

Further, the size of the rural lots in the area may serve to reduce the impact of additional sensitive infill, as issues such as privacy and parking are seen to be less challenging to address. In this particular case, the project is not anticipated to result in any significant negative impacts to surrounding properties or to the neighbourhood, notably because the suite will be contained within the principal building.

Should the land use be supported by Council, a Development Permit executed at a staff level will be required for the new construction.

4.0 Proposal

4.1 Background

The proposed development is situated in a Natural Hazard Development Permit Area (wildfire) and a Development Permit Waiver has been issued. Also, in conjunction with the rezoning, the applicant will be required to obtain a development permit to address the form and character of the secondary suite addition.

4.2 Project Description

The applicant proposes to construct an addition on the west side of the existing single detached dwelling on the subject property. The addition contains a one-bedroom secondary suite, and separate additional space for the principal dwelling (storage, exercise room, office). The principal entrance to the suite is located on the north side of the dwelling and is situated at grade. The design of the entrance and the location of the suite on a single storey work towards ensuring the suite is accessible.

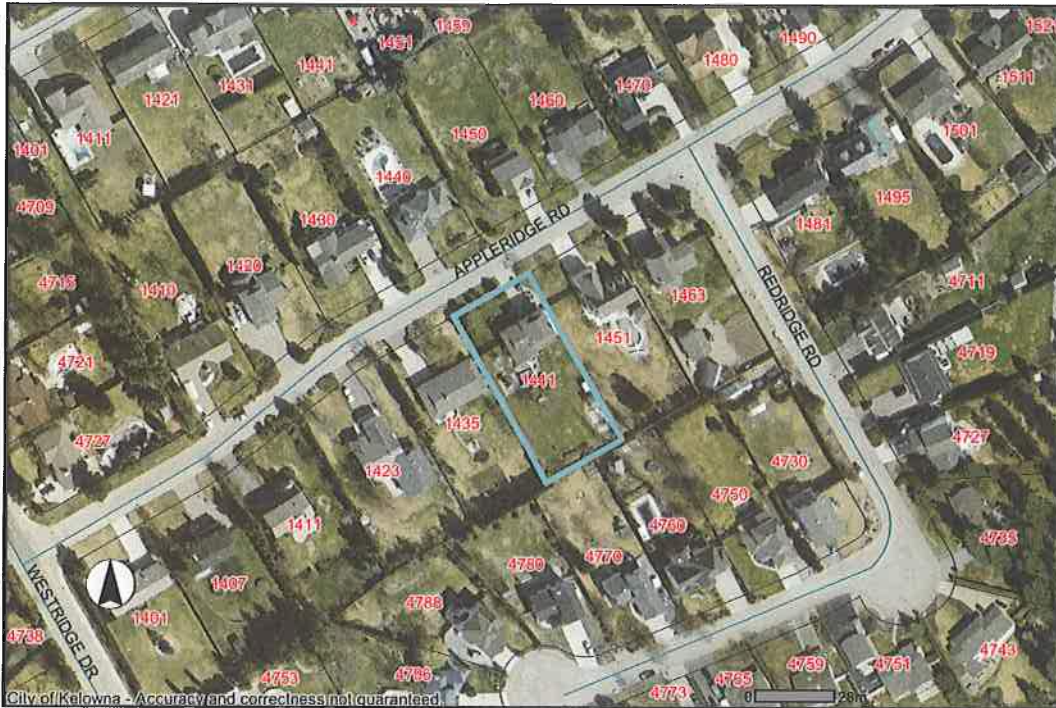
Additional landscaping in the form of planting beds is proposed alongside the entrances to the suite and principal dwelling, and the remainder of the existing vegetation on the property is to be retained with the exception of one tree, which is to be removed to make room for the addition. Parking requirements are satisfied through the provision of one tandem parking space located on the existing driveway.

4.3 Site Context

The subject property is located on the south side of Appleridge Road in the Crawford area of Kelowna. The surrounding properties are zoned as follows:

Direction	Zone
North	RR3- Rural Residential 3
West	RR3- Rural Residential 3
East	RR3- Rural Residential 3
South	RR3- Rural Residential 3

4.4 Subject Property Map: 1441 Appleridge Road



4.5 Zoning Analysis

The proposed application meets the requirements of RR3s- Rural Residential 3 with Secondary Suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RR3s ZONE REQUIREMENTS (FOR SECONDARY SUITE IN PRINCIPAL DWELLING)
Development Regulations		
Site Coverage (buildings)	252 m ² (12%)	611m ² (30%)
Existing Principal Dwelling		
Height	5.8 m	< 2 ½ storeys / 9.5 m
Total Floor area of Principal Dwelling	181 m ²	
Front Yard	9.6 m	4.5 m or 6.0 m to a garage
Side Yard (e)	2.3 m	2.3 m (2 - 2 ½ storey)
Side Yard (w)	2.3 m	2.3 m (2 - 2 ½ storey)
Rear Yard	44.1 m	7.5 m

Proposed Secondary Suite in Principal Dwelling		
Total floor area of secondary suite	71m ² / 39.2%	The lessor of 90m ² or 40% of the principal dwelling
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

4.0 Current Development Policies

Kelowna 2020 - Official Community Plan

Housing Policies:

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.

6.0 Technical Comments

6.1 Building & Permitting Department N/A

6.2 Development Engineering Department

See attached Comments.

6.3 Bylaw Services N/A

6.4 Fire Department N/A

6.5 Interior Health Authority

Application requires further information or supporting documentation. Property is serviced by an existing onsite wastewater system. We will require confirmation from an Authorized Person that the increased use of the wastewater system associated with the addition will not cause or contribute to a health hazard. Onsite wastewater systems are designed for specific daily wastewater flows, and an increase in this flow beyond their designed capacity can lead to premature failure. We will require no further information

¹ Official Community Plan, Policy #8 - 1.30

² Official Community Plan, Policy #8 - 1.44

³ Official Community Plan, Policy #8 - 1.47

with regard to drinking water as the property is serviced by the C/K community drinking water supply source.

6.6 Telus N/A

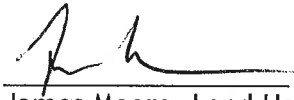
6.7 Terasen N/A

7.0 Application Chronology

Date of Application Received: February 21, 2011

Notes: Original plans were insufficient. Adequate plans were received on March 3, 2011.

Report prepared by:



James Moore, Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:

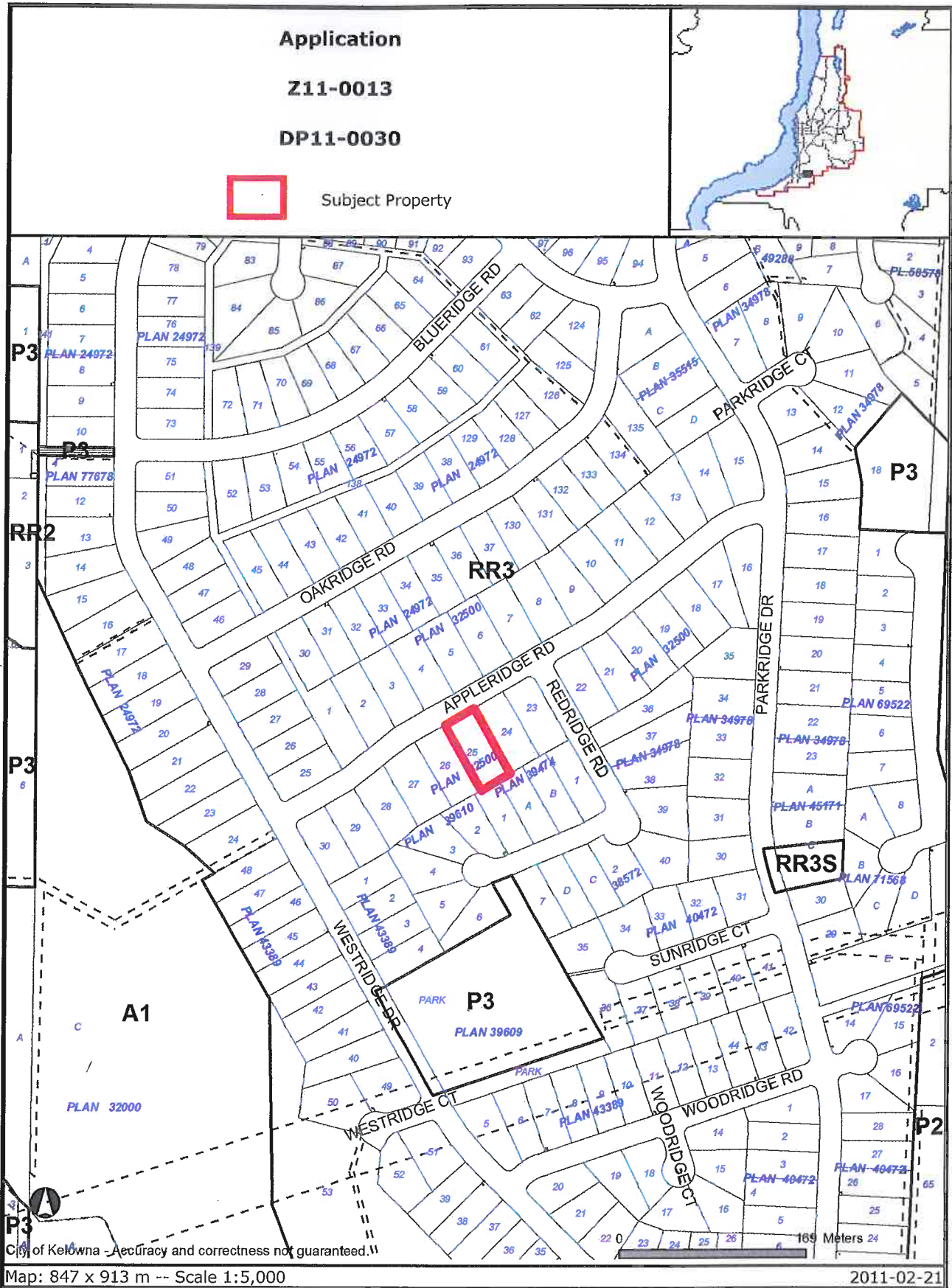


Shelley Gambacort, Director, Land Use Management

for:

Attachments:

Site Plan (including landscaping)
Conceptual Elevations
Context/Site Photos
Development Engineering 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: March 3, 2011
File No.: Z11-0013

To: Land Use Management Department (JM)

From: Development Engineering Manager

Subject: 1441 Appleridge Road RR3 to RR3s

Development Engineering Services have the following requirements associated with this rezoning Application.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. Metered water from the main residence must supply the proposed suite.

2. Sanitary Sewer

Sanitary sewage is to be handled by an on-site sewage disposal system subject to approval of the Provincial Public Health Officer. Please contact the Public Health Officer.

3. Site Related Issues

Provide on-site parking for the proposed dwelling.

