

4.0 Proposal

4.1 Project Description

The subject area is located in a neighbourhood that has seen a lot of change in recent years. Once an area of homes on large lots, many lots have been subdivided with new homes constructed on them. The land owner is proposing a typical craftsman style home with a secondary suite in the basement level. The two bedroom suite is accessed from the rear of the dwelling through a door well. The outdoor private open space is located at ground level adjacent to the stairwell. Suite parking is achieved in the driveway with a light pathway to the rear of the dwelling.

4.2 Site Context

The subject property is located on the north side of Knowles Road in the Mission area of Kelowna close to Anne McClymont elementary school. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing & RU6 - Two Dwelling Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Residential

4.3 Subject Property Map: 482 Knowles Road



4.4 Zoning Analysis Table

The proposed application meets the requirements of RU1 - Large Lot Housing with Secondary Suite zone as follows:

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	651 m ²
Lot Width	16.5 m	18.29 m
Lot Depth	30 m	35.65 m
Development Regulations		
Floor Area Ratio Secondary Suite / Principal	May not exceed the lesser of 90 m ² or 40%	Suite = 71.7 m ² Principal Dwelling = 311m ² Ratio: 23%
Height	2 ½ storeys / 9.5 m	2.5 storeys / 9.5 m
Front Yard	4.5 m / 6.0 m to a garage	8.1 m
Side Yard (east)	2.5 m (2 - 2 ½ storey)	2.6 m
Side Yard (west)	2.5 m (2 - 2 ½ storey)	2.6 m
Rear Yard	7.5 m	8.5 m
Site Coverage (buildings)	40%	36%
Site Coverage (buildings/parking)	50%	50%
Other Regulations		
Minimum Parking Requirements	3 stalls	2 car garage & 1 stall for the suite
Private Open Space	30 m ²	Private open space provided

5.0 Current Development Policies

2030 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.

¹ Official community plan Objective 5.2 Community Sustainability

² 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 Applications.
- 5) A fire rated exit stairwell is required from the suite to the exterior thru the interior c/w fire rated doors that open into the stairwell / common area or a separate exterior entrance to grade is required. *Separate entrance to grade is provided at the rear of the structure.*
- 6) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

Development Engineering has the following requirements associated with this application. **Domestic Water and Sanitary Sewer:** This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the suite.

Parking Requirements: On-site parking modules must meet bylaw requirements. Provide a Site Plan that shows all the required on-site parking modules that meet the bylaw requirements. Please be advised that future urbanization of Knowles Road will include a concrete sidewalk with a offset 2.35 meters from property line.

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.

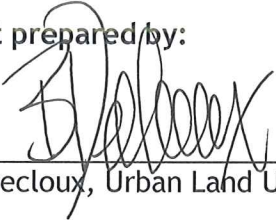
6.4 Interior Health Authority

Based on the referenced property being connected to the City of Kelowna municipal sewer and drinking water systems, our office has no objection to the proposed application.

7.0 Application Chronology

Date of Application Received: January 24, 2012

Report prepared by:



Birte Decloux, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Manager, Urban Land Use

Approved for Inclusion:

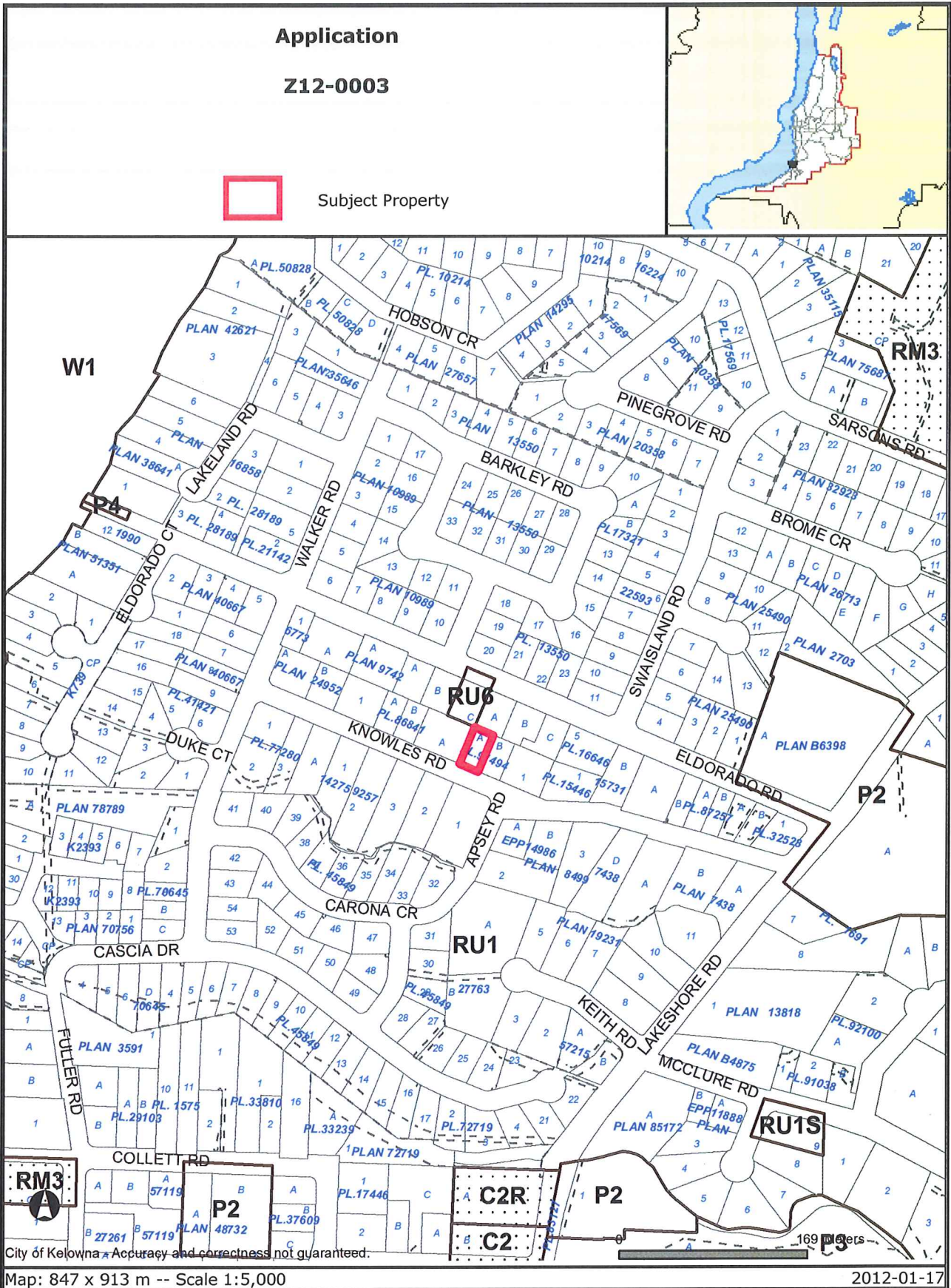


Shelley Gambacort, Director, Land Use Management

Attachments:

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





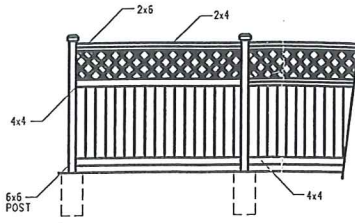
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

NOTES:

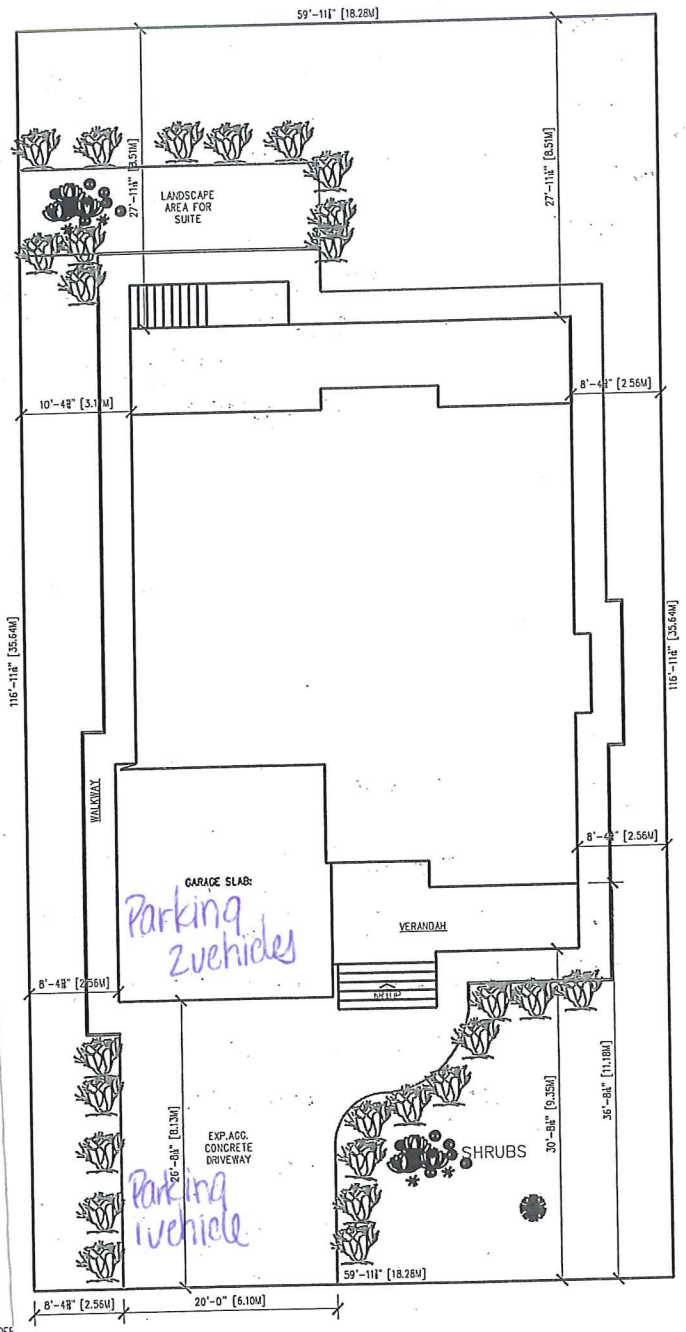
FENCES ARE NOT REQUIRED, BUT WHERE USED:
 01. THE FENCE IS CONSTRUCTED OF TREATED MATERIAL AND SUITABLY STAINED.

02. FENCES ON THE SIDE OF THE SINGLE FAMILY DWELLING ARE LOCATED AT LEAST 1.6 METERS (6 FEET) BEHIND THE FRONT FACE OF THE SINGLE FAMILY DWELLING.

03. THE FENCE STRUCTURE IS SUBSTANTIALLY AS FOLLOWS.



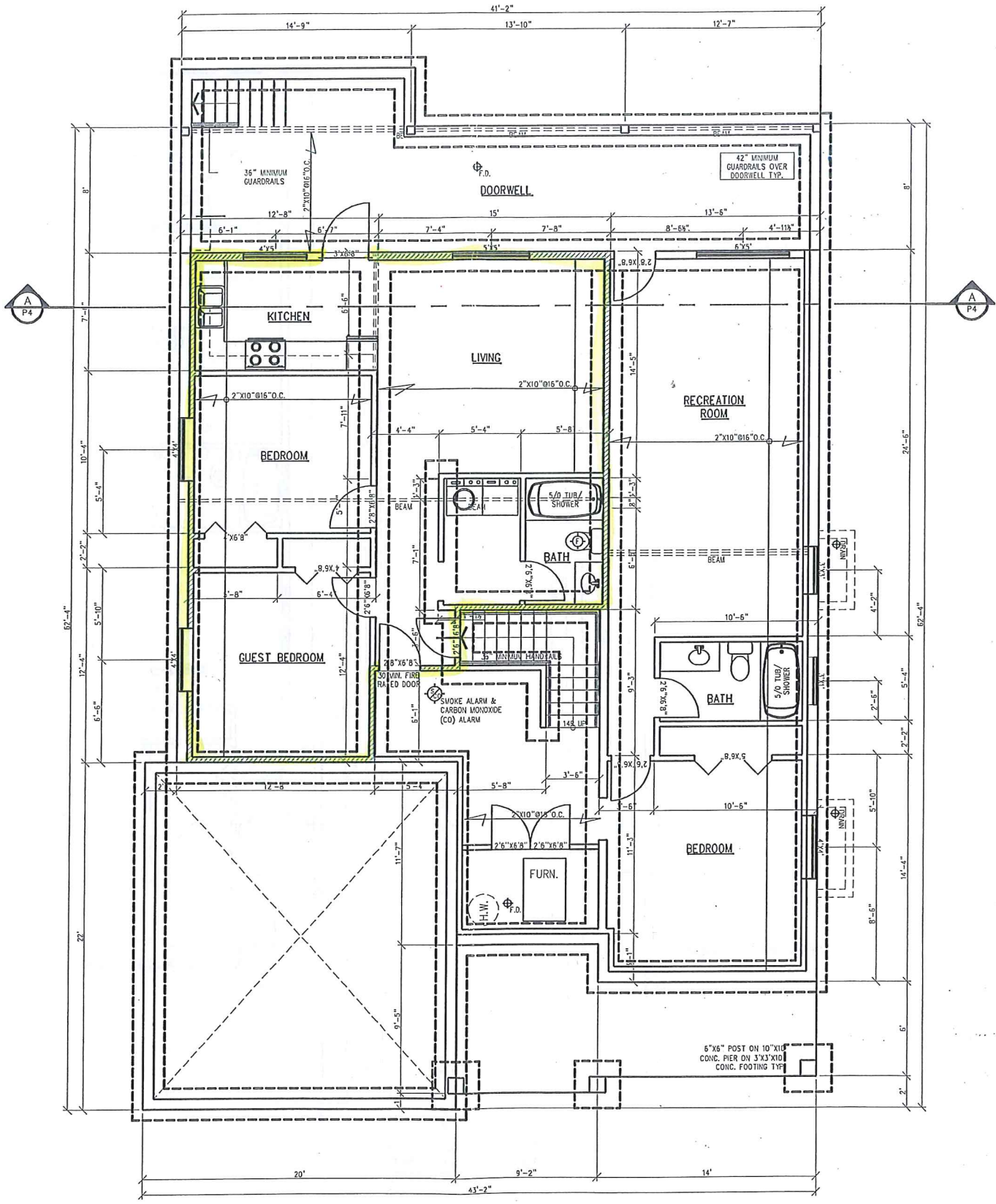
FENCE DETAIL
 SCALE: 1/4" = 1'



LANDSCAPE / SITE PLAN
 SCALE: 1/8" = 1'


THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2006.

OWNER:	I.D.	DRAWING NO.	DHILLON DESIGN ADDRESS: UNIT 215-12230-80th AVE. SURREY, B.C. V3W 3A8 PHONE: (604) 590-2808 FAX: (604) 590-2878 info@dhillondesigns.ca
SCALE:	1/4" = 1'	DD11-5811-P4	
DATE:			
CHKD:			
PHONE:	604.825.3527		



BASEMENT PLAN
SCALE: 1/4"=1'

TOTAL BSMT. FLOOR AREA = 1652 SQ.FT.
LEGAL SUITE FLOOR AREA = 772 SQ.FT.

BY	DATE		TITLE	DWN
			PROPOSED RESIDENCE FOR AVTAR PANNU	SCN
				DATE
				CHK
				PHO

1X3 TRIM OVER
2X10 BARGE BOARD

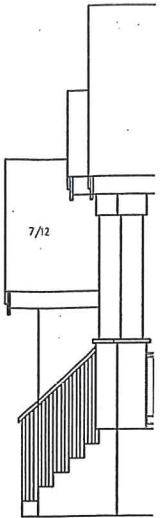
MUNTIN BARS
1X4 TRIM ON ALL
STREET FACING
WINDOWS AND DOORS

VINYL SIDING W/
3" CORNER TRIMS

6" SOFFIT TRIM



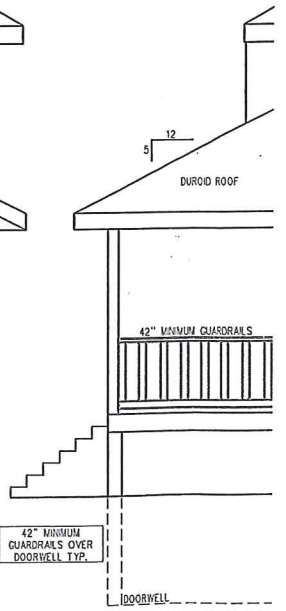
FRONT ELEVATION



RIGHT ELEV
WALL FACE AREA/
ALLOWABLE AREA/
ACTUAL AREA=5



REAR ELEVATION



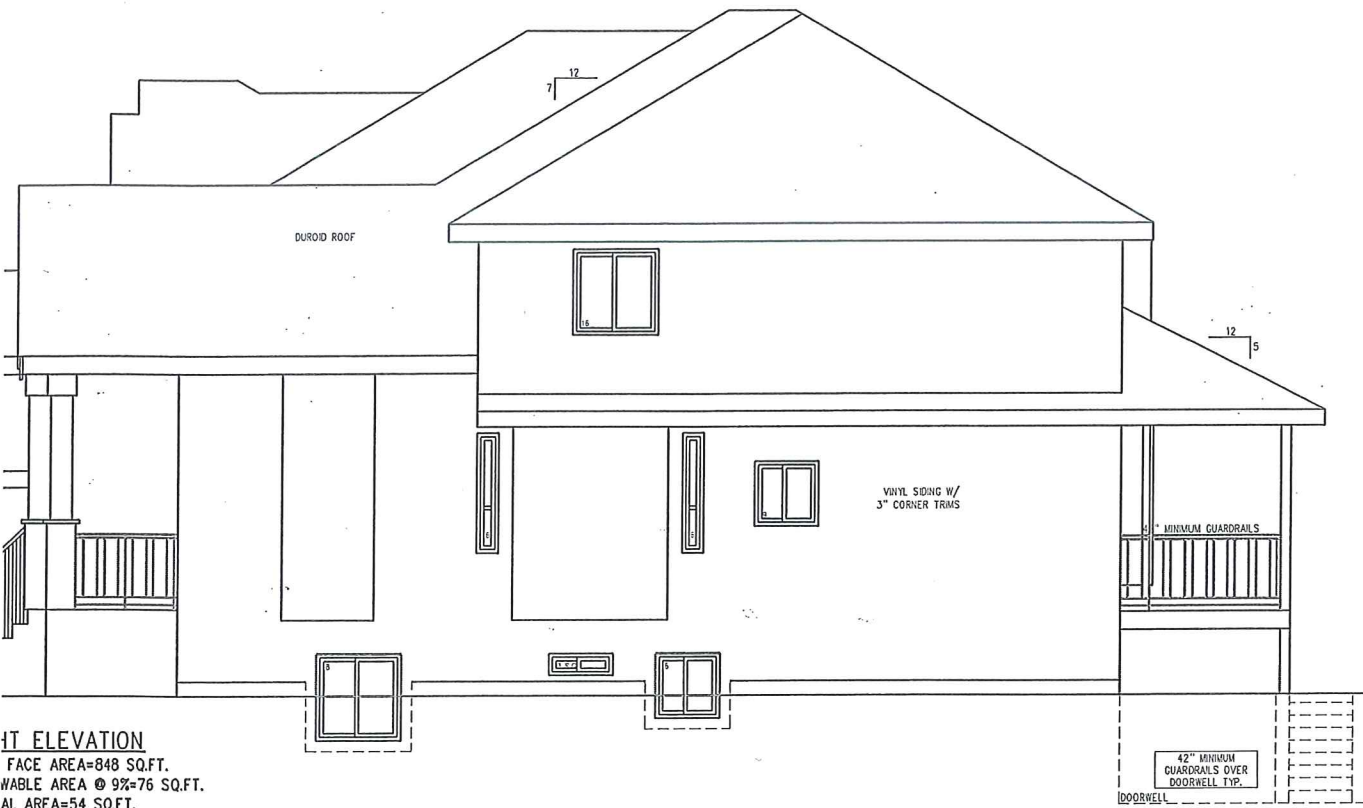
LEFT ELEVATION

WALL FACE AREA=1032
ALLOWABLE AREA @ 9%
ACTUAL AREA=64 SQ.FT.

AWING NO.	REFERENCE	NO.	REVISION	BY	DATE



Dhillon
Design



FRONT ELEVATION
 FACE AREA=848 SQ.FT.
 WABLE AREA @ 9%=76 SQ.FT.
 AL AREA=54 SQ.FT.



RIGHT SIDE ELEVATION
 REA=1032 SQ.FT.
 REA @ 9%=92.88 SQ.FT.
 AL AREA=64 SQ.FT.

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2008.

TITLE	DATE	I.D.	DRAWING NO.
PROPOSED RESIDENCE FOR AVTAR PANNU	SCALE:	1/4"=1'	DHILLON DESIGN ADDRESS: UNIT 215-12830-80th AVE. SURREY, B.C. V3W 3A8 PHONE: (604) 590-2808 FAX: (604) 590-2878 info@dhillondesigns.co
	DATE:		
	CHNG:		
	PHONE:	604.825.3527	