

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



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	550 m ²
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 ² or 40%	Principal dwelling: 221.5 m ² Secondary suite: 74.7m ² 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 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) 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.

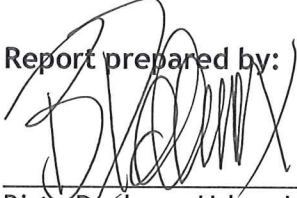
6.6 Fortis

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

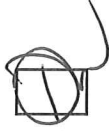
Date of Application Received: March 16, 2012

Report prepared by:



Birte Decloux, Urban Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

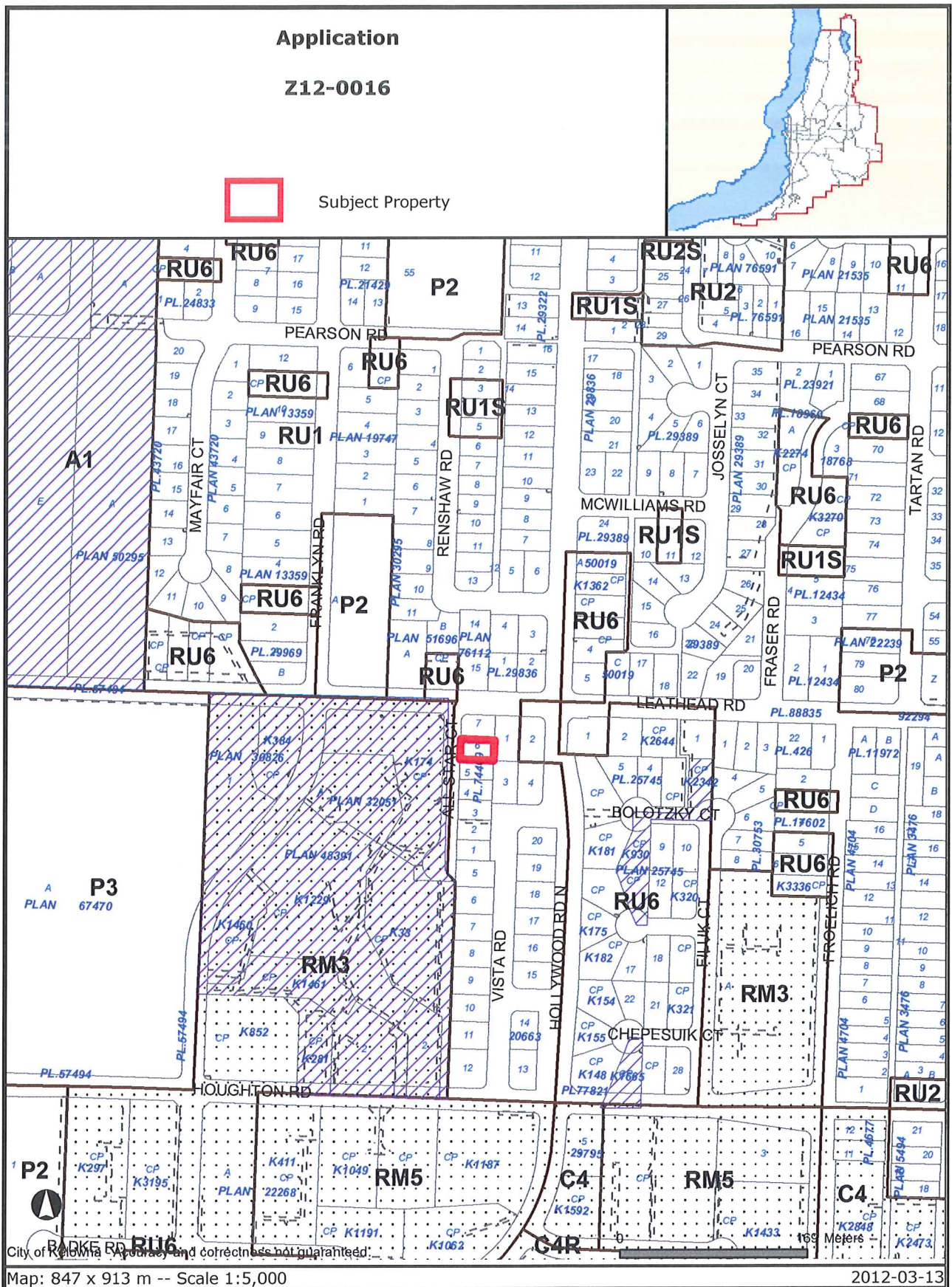
Approved for Inclusion:



Shelley Gambacort, Director of Land Use Management

Attachments:

Site/Landscape Plan
Elevations
Suite Floor plan
Context Photos

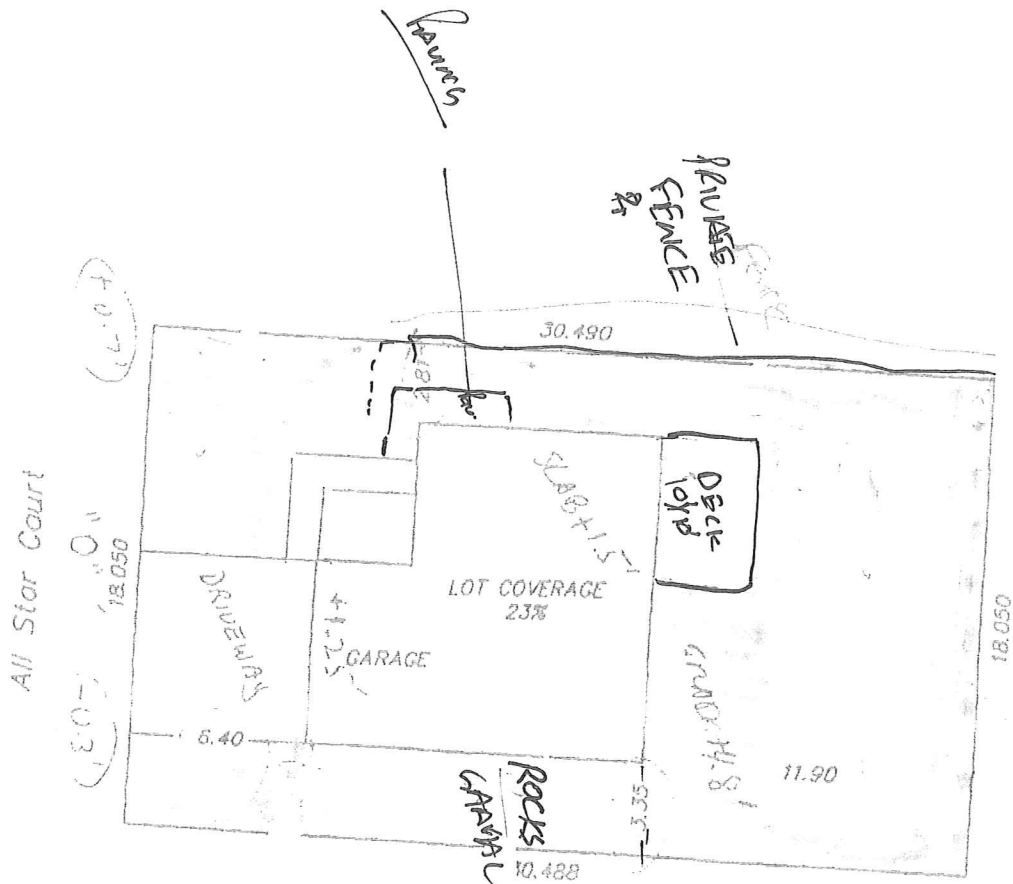
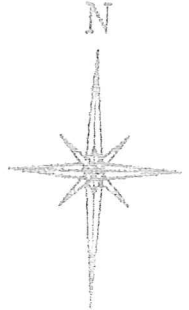


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

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.

