

The application meets the requirements of Zoning Bylaw No. 8000 as follows:

CRITERIA	PROPOSAL	RU1hs ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	687m ²	550 m ²
Lot Width	20.0m	16.5 m
Lot Depth	34.34m	30.0 m
Development Regulations		
Site Coverage (buildings)	27%	40%
Site Coverage (incl. parking/driveways)	36%	50%
Dwelling Height	2 storeys / meets requirements	2 ½ storeys / 6.5m for any vertical wall facing front, flanking or rear yard
Floor Area of principal dwelling	266m ²	-
Floor Area of Secondary Suite	87m ² / 33%	Cannot exceed the lesser of 90 m ² or 40% of principal dwelling
Front Yard	6.0 m	4.5 m / 6.0 m to a garage
Side Yard (west)	3.34m	2.0 m
Side Yard (east)	3.86m	2.3 m
Rear Yard	11.8m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces

4.2 Site Context

The subject property is located in the Black Mountain area, north of Highway 33, accessed from Loseth Drive. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1h - Large Lot Housing (Hillside Area)	New/Future Single Family Subdivision
East	RU1h - Large Lot Housing (Hillside Area)	New Single Family Subdivision
South	A1 - Agriculture 1	Pre-ALR Single Family Subdivision
West	RU1h - Large Lot Housing (Hillside Area)	"New Single Family Subdivision

4.3 Site Location Map

Subject property: 1070 Henderson Drive



5.0 DEVELOPMENT POTENTIAL/CURRENT POLICY:

5.1 Official Community Plan

Land Utilization within Single Detached Areas: 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.¹

Secondary Suites: Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.²

6.0 TECHNICAL COMMENTS:

6.1 Building & Permitting

Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits. Full Plan check for Building Code related issues will be done at time of Building Permit applications

6.2 Irrigation District (BMID)

See attached.

¹ OCP Policy 8.35.

² OCP Policy 8.47.

7.0 LAND USE MANAGEMENT DEPARTMENT:

The Land Use Management Department is supportive of this rezoning application. Policies within the Official Community Plan affirm the sensitive integration of infill in established neighbourhoods where services are already in place and densification can easily be accommodated. This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area.

Submitted by:



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:

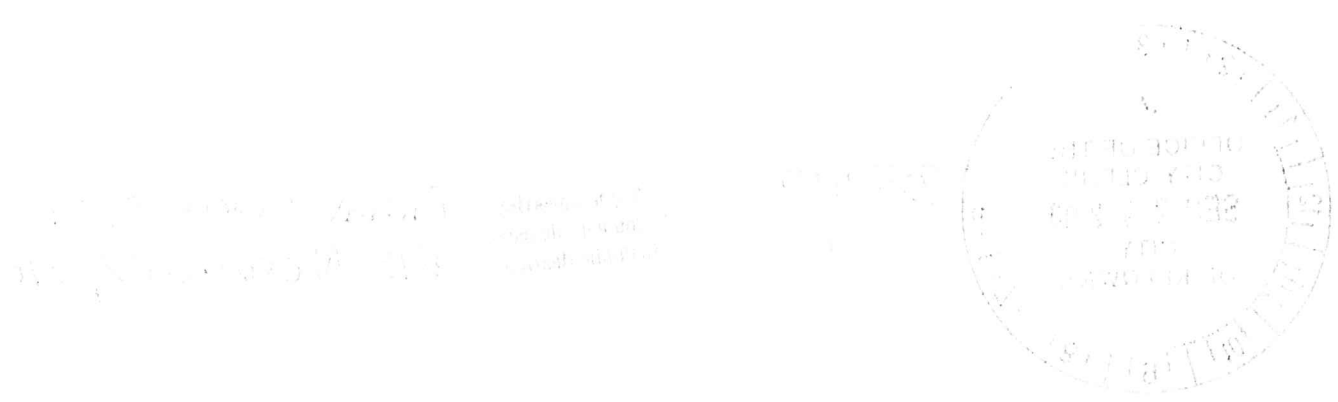


Shelley Gambacort
Director, Land Use Management

Attachments:

- Subject Property Map
- Site Plan
- Suite Floor Plans
- Black Mountain Irrigation District Requirements (letter dated Sept. 8/2010)

Date application accepted: September 2, 2010



LOT 8 PLAN KAP89034
 1070 HENDERSON DRIVE
 KELOWNA, BC

LOT AREA : 7404 SQ FT
 BLDG COVERAGE : 1936 SQ FT = 27%
 LOT COVERAGE : 2653 SQ FT = 35.8%



BRADLEY HOMES
 10000 14th Street, Kelowna BC, V1Y 1K1
 Tel: 250.867.7172

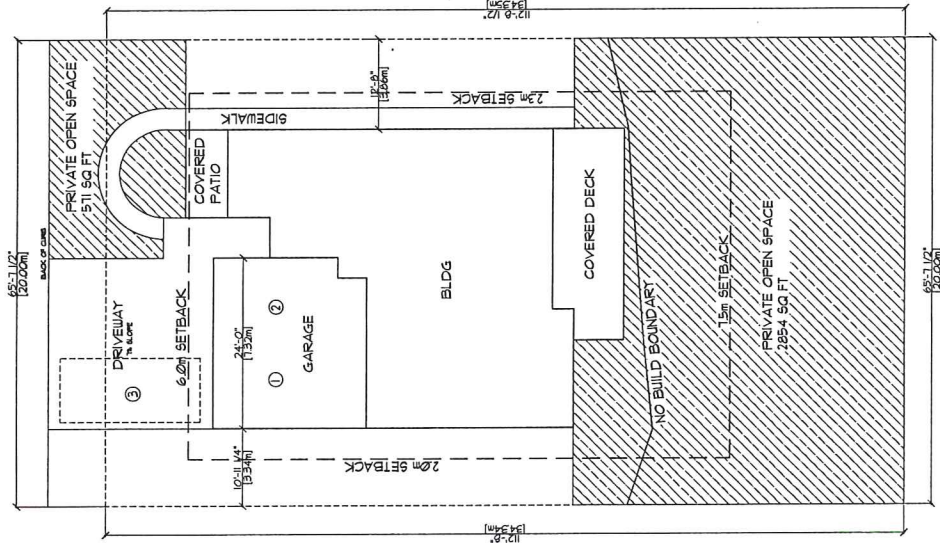
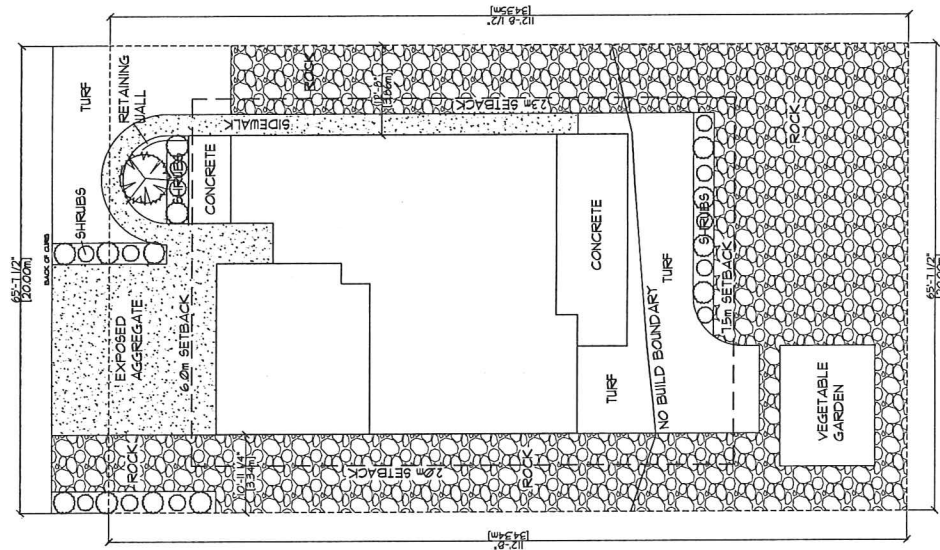
VEGETATION: This plan shows the location of any existing vegetation and the location of any new vegetation to be planted. The location of any existing vegetation is shown with a dashed line and the location of any new vegetation is shown with a solid line. The location of any existing vegetation is shown with a dashed line and the location of any new vegetation is shown with a solid line.

PROJECT
 LOT 8

DATE
 08-11-09

DRAWING NO.
 A1

PROJECT
 10000 14th Street, Kelowna BC, V1Y 1K1



PRADLEY HOMES
 705 BAY 12TH AVE. SUITE 100, VA. DC
 22069
 TEL: 703.942.1234
 FAX: 703.942.1235

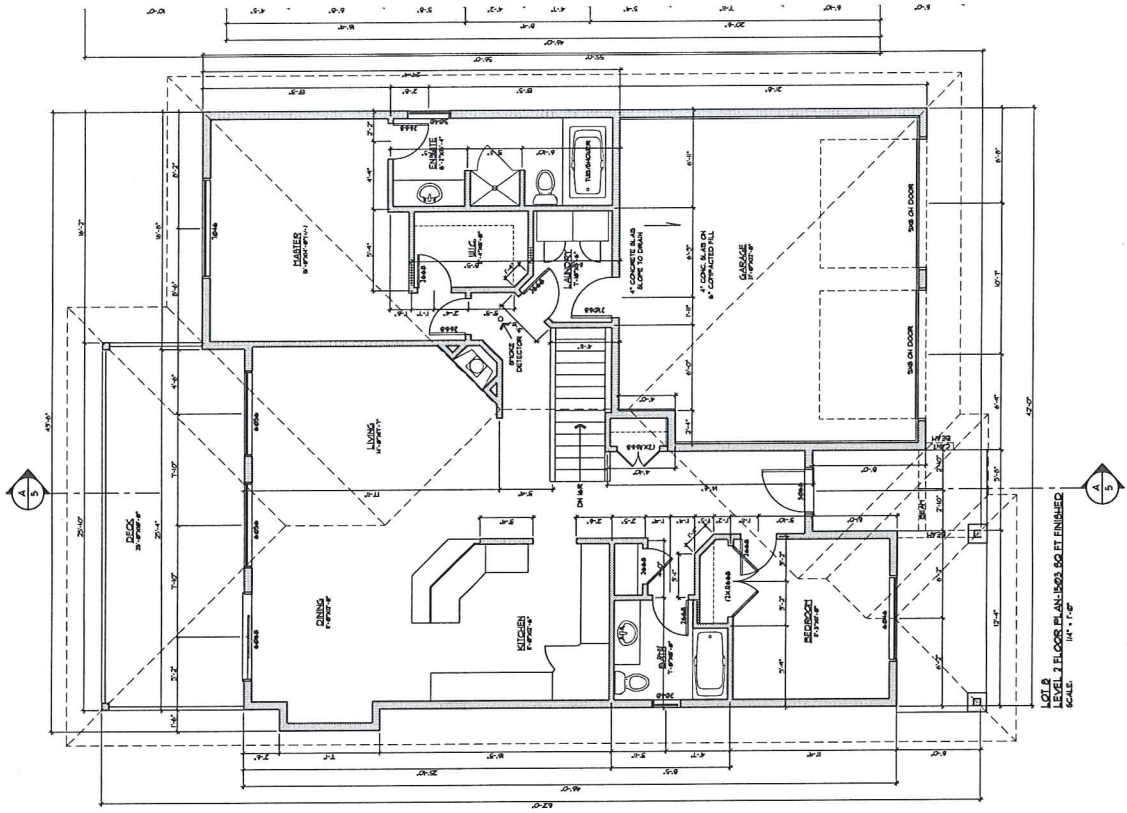
THIS SET OF PLANS IS THE PROPERTY OF PRADLEY HOMES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. PRADLEY HOMES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS.

PROJECT
 LOT 8

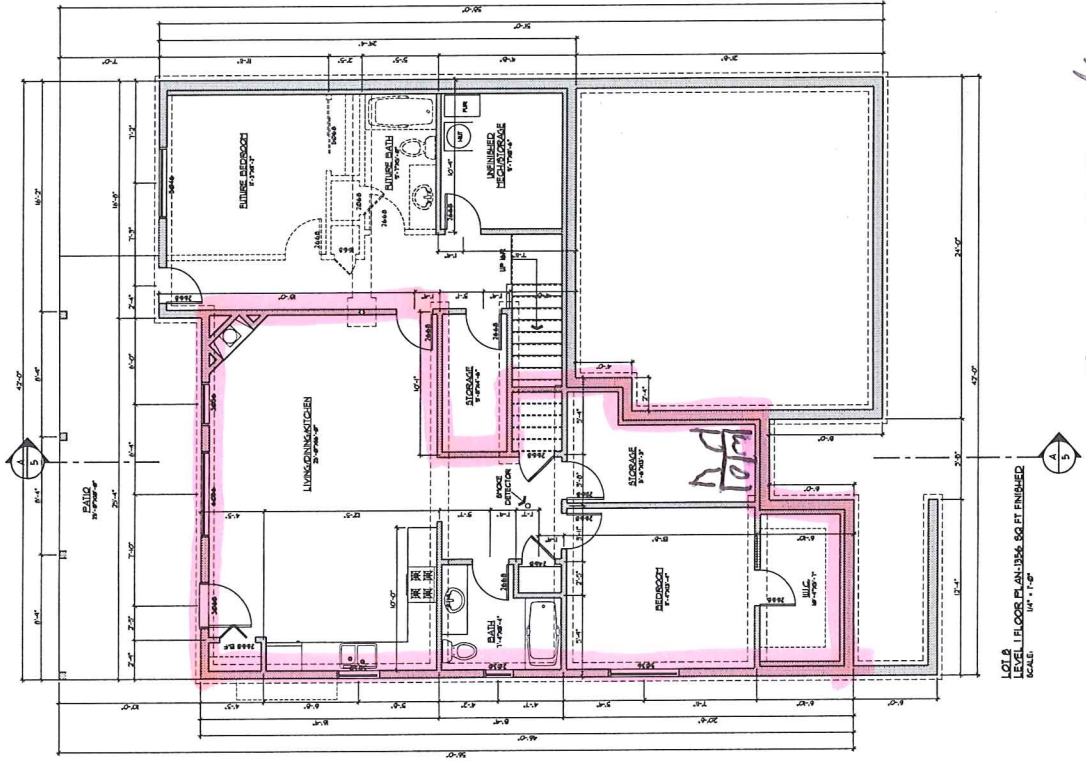
SHEET TITLE
 PLANS
 LEVEL 1 & LEVEL 2

SCALE
 1/4" = 1'-0"

DRAWING NO.
 A2

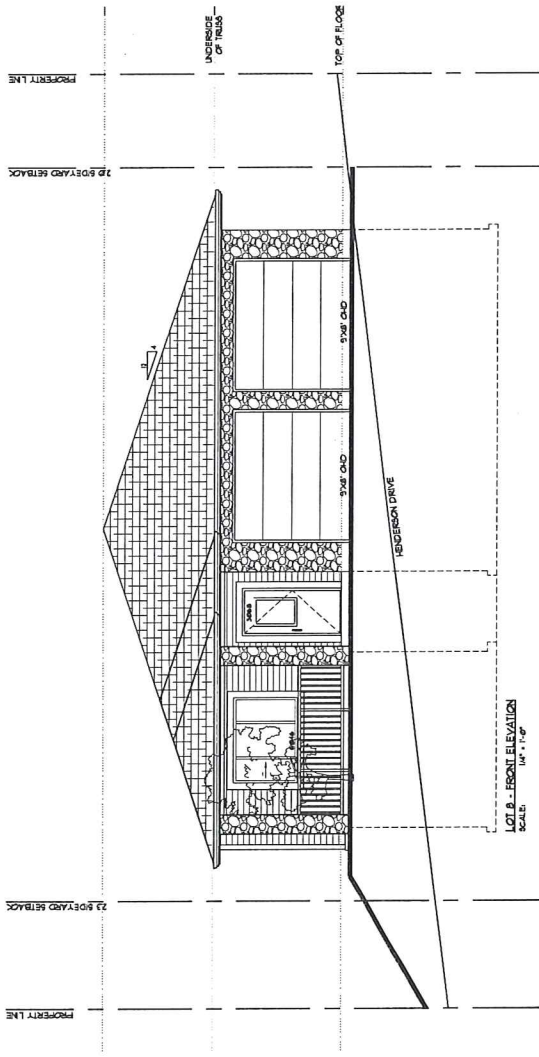


LOT 8
 LEVEL 2 FLOOR PLAN 1/8\"/>

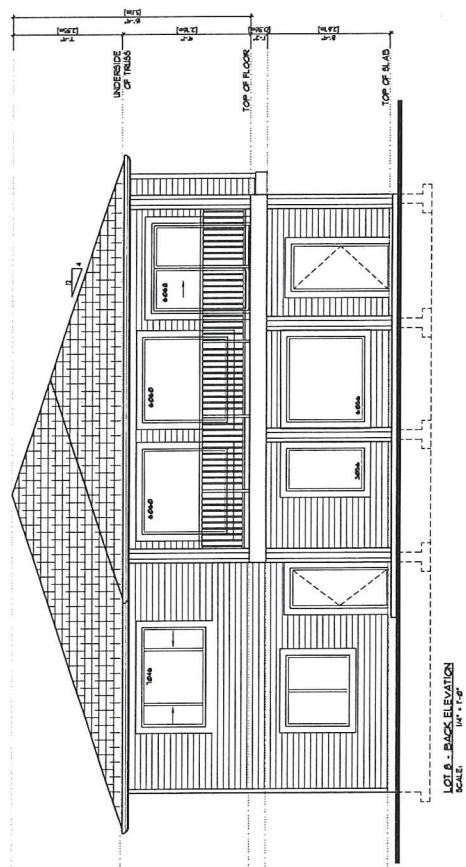


LOT 8
 LEVEL 1 FLOOR PLAN 1/8\"/>

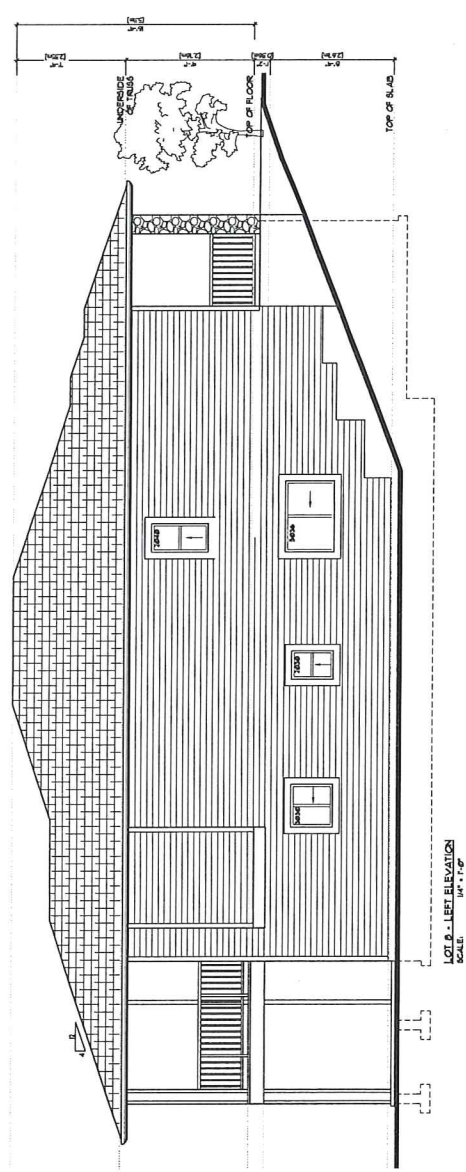
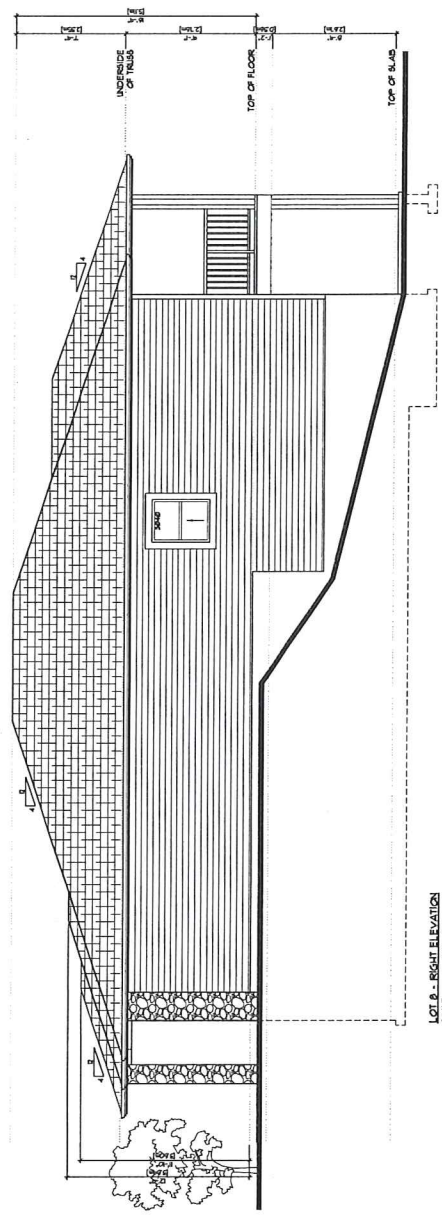
proposed suite 935 sq ft



LOT 8 - FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



LOT 8 - BACK ELEVATION
 SCALE: 1/4" = 1'-0"





Office: (250) 765-5169
Fax: (250) 765-0277
www.bmid.ca

BMID File No. 2010-01

September 8, 2010

City of Kelowna
Planning and Development Services Department
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Luke Turri

**RE: Rezoning Application City File No. Z10-0076
Lot 8, Plan 89034
Water Service Requirements**

This letter sets out our requirements for water supply related to the addition of a secondary suite in the dwelling currently being constructed at Lot 8, Plan 89034, 1070 Henderson Drive.

CONNECTION & METER FEES:

As per Bylaw No. 667, the connection fee for a legal suite is **\$100.00**. A meter assembly is also required for the home and is to be installed by Corix Utilities. The cost for the meter has already been invoiced and paid, however, under the application for the original dwelling, which is currently under construction.

CAPITAL CHARGES:

As per bylaw No. 678, the capital expenditure charge for the proposed addition of a suite is **\$1,080.00**. This money is to fund water source development and larger supply mains as defined in the BMID Capital Plan.

If the applicant agrees to the above conditions and rezoning is approved for the suite, **they must come in to our office to complete a BMID Application for Building form and pay the above noted fees.** Once the required documentation has been signed and payment received, a water certificate will be released 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

R. Hrasco, P.Eng.
Administrator

cc: Hugh & Bernice Westen, 190 Mars Rd., Kelowna, BC V1X 1H2
