CITY OF KELOWNA
MEMORANDUM

DATE: August 27, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z08-0065 **APPLICANT:** Gurdev (David) Sra

AT: 1285 Tanemura Cr **OWNER:** Gurdev and Parmjit Sra

PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO RU1(s) – LARGE LOT HOUSING WITH A SECONDARY SUITE ZONE, IN ORDER TO CREATE A SECONDARY SUITE WITHIN AN THE EXISTING BUILDING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1(s) – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: CARLIE FERGUSON

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0065 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 13, Township 26, O.D.Y.D, Plan KAP85143, located on Tanemura Cr, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to the RU1(s) – Large Lot housing with a Secondary Suite Zone be considered by Council;

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

2.0 SUMMARY

This rezoning application seeks to rezone from RU1 – Large Lot Housing to RU1(s) – Large Lot Housing (with Secondary Suite) zone to allow for a secondary suite within an existing single detached dwelling on the subject property.

3.0 BACKGROUND

3.1 The Proposal

This application is for the addition of a small secondary suite to be located on the lower floor (walkout basement) of an existing single detached dwelling. The proposed suite is to include two bedrooms, living room, full kitchen, bathroom, and laundry facilities. The applicant is proposing to add a separate entrance to the suite to be located on the east side of the house. The minimum required 3 parking spaces and 30m^2 open space per dwelling unit have been provided.

The proposed application meets the requirements of the RU1(s) Large Lot Housing with a Secondary Suite zone as follows :

Zoning Bylaw No. 8000		
CRITERIA	**PROPOSAL**	**RU1(s) ZONE REQUIREMENTS**
Subdivision Regulations		
Lot Area	815 m^2	550 m^2
Lot Width	18.4 m	16.5 m
Lot Depth	49.9 m	30.0 m
Development Regulations		
Site Coverage (buildings)	23.5%	40%
Suite Size	59 m^2 (19%)	Lesser of 90 m^2 or 40% of total floor area
Total Floor Area of Principle Building	317 m^2	N/A
Site Coverage (buildings/parking)	24%	50%
Height	1 storey/4.76 m	2 ½ storeys / 9.5 m
Front Yard	3.0 m [A]	6.0 m
Side Yard (west)	2.0 m	2.0 m (1- 1 ½ storey)
Side Yard (east)	2.0 m	2.0 m (1 - 1 ½ storey)
Rear Yard	> 7.5 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30 m^2

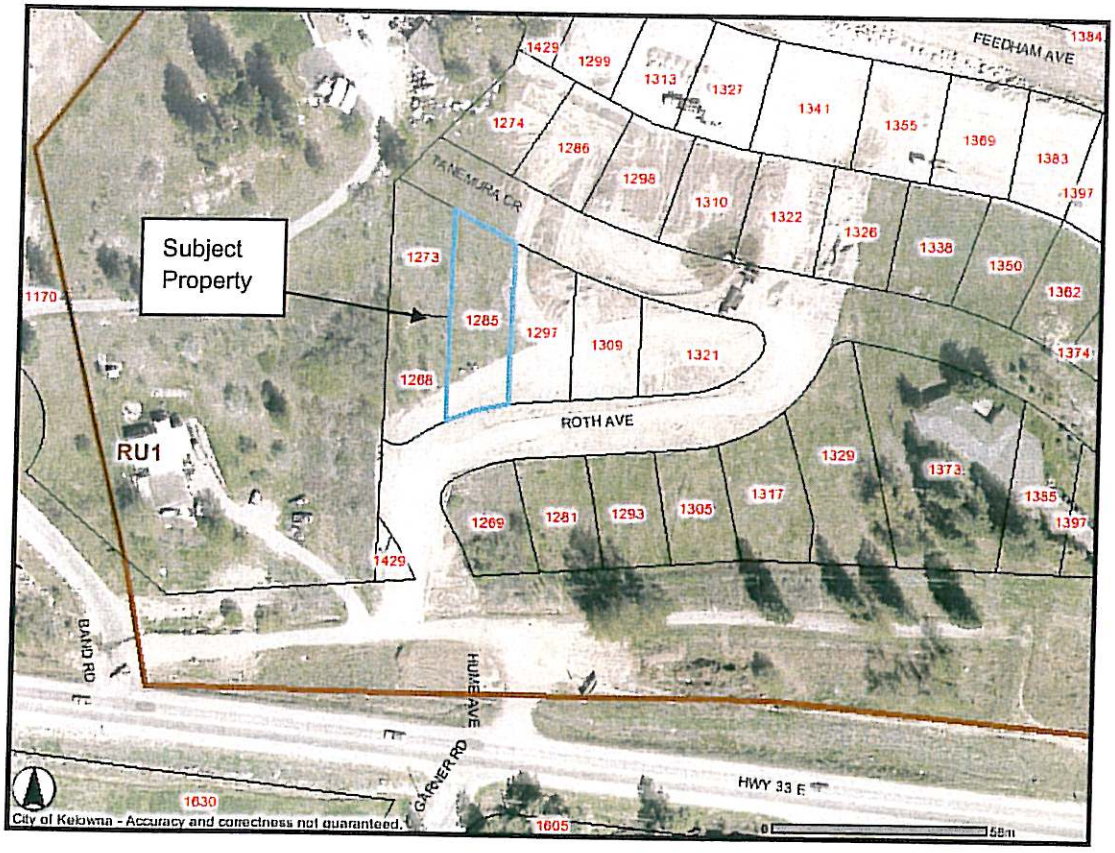
[A] As per the approved DVP07-0148, the front yard setback is 3.0 m.

