

# REPORT TO COUNCIL



**Date:** May 18, 2012  
**To:** City Manager  
**From:** Land Use Management, Community Sustainability (BD)  
**Application:** Z12-0026      **Owner:** Bhushan & Arunlata Singla  
**Address:** 678 Westpoint Ct.      **Applicant:** Bhushan & Aruni Singla  
**Subject:** Rezoning Application  
**Existing OCP Designation:** Single/Two Unit Residential  
**Existing Zone:** RU1- Large Lot Housing  
**Proposed Zone:** RU1s- Large Lot Housing with Secondary Suite

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## 1.0 Recommendation

THAT Rezoning Application No. Z12-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 358, ODYD Plan KAP76046 except plan KAP84981 located on Westpoint Court, Kelowna, BC from the RU1- Large Lot Housing zone to the RU1s- Large Lot Housing with Secondary Suite zone be, considered by Council.

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT a building permit for the suite be applied for prior to final adoption of the zone.

## 2.0 Purpose

This application is seeking to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with a secondary suite zone to construct a secondary suite within a single family dwelling.

## 3.0 Land Use Management

The development proposal is situated in a low density neighbourhood characterized by uniform urban lots and housing types. 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 in 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 located within the Permanent Growth Boundary and amenities such as parks, schools, transit and recreational opportunities are within the area. Minimal impact is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site. Signatures from all affected neighbours indicate support for the rezoning to permit a secondary suite.

## 4.0 Proposal

### 4.1 Project Description

A large single family dwelling was constructed on the subject property in 2006. The owner realized they were not utilizing the lowest floor of the dwelling to its full potential and are proposing to convert it to a secondary suite. The proposed two bedroom suite would be accessed via the external staircase on the west side of the building. At the ground level there is space for two patios which would satisfy the requirement for private open space. In order to meet the maximum suite requirement a storage room will be created with access to the rear of the building.

### 4.2 Site Context

The subject property is located on the west side of Westpoint Court in the Mission area of Kelowna. The area is on a hillside elevated above the lower Mission area with views to the lake and city. The surrounding properties in all directions are zoned RU1 - Large Lot Housing.

### 4.3 Subject Property Map: 678 Westpoint Court



### 4.4 Zoning Analysis Table

The proposed application meets the requirements of RU1s - 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>	741 m <sup>2</sup>
Lot Width	16.5 m	40.2 m
Lot Depth	30 m	44.6 -15.47 m
Development Regulations		
Floor Area Ratio	May not exceed the lessor of 90 m <sup>2</sup> or 40%	Principal dwelling:490 m <sup>2</sup> Secondary suite: 90 m <sup>2</sup> 18 %

Height	2 ½ storeys / 9.5 m	4.6 m at the front / 3 storey walk out at rear
Front Yard	4.5 m / 6.0 m to a garage	4.6 m
Side Yard (north)	2.3 m (2 - 2 ½ storey)	approximately 12 m
Side Yard (south)	2.3 m (2 - 2 ½ storey)	2.25 m
Front Yard as the site is double fronting	4.5 m	4.5 m
<b>Other Regulations</b>		
Minimum Parking Requirements	3 stalls	3 stalls in garages & 1 stall adjacent to the suite access
Private Open Space	30 m <sup>2</sup>	Meets requirements with outdoor patio adjacent to suite

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

The future land use designation of the subject property supports secondary suite development.

## 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 door that open into the stairwell to the main dwelling c/w a landing and a fire rating on the underside of the stairs is required. 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.

### 6.2 Development Engineering Department

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.

Sanitary Sewer - Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). No service upgrades are required for this application.

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.

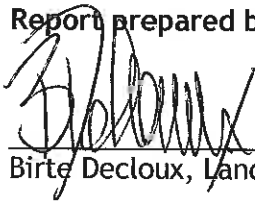
**6.3 Fire Department**

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: April 10, 2012

Report prepared by:



