

Memo



Date: June 21, 2011

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z11-0035 **Owner:** Robert and Michelle Geismayr

Address: 1599 K.L.O. Road **Applicant:** Robert and Michelle Geismayr

Subject: Rezoning Application

Existing OCP Designation: Single/Two Family Residential

Existing Zone: RU1 -Large Lot Housing

Proposed Zone: RU6 -Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z11-0035 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 4, District Lot 131, ODYD Plan 17156 except Plan KAP78069, located on KLO road, Kelowna, BC from the RU1 -Large Lot Housing zone to the RU6 - Two Dwelling Housing zone, be considered by Council;

AND THAT Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

2.0 Purpose

To rezone the subject property from the RU1 -Large Lot Housing to the RU6 - Two Dwelling Housing zone to construct a second single family dwelling.

3.0 Land Use Management

The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. Land Use Management supports the sensitive integration of second units into existing neighbourhoods, where services are already in place and densification can easily be accommodated.

The area surrounding the subject property is a mixture of multi-family, rural agricultural and limited single family uses, with urban services provided including schools and transit. The plan seeks to maximize the corner lot by facing each single family dwelling on a separate street

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frontage. Given the size of the subject property the addition of a single family dwelling will have little if any impact on the surrounding neighbours.

The applicant has not submitted complete elevations for the second dwelling. Should Council favourably support the land use, the applicant will finalize their plans for the additional dwelling, which will be evaluated by Staff through the form and character Development Permit process.

4.0 Proposal

4.1 Project Description

The applicant is seeking to demolish the small shed and garage on the site and proposes to locate a second dwelling on the rear portion of the property. It will be orientated towards and accessed by an existing driveway off St. Amand Road. Two changes are proposed for the existing house to include the removal of an addition on the south side of the building and removal of a portion of the carport.

4.2 Site Context

The subject property is on the corner of K.L.O Road and St. Amand Road in the South Pandosy - KLO sector. The site is in close proximity to KLO Sports fields, Immaculata Regional High School and transit routes along KLO Road.

The surrounding properties are zoned as follows:

<u>Direction</u>	<u>Zone</u>
North	RM4 -Transitional Low Density Housing
West	RU1 -Large Lot Housing
East	A1 - Agriculture 1
South	RU1 -Large Lot Housing

4.3 Subject Property: 1599 KLO Road



4.4 Zoning analysis

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

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS (FOR A DUPLEX)
Subdivision Regulations		
Lot Area	1,844 m ²	800 m ²
Lot Width (street frontage)	34.36 m	20.0 m
Lot Depth	53.67 m	30.0 m
Development Regulations		
Site Coverage (buildings)	18.9 %	40%
Site Coverage (buildings/parking)	32.7 %	50%
Existing Dwelling		
Height	1 storeys / 3.94 m	2 ½ storeys / 9.5 m
Front Yard	12.10 m	6.0 m to a garage
Side Yard (east)	7.53 m	2.0 m (1 - 1 ½ storey)
Side Yard (west)	8.5 m	2.0 m (1 - 1 ½ storey) or 4.5m for a flanking street
Rear Yard	31.14 m	7.5 m (2 - 2 ½ storey)
Proposed Dwelling		
Height	2 storeys / 9.15 m	2 ½ storeys / 9.5 m
Front Yard	33.95 m	4.5 m or 6.0 m to a garage
Side Yard (east)	12.2 m	2.3 m (2 - 2 ½ storey)
Side Yard (west)	6.00 m	2.3 m (2 - 2 ½ storey) or 4.5m for a flanking street
Rear Yard	5.69 m	7.5 m (2 - 2 ½ storey)
Other Requirements		
Parking Stalls (#)	4 spaces	4 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

5.0 Current Development Policies

No supporting policy information is available in *2030 Kelowna Official Community Plan*. Housing policy documentation is expected to be reviewed by Council shortly.

6.0 Technical Comments

6.1 Building & Permitting Department
No comment

6.2 Development Engineering Department
See attached technical comments.

6.3 Fire Department
There should be two addresses visible from the main road.

6.4 Interior Health Authority
No comment.

7.0 Application Chronology

Date of Application Received: May 9, 2011

Advisory Planning Commission June 7, 2011

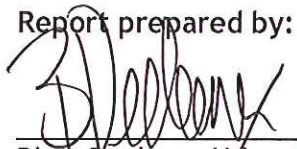
The above noted application was reviewed by the Advisory Planning Commission at the meeting on June 7, 2011 and the following recommendations were passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z11-0035, for 1599 KLO Road, to rezone the subject property from the RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone in order to construct a second dwelling on the site.

Anecdotal Comment:

The Advisory Planning Commission supported the rezoning application and felt it was a reasonable use for the property and provided a sensitive integration into the existing neighbourhood.

