

4.0 Proposal

4.1 Project Description

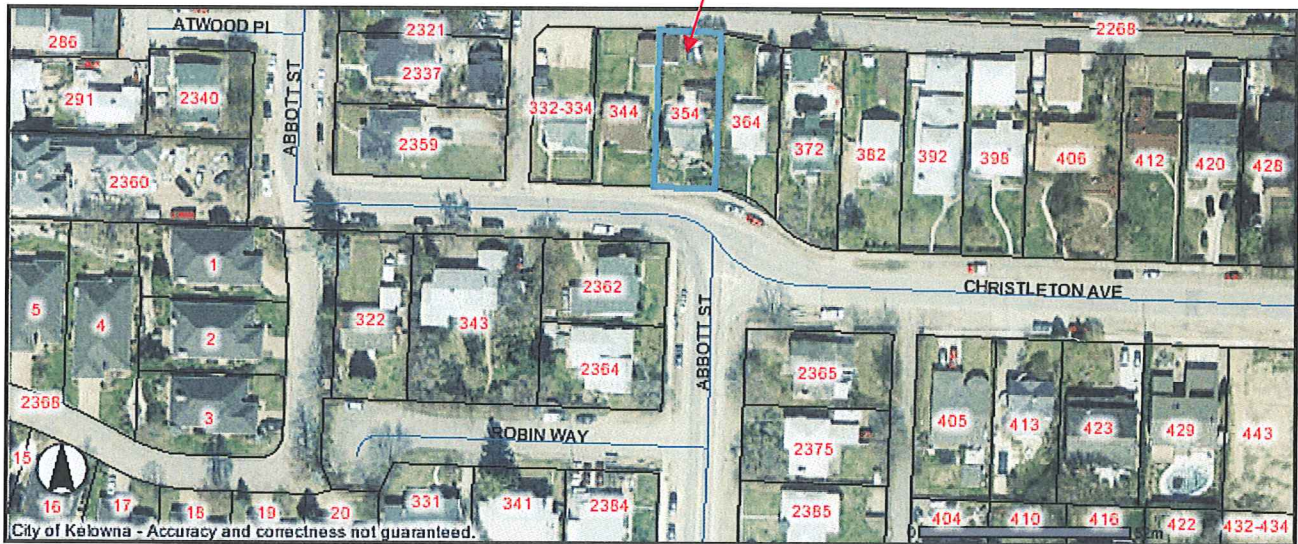
A secondary suite in an accessory building is being proposed for the rear of the subject property. The one bedroom suite has a den and ample living quarters with a vaulted ceiling. Notably, the scale of the building does meet zoning bylaw requirements, but the height and placement of the windows may have an impact on abutting properties and this would be reviewed at the Development Permit stage. Parking requirements are achieved with tandem stalls on the west side of the proposed building and an additional stall on the east side of the building. Although this meets the requirements of the Zoning Bylaw, it does not allow for any green open space adjoining the east and west doors to the suite.

4.2 Site Context

The subject property is located on the north side of Christleton Avenue in the Pandosy/KLO sector of Kelowna. Three neighbouring properties are zoned for single family dwellings, however six properties within the block are zoned RU6-Two Dwelling Housing or have a “s” zone. The surrounding properties are zoned as follows:

Orientation	Zoning	Land Use
North	HD1 - Hospital District	Kelowna General Hospital
East	RU1 - Large Lot housing	Single family dwelling
South	RU1 - Large Lot housing	Single family dwelling
West	RU1 - Large Lot housing	Single family dwelling

4.3 Subject Property Map 354 Christleton Avenue



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 ²	581 m ²
Existing Lot/Subdivision Regulations		
Lot Width	16.5 m	15.2 m ①
Lot Depth	30 m	38.1 m
Principal Dwelling		
Height	2 ½ storeys / 9.5 m	5.4 m
Front Yard	4.5 m / 6.0 m to a garage	8.41 m
Side Yard (east)	2.0 m (1 - 1 ½ storey)	2.65 m
Side Yard (west)	2.0 m (1 - 1 ½ storey)	2.4 m
Rear Yard	6.0 m	11.9 m
Proposed Accessory Building		
Height	4.5 m	4.5 m
Distance to principal dwelling	4.5 m	6.2 m
Side Yard (east)	2.0 m (1 - 1 ½ storey)	3.65 m
Side Yard (west)	2.0 m (1 - 1 ½ storey)	3.65m
Rear Yard	1.5 m	1.5 m
Other Regulations		
Floor Area Ratio	May not exceed the lesser of 90 m ² or 75%	Principal dwelling: 125.5 m ² Secondary suite: 81 m ² 64.5 %
Minimum Parking Requirements	3 stalls	2 stalls on the west side of the proposed accessory building and 1 east side
Private Open Space	30 m ²	Provided between the dwellings

① existing non-conforming lot width

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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) 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) This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit.
- 4) Full Plan check for Building Code related issues will be done at time of Building Permit.

