

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 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 one bedroom suite located on the lower floor of a single family dwelling. The suite entrance is located at the rear of the dwelling accessed by a sidewalk on the north side of the site. The private outdoor open space is provided at the entrance to the suite. A cement pad is currently being used for parking, which does not meet the zoning bylaw regulations. However, a driveway leading to a detached garage can provided the required parking spaces.

4.2 Site Context

The subject property is located on the north side of Klassen Road 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	RU6 - Two Dwelling Housing	Residential use
West	RU1 - Large Lot Housing	Residential use

4.3 Subject Property Map: 120 Klassen 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	RU1s ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	836 m ²
Lot Width	16.5 m	22.8 m
Lot Depth	30 m	36.6 m
Development Regulations		
Floor Area Ratio	May not exceed the lesser of 90 m ² or 40%	Principal dwelling: 190.59 m ² Secondary suite: 63.6 m ² 33 %
Height	2 ½ storeys / 9.5 m	6.04 m
Front Yard	4.5 m / 6.0 m to a garage	9.6 m
Side Yard (east)	2.0 m (1 - 1 ½ storey)	6.7 m
Side Yard (west)	2.0 m (1 - 1 ½ storey)	4.5 m
Rear Yard	7.5 m	17.5 m
Other Regulations		
Minimum Parking Requirements	3 stalls	1 in garage and 2 stalls staggered in driveway
Private Open Space	30 m ²	Meets requirements

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

6.2 Bylaw Services

Bylaw Services has an existing Service Request regarding an illegal suite at this location.

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.

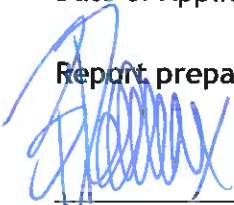
6.5 Irrigation District

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

7.0 Application Chronology

Date of Application Received: March 14, 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:

Site/Landscape Plan

Elevations

Suite Floor plan

Context Photos

Klassen Property Plan

120 Klassen Road