Report prepared by:



Birte Decloux, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

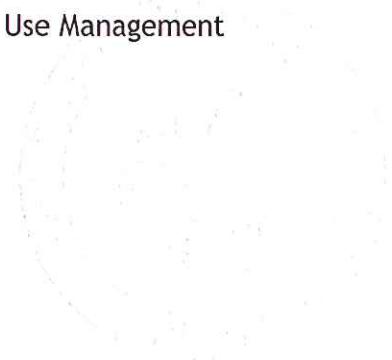
Approved for Inclusion:

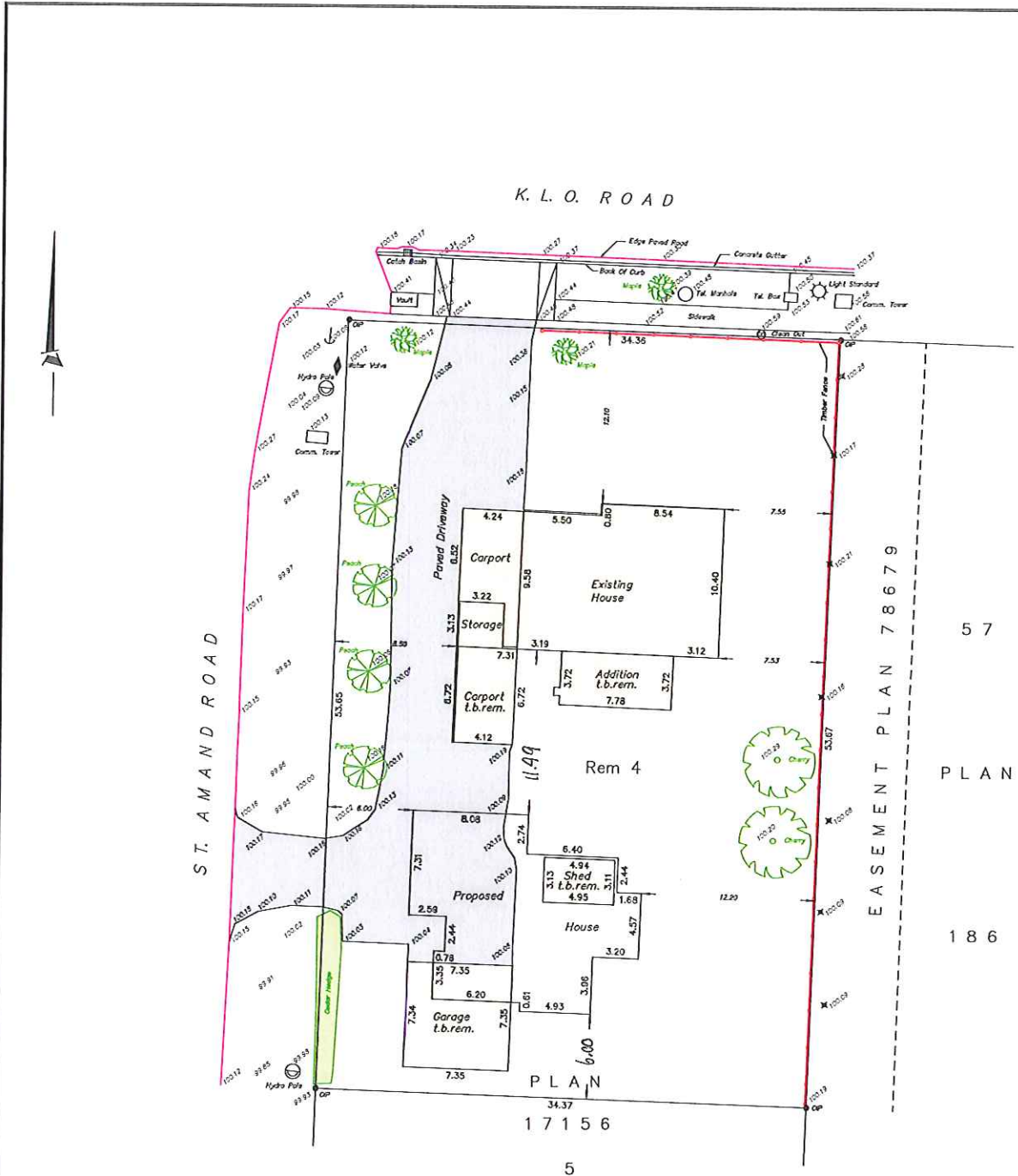


Shelley Gambacort, Director, Land Use Management

Attachments:

Site Plan
Conceptual Elevations
Technical Comments





CIVIC ADDRESS: 1599 KLO ROAD

TITLE: SITE PLAN OVER LOT 4 PLAN 17156, DISTRICT LOT 131 EXCEPT PLAN 78069, O.D.Y.D.	DRAWN BY: RUNNALLS DENBY <i>british columbia land surveyors</i> 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2 Phone: (250)763-7322 Fax: (250)763-4413 Email: nel@runnallsdenby.com	SCALE: 1:200 NTS DATE: APRIL 28, 2011 DWG: base_3.dwg
	CLIENT: GEISMAYR	FILE No: REV. 0

TITLE:

WEST ELEVATION SKETCH PLAN
OF LOT 4 PLAN 17156, DISTRICT LOT 131
EXCEPT PLAN 78069, O.D.Y.D.