6.2 Development Engineering Department

See attached.

6.3 Fire Department

An unobstructed and easily distinguishable firefighter access path, of 1100 mm, from the street to the back of the property line as well to the secondary detached suite main entrance is required.

If a fence is ever constructed between the dwellings an 1100 mm, clear width, gate is required. Any gate is to open with out special knowledge. The addresses for both residences are to be visible from Christleton Ave.

6.4 Fortis BC Gas

Existing FortisBC gas service to the subject property will be adversely affected. A comparison of the plans provided to our internal gas service sketches indicate that the proposed accessory building will be located directly over top of the existing gas service pipeline. It needs to be abandoned and renewed to a new suitable meter location that meets the customer's gas requirements and our installation needs. ***FortisBC has been contacted and an alteration order has been registered to relocate the existing natural gas line.*

7.0 Application Chronology

Date of Application Received: May 2, 2012
Refined plans received: June 1, 2012

Report prepared by:

Birte Decloux, Land Use Planner

Reviewed by:



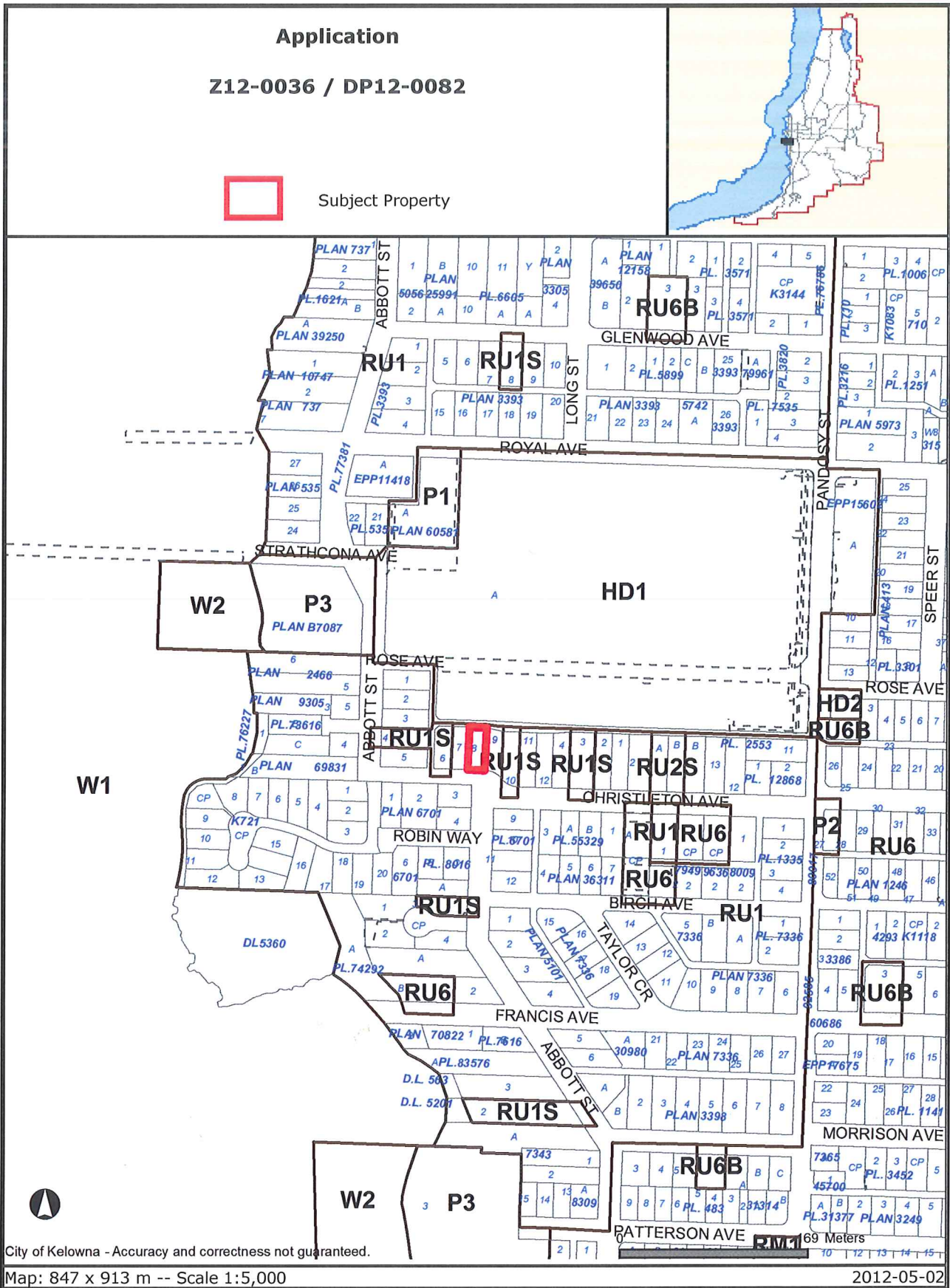
Danielle Noble Manager, Urban Land Use

Approved for Inclusion:

