



Proposal Summary for 3507 Gates Road, West Kelowna Development Variance Permit:

3507 Gates Road is currently an R1 zoned lot in West Kelowna described as a "Single Family Dwelling w/ Basement Suite". It's located on a quiet branch road off of Glenrosa Road, along with approximately 14 houses all occupying the same side of the street. The houses are afforded large lots as well as significant elevation changes that allow for relative seclusion from one another.

The current owners would like to bring the basement suite into compliance with the "Secondary Suite" regulations as stipulated by the City of West Kelowna in order to provide additional inventory for the local rental market. The basement suite is currently rented on a long term lease to an individual.

The current suite, which was finished on permit but not registered as a secondary suite, was completed in 1996. The owners intend to improve the suite in order to meet or exceed both the BC Building Code and local bylaws. These improvements are minor, and in most cases are required only in order to accommodate changes to the BC Building Code that have occurred between the finishing in 1996 and today.

One hurdle that is proving to be challenging is the requirement of Zoning Bylaw 0154, Section 3.16.2.

A secondary suite shall have a maximum floor area of 90m² (968.8 ft²) or 40 % of the habitable floor area of the principal dwelling, whichever is less.

The city definition of "floor area" essentially extends from the exterior of the walls, to any fire rated wall. In this case the size of the existing floor area of the basement suite is 104.5 m². This is well under the 40 % requirement, but over the 90 m² limit.

Since the measurements of the unit are taken from the exterior of the walls, the only way to reduce the size of the current suite is to move the fire rated wall that separates the suite from the house's mechanical room and storage area.

This would be a cost prohibitive undertaking as that wall currently contains both the existing kitchen and bathroom. It would necessitate a full redesign of the basement space, gutting the majority of the unit, and then rebuilding both the kitchen and the bathroom. The existing plumbing under the concrete foundation would need to be moved, and the existing electrical behind the currently finished walls would need to be also moved. An opening in a structural wall would also need to be relocated.

Besides being cost prohibitive, the work would also require the removal of the current tenant.

It is for this reason that the owners of the property request that a variance be granted by the City of West Kelowna, allowing the existing suite to be accepted at its current size.