4. Electric Power and Telecommunication Services

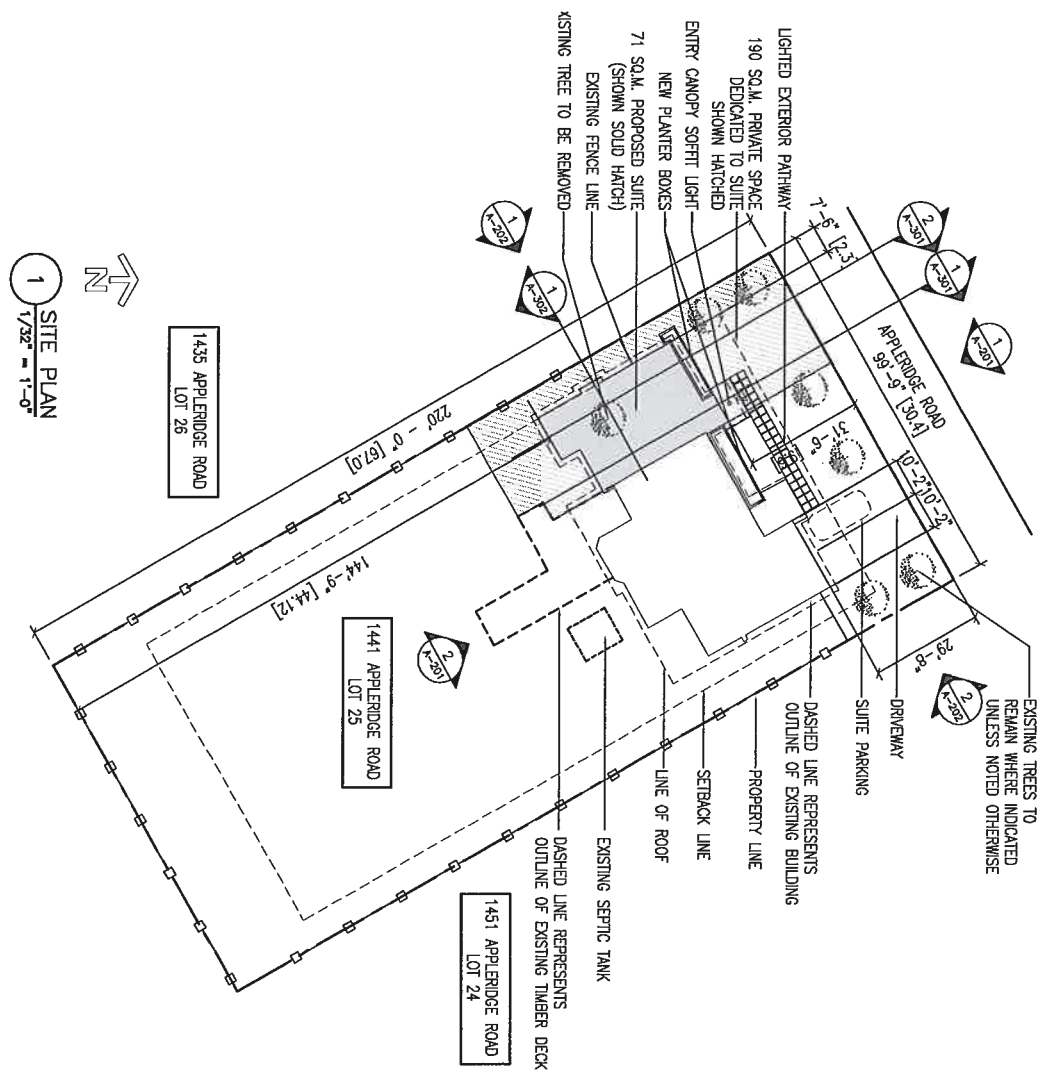
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

GENERAL NOTES - ARCHITECTURAL:

- ALL WORK SHALL CONFORM TO THE STANDARDS OF THE N.B.C. OF CANADA 2005, SPECIFICALLY SECTION 9, THE B.C. BUILDING CODE (BCC) 2006, ALL LOCAL CODES, BYLAWS AND AMENDMENTS.
- DO NOT SCALE DRAWINGS. DIMENSIONS ALWAYS TAKE PRECEDENCE.
- ALL TRADES SHALL VERIFY ALL DRAWING'S DIMENSIONS AND LEGERS PRIOR TO COMMENCEMENT OF WORK.
- ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO ARCHITECTURALLY DISTINCT SOLUTIONS.
- VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN ON DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCHITECTURALLY DISTINCT SOLUTIONS.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF ARCHITECTURALLY DISTINCT SOLUTIONS AND CANNOT BE REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCHITECTURALLY DISTINCT SOLUTIONS.
- ALL WORK TO BE PERFORMED TO CURRENT GOOD TRADE PRACTICE STANDARDS BY WORKMEN SKILLED IN THEIR TRADES.
- ALL MATERIALS TO BE OF GOOD QUALITY, PROPERLY TRANSPORTED, STORED AND PROTECTED.
- ALL DIMENSIONS TAKEN FROM OUTSIDE FACE OF WOOD STUDS AND EXTERIOR FACE OF CONCRETE UNLESS NOTED OTHERWISE (U.N.O.).
- ALL LOAD BEARING LUMBER TO BE SPF #2 OR BETTER U.N.O.
- ALL LOAD BEARING WOOD BEAMS TO BE SPF #2 OR BETTER U.N.O.
- ALL EXTERIOR WALLS TO BE 2 X 4 @ 16" O.C. U.N.O.
- INTERIOR WALLS TO BE 2 X 4 @ 16" O.C. U.N.O.; INTERIOR LOAD BEARING WALLS TO BE 2X6 @ 16" O.C. U.N.O. (SHOWN SHADDED ON PLAN DRAWINGS)
- USE DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS UNLESS NOTED OTHERWISE (U.N.O.)
- ALL LOAD BEARING COLUMNS TO BE AT LEAST EQUAL TO WIDTH OF BEAMS AND OF SOLID LUMBER OR LAMINATED STUDS.
- LINTLS UP TO 6'-0" WIDE TO BE 2-2 X 10 SPF #2 OR BETTER U.N.O.
- TO BE BUILT UP TO EQUAL WIDTH OF WALL FRAMING.
- FRAMING OVER 6'-0" TO BE 2-2 X 12 SPF #1 OR BETTER OR ENGINEERED UNLESS NOTED OTHERWISE (U.N.O.).
- FINISHES TO PROVIDE MIN. 2 X 2 CROSS BRACING OR SOLID BLOCKING BETWEEN JOISTS AND RAFTERS @ 7'-0" O.C. MAXIMUM, MINIMUM ONE ROW UNLESS NOTED OTHERWISE BY FLOORING ENGINEER.
- ALL FLOORS TO BE ON UNDISTURBED NATIVE SOIL, APPROVED ENGINEERED FILL OR BEDROCK AND EXTEND A MINIMUM CONCRETE STRENGTH AT 28 DAYS : FOOTINGS, SLABS, FOUNDATION WALLS, 3000PSI, LIGHTWEIGHT CONCRETE TOPPING; 4000PSI; MINIMUM PAD FOOTING SIZES AS PER STRUCTURAL NOTES BELOW AND/OR AS NOTED ON PLAN DRAWINGS (LARGEST PAD AND REINFORCING SIZES TO TAKE PRECEDENCE WHERE CONTRADICTION EXISTS).
- SECURE SILL PLATES TO FOUNDATION WALLS WITH 1/2" DIA. X 10" ANCHOR BOLT @ 4'-0" O.C. FOR EXTERIOR WALLS AND 6'-0" FOR INTERIOR WALLS.
- ALL WOOD MEMBERS IN CONTACT WITH CONCRETE TO BE PROTECTED WITH SILL FLATE GASKET.
- PROVIDE DAMPROOFING TO ALL EXTERIOR FOUNDATION WALLS (INCLUDING RE-DAMPROOFING) IN ACCORDANCE WITH BCC 2006.
- PROVIDE A MINIMUM OF 6" CLEARANCE BETWEEN SOIL AND ANY WOOD MEMBERS.
- ALLOWABLE SOIL BEARING PRESSURE 2000 PSF ASSUMED FOR DESIGN AND TO BE CONFIRMED AT EXCAVATION BY A QUALIFIED ENGINEER.
- PROVIDE ALUMINUM FLASHINGS OVER ALL EXTERIOR OPENINGS.
- CAULK AND SEAL ALL EXTERIOR OPENINGS IN ACCORDANCE WITH BCC 2006.
- VENTILATION REQUIREMENTS TO CONFORM TO BCC 9.32.3 AND TABLE 9.32.3.3.A
- SUPPLY AND INSTALL EXHAUST FANS AND DUCTING FOR KITCHEN AND ALL BATH-ROOM AREAS IN ACCORDANCE WITH BCC TABLE 9.23.3.1.B.
- UNIFORMLY DISTRIBUTE VENTILATION TO ROOFS AS PER BCC 9.19.1.2.
- PROVIDE A MINIMUM CLEARANCE BETWEEN TOP OF ROOF INSULATION AND UNDERSIDE OF ROOF SHEATHING AS PER BCC 9.19.1.3.
- DWELLING GLAZING SECURITY REQUIREMENTS TO CONFORM TO BCC 9.7.6 AND APPENDIX (A)9.7.6.1.(1).
- ALL EXTERIOR AND REQUIRED GUARDS TO BE 3'-6" (1070mm) HIGH WITH MAX. 3'9" (109mm) CLEAR OPENINGS.
- ALL HANDRAILS SHALL BE A MINIMUM 2'-8" HIGH ABOVE THE NOSINGS.
- PROVIDE A MINIMUM 1" NOSING TO ALL STAIR RUNS LESS THAN 10"
- ALARMS AND DETECTION SYSTEMS TO BE AS PER 9.10.1.8 AND 9.10.1.9 OF THE BCC.
- DEMOLISH AND REMOVE EXISTING MATERIALS WHERE APPLICABLE IN ORDER TO ACHIEVE DESIGN INTENT OF THE DRAWINGS. MAKE ALTERATIONS TO EXISTING WHERE REQUIRED TO ACHIEVE DESIGN INTENT OF THE DRAWINGS.
- USE EXISTING VENT. WINDOWS WHERE ACHIEVABLE AND MAKE ALTERATIONS TO EXISTING EXTERIOR WALLS IN ORDER TO REUSE EXISTING WINDOWS TO ACHIEVE THE WINDOW LOCATIONS AND DESIGN INTENT OF THE DRAWINGS. ALL FINISHES NOT SPECIFIED AND ALL ELECTRICAL LOCATIONS AND FIXTURES TO BE APPROVED BY THE OWNER UNLESS NOTED OTHERWISE (U.N.O.).



1 SITE PLAN
1/32" = 1'-0"

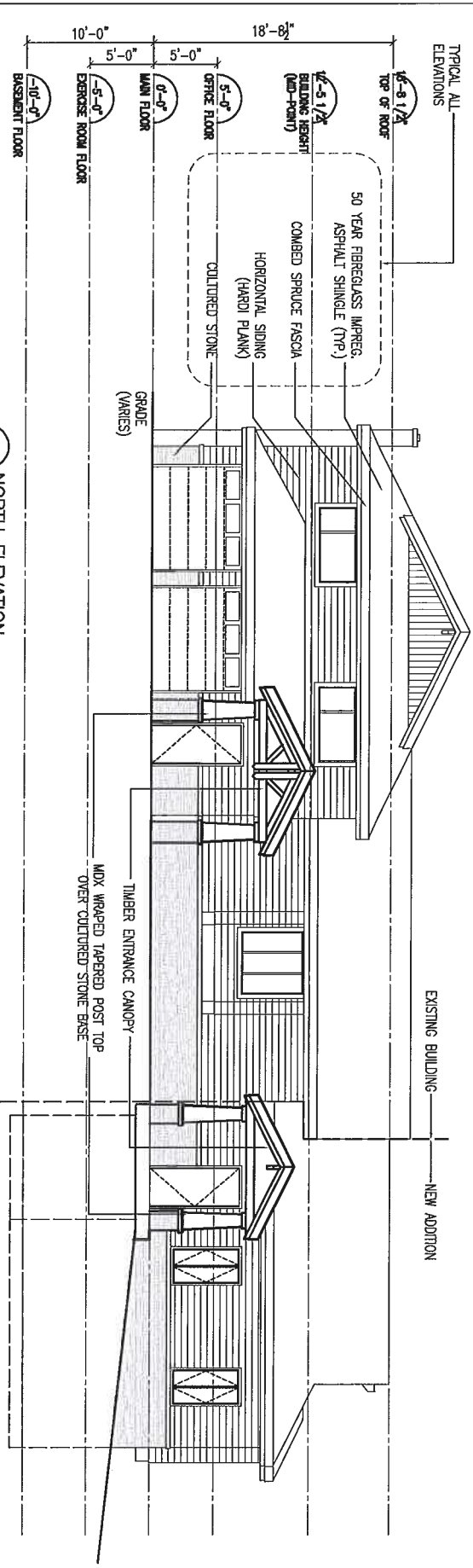
REZONING PERMIT ISSUE
DRAWINGS TO BE READ IN
CONJUNCTION WITH BP41276



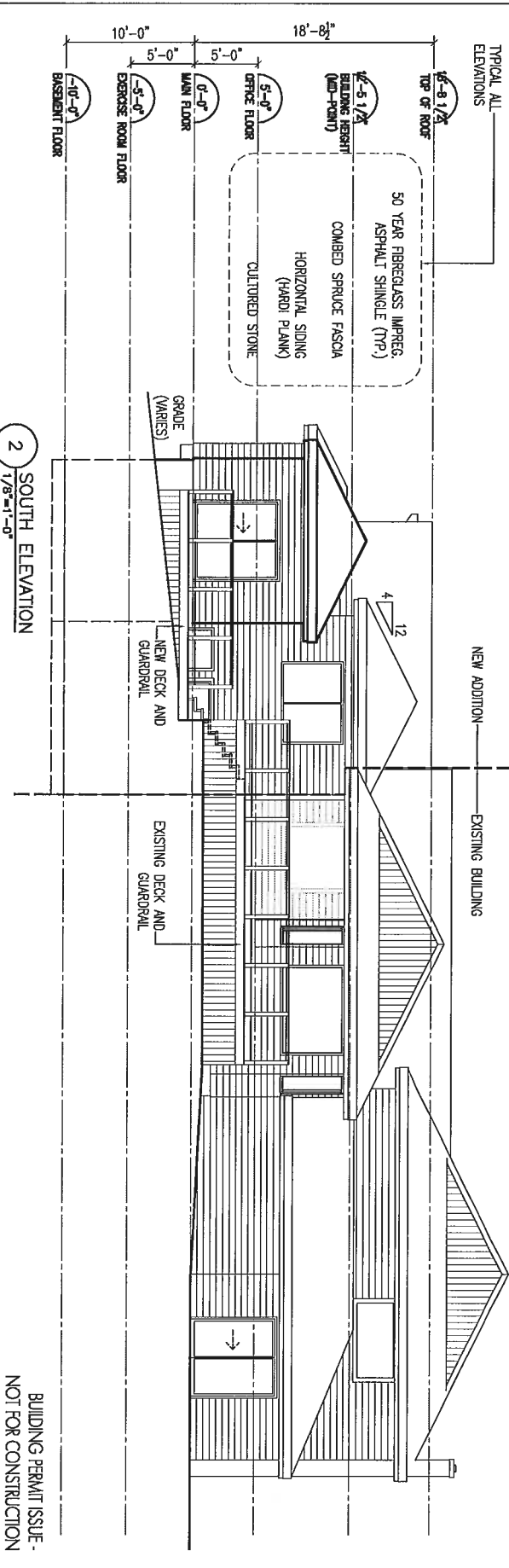
PROJECT RICHARDSON RESIDENCE 1441 APPLERIDGE ROAD, KELOWNA, BRITISH COLUMBIA	Creation Date 7-Sep-10	Job Number DS10002	Drawn By ---
DRAWING TITLE SITE PLAN & GENERAL NOTES Do not Scale any dimensions from this drawing.	Plot Date 04-Nov-10	Drawing Number A-101	REV No. --

Revision Number, Date and Description 06.10.10 - BP Application & Review 04.11.10 - BP Application - Addendum No.01 02.11.11 - Rezoning Permit Application

All items, designs, drawings and specifications are the exclusive property of Architectural District Solutions Inc. All trademarks, trade dress and every other mark, design, drawing, plan and condition on the site prior to commencement of any work. Any dependencies are to be reported immediately to Architectural District Solutions Inc.




1 NORTH ELEVATION
1/8"=1'-0"

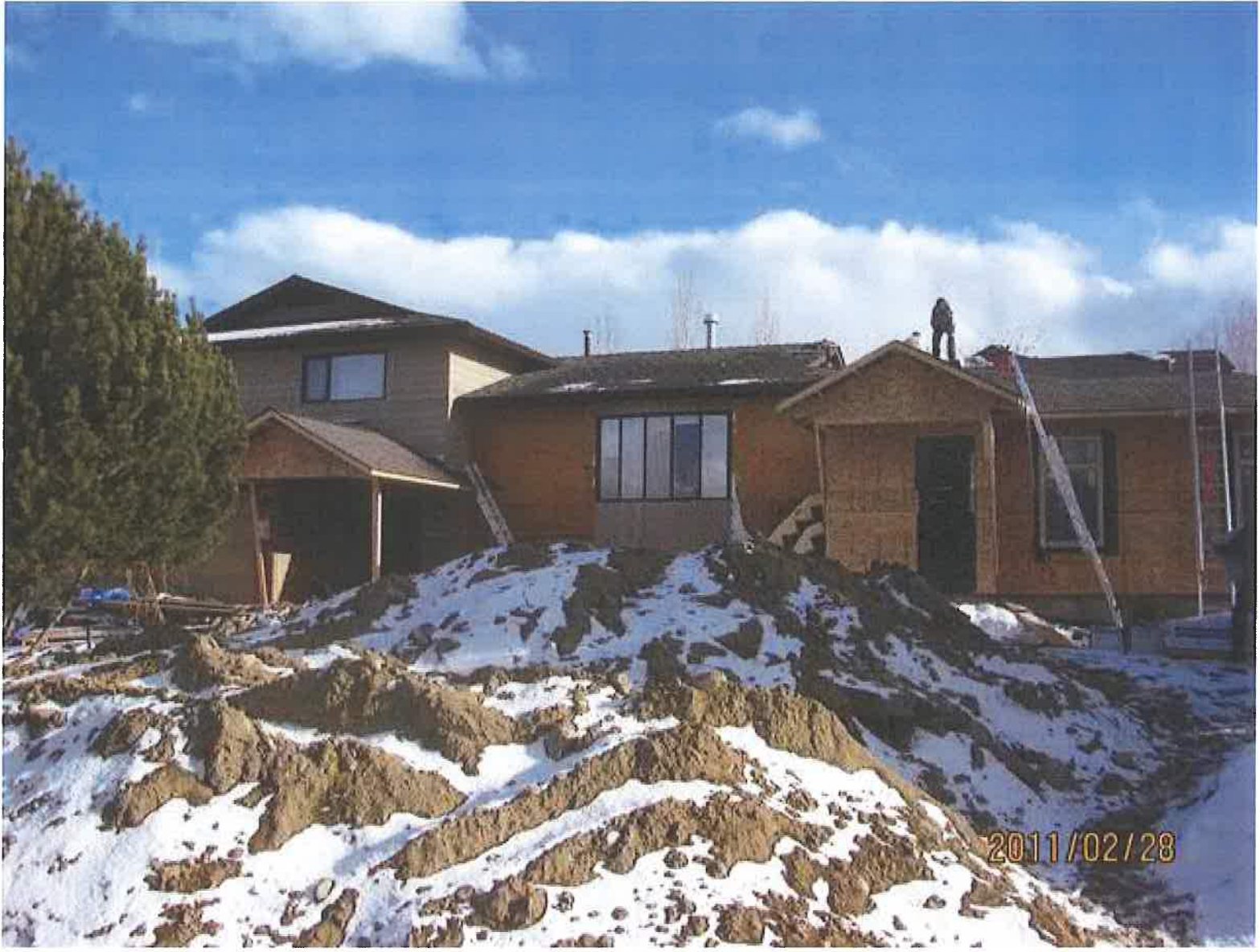


2 SOUTH ELEVATION
1/8"=1'-0"

All items, designs, drawings and specifications are the exclusive property of Architectural District Solutions Inc. All trademarks, trade dress and every other mark, design, drawing, plan and condition on the site prior to commencement of any work. Any dependencies are to be reported immediately to Architectural District Solutions Inc.

 <p>PROJECT RICHARDSON RESIDENCE 1441 APPLERIDGE ROAD, KELOWNA, BRITISH COLUMBIA</p>	Creation Date 7-Sep-10	Job Number DS10.002	Drawn By ---	Revision Number, Date and Description 24.08.10 - Client review 17.09.10 - Client review 24.09.10 - Client review 06.10.10 - BP Application & Review 04.11.10 - BP Application - Addendum No.01
	Plot Date 04-Nov-10	Drawing Number A-201	REV No. ---	

BUILDING PERMIT ISSUE -
NOT FOR CONSTRUCTION



2011/02/28