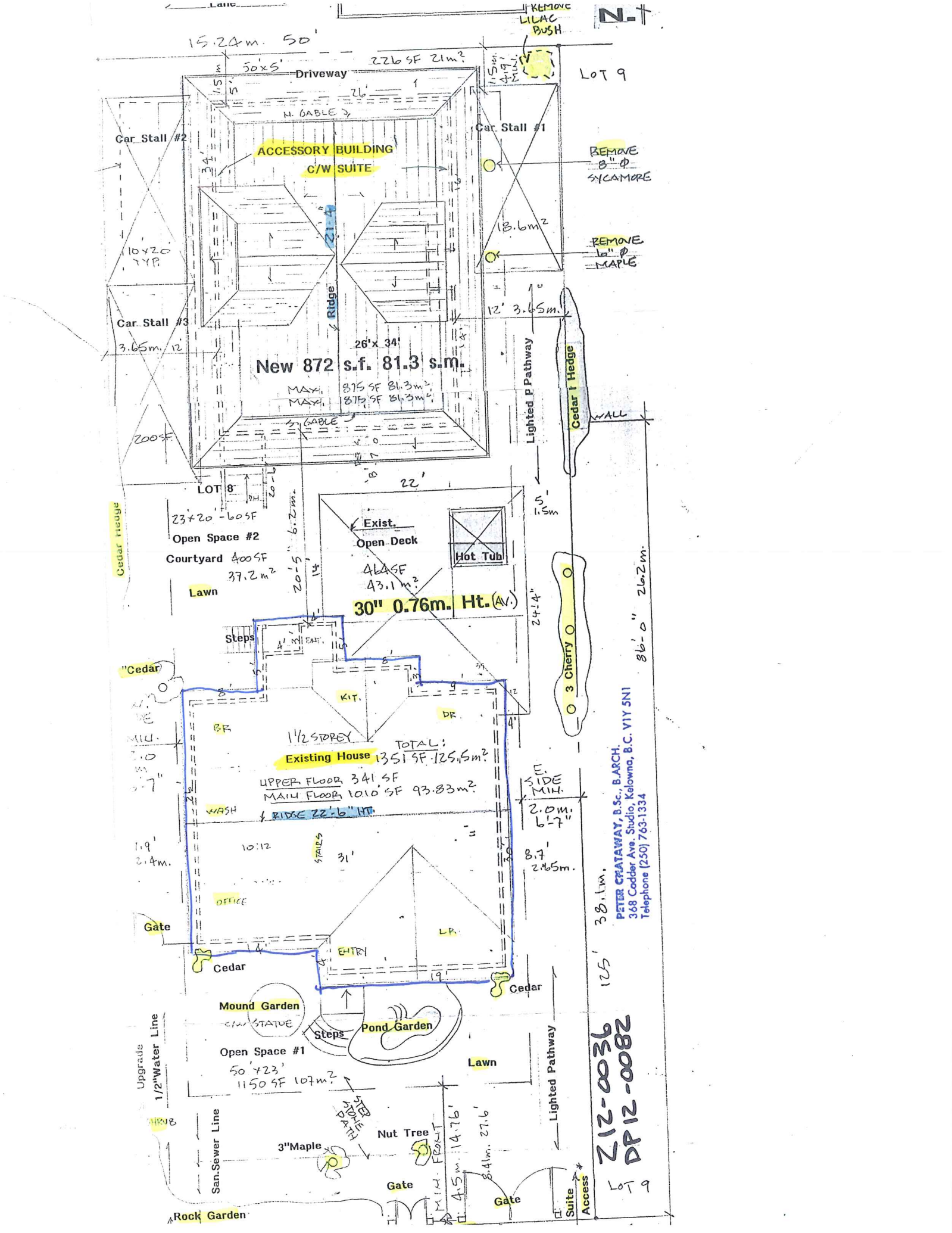
Shelley Gambacort, Director, Land Use Management

Attachments:

Site Plan
Conceptual Elevations
Technical Comments



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.