Birte Decloux, Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use

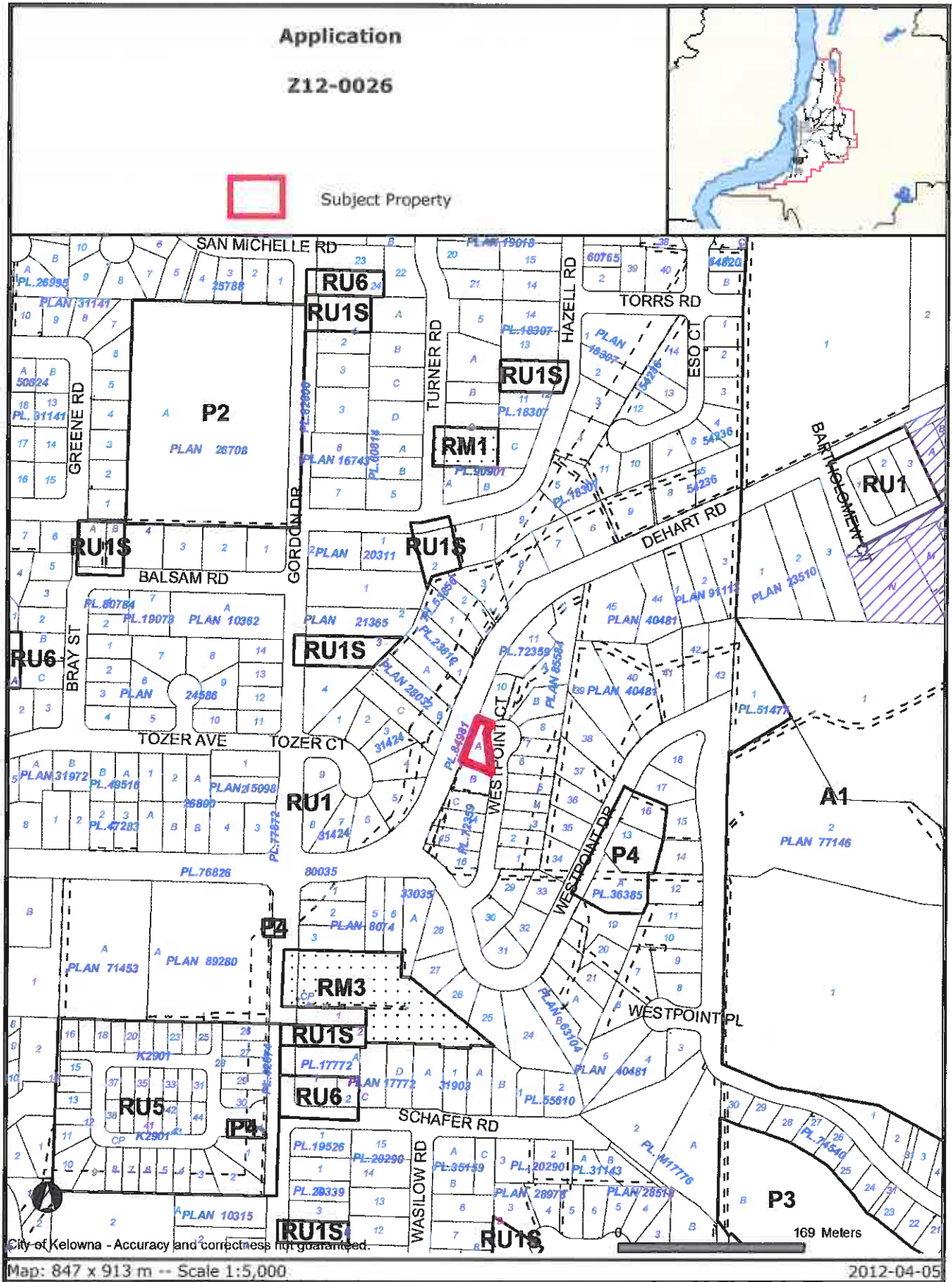
Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

**Attachments:**

Site Plan  
Elevations  
Suite Floor Plan  
Context/Site 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.

