



## 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.

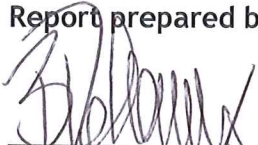
6.3 Fire Department

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:

  
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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







# 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*

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