

3.2 The Proposal

The applicant proposes to rezone the property so as to allow for a secondary suite within the principal dwelling. The table below shows this application's compliance with the requirements of the RU1s zone.

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS (FOR SECONDARY SUITE)
Subdivision Regulations		
Lot Area	1130 m ²	550 m ²
Lot Width	20 m approx. at front yard setback	16.5 m
Lot Depth	40 m approx.	30.0 m
Development Regulations		
Site Coverage (buildings)	21.3 %	40%
Site Coverage (buildings/parking)	32.6 %	50%
Secondary Suite Size	12.8% and 68.8 m ²	Lesser of 40% of principal dwelling or 90 m ²
Front Yard	9 m approx.	4.5 m
Side Yard	2.3 m	2.3 m
Side Yard	2.3 m	2.3 m
Rear Yard	9 m approx.	7.5 m

Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	Meets requirements	30 m ² per dwelling unit

4.0 TECHNICAL COMMENTS

4.1 Building & Permitting Department

SFD is currently under construction (BP#37578). Separate BP required for proposed suite and construction is to meet requirements of BCBC 2006.

4.2 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met.

4.3 Development Engineering Department

The proposed rezoning for a secondary suite does not compromise City of Kelowna utilities as far as servicing is concerned.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

No significant impact on adjacent or nearby properties is anticipated and the application conforms with the City of Kelowna Official Community Plan and Zoning Bylaw No. 8000.

Land Use Management staff recommend support for the application.



Danielle Noble
Urban Land Use Manager

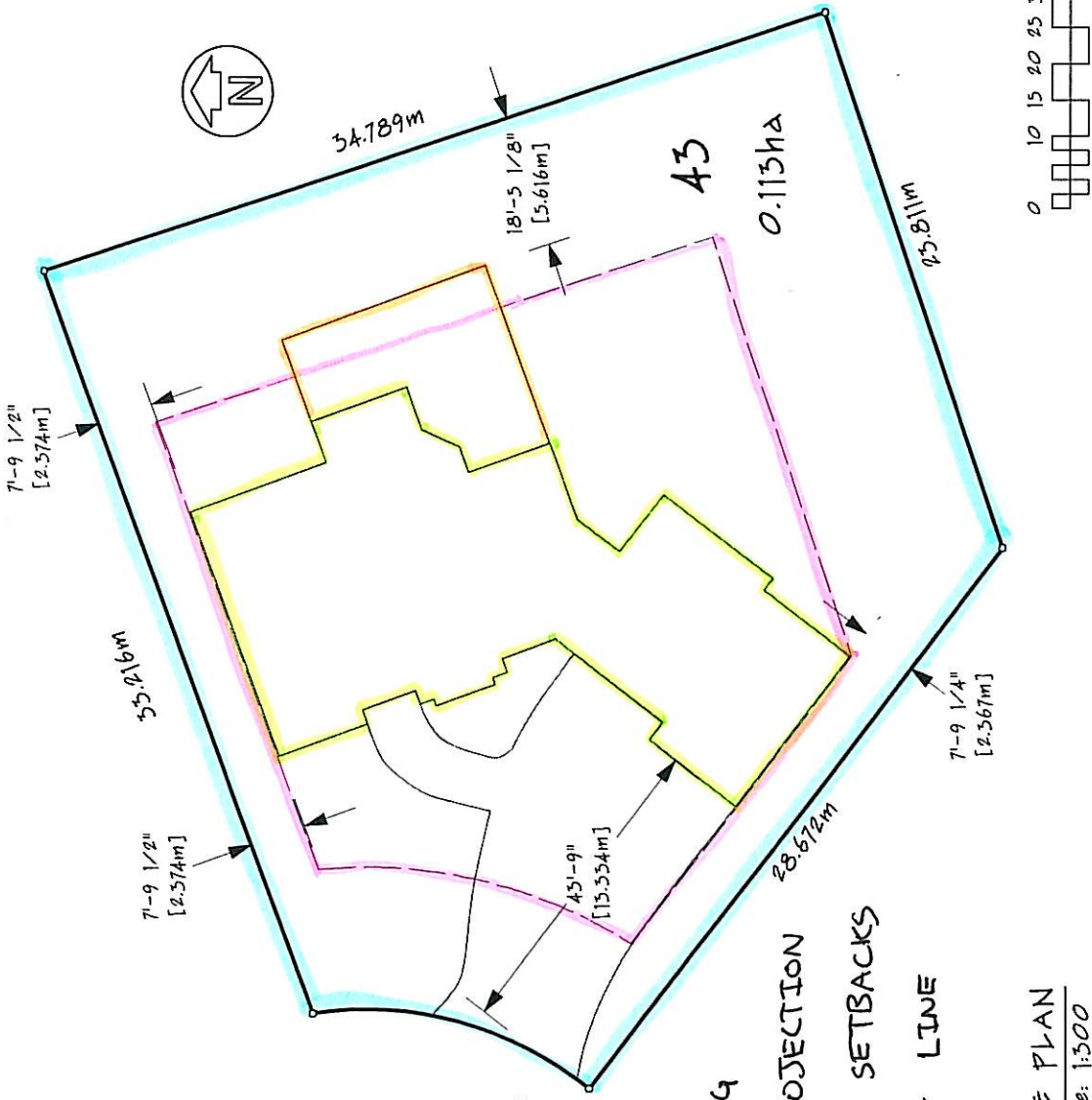
Approved for inclusion: 