DRAWN BY:

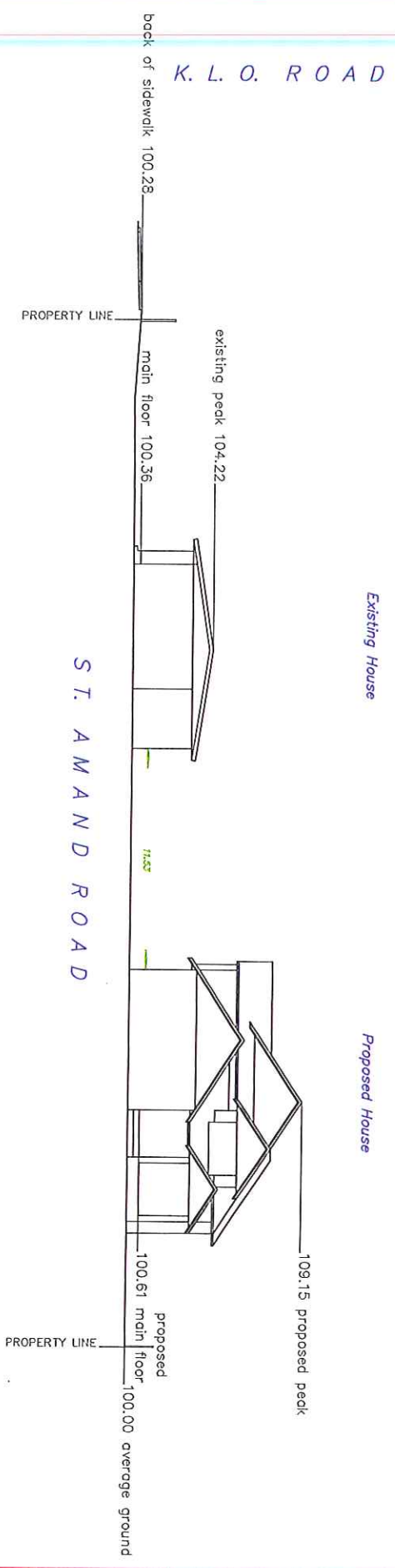
RUNNALLS DENBY
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Email: nell@runnallsdenby.com

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REV:

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CLIENT:

GEISMAYR



EXISTING HOUSE ENTRANCE VIEW



EXISTING HOUSE FRONT YARD (ON KLO)



FROM KLO RD LOOKING ~~SEE~~ SOUTH AT DRIVEWAY



FROM ST-AMAND RD LOOKING EAST AT HOUSE

CITY OF KELOWNA
MEMORANDUM

Date: June 22, 2011
File No.: Z11-0035

To: Land Use Management Department (BD)

From: Development Engineering Manager

Subject: 1599 KLO Rd Lot 4 Plan 17156 Two dwelling units RU-6

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water

It will be necessary for the applicant to extend the existing 150mm diameter watermain on St. Amand Rd to the southerly property boundary of this development (approximately 45m). An additional 19mm-diameter water service will also be required for this proposed application. The estimated cost of this work for bonding purposes is **\$30,000.00**

2. Sanitary Sewer

The subject property is within Area No 25 (Chamberlain). Sewer Connection Area Charges will apply.

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service that will be adequate for this application.

3. Road Dedication and Subdivision Requirements

By registered plan, dedicate a 6.0m radius North - West property corner rounding.

4. Road Works

KLO Rd fronting this development is fully urbanized. The existing accesses to KLO Rd must be removed. This work will require curb, gutter, sidewalk and ramp removal and replacement. The restoration work must match the existing KLO Road streetscape. The estimated cost of this work for bonding purposes is **\$9,000.00**

St. Amand Road fronting this development must be upgraded to a local class 2 standard (SS-R4) including a curb and gutter, landscaped boulevard complete with an underground irrigation, storm drainage system including a catch-basin and drywell, fillet pavement, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. The estimated cost of the road frontage improvements for bonding purposes is **\$21,000.00**

5. Engineering

- (a) Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.
- (b) For proposed works within the City right-of-way, please submit four (4) sealed sets of drawings for our review and approval.
- (c) A Notice to Proceed and Road Usage Permit will be required prior to commencement of construction within the City right-of-way.

6. Bonding and Levy Summary

(a) Bonding

Access driveway modifications	\$9,000.00
St. Amand road improvements	\$21,000.00
Watermain and service.	\$30,000.00
Total Bonding	\$60,000.00

(a) Cash Levy

Sewer Connection Charge, Area No 25 (Chamberlain)	
Charge = \$13,300 per SFE	
Total SFE = 2 x \$13,300	\$26,600.00

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format. The owner must also enter into a servicing agreement in a form provided by the City.

7. Latecomer Protection

Under provisions of Section 990 of the BC Municipal Act, and in conformance with the City of Kelowna Subdivision Development & Servicing Bylaw No. 7900, the owner is eligible to apply for latecomer protection for the following:

- (a) Storm drainage construction.
- (b) Watermain construction

8. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection.

The administration charge is calculated as (3% of Total Off-Site Construction Cost plus HST)
\$1440.20 (\$1,286.00 + \$154.20)



Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf