

4.0 Proposal

4.1 Project Description

The suite was in place when the applicant purchased the home in 2008. The owner is now seeking to legalize the suite and ensure it meets the BC Building Code. A pre-application inspection of the dwelling was conducted by the Building and Permitting branch.

The dwelling is a typical bi-level of the area. The one-bedroom suite is located in the lower portion of the dwelling and accessed through a common laundry room. Parking is provided in the existing two car garage and on the driveway. Private open space for the suite is located on the east side of the rear yard adjacent to the suite entrance.

4.2 Zoning Analysis

The proposed application meets the requirements of RU1s- Large Lot Housing with a secondary suite zone as follows:

Zoning Analysis Table		
CRITERIA	RU1s ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	885 m ²
Lot Width	16.5 m	25.6 m
Lot Depth	30 m	36.71 m
Development Regulations		
Floor Area Ratio Secondary Suite / Principal	May not exceed the lessor of 90 m ² or 40%	Suite = 87 m ² Principal Dwelling = 222.2m ² Ratio: 39%
Height	2 ½ storeys / 9.5 m	1.5 storeys / 4.26m
Front Yard	4.5 m / 6.0 m to a garage	7.9 m
Side Yard (east)	2.0 m (1 - 1 ½ storey) 2.3 m (2 - 2 ½ storey)	3.7 m
Side Yard (west)	2.0 m (1 - 1 ½ storey) 2.3 m (2 - 2 ½ storey)	2.4 m
Rear Yard	7.5 m	19.3 m
Site Coverage (buildings)	40%	27 %
Site Coverage (buildings/parking)	50%	40 %
Other Regulations		
Minimum Parking Requirements	3 stalls	3 car garage
Private Open Space	30 m ²	Meets requirements

4.3 Site Context

The subject property is located on the north east side of Tamarack Drive in the Rutland sector of Kelowna. The site is immediately adjacent to the Mission Creek Regional park and close to the new Gertsmar park.

Specifically, adjacent properties in all directions are zoned RU1 - Large Lot Housing. Some RU6 - Two dwelling housing zoned sites are located within a block of the subject property.

4.4 Subject Property Map: 870 Tamarack Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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 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

¹ Official community plan Objective 5.2 Community Sustainability

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

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 exit stairwell is required from the suite to the exterior c/w fire rated doors that open into the stairwell 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

7) The Laundry room should interconnected and free flowing with the main residence and not access only from the exterior of the structure for the main dwelling. *The suite was reconfigured to include the laundry room.*

6.2 Development Engineering Branch

No concerns other than Rutland Waterworks, who have indicated they have no requirements.

6.3 Fire Department (*Note: requirements noted below will be dealt with through the building Permit*)


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: October 25, 2011
Revised Plans Received: December 19, 2011

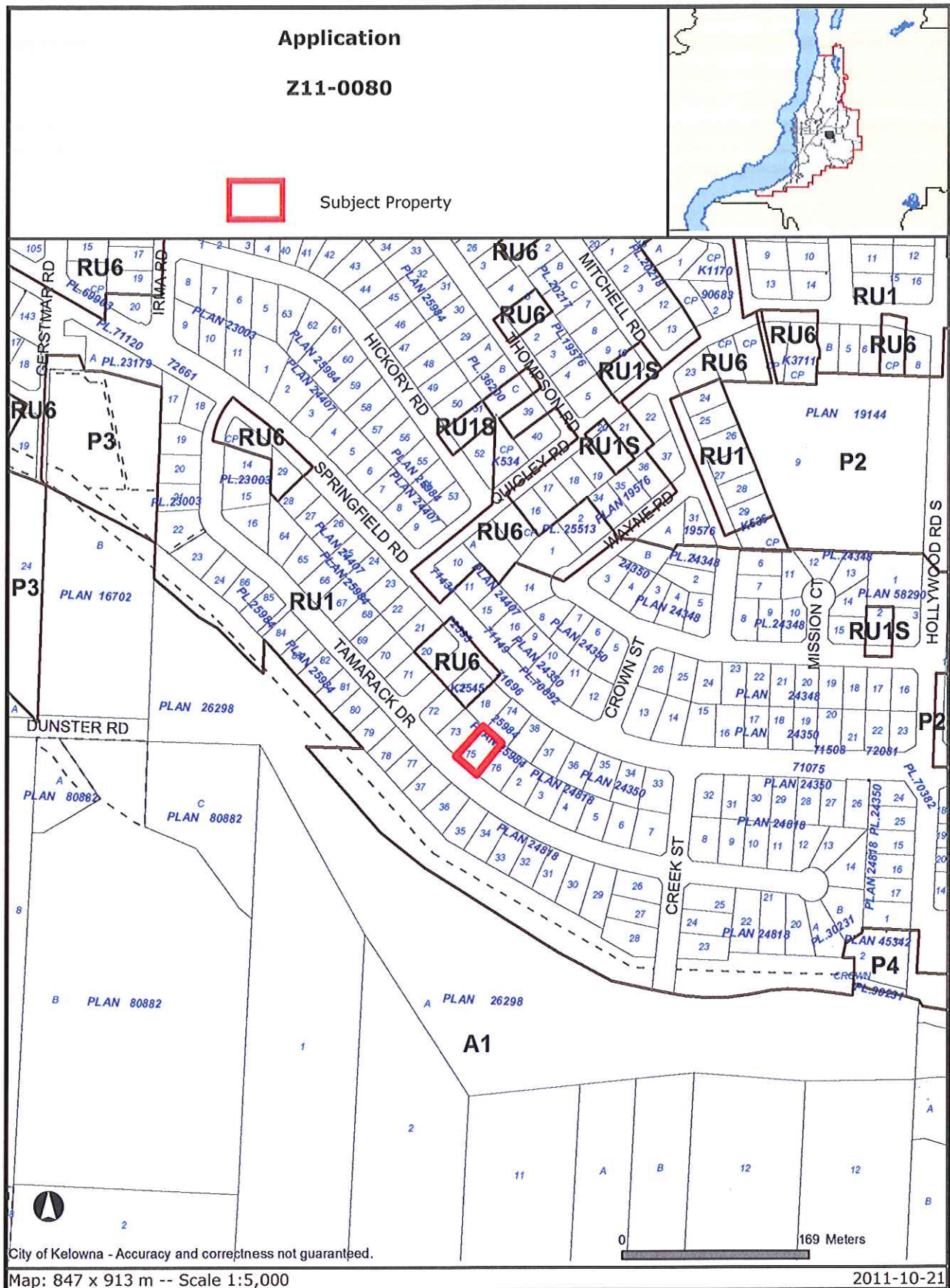
Report prepared by:


for: Birte Decloux, Land Use Planner

Approved for Inclusion:  Todd Cashin, Manager, Environmental Land Use Management

Attachments:

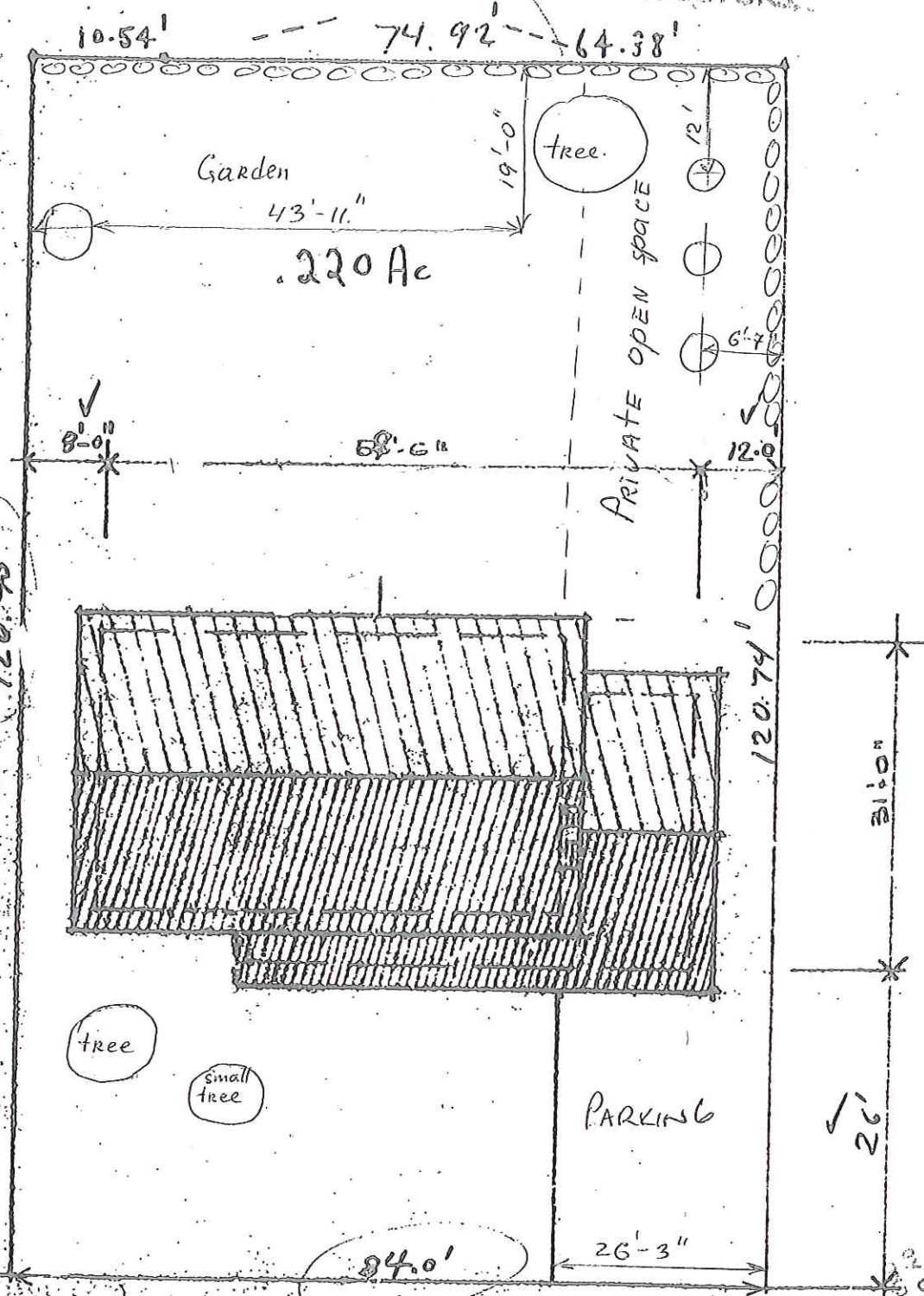
Site/ Landscape Plan
Floor Plan
Context/Site Photo



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.

APPROVED

FORMING PART OF BUILDING PERMIT # 13004
THESE DRAWINGS SHALL REMAIN ON SITE
AVAILABLE TO CITY BUILDING INSPECTORS.

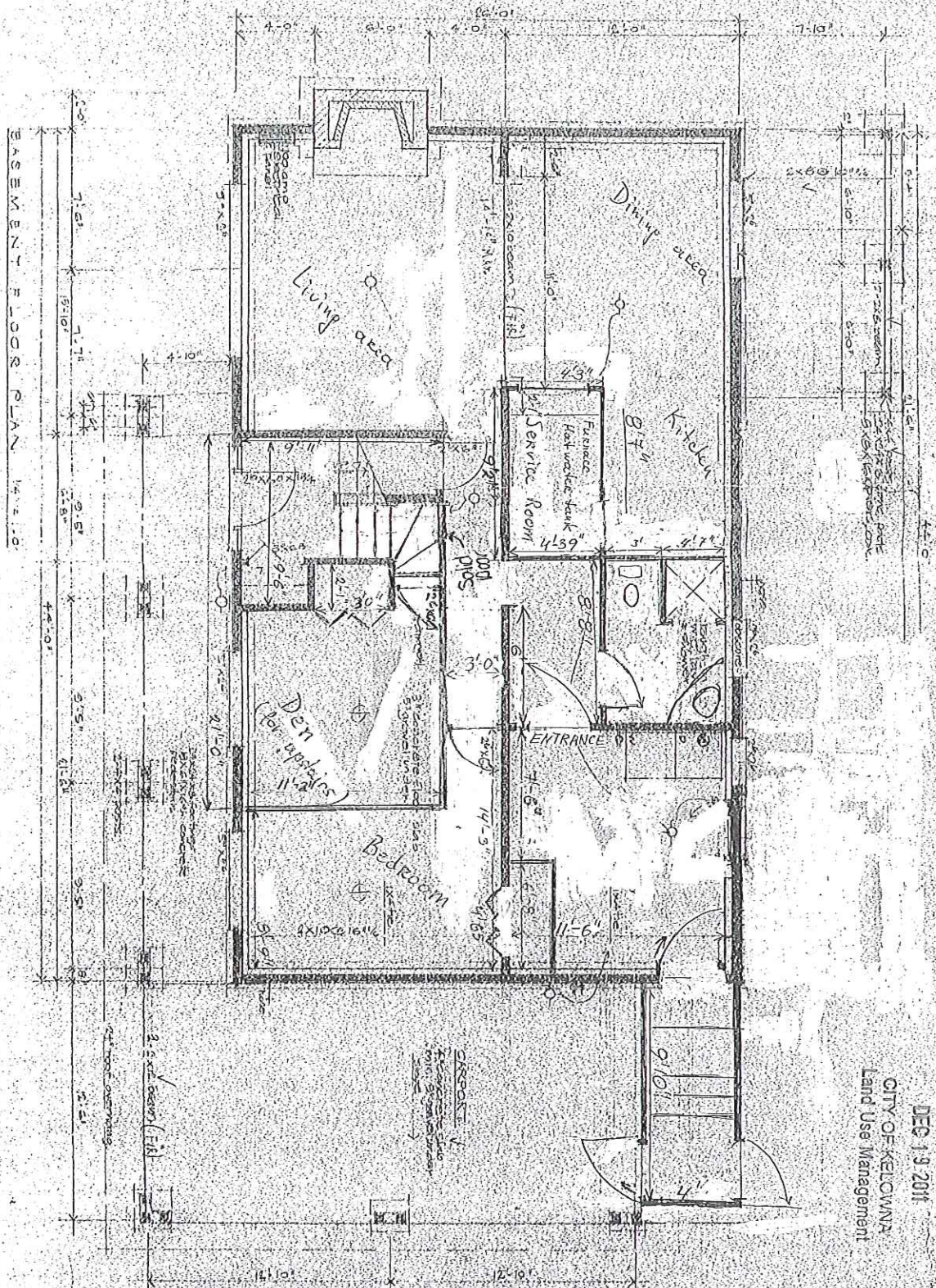


Reviewed
by City of Kelowna
Inspection Services

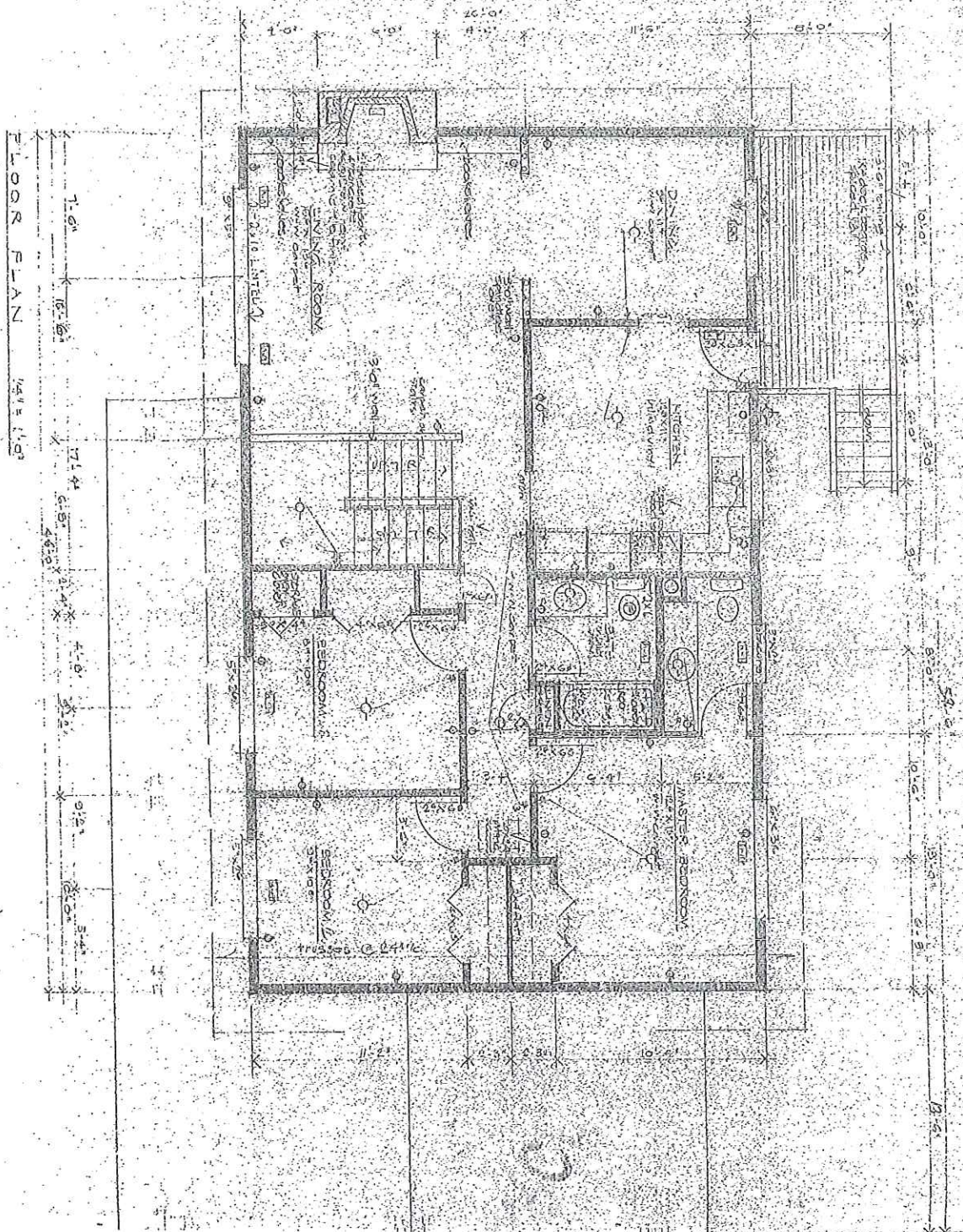
SITE PLAN 1/8" = 1'-0"

HEAL 75

Suite floor plan.



REVISED PLANS
DEC 19 2011
CITY OF KELOWNA
Land Use Management



FLOOR PLAN 1/4" = 1'-0"

Main Floor - plan



Address 870 Tamarack Dr
Kelowna, BC V1X 1E3