3.2 Site Context

The subject property is located north of Hwy 33 on Tanemura Crescent backing onto Roth Ave. The area has been recently developed with many newer single residential homes. More specifically, the adjacent land uses are as follows:

North	RU1 – Large Lot Housing
East	RU1 – Large Lot Housing
South	RU1 – Large Lot Housing
West	RU1 – Large Lot Housing

3.2 Site Location Map 1285 Tanemura Cr



4.0 CURRENT DEVELOPMENT POLICY

4.1 City of Kelowna Strategic Plan (2004)

One of the objectives of the Strategic Plan is "to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas" (Objective 1.1). The proposal is consistent with these objectives and with their accompanying strategies.

4.2 Kelowna 2020 – Official Community Plan

The subject property is designated as Single/Two Family Residential on Generalized Future Land Use Map 19.1 which forms part of the Official Community Plan. The proposed land use (single dwelling housing with a secondary suite) is consistent with the direction of this policy document.

5.0 TECHNICAL COMMENTS

5.1 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met.

5.2 Inspections Department

The following comments were received and are to be dealt with at the building permit stage:

- Separate heating system requirement
- Interconnected Smoke and Carbon Dioxide detectors required
- Provide Fire Resistance Ratings (FRR) and Sound Transmission Coefficient (STC) for the common wall and floor assemblies

