



## 4.0 Proposal

### 4.1 Project Description

The landowner is seeking to construct a new home with a legal secondary suite in the walkout basement level. The proposal complies with the Zoning Bylaw No. 8000 provisions for the RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite zone as follows:

Criteria	Requirement / Maximum	Proposed
Site Coverage (buildings)	40 %	21.7 %
Site Coverage (buildings, driveways, and parking)	50 %	31.6 %
Height	2 ½ storeys and the maximum height of any vertical wall element facing a front, flanking street or rear yard (including walkout basements) is the lesser of 6.5m or 2 storeys, above which the building must be stepped back at least 1.2m	Unable to determine if building height is 2 ½ or 3 storeys without detailed drawings including location of floors relative to building height. Vertical wall element of 3 storeys exceeds height limits. *
Front Yard	3.0 m except it is 6.0 m measured from the back of curb or a sidewalk whichever is closest, to a garage or carport having vehicular entry from the front	5.4 m from property line to foundation; approx. 8.4 m from curb to garage
Side Yard (west)	2.0 m for a 1 or 1 ½ storey portion of a building; 2.3 m for a 2 or 2 ½ storey portion of a building	4.27 m
Side Yard (east)	2.0 m for a 1 or 1 ½ storey portion of a building; 2.3 m for a 2 or 2 ½ storey portion of a building	3.15 m
Rear Yard	7.5 m	12.6 m
Secondary Suite Area	Lesser of 90 m <sup>2</sup> or 40% of the total floor area	81.7 m <sup>2</sup> and 29.3 %
Private Open Space	30 m <sup>2</sup> per dwelling	95 m <sup>2</sup> in backyard (exclusive of rear, side, and front setbacks)

Criteria	Requirement / Maximum	Proposed
Parking	2 for principal dwelling and 1 for secondary suite = 3 total	3 car garage plus room for parking on driveway
<p><b>* Drawings must be revised prior to final adoption and Building Permit application to reflect a building height in compliance with the Zoning Bylaw.</b></p>		

4.2 Site Context

The subject property is located in the Southwest Mission and has frontage on Swan Drive. Land uses in the surrounding neighbourhood are predominantly single detached residential and vacant land. Specifically, the adjacent zones and land uses are:

Direction	Zone	Land Use
North	RU1h - Large Lot Housing (Hillside Area)	Vacant land (air photo is out of date but no BPs on file for house construction)
South	P3 - Parks and Open Space	Leon / Thomson Creek and wetland (both seasonal) and potential future linear trail
East	RU1h - Large Lot Housing (Hillside Area)	Single detached dwelling (BP 2010)
West	RU1h - Large Lot Housing (Hillside Area)	Single detached dwelling (BP 2010)



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

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

## 6.0 Technical Comments

Building & Permitting Branch. 1) \$2500 Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits. 2) Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06). 3) Provide the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the main dwelling. 4) Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 06, so provide size of ducts and fire separation details at time of Building Permit Applications. 5) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

Bylaw Services Branch. No concerns.

Development Engineering Branch. See attached memorandum.

Fire Department. Requirements of section 9.10.9.14, Secondary Residential Suites, of the BCBC 2006 are to be met. Smoke Alarms as per section 9.10.19 of the BCBC are required. Additional address for the suite is required.

FortisBC / Shaw Cable / Telus / Terasen. No comments.

## 7.0 Application Chronology

Date of Application Received                      February 23, 2011

All Comments Received                              March 18, 2011

Report prepared by:



Andrew Browne, Planner II

Approved for Inclusion:



Danielle Noble, Manager, Urban Land Use Branch

### Attachments:

Subject property map

Development Engineering Branch technical comments

Site plan

Basement/foundation plan, Main floor plan, Second floor plan

Front and rear elevations, Left and right elevations





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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** March 1, 2011  
**File No.:** Z11-0014

**To:** Land Use Management Department (AB)

**From:** Development Engineering Manager

**Subject:** 477 Swan Drive

RU1H to RU1Hs

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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

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

3. Site Related Issues

Provide on-site parking for the proposed dwelling.

