



The suite would be created by changing the existing single-family dwelling floor plan, including the expansion of an existing bathroom, and the addition of a kitchen. Entrances to the suite would be via the garage and the rear yard.

The proposed application meets the requirements of RU2s - Medium Lot Housing with Secondary Suite zone as follows:

| Zoning Bylaw No. 8000                    |                        |  |
|--|------------------------|--|
| CRITERIA                                 | PROPOSAL               | RU2s ZONE REQUIREMENTS<br>(for Secondary Suite in<br>Principal Dwelling) |
| Development Regulations                  |                        |  |
| Site Coverage (buildings)                | 28%                    | 40%  |
| Site Coverage<br>(buildings/parking)     | 35%                    | 50%  |
| Height                                   | 2 storeys              | 2 ½ storeys / 9.5 m  |
| Floor Area of Principal<br>Dwelling      | 183m <sup>2</sup>      | -  |
| Maximum Floor Area of<br>Secondary Suite | 41m <sup>2</sup> / 22% | Lessor of 90m <sup>2</sup> or 40% of<br>principal dwelling               |
| Other Requirements                       |                        |  |
| Vehicle Parking Spaces (#)               | 4 spaces               | 3 spaces   |
| Private Open Space                       | Meets requirements     | 30 m <sup>2</sup> of private open space<br>per dwelling                  |

#### 4.2 Site Context

The subject property is located within the Wintergreen subdivision. Specifically, the adjacent zones and land uses are:

| Direction | Zone                     | Land Use              |
|-----------|--------------------------|-----------------------|
| North     | RU2 - Medium Lot Housing | Single Family Housing |
| South     | RU2 - Medium Lot Housing | Single Family Housing |
| East      | RU2 - Medium Lot Housing | Single Family Housing |
| West      | RU2 - Medium Lot Housing | Single Family Housing |

4.3 Subject Property Map: 1075 Wintergreen Drive



5.0 Current Development Policies

5.1 Current Official Community Plan (Kelowna 2030)

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

6.0 Technical Comments

6.1 Building & Permitting Branch

\$2500 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 Bylaw Services Branch

No concerns.

6.3 Development Engineering Branch

See attached memorandum.

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.

7.0 Application Chronology

Date of Application Received                  June 29, 2011

Report prepared by:



Luke Turri, Land Use Planner

Reviewed by :



Danielle Noble, Manager, Urban Land Use Branch

Approved for inclusion:



Shelley Gambacort, Director, Land Use Management

**Attachments:**

Subject Property Map

Site Plan

Existing Floor Plan

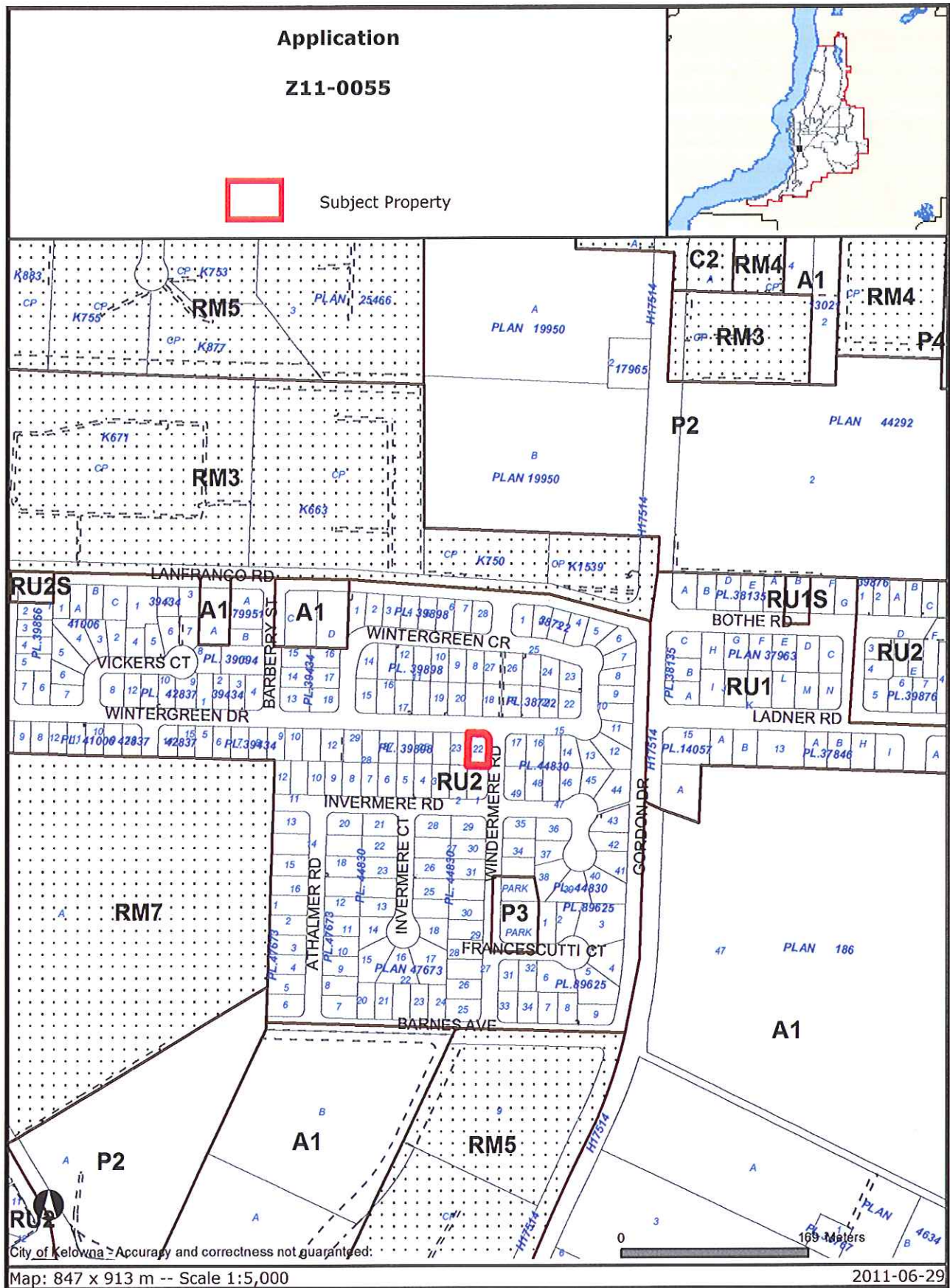
Proposed Floor Plan

Development Engineering Branch Memorandum

*[Faint handwritten notes]*

*[Faint handwritten notes]*





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.

B.C. Land Surveyors Site Certificate

COVERING : LOT 22, PLAN 39898, D.L. 135,  
O.D.Y.D.

Scale 1:200 All distances are in metres.

File No 6788-SC

RE: \_\_\_\_\_

Client Westville Homes Inc.



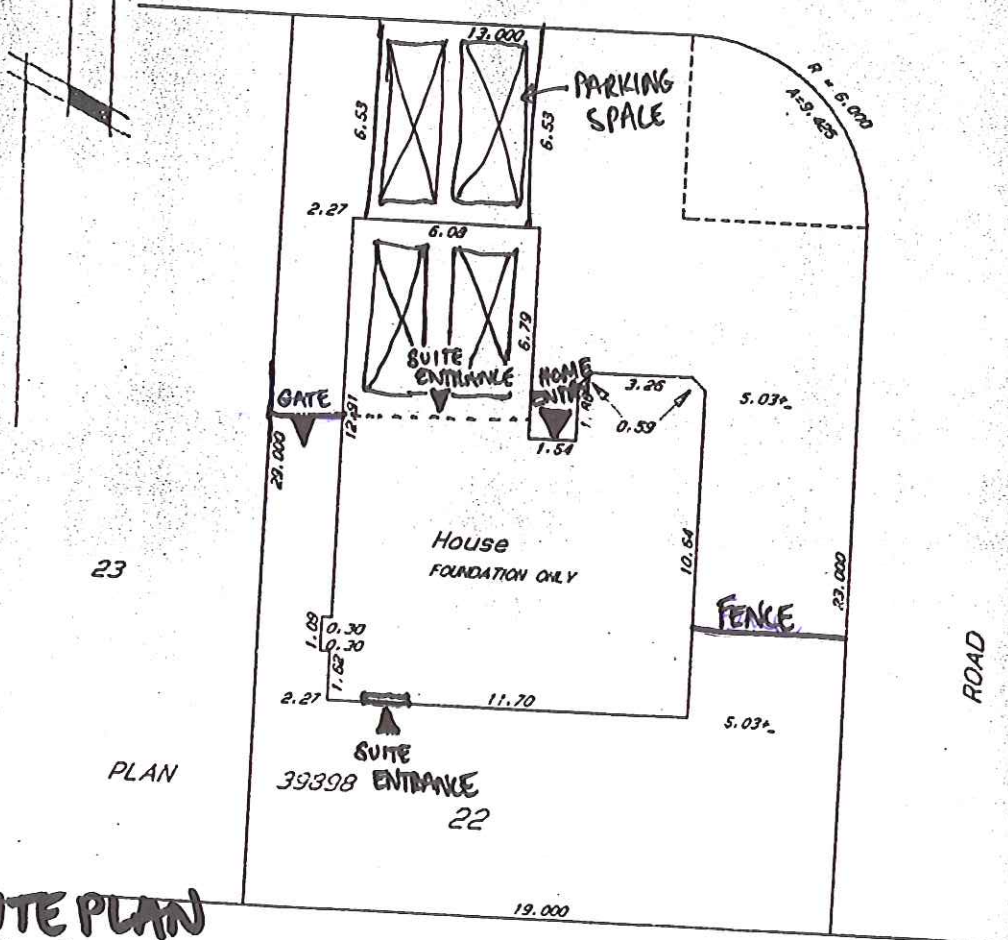
The City of Kelowna does NOT warrant the accuracy, completeness of this information and no representations are being made by providing this copy. Any reliance on this information will be solely at YOUR OWN RISK and not that of the City.

1075 Wintergreen Dr

B.P. 2067

This information has been provided subject to the Federal Copyright Act and in accordance with the Freedom of Information and Protection of Privacy Act.

WINTERGREEN DRIVE



23

PLAN

39898 SUITE ENTRANCE 22

SITE PLAN Z11-0055

R12 to R12s

11 PLAN 515

RECEIVED

AUG 16 1988

CITY OF KELOWNA

Building Dept.

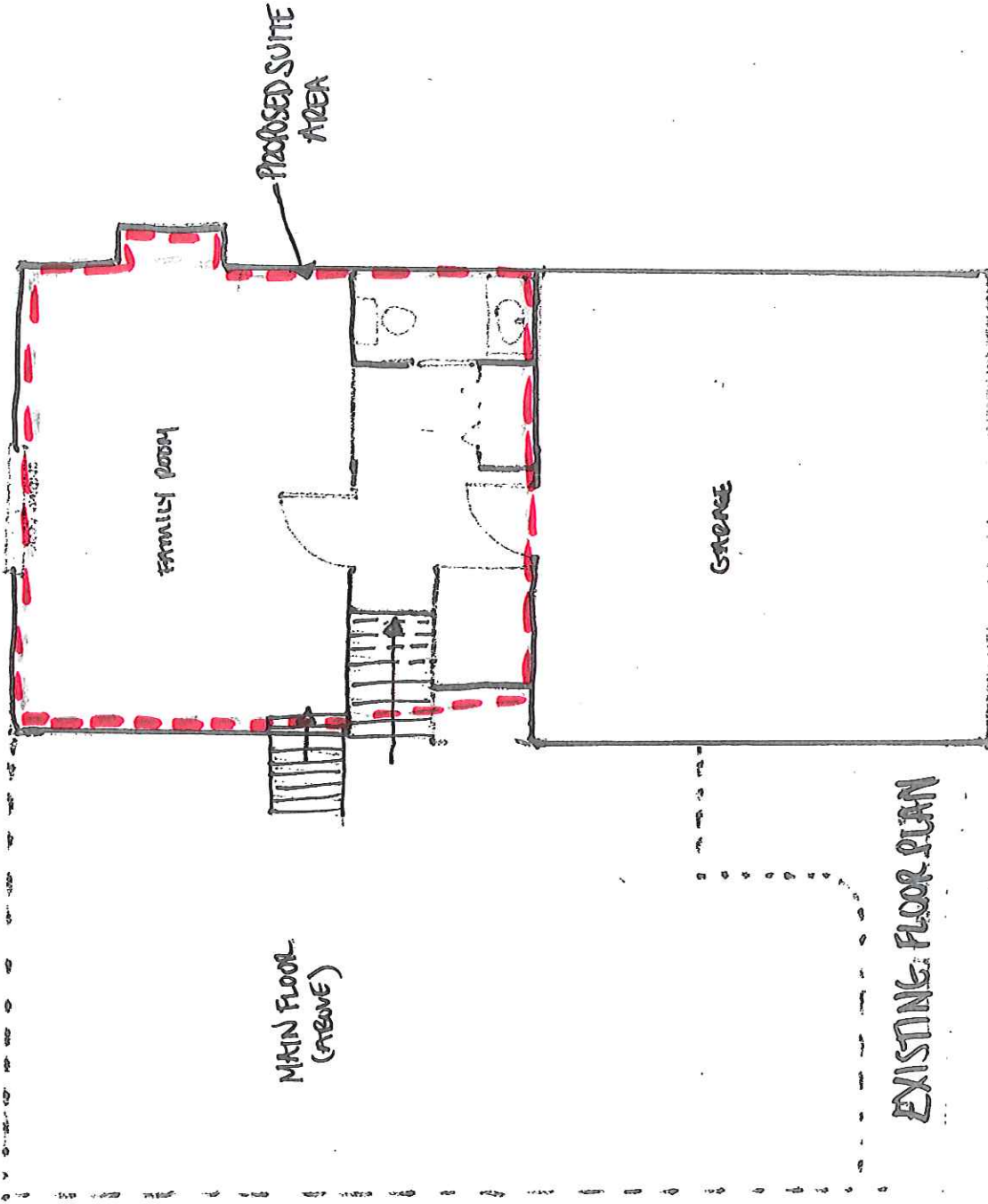
Lothar T. Schwendtmayer

B.C. Land Surveyor

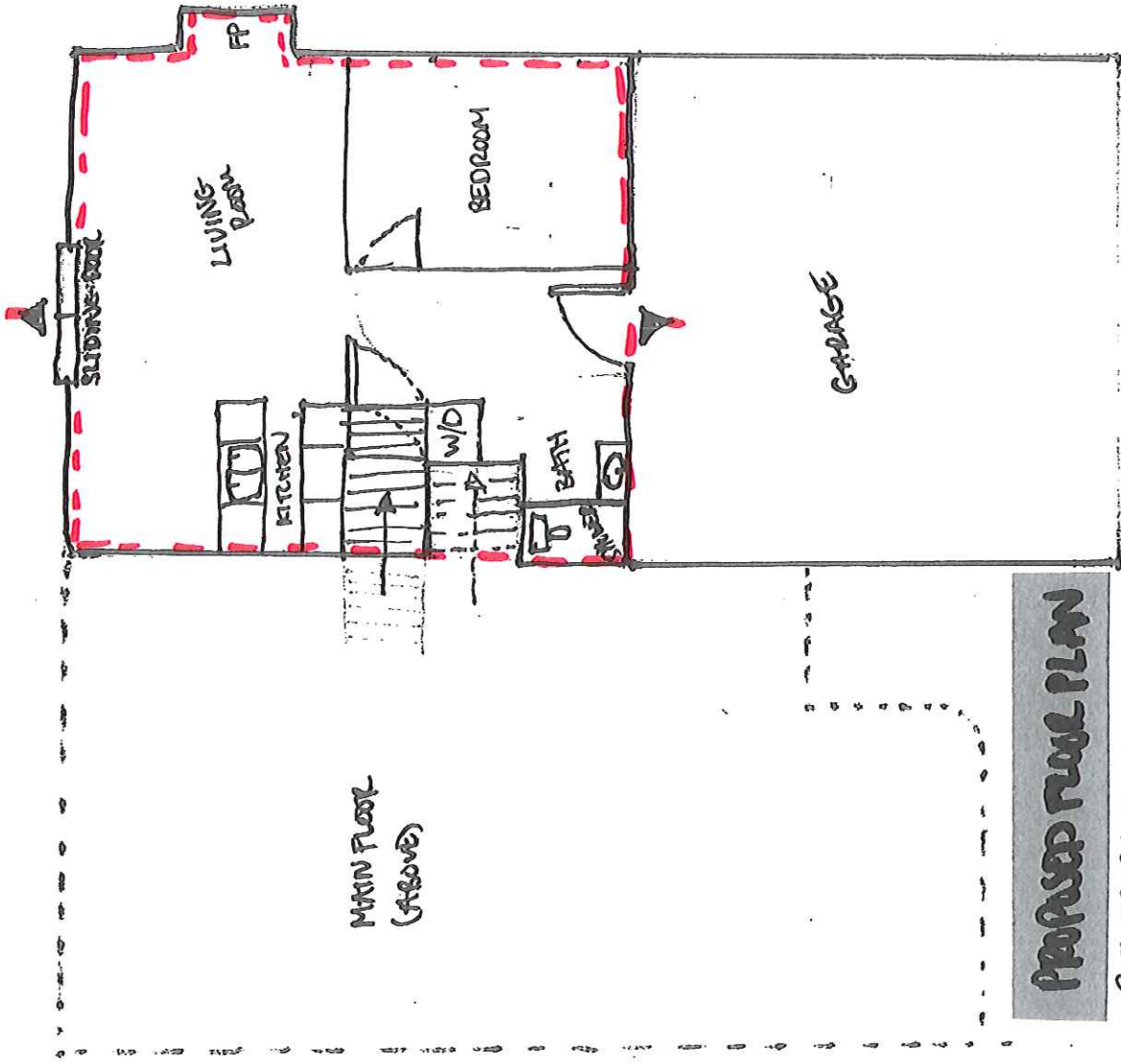
No 3-369 Queensway Ave, Kelowna, B.C. V1Y-8E6

NOTE: This certificate shows the relative location of improvements constructed on the above lot and is not intended for property line re-establishment. We accept no responsibility for the unauthorized use.

Certified Correct this 4th day of August 1988.



211-0055  
R12 to R12S



MAIN FLOOR  
(ABOVE)

PROPOSED FLOOR PLAN

SECONDARY SUITE

Z11-0055  
R02 to R02S



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

FILE COPY

**Date:** July 8, 2011  
**File No.:** Z11-0055

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

**From:** Development Engineering Manager

**Subject:** 1075 Wintergreen Drive                      Lot 22 Plan 39898                      Suite in Residence

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Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1.     Domestic Water

This property is currently serviced with a 19mm-diameter copper water service. The service will be adequate for this application.

2.     Sanitary Sewer


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

3.     Development Permit and Site Related Issues

On-site parking modules must meet bylaw requirements. Indicate on the Site Plan the designated hard surface, off street parking space for the proposed suite.

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  
JF/jf