



The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. Secondary suites are important for providing increased housing density and availability at all price points, especially in areas that are generally less dense, or have low vacancy rates. The subject property is within the Permanent Growth Boundary and in close proximity to parks, schools, transit and recreational opportunities. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site.

**4.0 Proposal**

**4.1 Project Description**

The applicant is seeking to legalize an existing two bedroom suite located in the lower floor of a single family dwelling. It is accessed on the north side of the home adjacent to fenced private open space. Parking is achieved using a tandem stall on the driveway, however should parking conflicts occur, the owner is able to create a gravel pad on the south side of the site.

**4.2 Site Context**

The subject property is located on the east side of All Star Court in the Rutland area of Kelowna. The surrounding properties are zoned as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential use
East	RU1 - Large Lot Housing	Residential use
South	RU1 - Large Lot Housing	Residential use
West	RM3- Low Density Multiple Housing	Multiple residential use

**4.3 Subject Property Map: 545 All Star Court**



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#### 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	RU1s ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	16.5 m	18.5 m
Lot Depth	30 m	30.49 m
Development Regulations		
Floor Area Ratio	May not exceed the lesser of 90 m <sup>2</sup> or 40%	Principal dwelling: 221.5 m <sup>2</sup> Secondary suite: 74.7m <sup>2</sup> 34 %
Height	2 ½ storeys / 9.5 m	6.04 m
Front Yard	4.5 m / 6.0 m to a garage	6.4 m
Side Yard (south)	2.3 m (2 - 2 ½ storey)	3.35 m
Side Yard (north)	2.3 m (2 - 2 ½ storey)	2.81 m
Rear Yard	7.5 m	11.90 m
Other Regulations		
Minimum Parking Requirements	3 stalls	2 in garage and 1 tandem stall in driveway
Private Open Space	30 m <sup>2</sup>	Meets requirements

#### 5.0 Current Development Policies

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

##### Development Process

**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 Applications.
- 5) A fire rated laundry room (common area) is required c/w fire rated doors and closures that open into the suite and main dwelling based on the submitted plans. Please provide these details on the building permit drawing sets.
- 6) The Building Code only allows for a secondary suite to be 40% of the main residence to a maximum of 90 sq. meters.
- 7) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Development Engineering Department

### 6.2 Bylaw Services

Bylaw Services has an existing Service Request regarding an illegal suite at this location (SR #212393).

### 6.3 Development Engineering

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

### 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

Black Mountain Irrigation District requires that connection and meter fees and capital charges apply.

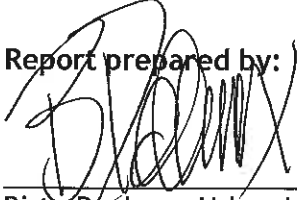
6.6 Fortis

Upon review of the property referral referencing the above noted matter, please be advised that FortisBC facilities will not be adversely affected. FortisBC, therefore, has no objection to the proposed rezoning for purposes of building a legal suite

7.0 Application Chronology

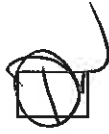
Date of Application Received: March 16, 2012

Report prepared by:



Birte Decloux, Urban Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

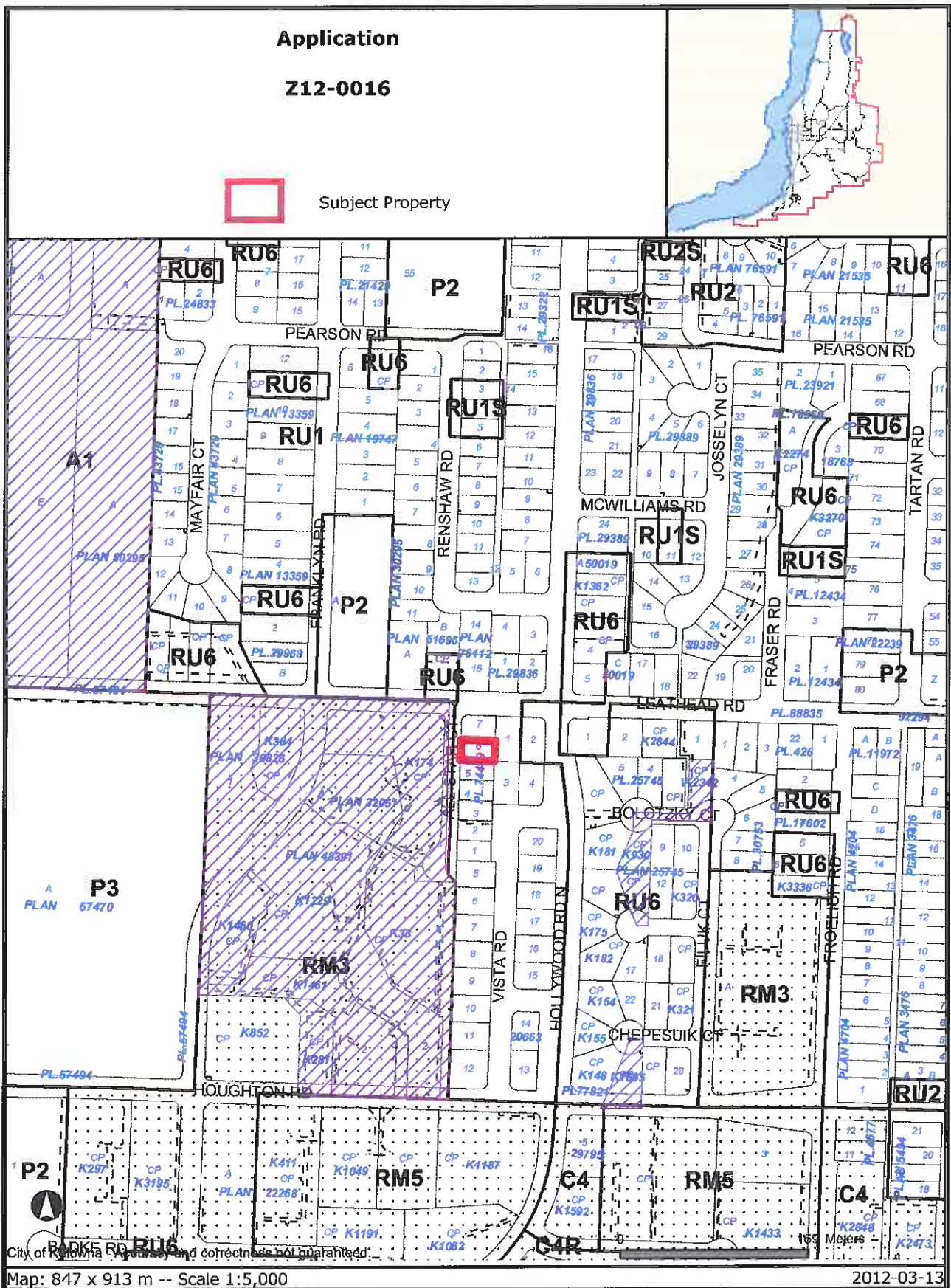
Approved for Inclusion:



Shelley Gambacort, Director of Land Use Management

Attachments:

Site/Landscape Plan  
Elevations  
Suite Floor plan  
Context Photos

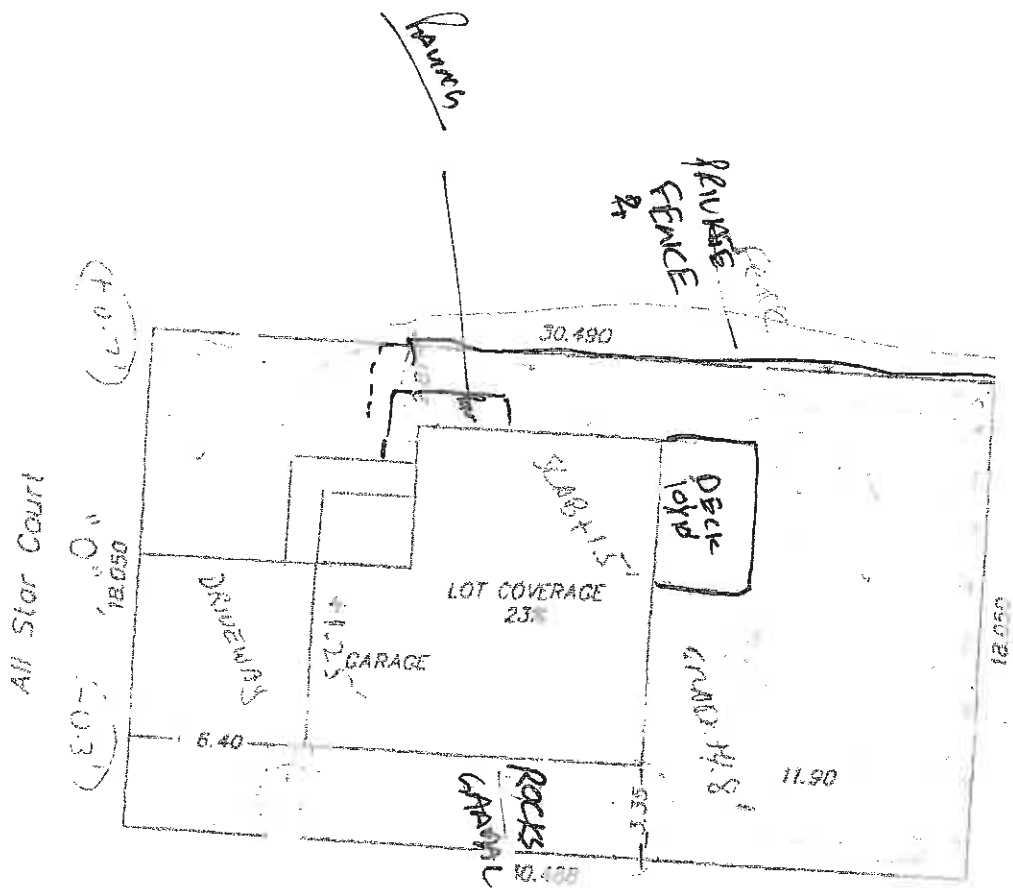
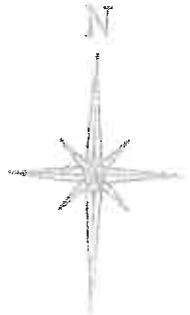


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

# LANDSCAPING

PROPOSED LOCATION OF BUILDING ON LOT 6  
 PLAN KAP74409 SEC. 27 TP. 26 O.D.Y.D.

SCALE 1:250 DISTANCES ARE IN METRES.



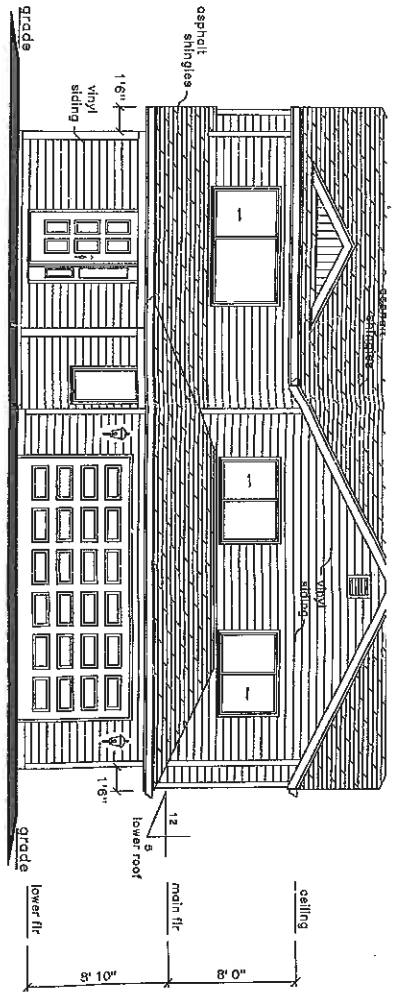
LANDSCAPE PLAN

irrigated with underground  
 sprinkler with automatic  
 smart timer  
 with separate valve

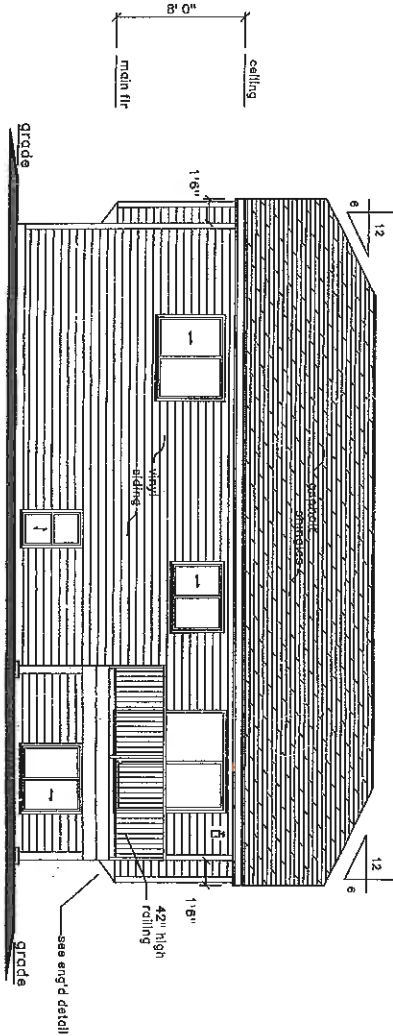
Lot 6x8.7m<sup>2</sup>

FILE 18027  
 RE: Logan Contracting

D.A. Goddard Land Surveying Inc.  
 200-1449 ST. PAUL STREET KELLOWNA



FRONT ELEVATION  
scale 1/4" rep. 1'0"



REAR ELEVATION  
scale 1/4" rep. 1'0"

Manufacturer equipment shall be detailed to comply with manufacturer's instructions.

REVISIONS BY: CITY OF KELLOWAY INSPECTIONS SERVICES  
DATE: 10/15/05  
BY: [Signature]

1253 sq ft Main Floor  
113 sq ft Foyer  
80 sq ft Laundry  
Plan KAP 7440 9.

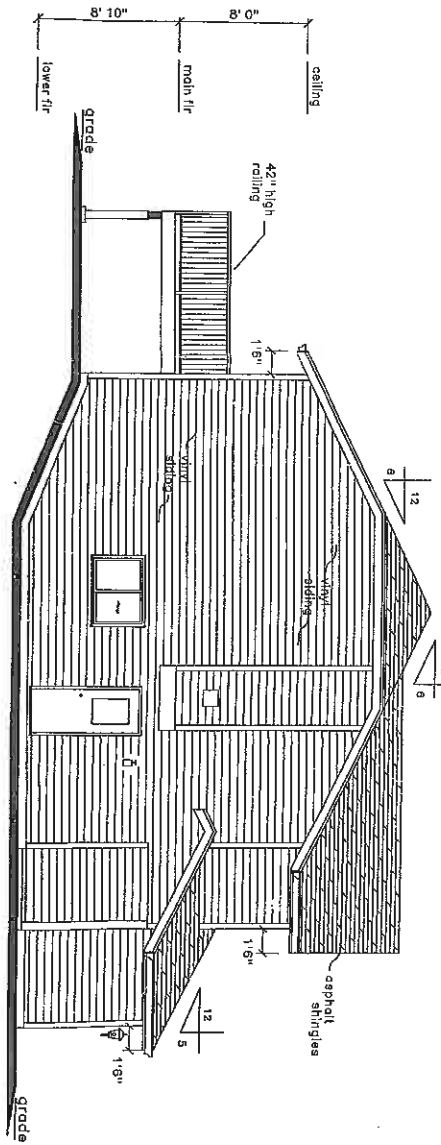
LOGAN CONTRACTING LTD.  
Kelowna B.C. Phone 765 5311

DATE:	Apr. 20/05	SHEET	1
DRAWN BY:	b.c.	OF	6
JOB NO.:	0508	SHEETS	

OFFICE. 103.

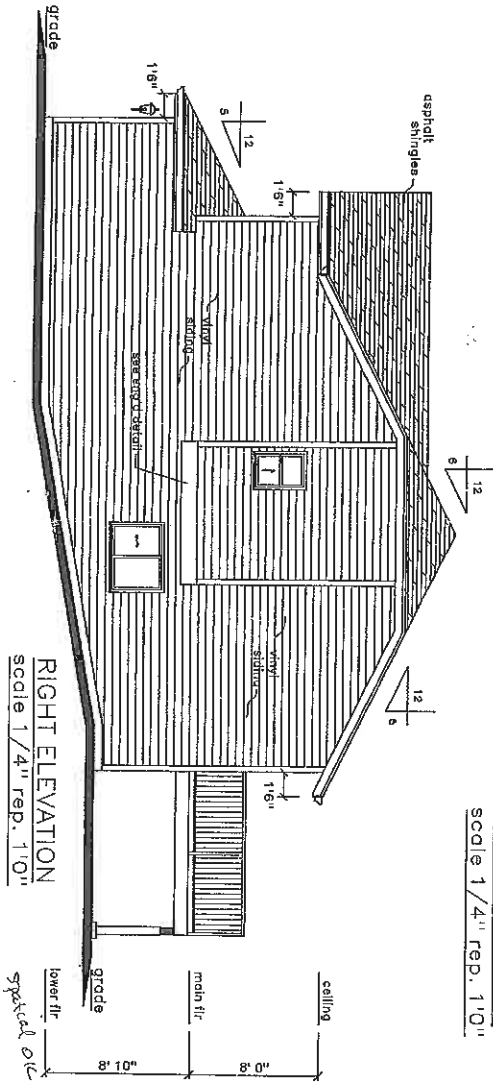
INTERIOR ARCHITECTURE LTD.  
KELOWNA B.C. V1Y 8S8  
TEL. 765 8888





LEFT ELEVATION  
scale 1/4" rep. 1'0"

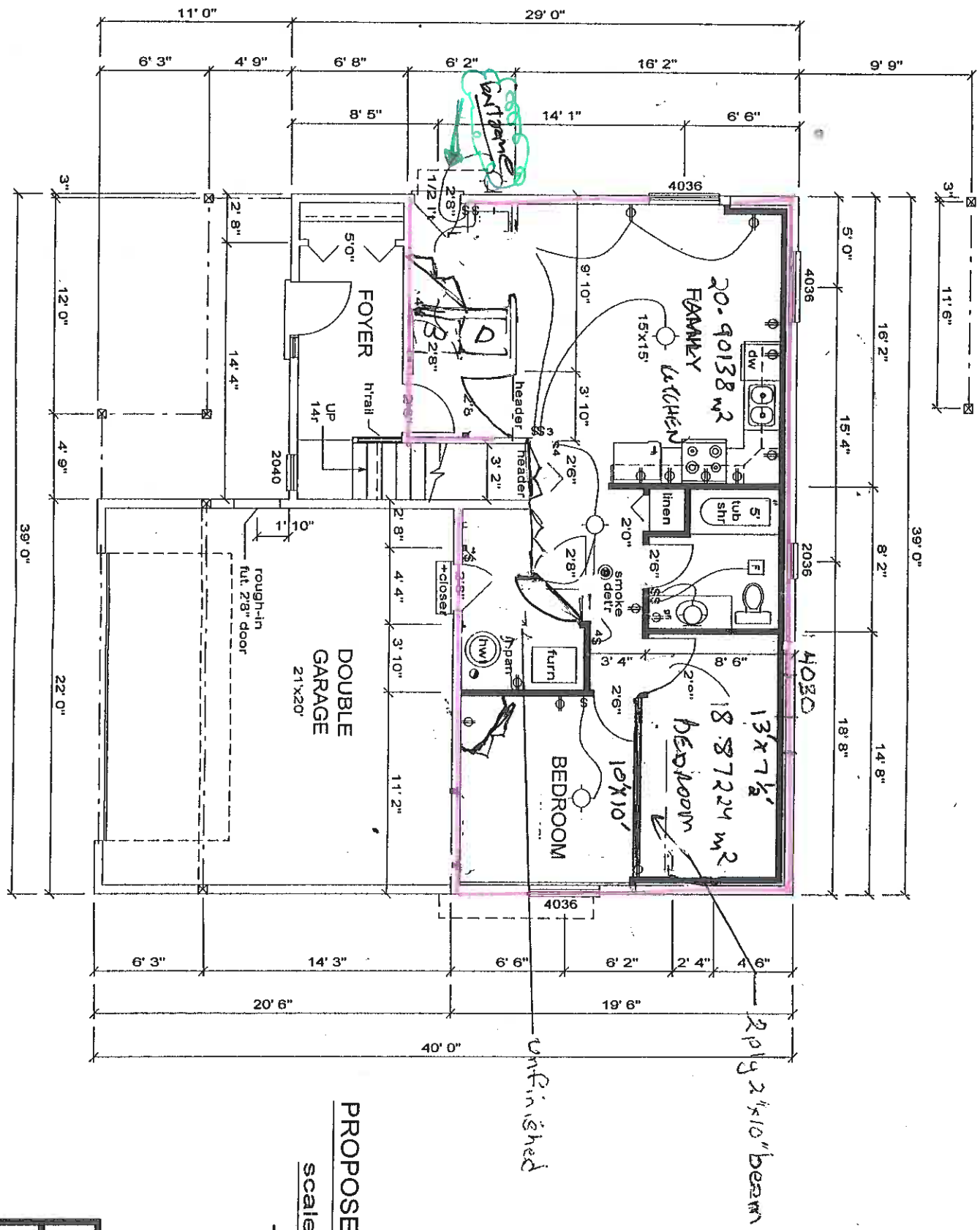
Special o/c



RIGHT ELEVATION  
scale 1/4" rep. 1'0"

LOGAN CONTRACTING LTD.		1253 sq ft Main Floor	
Kelowna B.C. Phone 798 5311		113 sq ft Foyer	
RESIDENCE FOR:		80 sq ft Laundry	
Lot 6 All Star Court		SHEET 2	
DATE: Apr. 20/05	DRAWN BY: b.c.	OF SHEETS	
JOB NO: 0508	SHEETS		

INTERIOR MICROFILMING LTD.  
100-1074 Powell Court  
Kelowna, B.C. V1Y 1S8  
Tel: 798-5321

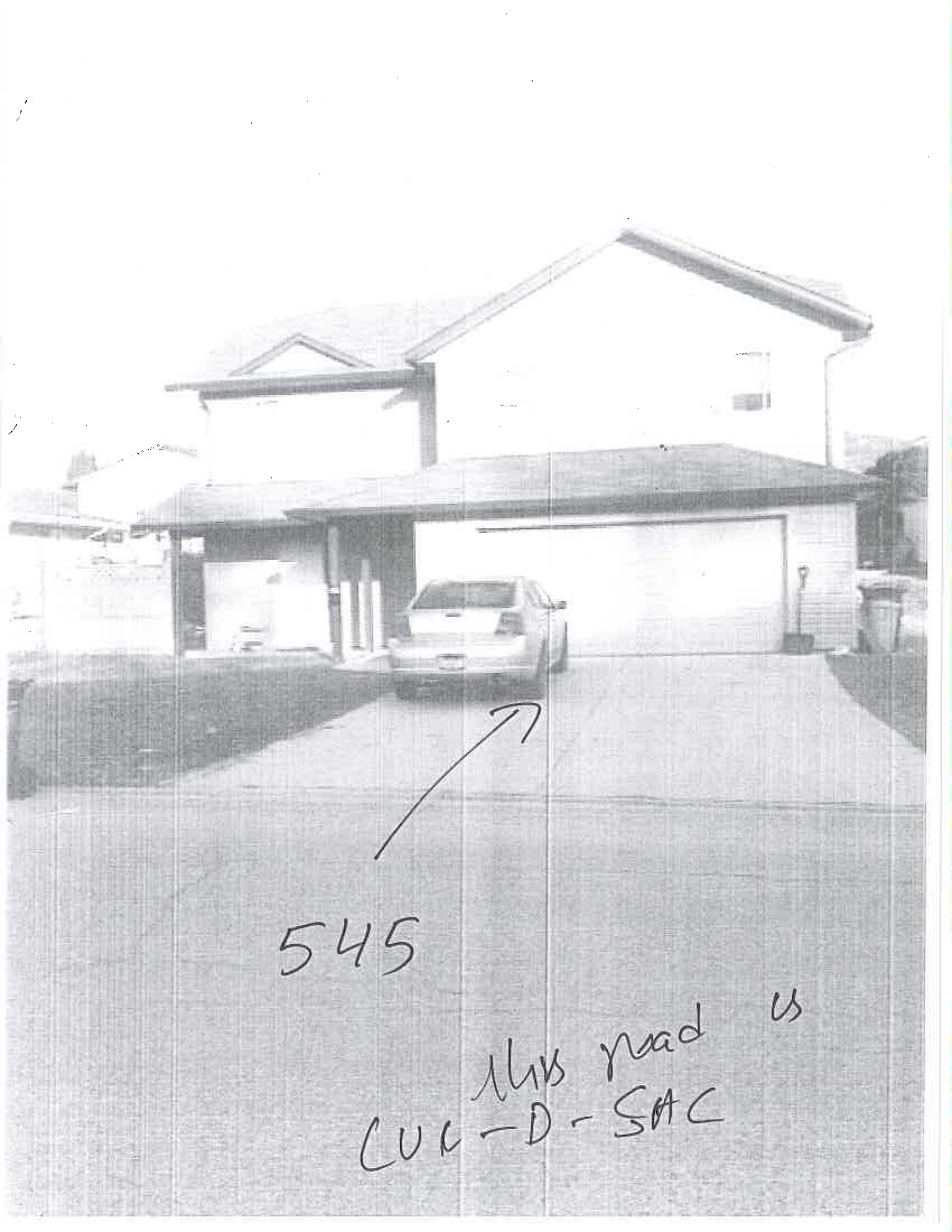


**PROPOSED FUTURE FINIS**

scale 1/4" rep. 1'0"