5.3 Works and Utilities Department

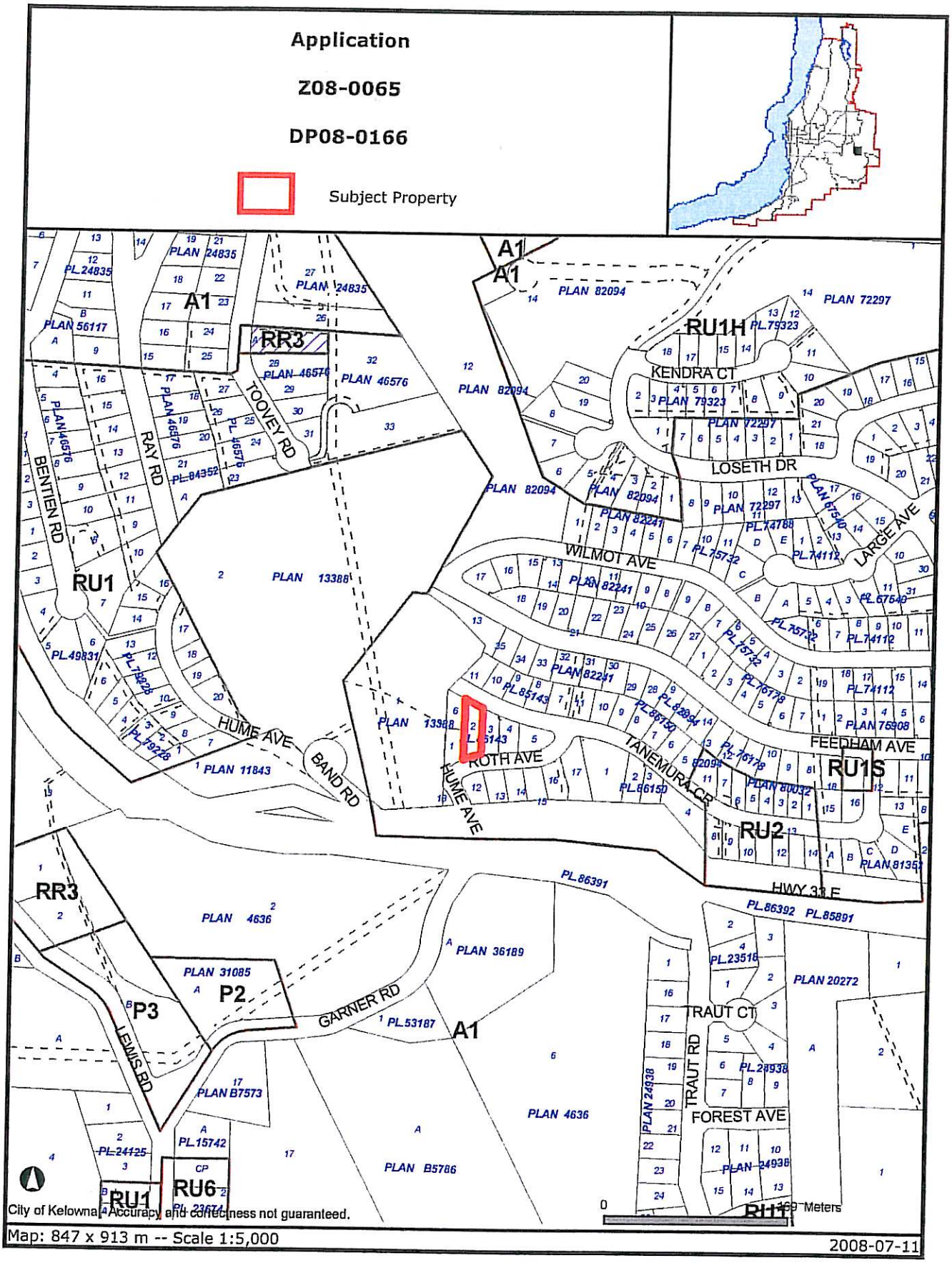
No concerns.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