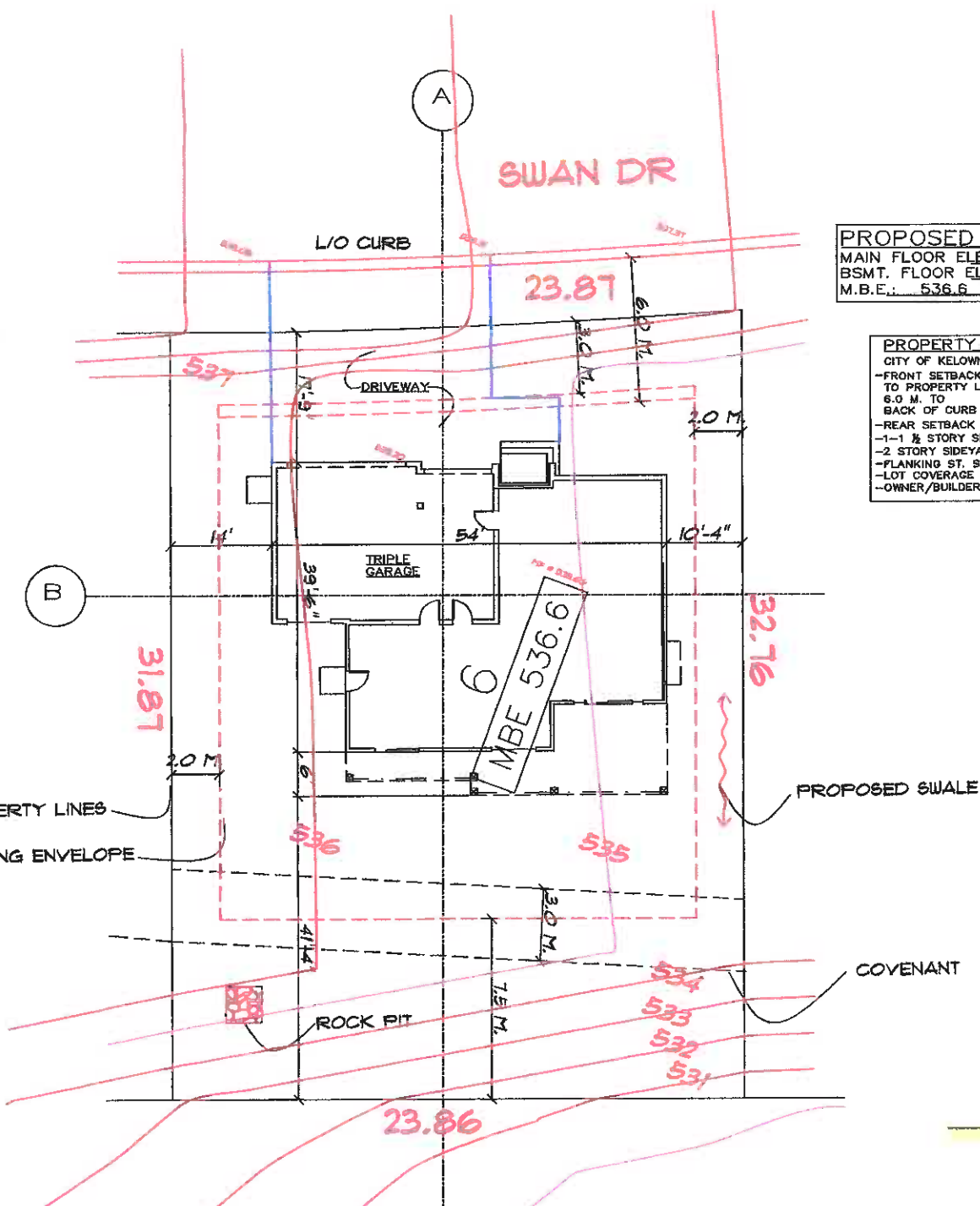
4. Electric Power and Telecommunication Services

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.

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Steve Muenz, P. Eng.  
Development Engineering Manager

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<b>PROPOSED DWELLING</b>	
MAIN FLOOR ELEV:	539.66
BSMT. FLOOR ELEV:	536.61
M.B.E.:	536.6

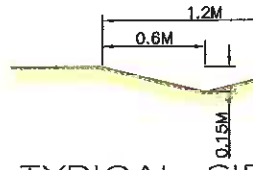
<b>PROPERTY ZONING</b>	
CITY OF KELOWNA RUIH	
-FRONT SETBACK	3.0 M. TO PROPERTY LINE
-REAR SETBACK	7.5 M.
-1-1/2 STORY SIDEYARD	2.0 M.
-2 STORY SIDEYARD	2.3 M.
-FLANKING ST. SETBACK	4.5 M.
-LOT COVERAGE	40%
-OWNER/BUILDER TO CONFIRM	

PROPERTY LINES  
BUILDING ENVELOPE

PROPOSED SWALE

COVENANT

*This drawing is provided for general lot information only. The lot purchaser is responsible for verifying all information shown, including but not limited to dimensions, elevations, geotechnical requirements and service locations.*



**TYPICAL SILE**  
SCALE: NTS

FOR DETAILED INFORMATION ON REFER TO GEOTECHNICAL AND I  
WATER COLLECTED FROM ROOF  
PERIMETER DRAINS ARE REQUIRED  
GEOTECHNICAL REPORT FOR DE  
PITS OR STORM SEWER AS SHO