 Shelley Gambacort
Director of Land Use Management



ATTACHMENTS

- Location and zoning map
- Site plan
- Basement floor plan (showing secondary suite area)

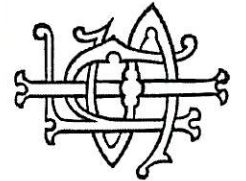


STEELE COURT

$\Delta = 12.448m$
 $r = 15.000m$

- DWELLING
- DECK PROJECTION
- MINIMUM SETBACKS
- PROPERTY LINE

1145 STEELE COURT, KELOWNA BC



IHS DESIGN
 644 ARROWLEAF LANE
 KELOWNA, BC
 V1W 4Y5
 (250) 212-7938

SINGLE FAMILY DWELLING

MARCH 25, 2009
 1 OF 1
 SCALE : AS NOTED



H&S DESIGN
644 ARROWLEAF LANE
KELOWNA, BC
V1Y 1R5

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PROJECT NORTH

NO.	DATE	DESCRIPTION
1	10/20/08	ISSUED FOR PERMITS
2	10/20/08	ISSUED FOR PERMITS

PROJECT

PRIVATE RESIDENCE
1145 STEELE COURT
KELOWNA, BC
LOT 43 PLAN KAPT4889

OWNER TITLE

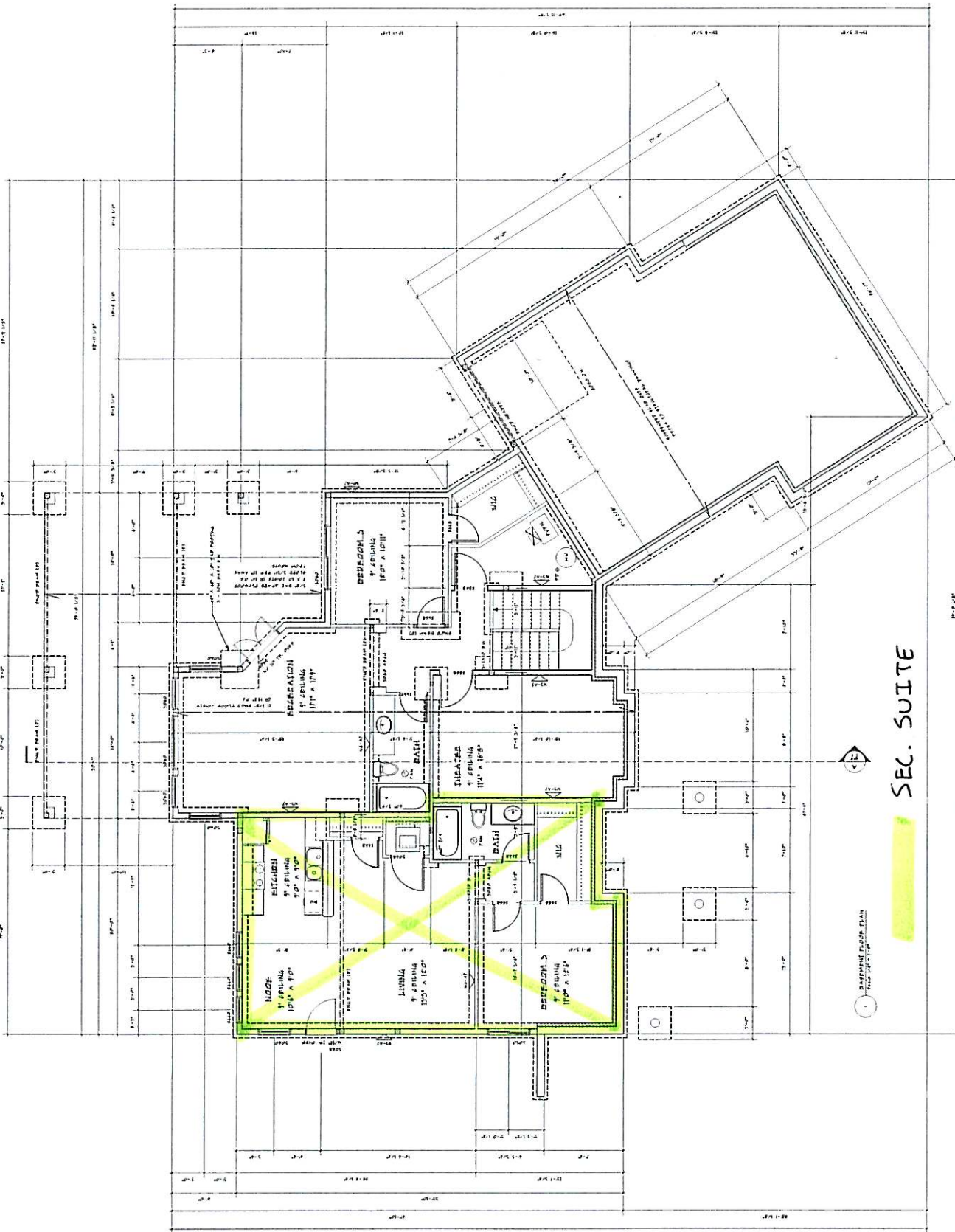
BASEMENT PLAN

DATE

SEPTEMBER 15, 2008

DRAWING NUMBER

4 of 7



SEC. SUITE

BASEMENT FLOOR PLAN