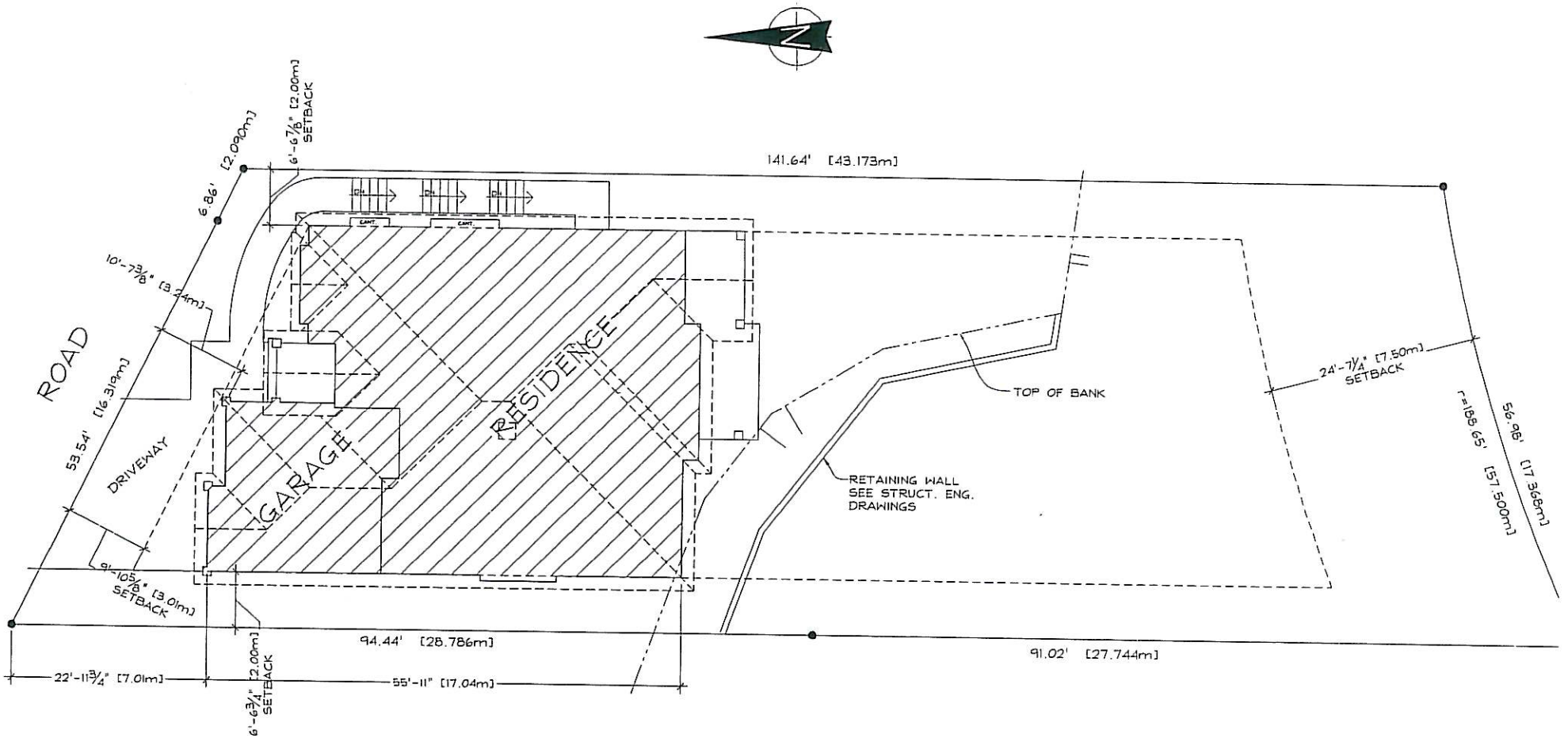
The Planning and Development Services Department is generally supportive of the proposed rezoning of the property to the RU1(s)- Large Lot Housing (with Secondary Suite) zone. The Official Community Plan designates the future land use of the subject property as Single / Two Unit Residential and the proposed land use (single unit housing with a secondary suite) is therefore consistent. As the suite is within the existing house, there will be no negative visual impact on the single-family character of the area. Adequate parking is also available on site.

Danielle Noble
Current Planning Supervisor
SG/bcd

ATTACHMENTS
Location of subject property
Site Plan
Proposed Suite Plan
Elevations



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.



REVISED PLANS

DESIGN CRITERIA:

AREAS:

SITE AREA = 8,772 SQ. FEET (815 SQ. METERS)
BUILDING AREA = RESIDENCE (BUILDING AREA INCL. GARAGE) 2,064 SQ. FEET (192 SQ. METERS)
SITE COVERAGE = 23.5 %

B.C. BUILDING CODE CLASSIFICATION = GROUP C SINGLE FAMILY OCCUPANCY
PART 9 CODE REVIEW

SITE INFORMATION:

ZONING: RU1h
SETBACKS:
REAR - 7.5m (24'-7 1/4")
FRONT - 6.0m (9'-10 1/8") FROM B. of C.
SIDE - 2.0m (6'-6 3/4")

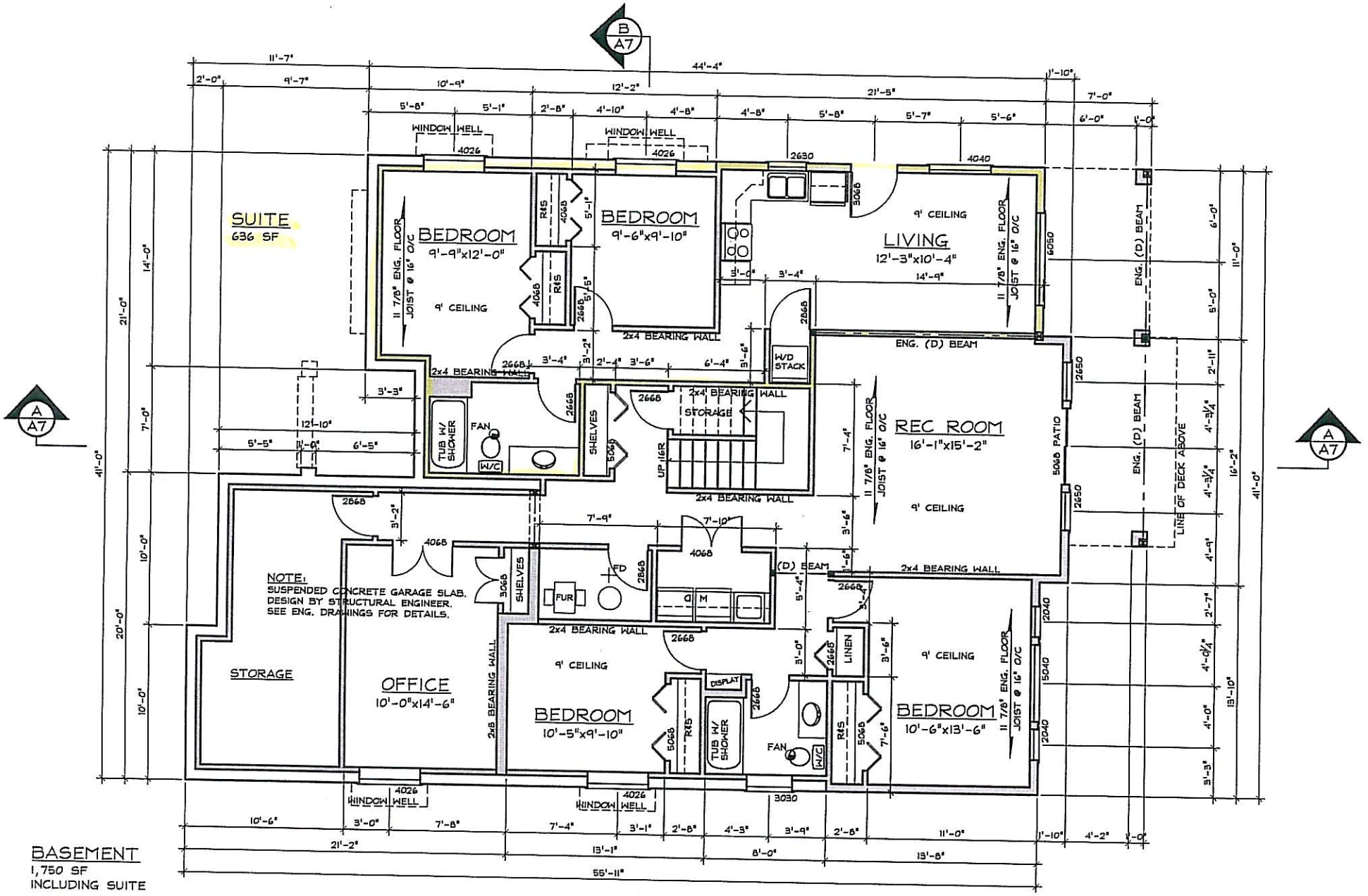
"Sra Residence"

LOT 2, PLAN 85143, 1285 TENAMURA CRES.

TGM
Drafting & Design
102 - 1905 Evergreen Court,
Kelowna, BC 860-7750

SCALE 1/8"= 1'-0"
DATE AUG 11/08
SHEET NO. A1
SITE PLAN

PDF created with pdfFactory Pro trial version www.pdffactory.com



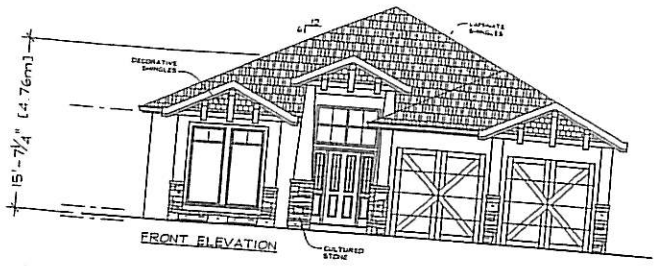
BASEMENT
1,750 SF
INCLUDING SUITE

"Sra Residence"

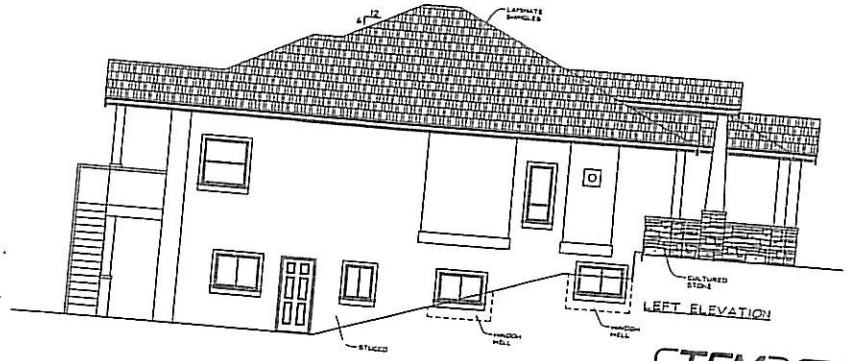
LOT 2, PLAN 85143, 1265 TENAMURA CRES.

TGM
Drafting & Design
102 - 1905 Evergreen Court,
Kelowna, BC 860-7750

SCALE	1/4"= 1'-0"
DATE	JUNE 13/07
	BASEMENT PLAN
SHEET NO	A3



FRONT ELEVATION



LEFT ELEVATION

"Sra Residence"

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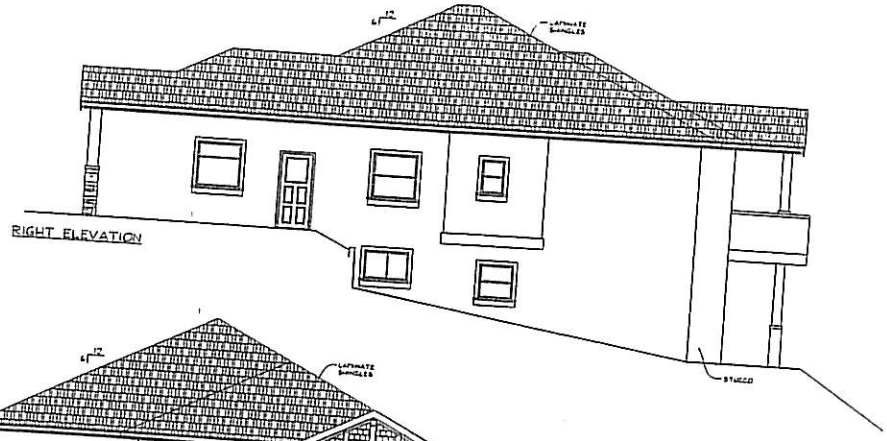
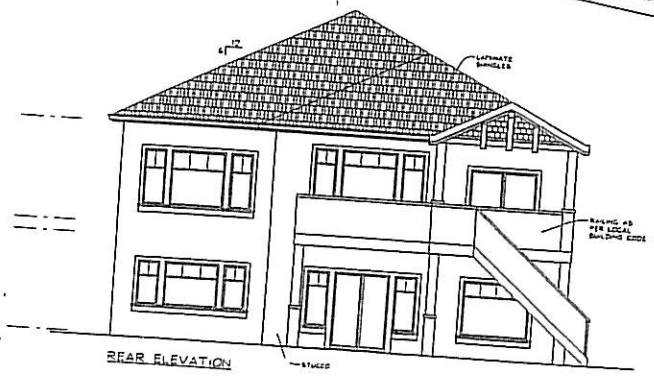
ELEVATIONS

A5



RIGHT ELEVATION



REAR ELEVATION

"Sra Residence"

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ELEVATIONS

A6