



## 4.0 Proposal

### 4.1 Project Description

A building permit has been issued to construct a new single family dwelling and shop on the site. The applicant is seeking to rezone the property to permit a secondary suite within the dwelling. The one bedroom suite is located at the rear of the site and is accessed via a covered patio. The required private open space is located adjacent to the rear door with a sidewalk leading up to an independent suite parking pad.

### 4.2 Site Context

The subject property is located on the west side of Loseth Road in the Black Mountain area of Kelowna. The area is a newly developing neighbourhood that has had many successful rezoning applications to permit suites within newly constructed dwellings. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1h - Large Lot Housing (Hillside area)	Residential
East	RU1h - Large Lot Housing (Hillside area)	Residential
South	RU1h - Large Lot Housing (Hillside area)	Residential
West	P3 - Parks and Open Space and RU1h - Large Lot Housing (Hillside area)	Park/ Residential

### 4.3 Subject Property Map: 2496 Loseth Road



#### 4.4 Zoning Analysis Table

The proposed application meets the requirements of RU1h - Large Lot Housing (Hillside area) with Secondary Suite zone as follows:

Zoning Analysis Table		
CRITERIA	RU1h ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m <sup>2</sup>	840 m <sup>2</sup>
Lot Width	16.5 m	22 m
Lot Depth	30 m	39.28 m
Development Regulations		
Floor Area Ratio Secondary Suite / Principal	May not exceed the lesser of 90 m <sup>2</sup> or 40%	Suite = 68m <sup>2</sup> Principal Dwelling =336 m <sup>2</sup> Ratio: 20%
Height	2 storeys / 6.5 m	2.5 storeys /9.5 m
Front Yard	3.0 m / 6.0 m to curb or sidewalk	6.0 m
Side Yard (south east)	2.5 m (2 - 2 ½ storey)	3.4 m
Side Yard (north west)	2.5 m (2 - 2 ½ storey)	4.9 m
Rear Yard	7.5 m	17.7 m
Site Coverage (buildings)	40%	26 %
Site Coverage (buildings/parking)	50%	41.5 %
Other Regulations		
Minimum Parking Requirements	3 stalls	2 car garage & 1 stall for the suite
Private Open Space	30 m <sup>2</sup>	Private open space provided

#### 5.0 Current Development Policies

##### 2030 Kelowna Official Community Plan (OCP)

**Policy 5.2.3 Complete Suburbs.**<sup>1</sup> 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.**<sup>2</sup> 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.

<sup>1</sup> Official community plan Objective 5.2 Community Sustainability

<sup>2</sup> Official community plan Objective 5.3 Focus development to designated growth areas.



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

### 6.2 Development Engineering Department

The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID. *Water certification letter provided indicating that charges were paid.*

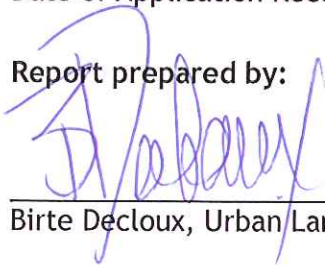
### 6.3 Fire Department

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: January 23, 2012

Report prepared by:



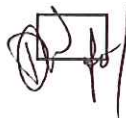
Birte Decloux, Urban/Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

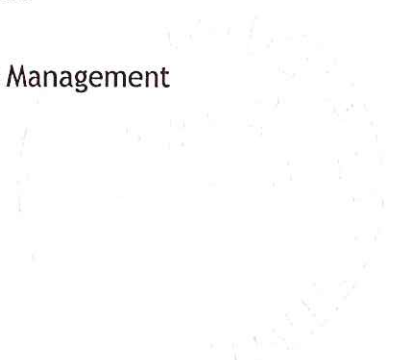
Approved for Inclusion:



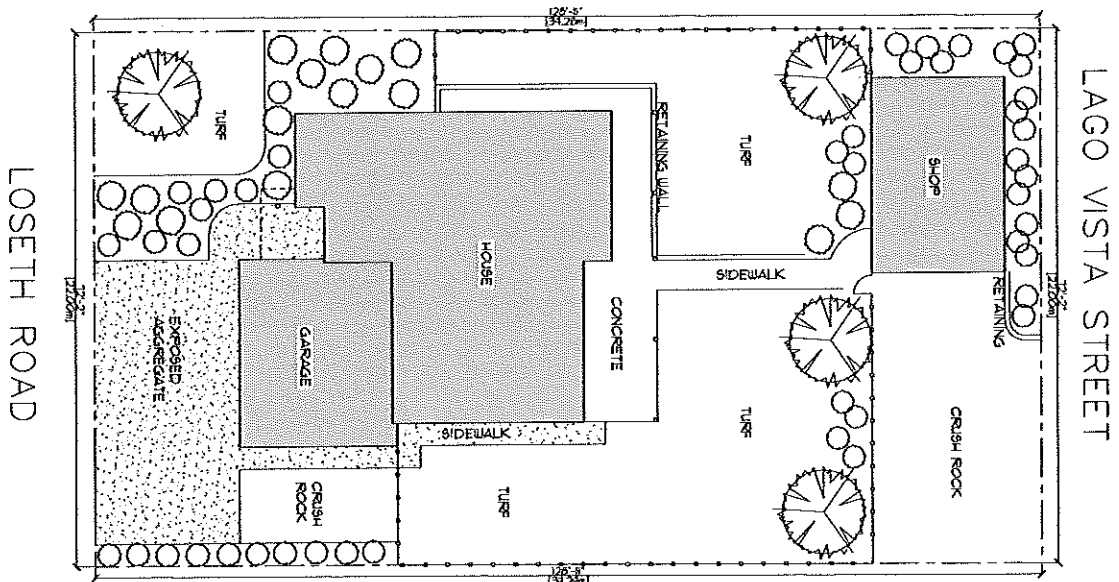
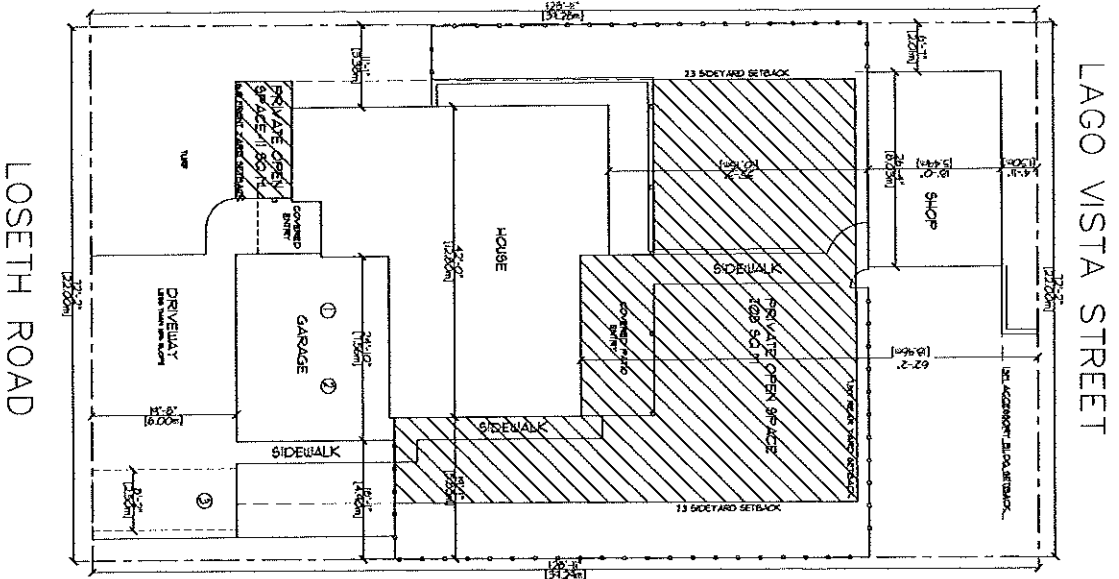
Shelley Gambacort, Director of Land Use Management

Attachments:

Subject Property Map  
Site/ Landscape Plan  
Conceptual Elevations  
Suite Floor plan