1253 sq ft Main Floor  
 113 sq ft Foyer  
 80 sq ft Laundry

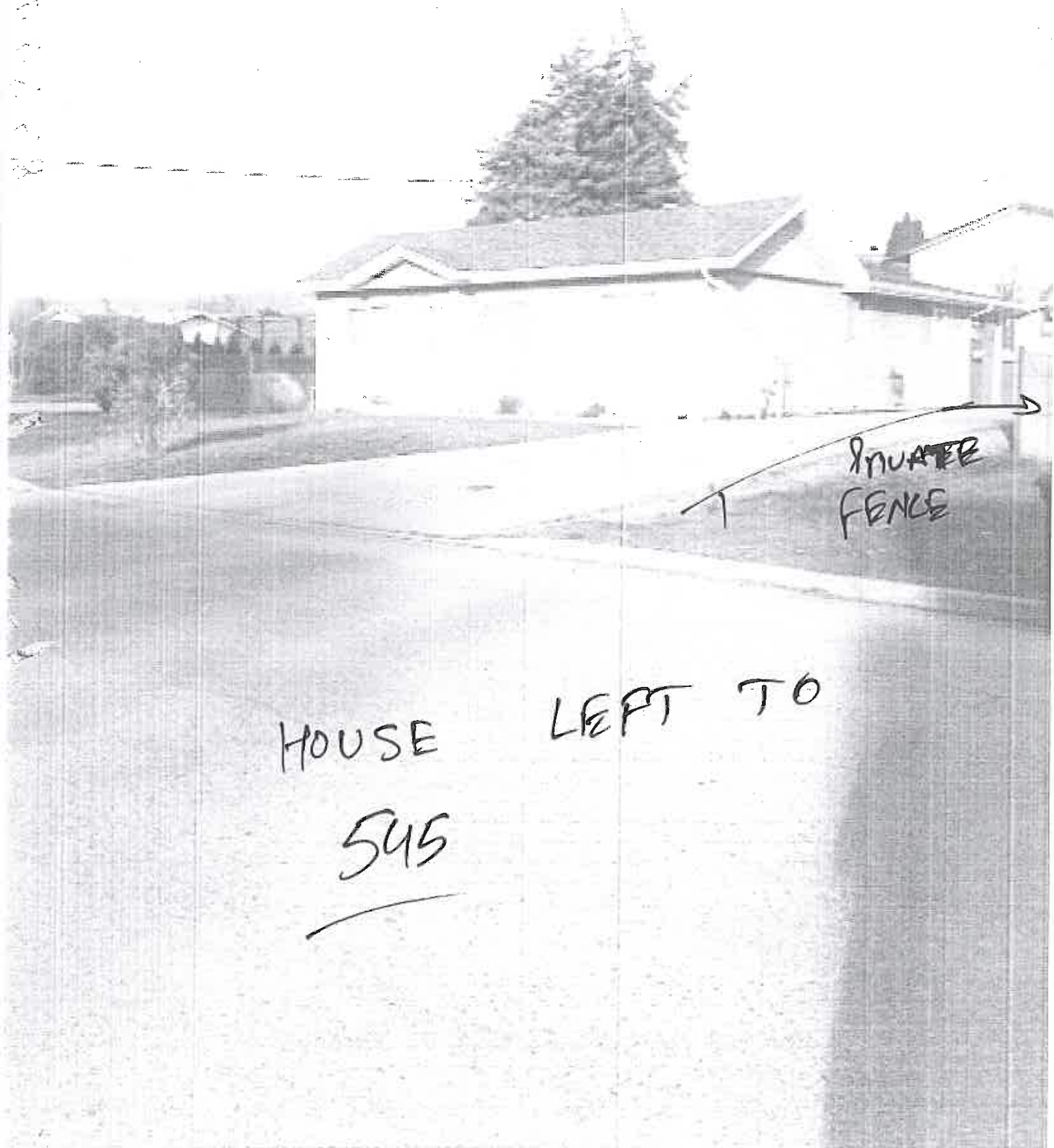
LOGAN CONTRACTING Lt		RESIDENCE FOR:	
Kelowna B.C.		Lot 6 All Star Court	
Phone 769 531			
DATE:	Apr. 20/05	SHEET:	4
DRAWN BY:	B.C.	OF	
JOB NO.:	0508	SHEET	6



545

CUC - D - SAC  
this road is

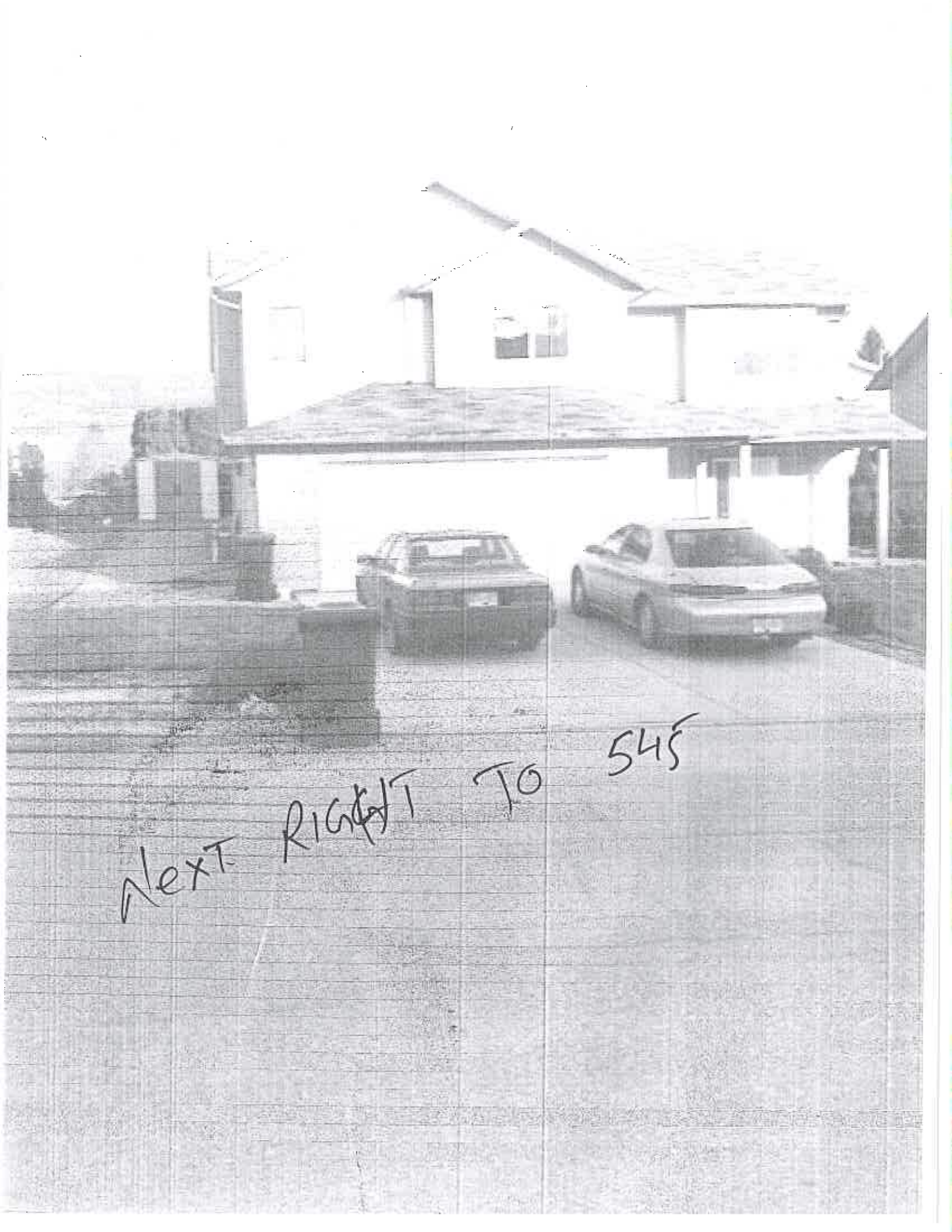
2007-07-28



INNER FENCE

HOUSE LEFT TO

545



Next RIGHT TO 545