

### **An Outline of Proposed Development or Land Use**

An application for a secondary suite has been submitted to city of West Kelowna. A pre-inspection was conducted and all the requested changes by the city inspector is done or will be done in order to bring the unit to the city code. The size of the secondary suite including the mechanical room and game room is 120 m<sup>2</sup> (48% of total livable area) which is 30 m<sup>2</sup> over the habitable area limit for the secondary suite (90 m<sup>2</sup>). The separation of mechanical room and/or game room from the secondary suite space is neither practical nor will bring the size under 90 m<sup>2</sup>. This application is submitted to request a variance in the size of secondary suite. Mr. Elroy Dueck is the city inspector who has helped with this file since the beginning.

This house has abundant of space to accommodate a secondary suite. The first level includes 3 bedrooms, Laundry room, kitchen, living room, den, 2 cars parking garage and minimum 2 cars driveway space. The secondary suite will include a bedroom, full bathroom, living room, kitchen, game room and mechanical/laundry room. The secondary suite is one bedroom and will accommodate a family of maximum 2-3. No negative impacts of the proposal on the single family home or neighbours or neighbourhood are anticipated.

• **An explanation of the community and/or neighbourhood benefit:**

The location of proposed secondary unit is in Tallus Rdige Settlement, Shannon Lake region, West Kelowna, BC. This is a low density family homes area, close to nature, with low vacancy rate. The overall vacancy rate in the region is low (<2% 2019 data). The demand for rentals, particularly summer rentals is high in the area. The increase of vacancies will help in balancing the high rental rates, and consequently enhance the young people settlement in the region and improves the tourism industry in Okanagan's. These changes will bring jobs and prosperity to our community.

• **An explanation of and rationale for the impacts of the proposal, including any impacts to surrounding uses and any biophysical constraints:**

The proposal will contribute to tourism industry and settlement of young residents in the area. No negative impacts to surrounding uses and no biophysical constraints are anticipated.

• **An explanation of how the development meets the Development Permit Guidelines of the OCP where applicable**

The proposal has no impact on the Development Permit Guidelines on the OCP.

Mehdi Sharifi  
Applicant  
Feb 14, 2021