

Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site and the suite will be contained within the principal dwelling. Other properties on the street have rezoned to allow a secondary suite.

4.0 Proposal

4.1 Project Description

A house has recently been constructed on the property, and the applicant is seeking to rezone the site to permit a two bedroom suite in the lower portion of the home. The house is a reverse walk out which will allow the two bedroom suite grade entrance to the provided private outdoor space. Parking is easily achieved as the home as a three car garage.

4.2 Site Context

The subject property is located on the north side of Kloppenburg Road in the Belgo Black Mountain area of Kelowna. The surrounding properties are zoned as follows:

<u>Direction</u>	<u>Zone</u>
North	A1 - Agriculture 1
West	RU1h- Large Lot Housing Hillside Area
East	RU1hs- Large Lot Housing Hillside Area with Secondary Suite
South	RU1h- Large Lot Housing Hillside Area

4.3 Subject Property Map: 1392 Kloppenburg Road



4.4 Zoning Analysis

The proposed application meets the requirements of RU1hs- Large Lot Housing (Hillside Area) with a secondary suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1hs ZONE REQUIREMENTS (FOR SECONDARY SUITE IN PRINCIPAL DWELLING)
Subdivision Regulations		
Lot Area	905 m ²	550 m ²
Lot Width	26.03 m	16.5 m/ 15 m where access to rear lane/ 17 m for corner lot
Lot Depth	33.67 m	30.0 m
Development Regulations		
Site Coverage (buildings)	30.2 %	40%
Site Coverage (buildings/parking)	32 %	50%
Existing Dwelling		
Height	7.13 m	Less than 2 ½ storeys / 9.5 m
Front Yard	3.0 m	4.5 m or 6.0 m to a garage
Side Yard (e)	3.62 m	2.3 m (2 - 2 ½ storey)
Side Yard (w)	2.72 m	2.3 m (2 - 2 ½ storey)
Rear Yard	13.5 m	7.5 m
Floor Area of Secondary Suite / Size ratios	Principal Dwelling: 352.5m ² Secondary Suite: 80m ² 23%	In building can't exceed lessor of 90 m ² or 40%
Other Requirements		
Parking Stalls (#)	3 car garage	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

5.0 Current Development Policies

No supporting policy information is available in *2030 Kelowna Official Community Plan*. Housing policy documentation is expected to be reviewed by Council shortly.

Policy 5.2.3 Complete Suburbs.¹ Support a mix of uses within Kelowna's suburbs (see Map 5.1 - Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

Policy 5.3.2 Compact Urban Form.² Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

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) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

Subdivision: Provide easements as required

Sanitary Sewer: The subject property is connected to the Municipal wastewater collection system.

Domestic Water: The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID.

Parking: All the parking requirements are met with the triple garages.

6.3 Bylaw Services

No concerns.

¹ Official community plan Objective 5.2 Community Sustainability

² Official community plan Objective 5.3 Focus development to designated growth areas.

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 Irrigation District
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.

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.

7.0 Application Chronology

Date of Application Received: June 9, 2011

Report prepared by:

Birte Decloux, Urban Land Use Planner

Reviewed by:

Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:

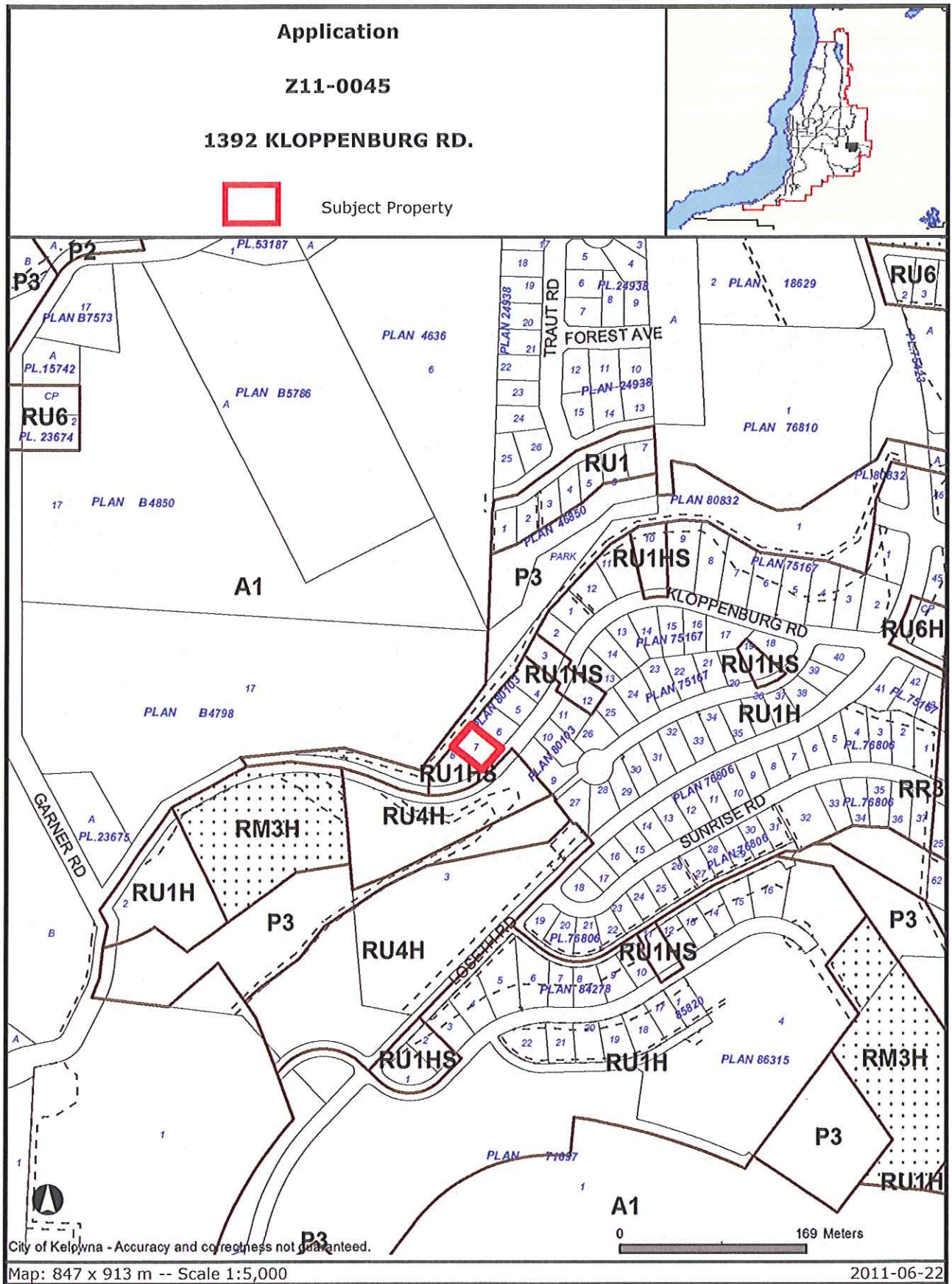
Shelley Gambacort, Director, Land Use Management

Attachments:

- Site Plan
- Suite floor plan
- Elevation Drawings
- Landscape Plan
- Photos

Handwritten notes and signatures at the bottom of the page.





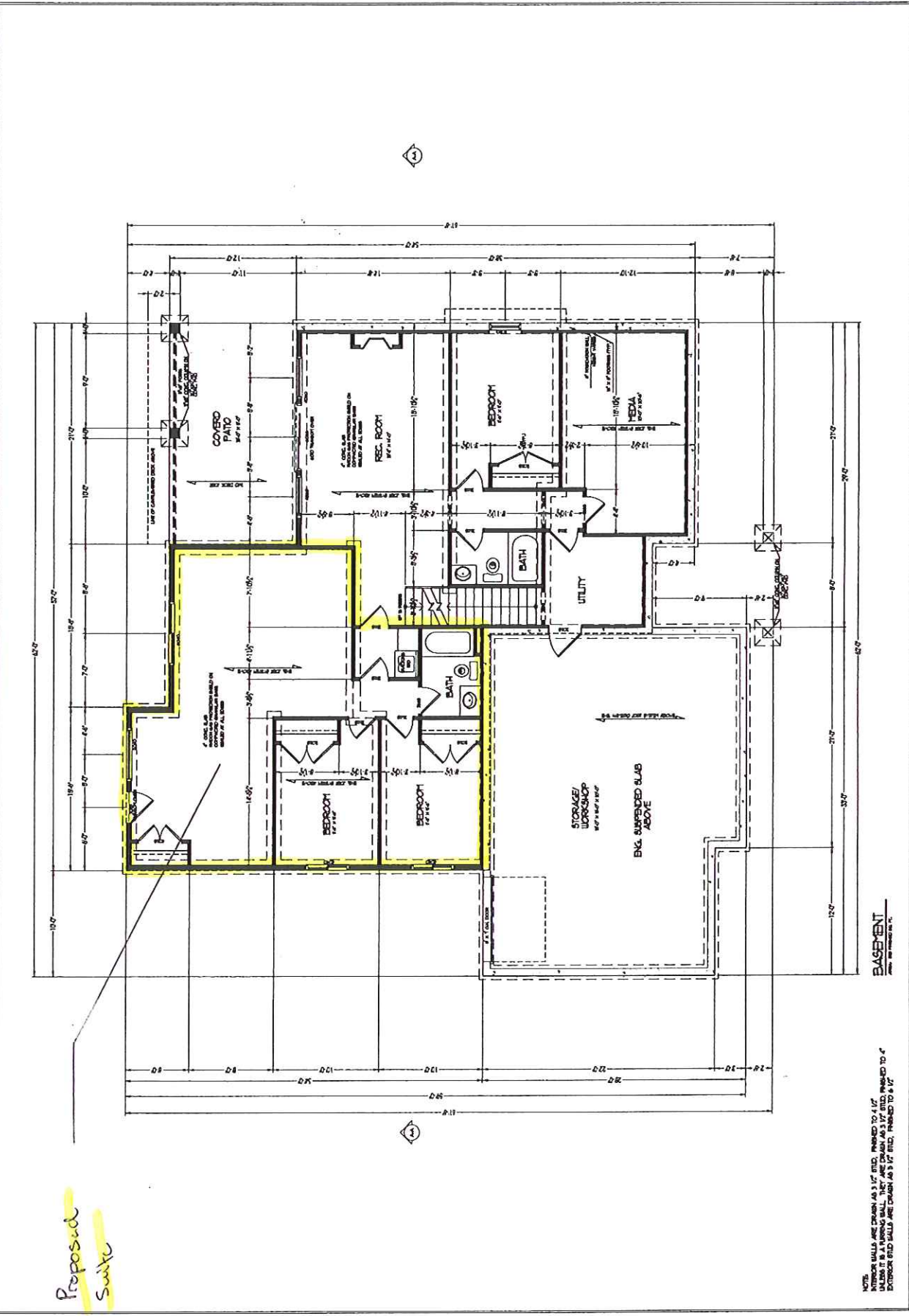
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Design: Clean Design and Consulting
 4015 Old Highway 100
 Raleigh, NC 27605
 Phone: 919.487.1111
 Fax: 919.487.1112
 Email: info@cleandesign.com

PROJECT: LOT 1 KLOPPENBURG ROAD
 FRET RESIDENCE
 SHEET: A-3

SCALE:	1/4" = 1'
DATE:	OCT. 20, 2007
DESIGNED BY:	CD/BBB
REVISIONS:	REVISED
REVISIONS:	REVISED

DATE: OCT. 20, 2007
 DESIGNER: CD/BBB
 REVISIONS: REVISED
 REVISIONS: REVISED



Proposed Suite

BASEMENT

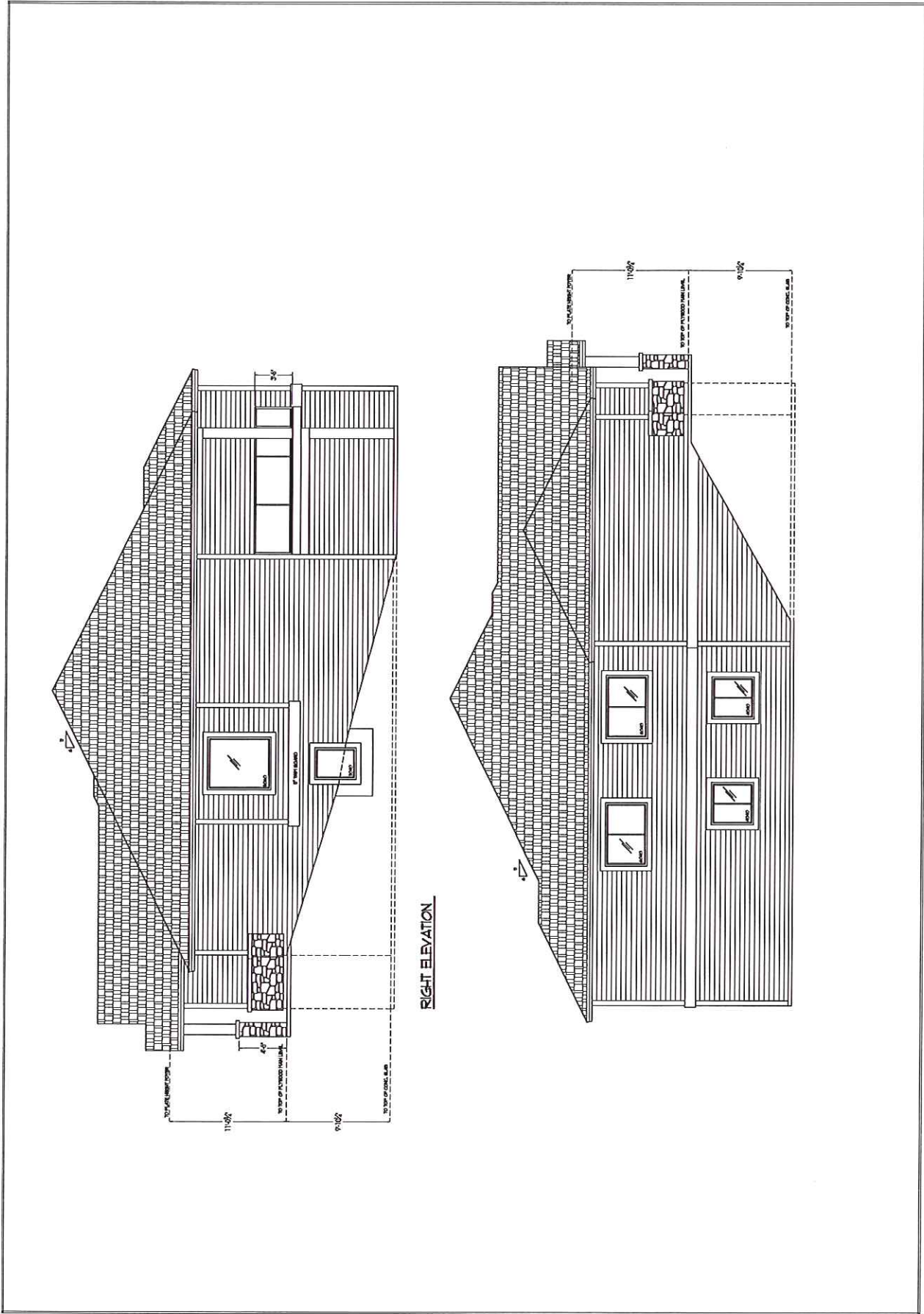
NOTE: INTERIOR WALLS ARE SHOWN AS 3/4" THICK, FINISHED TO 4 1/2". EXTERIOR WALLS ARE SHOWN AS 3/4" THICK, FINISHED TO 4 1/2".

Dana Book
 Room
 250.759.0627
 250.656.2324
 250.656.2324
 C&E
 Drafting &
 Design
 e-mail: dbook@pantaydesign.com
 Phone: 250.759.0627

PROJECT: LOT 1 KLOPPENBURG ROAD
 TITLE: FREY RESIDENCE
 ELEVATIONS - 2

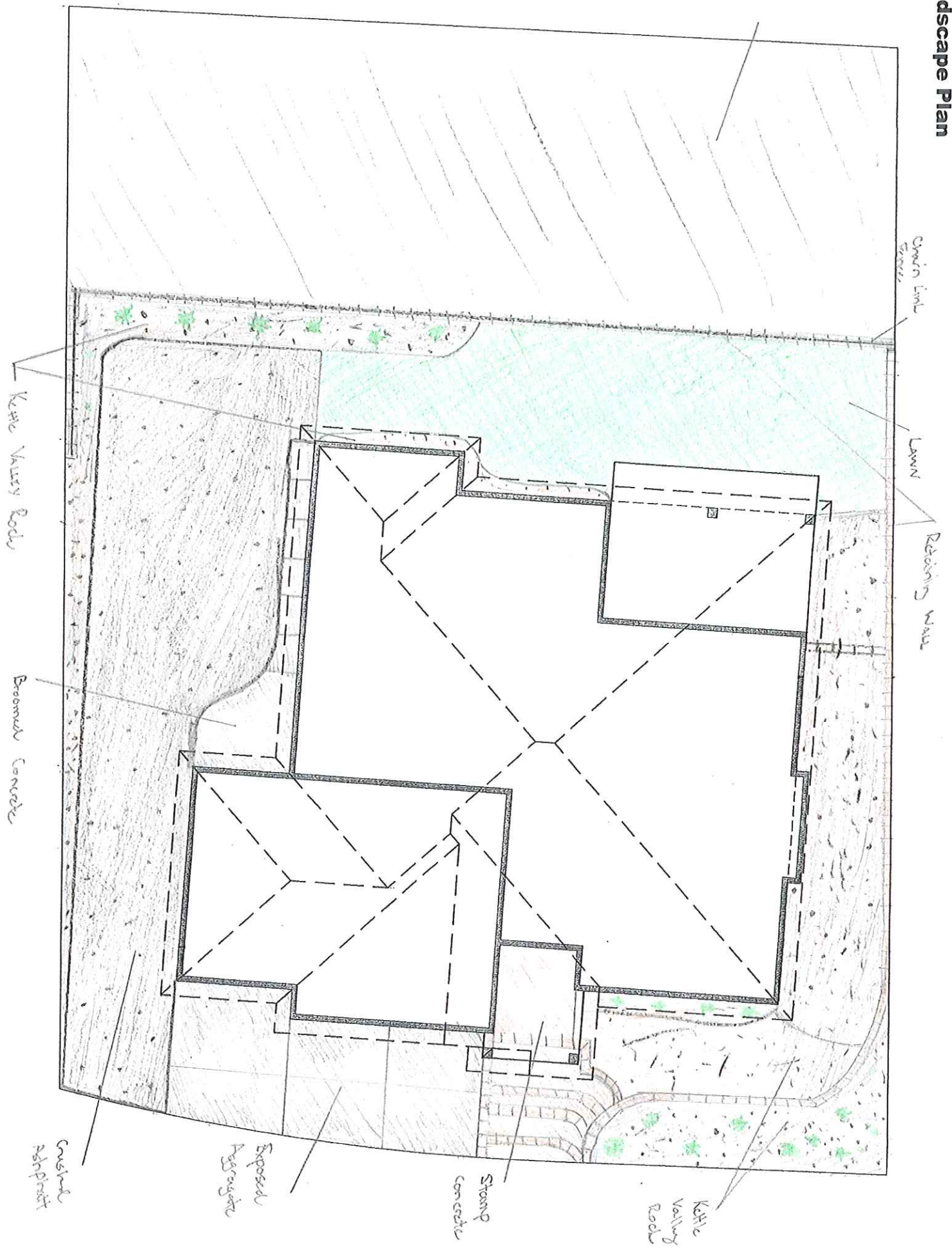
SCALE: 1/4" = 1'
DATE: OCT. 28, 2007
DRAWN BY: DUBOIS
REVISED:
REVISED:

SHEET:
A-2
 5



RIGHT ELEVATION

1392 Kloppenburg Rd. Landscape Plan



1392 Kloppenburg Rd.

Suite Proposal



Street Light,
lights path to
suite.

Path to Suite



Motion Sensor
Light at Suite
Entrance Door



Another Motion
Light along the
way to the
suite.