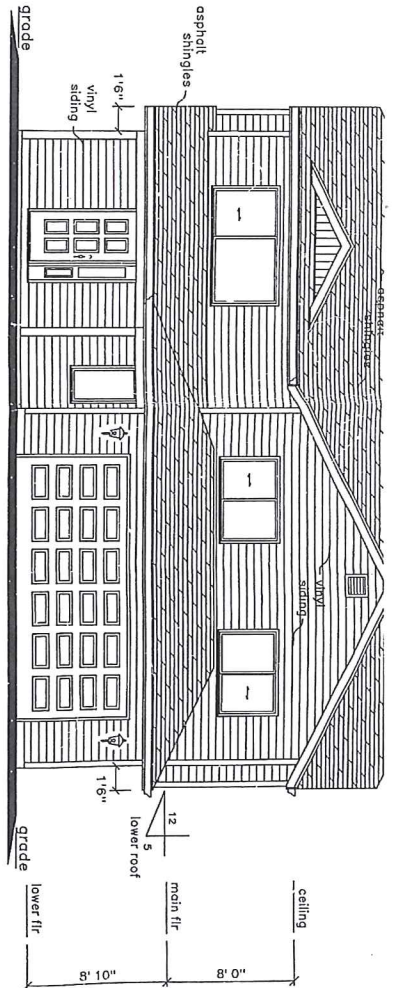


LAND SCAPING PLAN

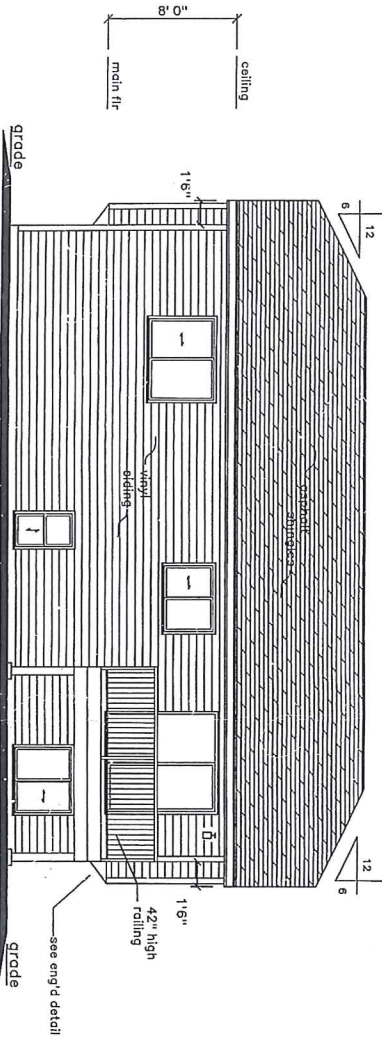
irrigated with underground
sprinkler with automatic
smart timer
with separate valve

FILE 13027
RE: Logan Contracting

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



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



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

Material quantities shall be listed to comply with local estimates for the project listing.

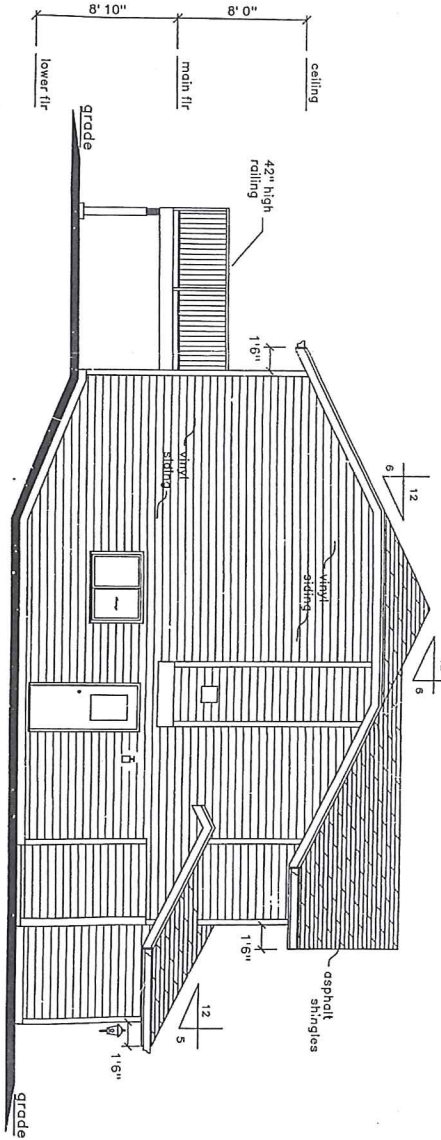
REVIEWED BY: CITY OF KELOWNA INSPECTIONS SERVICES
CONTRACT PART OF BUILDING PERMIT #20481 THESE
INSPECTIONS WERE CONDUCTED ON 12 OCTOBER 2005
DATE: 15 OCT 2005 BY: [Signature]

1253 sq ft Main Floor
113 sq ft Foyer
80 sq ft Laundry
P.L.N. 1570 7440 9

LOGAN CONTRACTING Ltd. Kelowna B.C. Phone 789 5311	
RESIDENCE FOR: Lot 6 All Star Court	
DATE: Apr. 20/05	SHEET 1
DRAWN BY: b.c.	OF
JOB NO.: 0508	GSHEETS

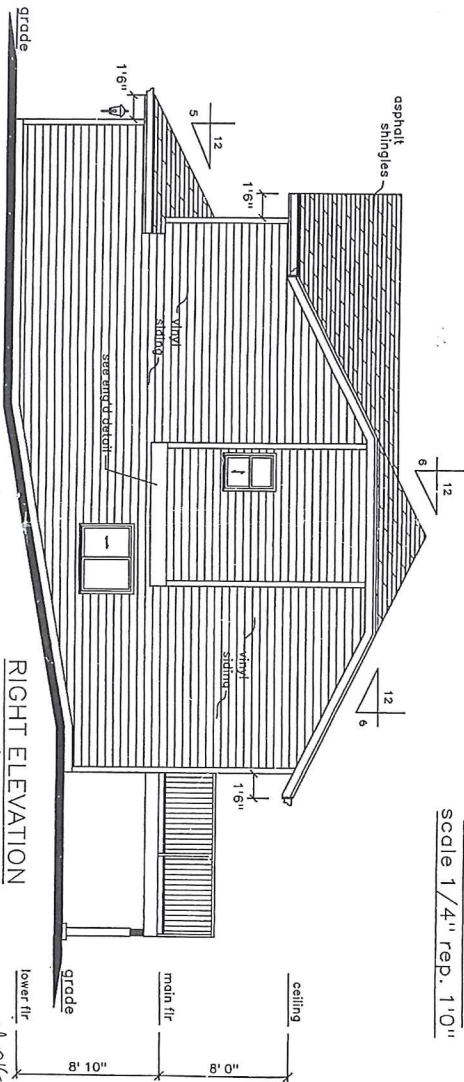
Office. 123.

INTERIOR MICROFILMING LTD.
KELOWNA B.C. V1Y 1A3
TEL: 765-8821



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

Spekial o/c

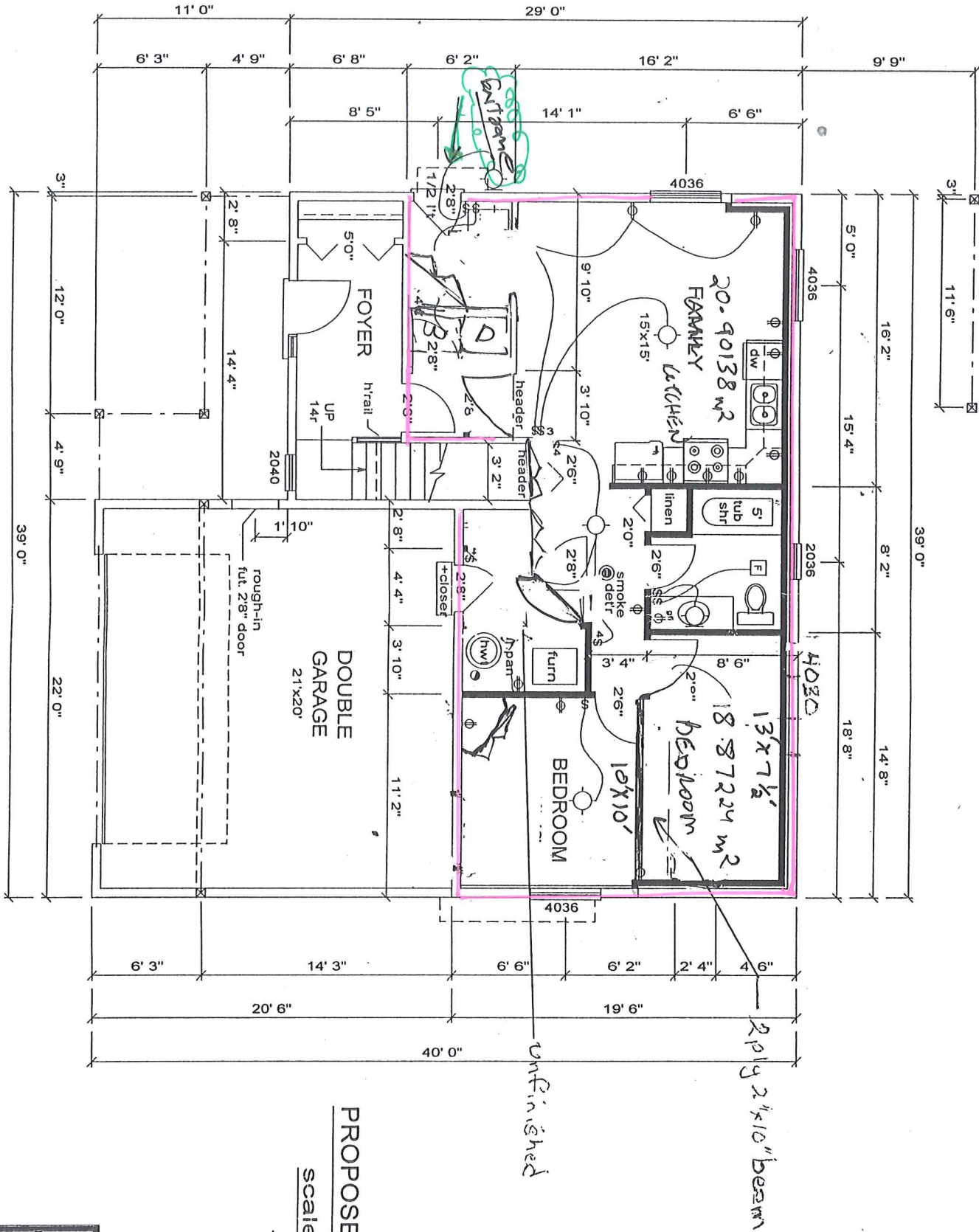


RIGHT ELEVATION
scale 1/4" rep. 1'0"

LOGAN CONTRACTING LTD.	
Kelowna B.C. Phone 768 5311	
RESIDENCE FOR:	Lot 6 All Star Court
DATE:	Apr. 20/05
DRAWN BY:	b.c.
JOB NO:	0508
SHEET 2	
OF	
SHEETS	

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

INTERIOR ARCHITECTURE LTD.
1100 - 1274 West Coast
Kelowna B.C. V1Y 4K3
Tel. (250) 860-2222
Fax (250) 860-2221

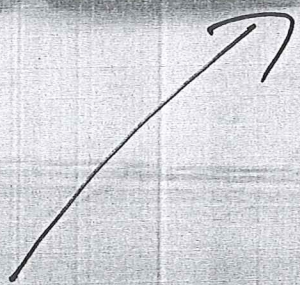
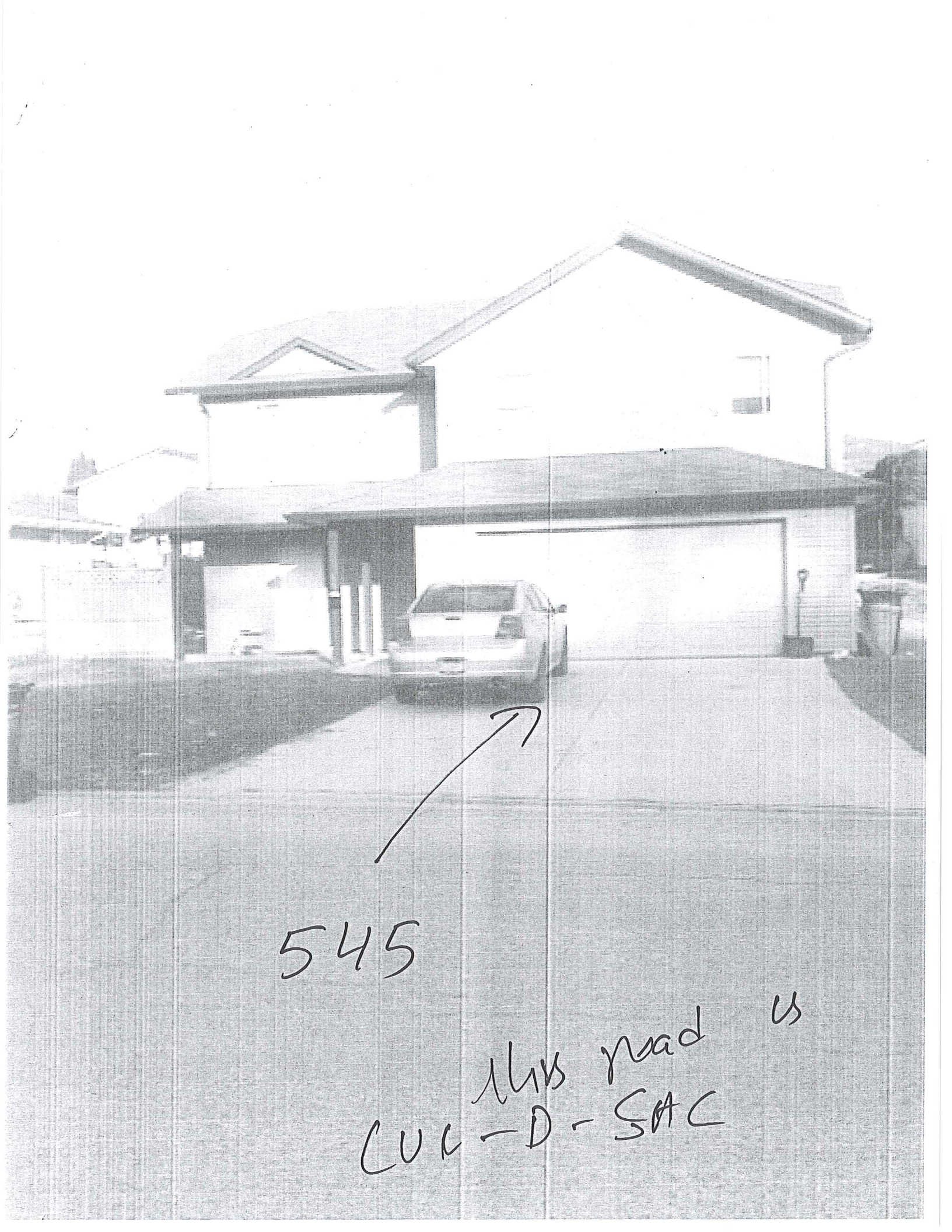


PROPOSED FUTURE FINIS

scale 1/4" rep. 1'0"

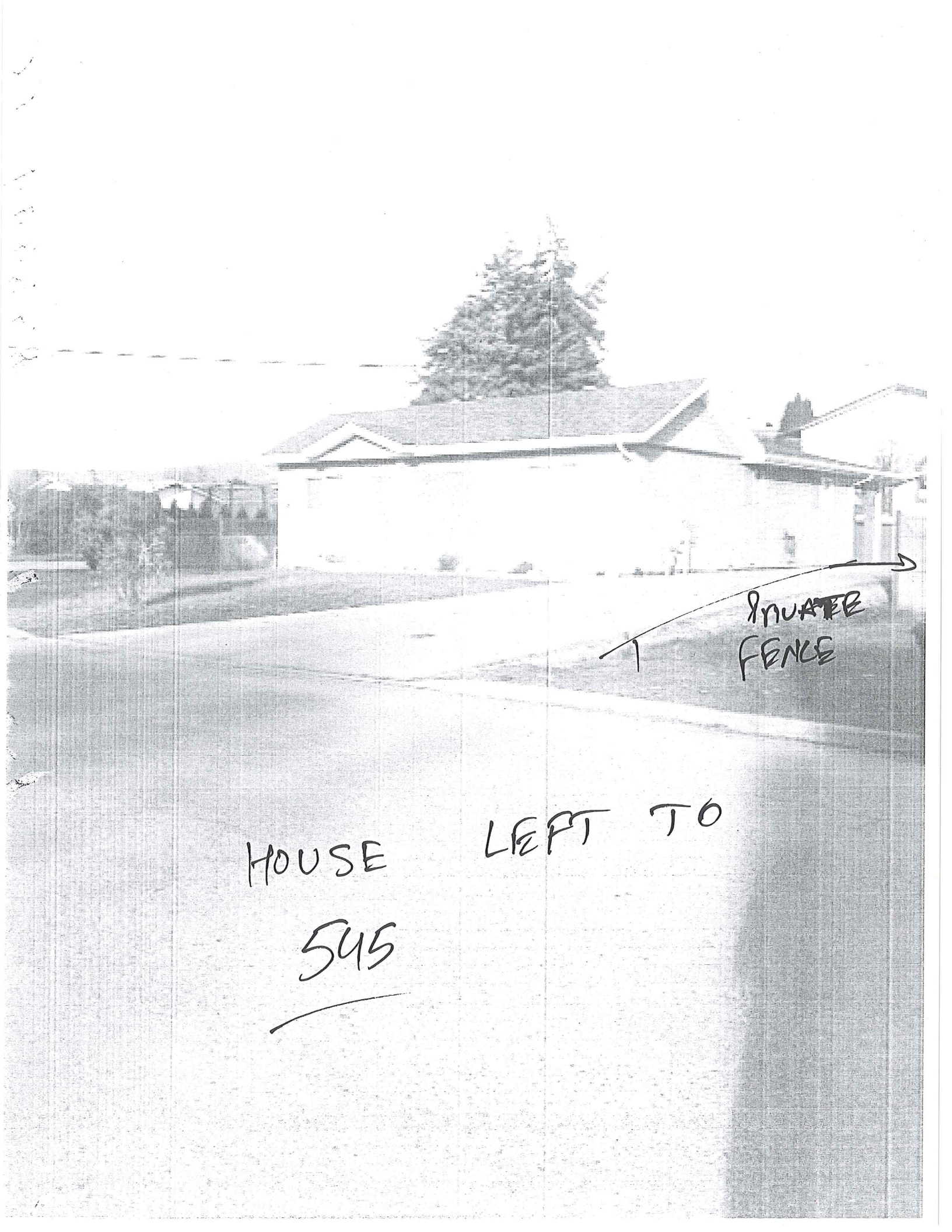
1253 sq ft Main Floor
 113 sq ft Foyer
 80 sq ft Laundry

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



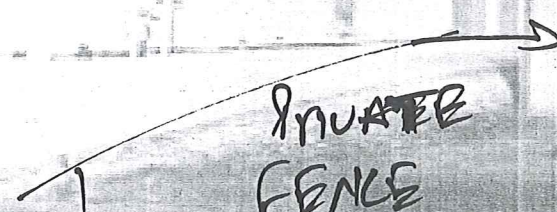
545

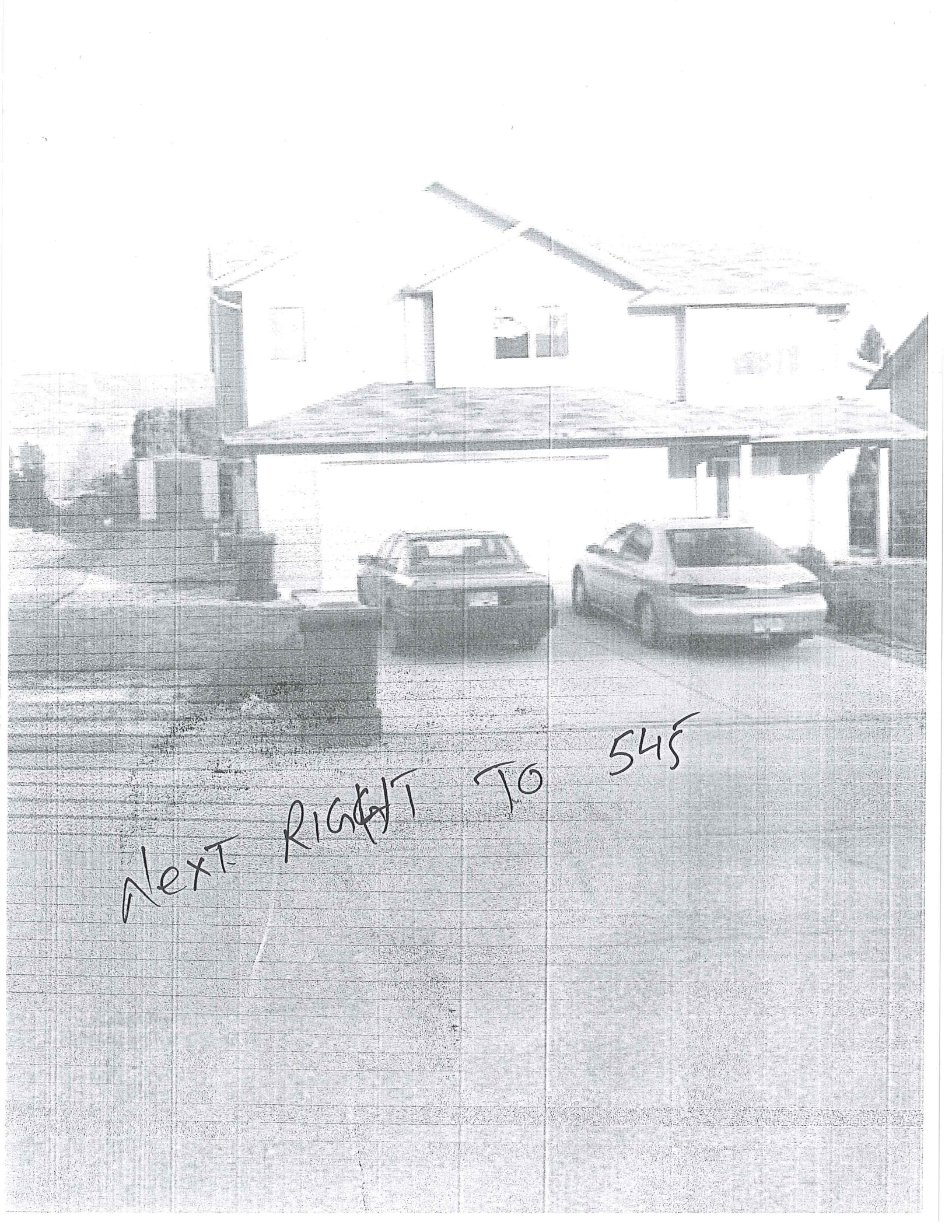
this road is
CUC-D-SAC



HOUSE LEFT TO
SUS

SQUARE
FENCE





Next RIGHT TO 545