

impact on surrounding properties or on the established low density character of the neighbourhood.

4.0 Proposal

4.1 Project Description

The subject property is situated on the west side of Gordon Drive approximately 50m north of Paret Place. The parcel currently contains one single detached home and one accessory building towards the rear of the parcel.

It is proposed that the first floor of the existing dwelling unit be converted to a secondary suite totalling 76.9m² in area. The parcel contains ample room for off-street parking and private open space for the suite.

4.2 Site Context

The subject property is located on the west side of Gordon Drive in the North Mission area of Kelowna in a predominantly low density residential area. There are several parcels in the general vicinity also zoned for secondary suites or two dwelling housing. The surrounding properties are zoned as follows:

Direction	Zone
North	RU1 - Large Lot Housing
West	RU1 - Large Lot Housing
East	A1 - Agriculture 1
South	RU1 - Large Lot Housing

4.3 Subject Property Map: 4260 Gordon Drive



4.4 Zoning Analysis Table

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS (FOR SECONDARY SUITE IN PRINCIPAL DWELLING)
Development Regulations		
Site Coverage (buildings)	460 m ² (49%)	467m ² (50% w/ driveways and parking)
Existing Principal Dwelling		
Height	No change	< 2 ½ storeys / 9.5 m
Total Floor area of Principal Dwelling	200.8m ²	
Front Yard	7.5m	6.0 m to a carport
Side Yard (n)	6.0m	2.3 m (2 - 2 ½ storey)
Side Yard (s)	6.0m	2.3 m (2 - 2 ½ storey)
Rear Yard	13.0m	4.5 m
Proposed Secondary Suite in Principal Dwelling		
Total floor area of secondary suite	76.9m ² / 35.6%	The lesser 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

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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;

¹ Official Community Plan, Policy #8 - 1.30

² Official Community Plan, Policy #8 - 1.44

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

- 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) A fire rated door is required that open into the stairwell along with fire rated drywall on both sides of the stairwell walls and a fire rating on the bottom of the stairs. Please provide these details on the building permit drawing sets.
- 6) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

No concerns.

6.3 Bylaw Services

Bylaw Services currently has an open Service Request #187831 at this location regarding an illegal suite investigation. File was generated on February 11, 2011 and assigned to BEO Mushta.

6.4 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.

6.5 Interior Health Authority

This office has no objection to the proposal. As the proposed development will be serviced by existing community drinking water and sewerage systems, we have no

³ Official Community Plan, Policy #8 - 1.47

objection to this proposal from a servicing perspective. Further, as the proposal will allow for the creation of a secondary suite, we support this application from a healthy built environment perspective. Secondary suites are important for providing increased housing density and availability at all price points, especially in areas that are generally less dense, or have low vacancy rates.


7.0 Application Chronology

Date of Application Received: April 27, 2010

Report prepared by:



James Moore, Land Use Planner

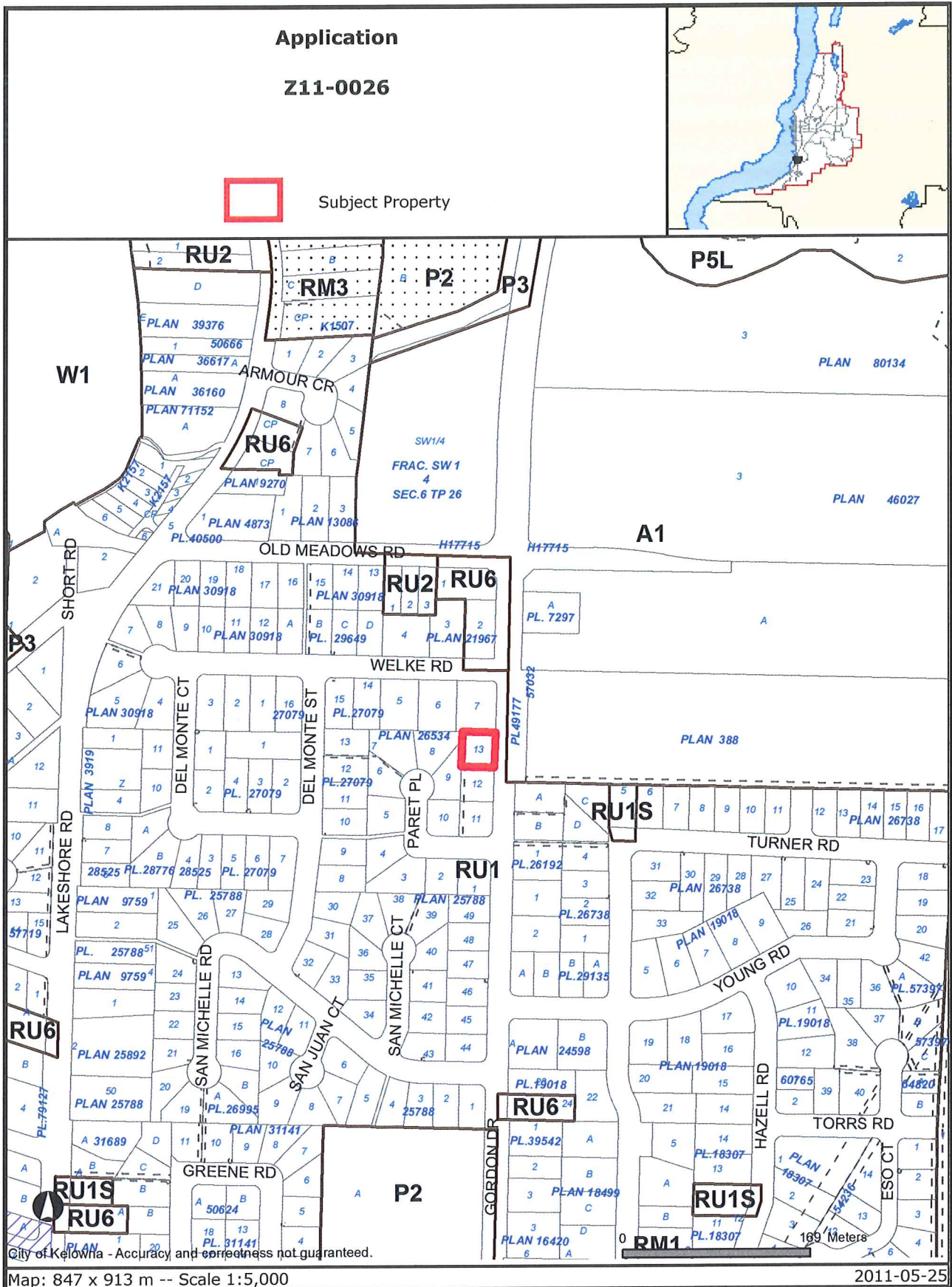
Reviewed by:  Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:  Shelley Gambacort, Director, Land Use Management

Attachments:

- Site Plan
- Floor Plan
- Context/Site Photos

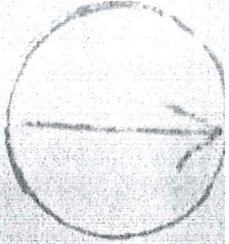




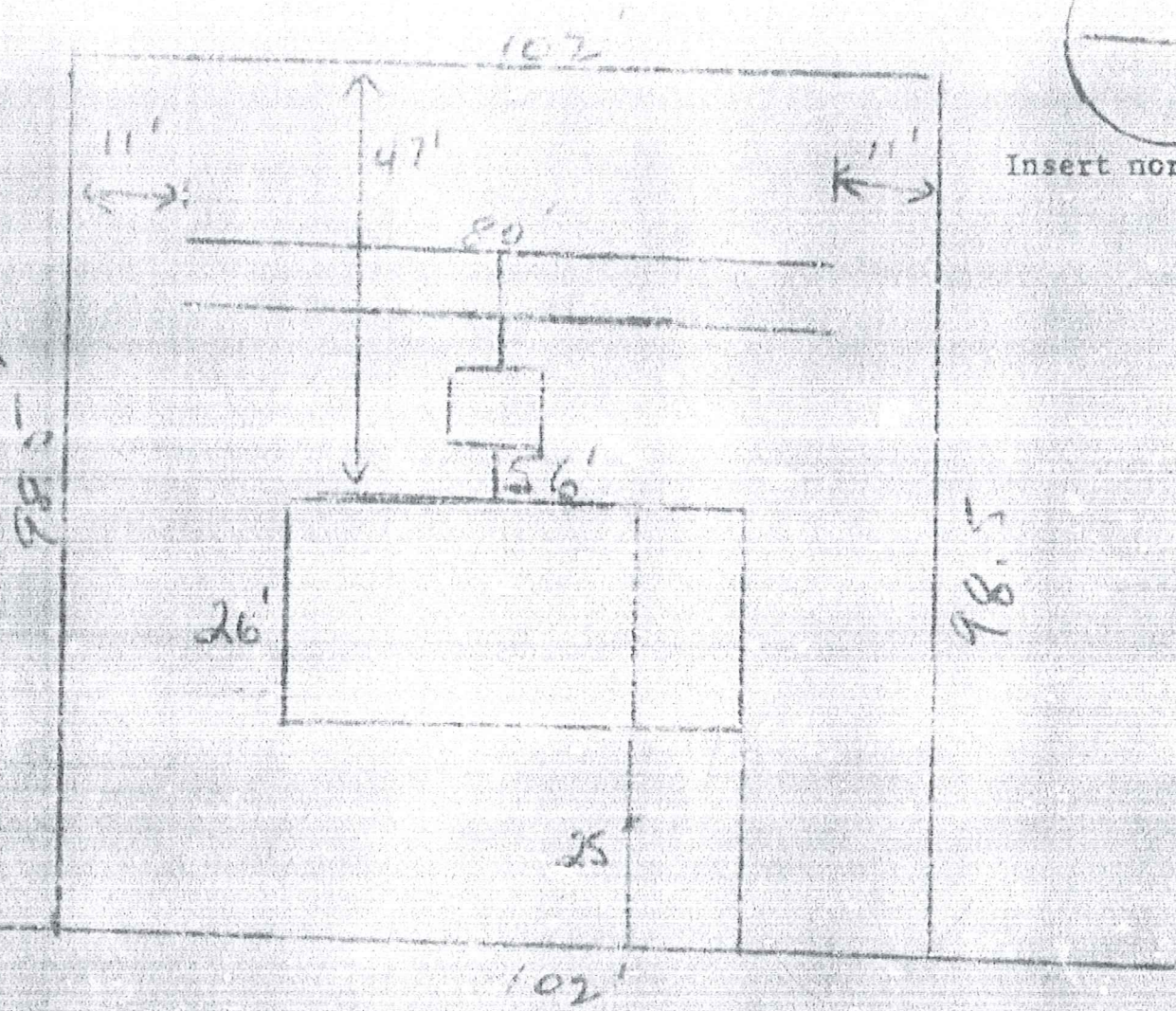
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

PLAN (to scale)

Show water line location, driveway, buildings, lot lines, septic tank ground
sprinkler field, wells, etc.

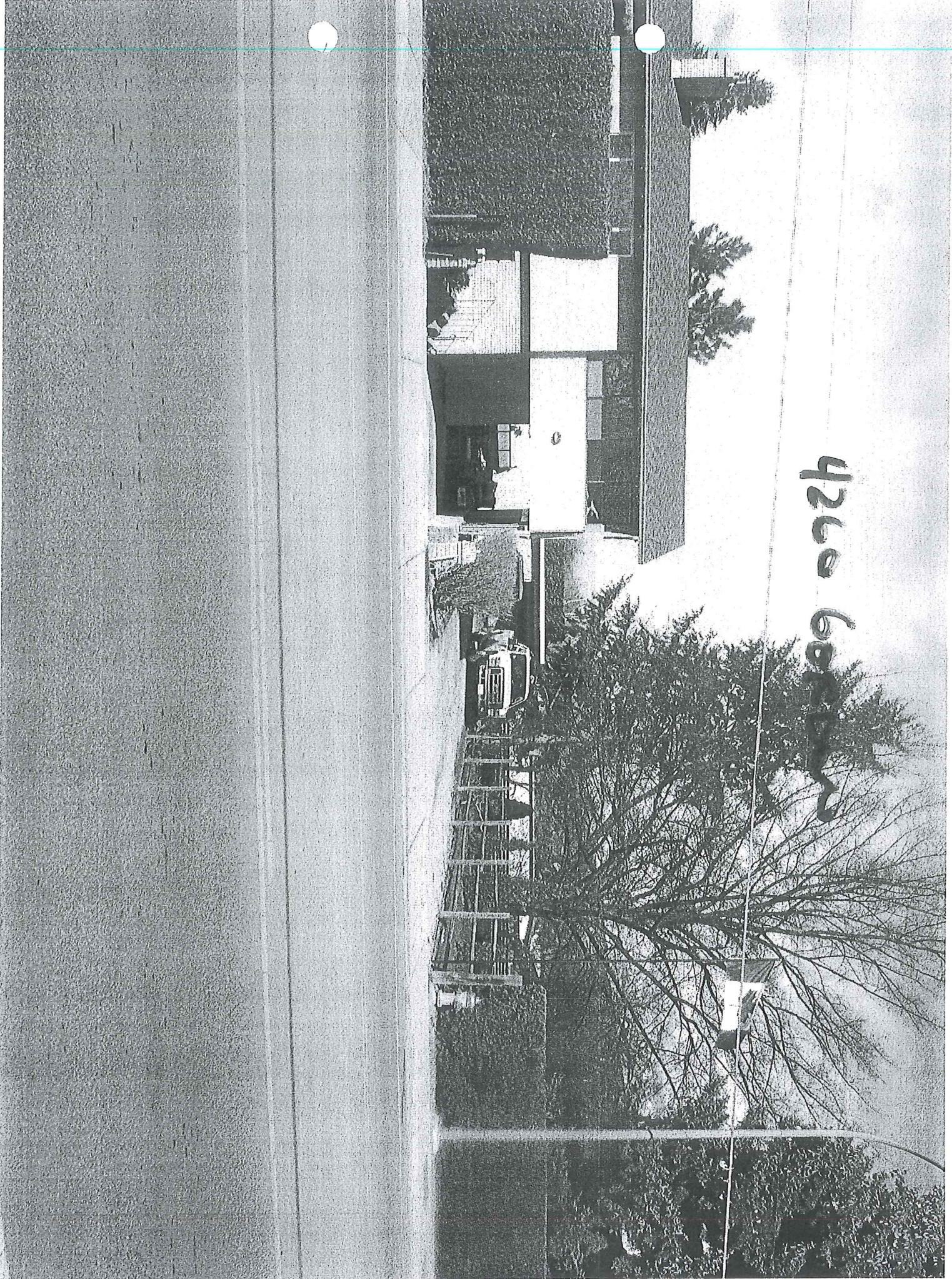


Insert north arrow



PARET RD.

4260 Bonanza



Parking
Fee up at
4260 Co

231

699
Wells