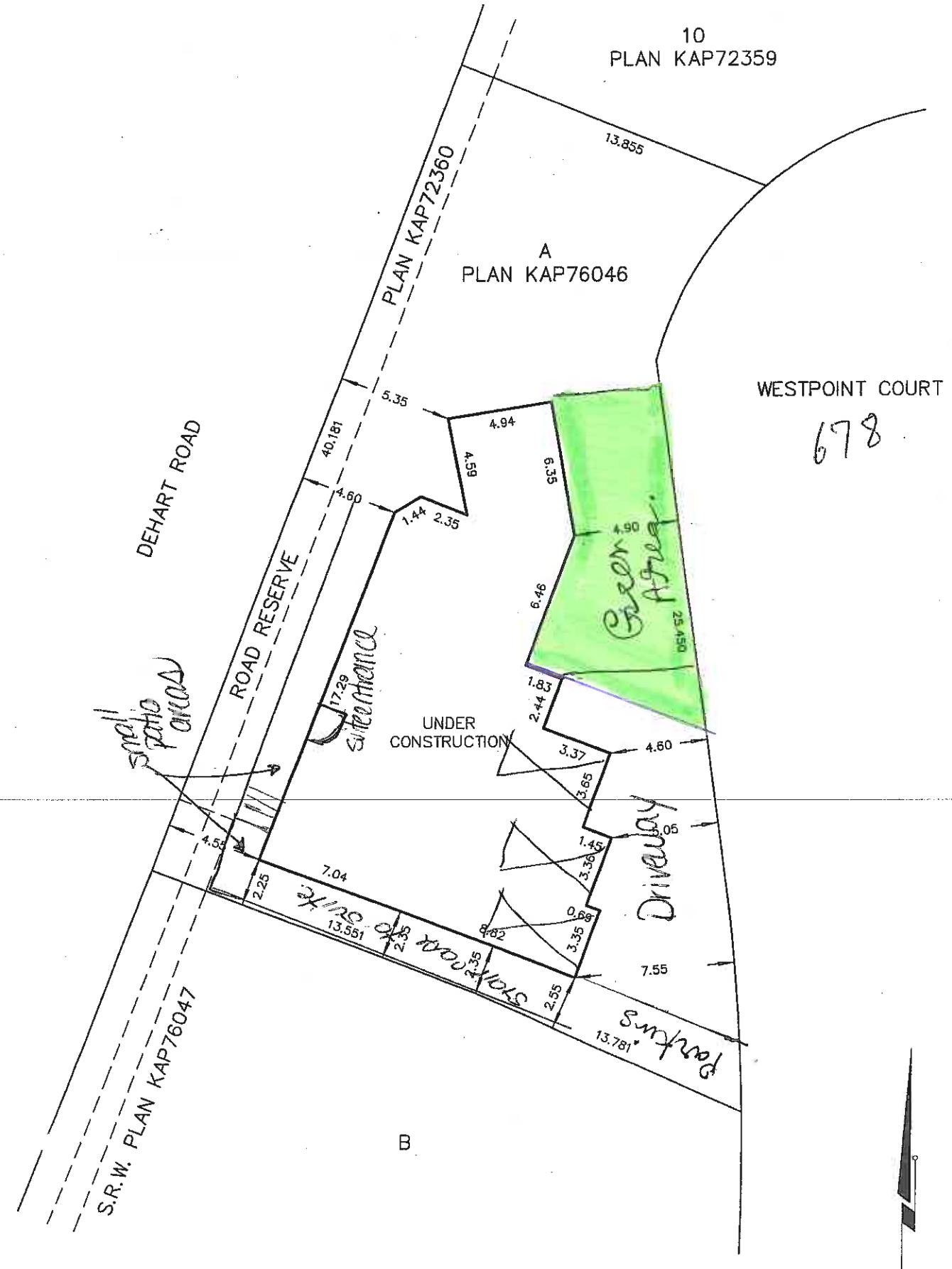


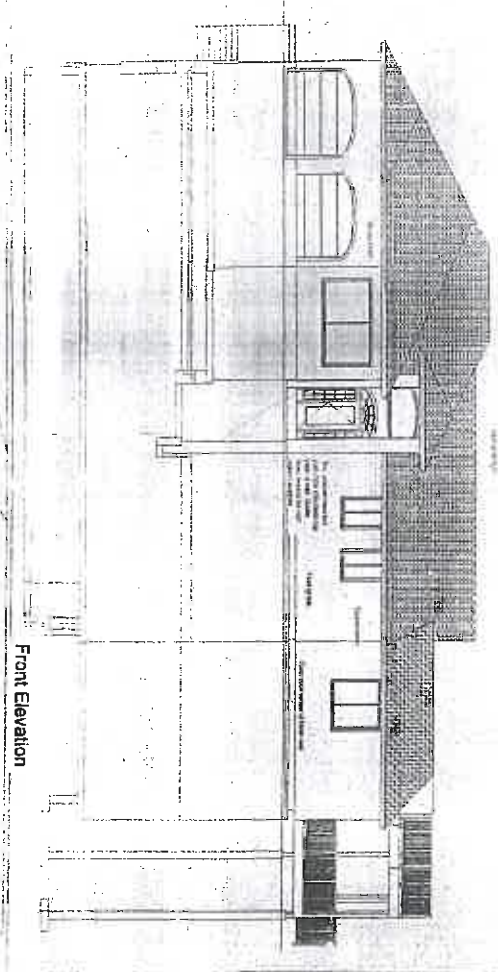
# B.C. LAND SURVEYOR'S CERTIFICATE

ON LOT A, PLAN KAP76046,  
DISTRICT LOT 358, O.D.Y.D.

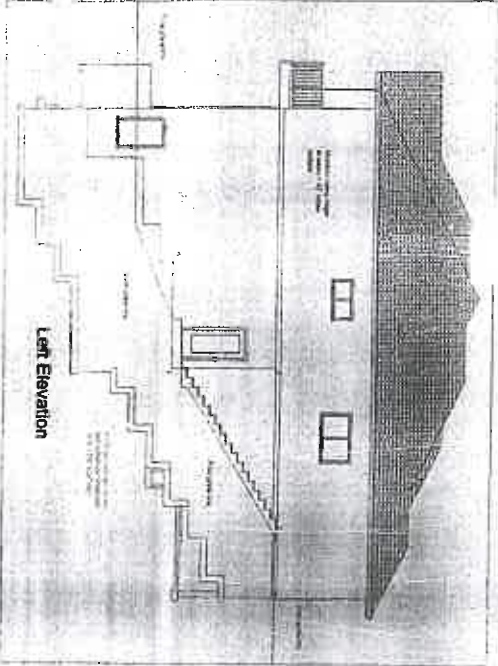
SCALE 1:250 All distances are in metres.

*Bluskan.*  
678  
west point Ct  
Cell 250-490-0046

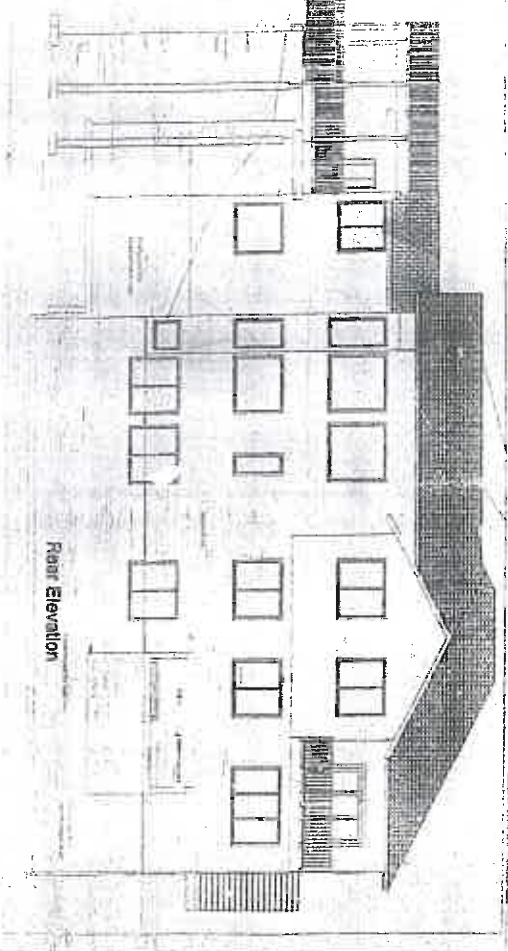




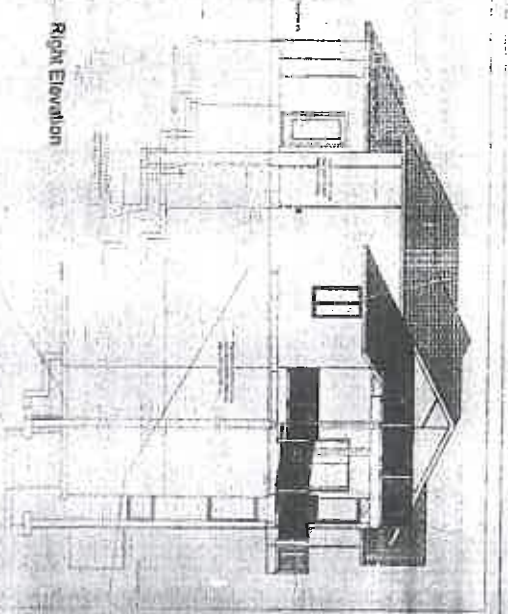
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

**NOT TO SCALE**

These drawings are intended to show the general character and appearance of the proposed building and are not intended to be used for construction purposes. The architect assumes no responsibility for the accuracy of the information contained herein or for any errors or omissions. The architect's services are limited to the design and preparation of the drawings. The client is responsible for obtaining all necessary permits and for the construction of the building in accordance with the approved drawings. The architect's office is located at 1000 North Main Street, Suite 200, Portland, ME 04107. Phone: (207) 866-1234. Fax: (207) 866-5678. Email: info@architect.com

*Integr. spec. 05*

**NOTED BY CITY OF BANGOR INSPECTOR AND SEALS**

Professional Seal: [Signature]

Professional Seal: [Signature]

Design and Drafting by:

**Mr. Stephen Design**

1000 North Main Street, Suite 200  
Portland, ME 04107  
Phone: (207) 866-1234  
Fax: (207) 866-5678  
Email: info@stephendesign.com

**DN**

Professional Seal: [Signature]

Professional Seal: [Signature]

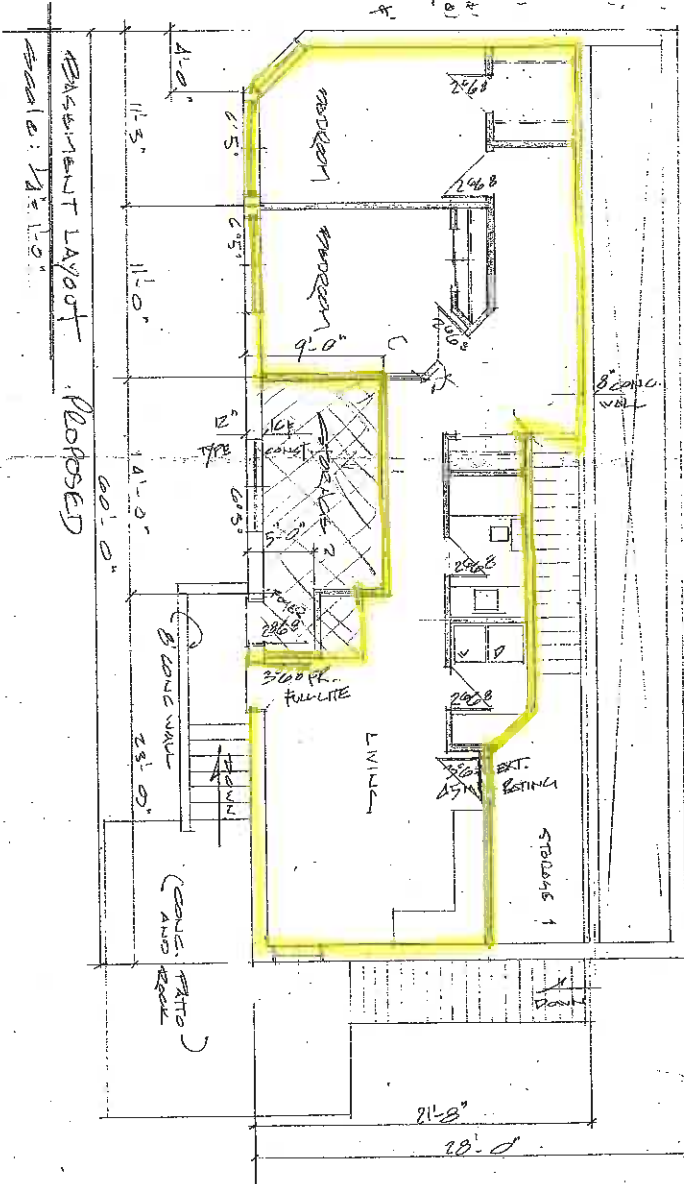
**Reviewer's**

Professional Seal: [Signature]

SINGLE POINT POINT COUNT  
 CONCRETE (198 L. BEARING)

60' x 21.75' = 1305 sf  
 WALL AREA = (60' x 21.75') = 1305 sf  
 WALL AREA = 1245 sf  
 WALL THICKNESS = .42'  
 STORAGE ROOM 1 = 1056 sq ft  
 STORAGE ROOM 2 = 1107 sq ft  
 FINISH = 16 sq ft  
 STAIRS 1 = 42 sq ft  
 STAIRS 2 = 42 sq ft  
 STAIRS 3 = 97 sq ft

5/8" WALK X.  
 STAIRS  
 OR CLOSERS



**SITE AREA**