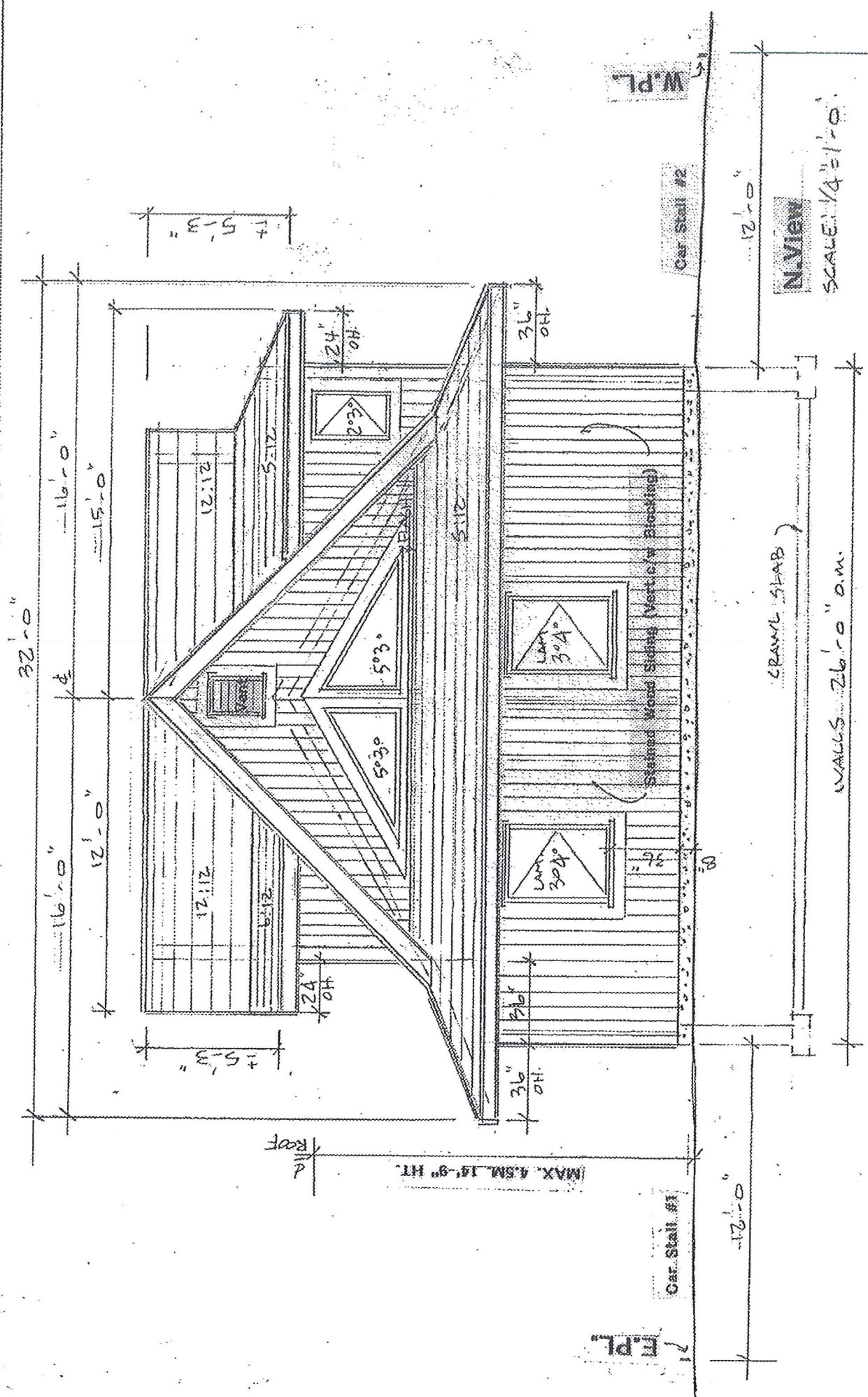


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 Telephone (250) 763-1334

Z12-0036
 DP12-0082

125' 38.1m.

Lot 9



W.P.L.

Car. Stall #2

N.VIEW

SCALE: 1/4"=1'-0"

CRAWL SLAB

WALLS 26'-0" O.M.

Car. Stall #1

F.P.L.

MAX. 4.5M. 15'-9" HT.

ROOF

32'-0"

16'-0"

15'-0"

12'-0"

16'-0"

± 5'-3"

21'-21"

21'-21"

24" HT.

24" HT.

36" off

36" HT.

50.3°

50.3°

WIN 30.4°

WIN 30.4°

Stained Wood Siding (Vertical Boarding)

12'-0"

12'-0"

36"

36"

CITY OF KELOWNA
MEMORANDUM

Date: May 14, 2012:
File No.: Z12-0036

To: Land Use Management Department (BD)

From: Development Engineering Manager

Subject: 354 Christleton Ave Lot 8 Plan 3451 Suite in Access Bldg

Development Engineering have the following requirements associated with this application.

1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service must be provided to meet current by-law requirements. **The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense.** One metered water service will supply both the main residence and the suite.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be installed on the service. **The applicant will be required to sign a Third Party Work Order for the cost of the water and sanitary service upgrades.** For estimate inquiry's please contact John Filipenko, by email jfilipenko@kelowna.ca or phone, 250-469-8581.

3. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf