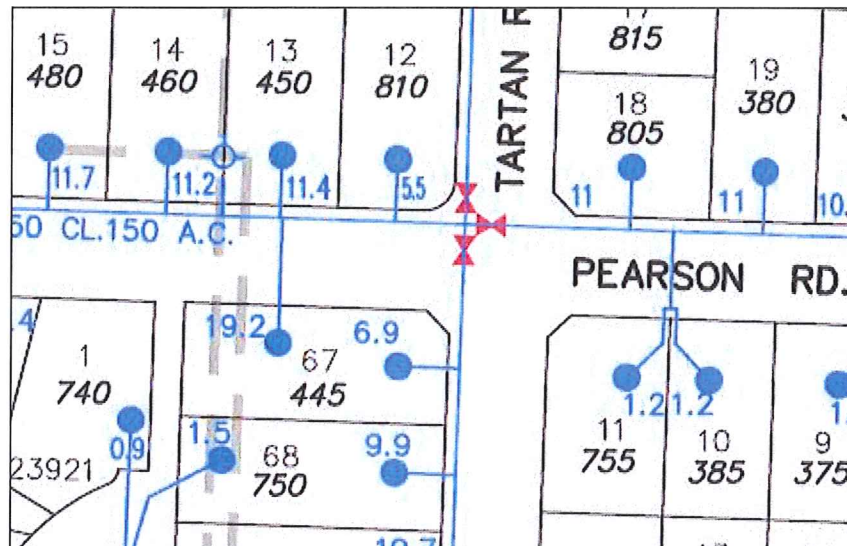
**RE: Water Service Requirements
Second Dwelling on Lot 67, Plan 22239
445 Pearson Road**

This letter sets out our requirements for water supply related to the proposed addition of a second residence on Lot 67, Plan 22239, which has a civic address of 445 Pearson Road.

1.0 PROPOSED STRATIFICATION

The existing water supply to the subject property is through two 19mm domestic services in the location as illustrated in Figure 1-1.

Figure 1-1 Present Water Services



Lot 67, Plan 22239
445 Pearson Rd – 2nd Dwelling
March 30, 2011

2.0 SERVICE REQUIREMENTS

The connection fee is **\$300.00** for a standard 19mm single family residential unit as prescribed in Bylaw No. 667. Corix Utilities is outsourced for the installation of domestic water meters within BMID. The standard cost associated with a new domestic meter is \$383.55; with BMID requiring meters for both houses this totals **\$767.10** (2 @ \$383.55).

For construction of a second dwelling on the property, each residence must have a separate water service. In this case, a new service is not required as there are two existing on the property. The owner is responsible to install the water service line from the property line to the building.


3.0 CAPITAL CHARGES

In accordance with BMID Bylaw No. 678, a capital charge of **\$3,600** applies when a single family dwelling is added to a property on which a residence already exists. This money is to fund water source development and larger supply transmission mains as identified in the BMID Capital Plan. Capital charges are payable prior to construction of the second residence.

The authorized signatory (owner) must come in to our office to complete a *BMID Application for Building* form and pay the required fees. A *BMID Work Order*, authorizing the installation of the new service will also be required at that time. Once we have this information and payment is received, a *Water Certificate* can be issued for submission to the City of Kelowna.

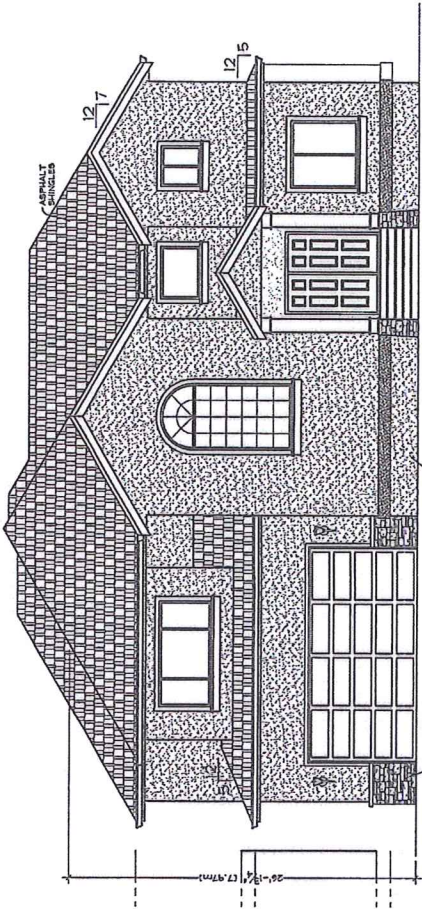
Please review this information and call us if you have questions. Additional information on the development process can be found at our website at www.bmid.ca.

Yours truly,
Black Mountain Irrigation District

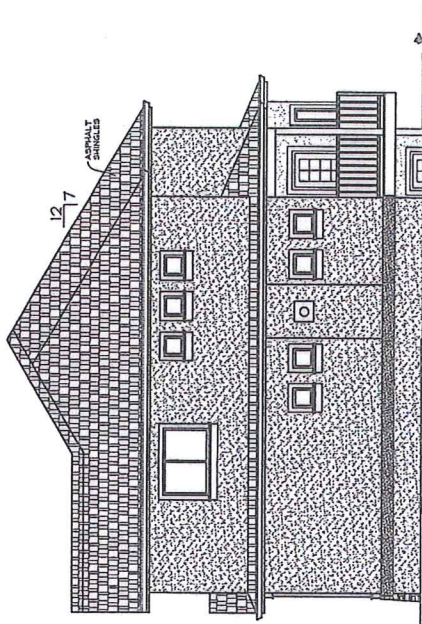


Robert Hrasko, P.Eng.
Administrator

cc: Balwinder Khun Khun, 432 Wigglesworth Cr, Kelowna, BC V1X 7N1

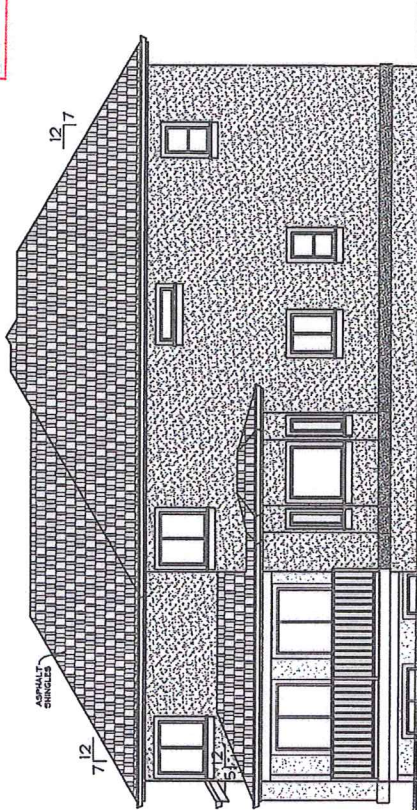


FRONT ELEVATION

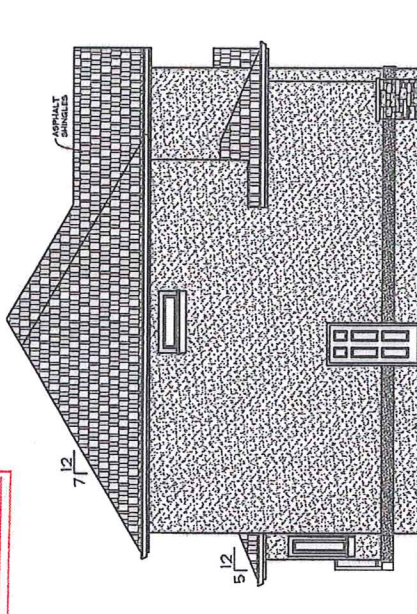


RIGHT ELEVATION

SCHEDULE "B"
 This forms part of development
 Permit #



REAR ELEVATION



LEFT ELEVATION

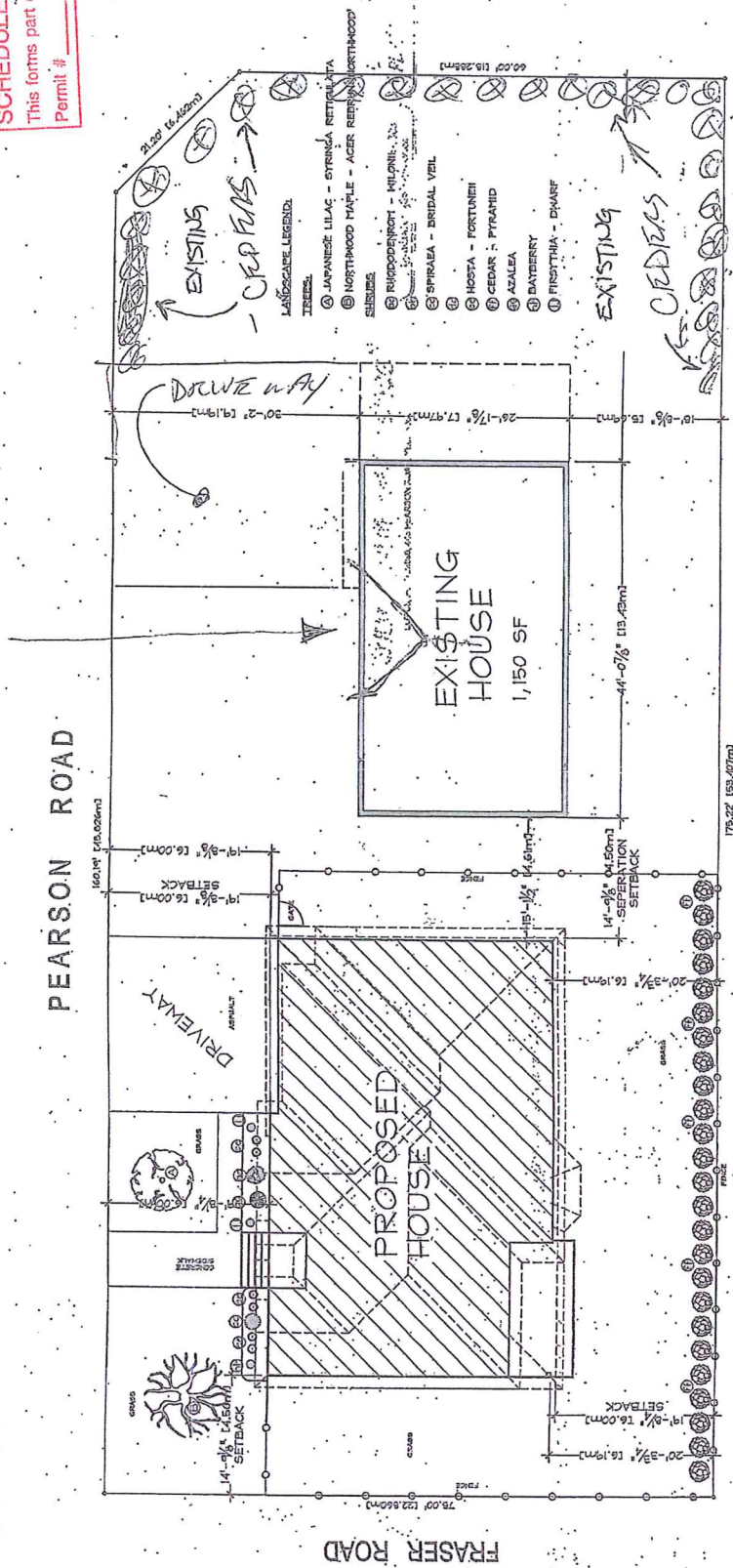
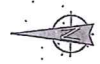
TGM
 Drafting & Design
 Tom Masters
 Kalamazoo, MI 49001-3103
 (269) 344-8888
 tom@tgmdd.com

SCALE	DATE	REVISION
1/4" = 1'-0"	JUNE 14/19	A7
ELEVATIONS		

"Khun-Khun Residence"
 LOT #5, P.M. 22254, 447 FULBORN ROAD, WELLSVILLE, MI

EXISTING HOUSE
 NEW WINDOWS TRIM SAVES AS NEW HOUSE
 STUCCO SAME COLOR AS NEW HOUSE FRONT
 DRIVE UP WARDIE
 GABLE IN FRONT ENTRANCE

SCHEDULE 1/C
 This forms part of development
 Permit #



TGM
 Drafting & Design
 Tom Masters
 Kelowna, BC (250)795-5005
 tomdrafting@shaw.ca

DATE: 3/22/11-C
 DEC 1/0
LANDSCAPE PLAN

REVISION: L1

"Khun-Khun Residence"
 LOT 65, PLAN 2228, 445 PEARSON ROAD, KELOWNA