LAGO VISTA STREET

LAGO VISTA STREET

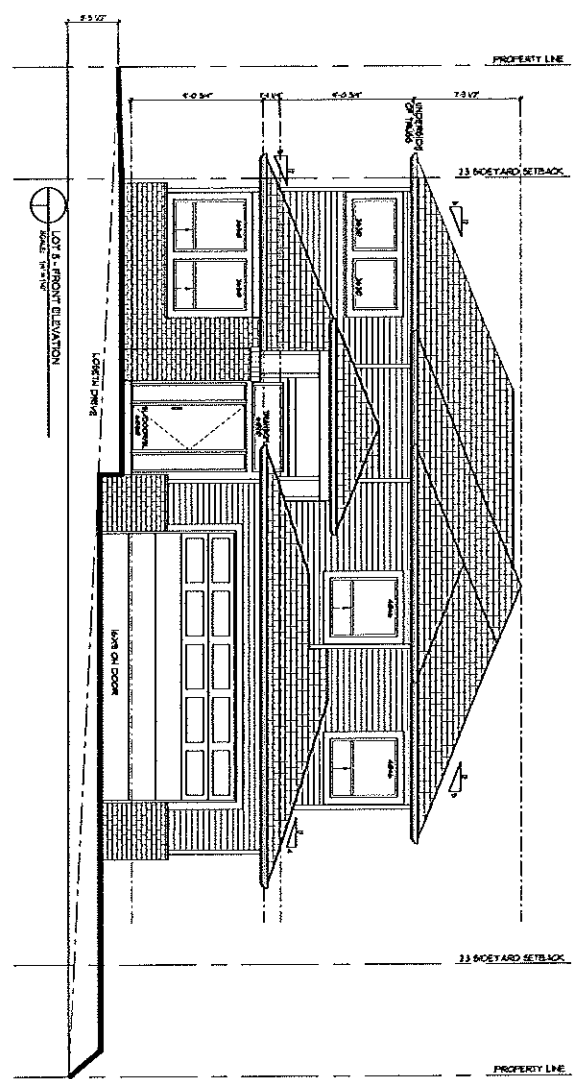
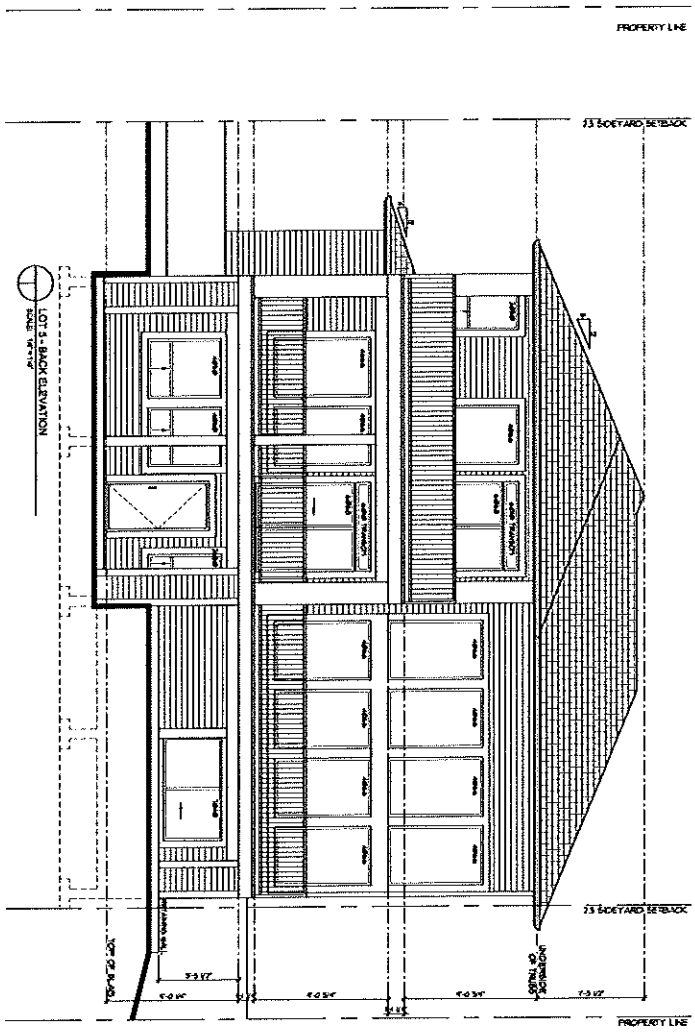
LOSETH ROAD

LOSETH ROAD



<b>BRADLEY HONES</b>	
Professional Landscaper	
10000 12th Avenue, Suite 100, Richmond, BC V6V 2G9	
Tel: 604-273-1111	
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Project: 2436 LOSETH RD	
Lot: 5	
Plan: KA988998	
Title: PLANS	
Content: OPEN SPACE /	
Landscape	
Scale:	1/4" = 1'-0"
Sheet No:	A1.1
Author:	BRADLEY HONES

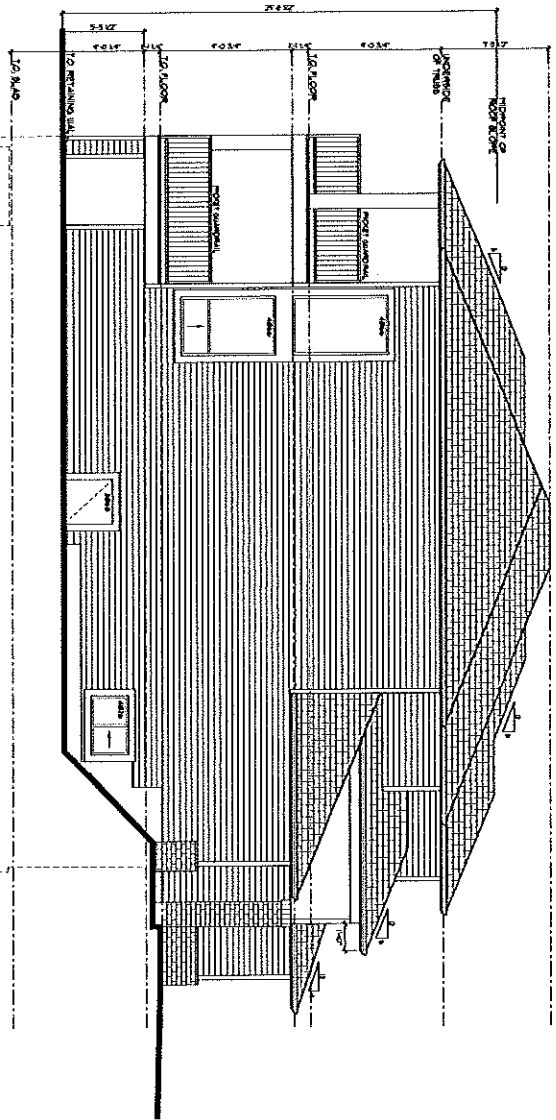




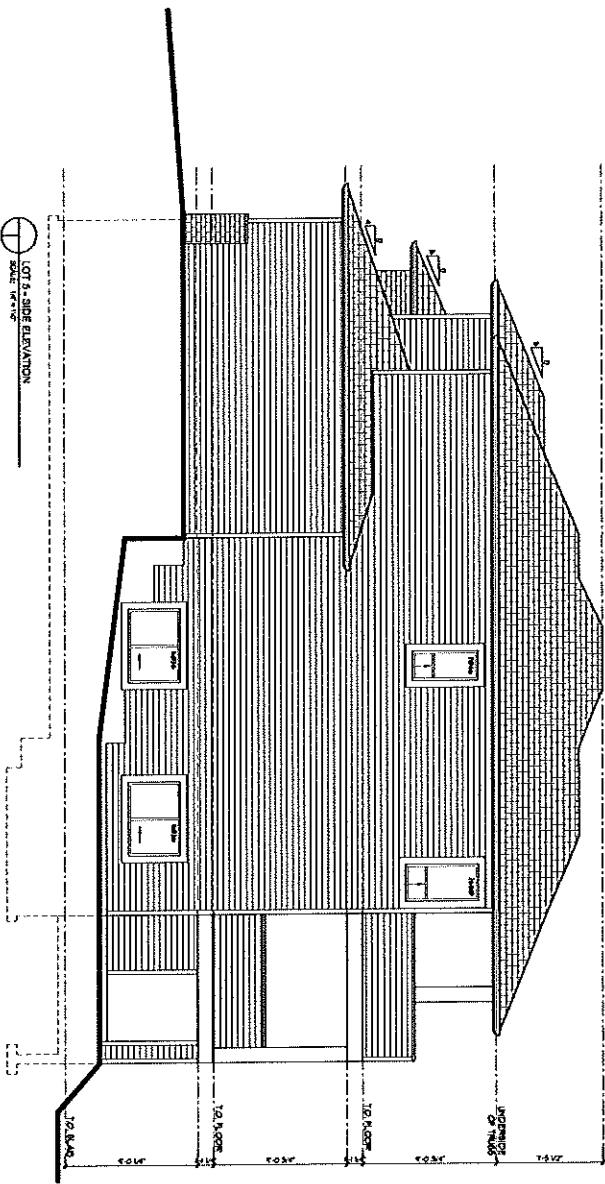
**BRADLEY HOMES**  
 2496 LOSETH RD  
 LOT 5  
 PLAN KAP89598

ELEVATIONS  
 FRONT & BACK

A4



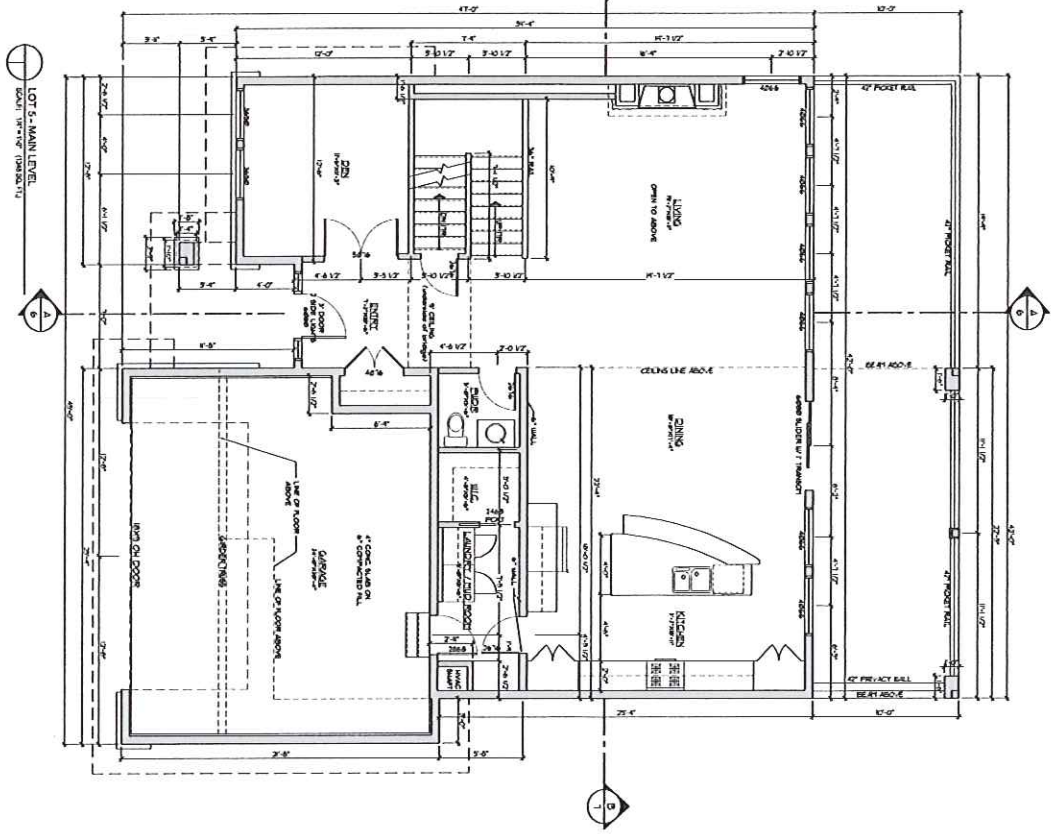
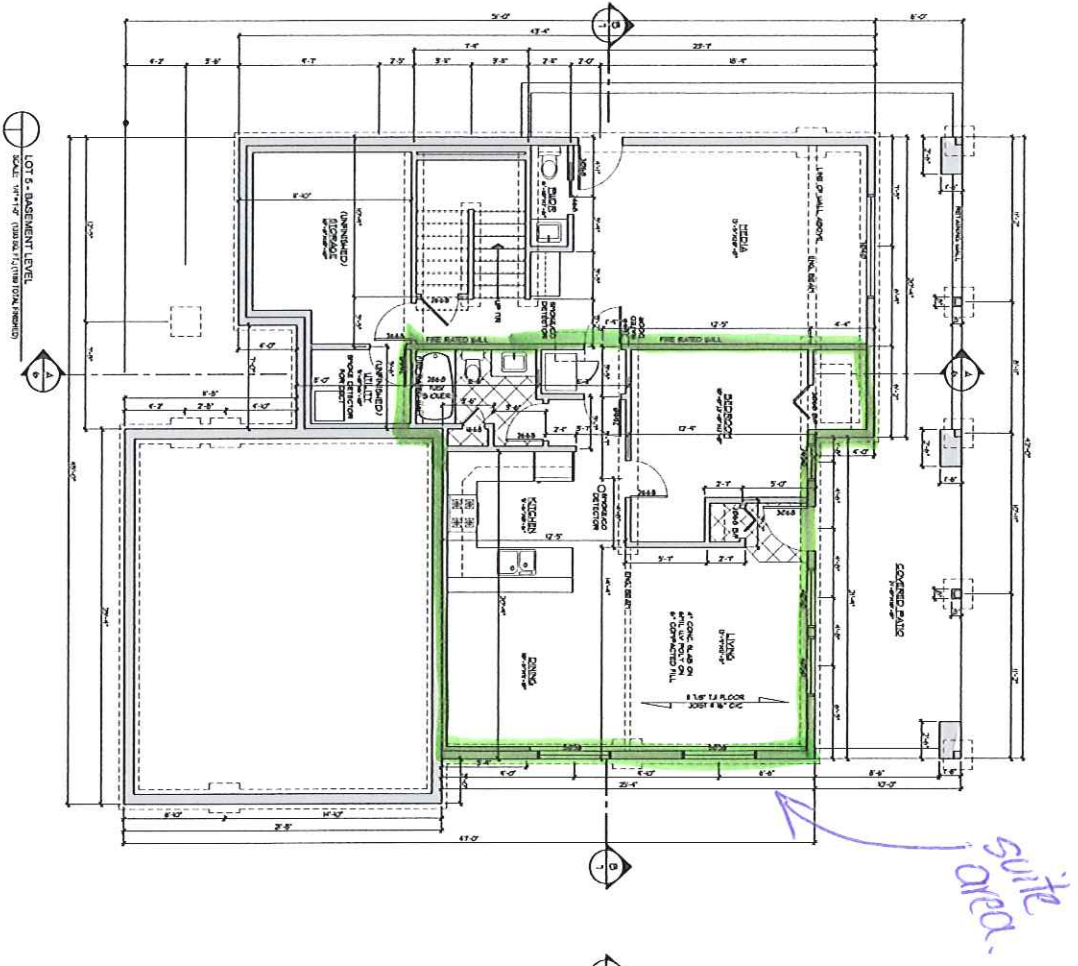
LOT 5 - SIDE ELEVATION  
SCALE 1/8" = 1'-0"



LOT 5 - SIDE ELEVATION  
SCALE 1/8" = 1'-0"

<b>BRADLEY HOMES</b>	
2436 LOSETH RD LOT 5 PLAN KAP00598	
ELEVATIONS SIDES	
Project #	1000000
Sheet #	A5
DATE	10/10/00
BY	WJL
CHECKED BY	WJL
DATE	10/10/00





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 Tel: 303.755.1100  
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2496 LORETH RD  
 LOT 5  
 PLAN KA1898998

DATE: 10/14/08  
 DRAWING NO: A2

BRADLEY HOMES  
 PLANS  
 BASEMENT & MAIN