
**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 30m² 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

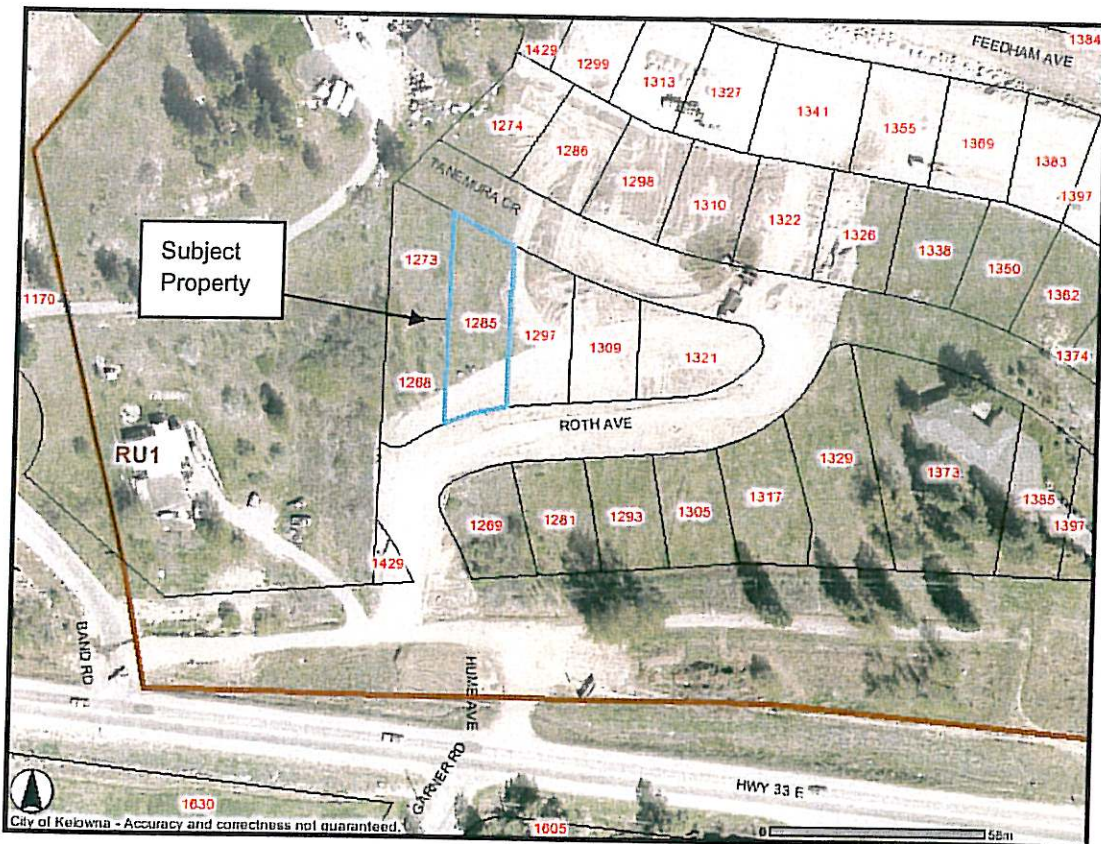
^A As per the approved DVP07-0148, the front yard setback is 3.0 m.

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

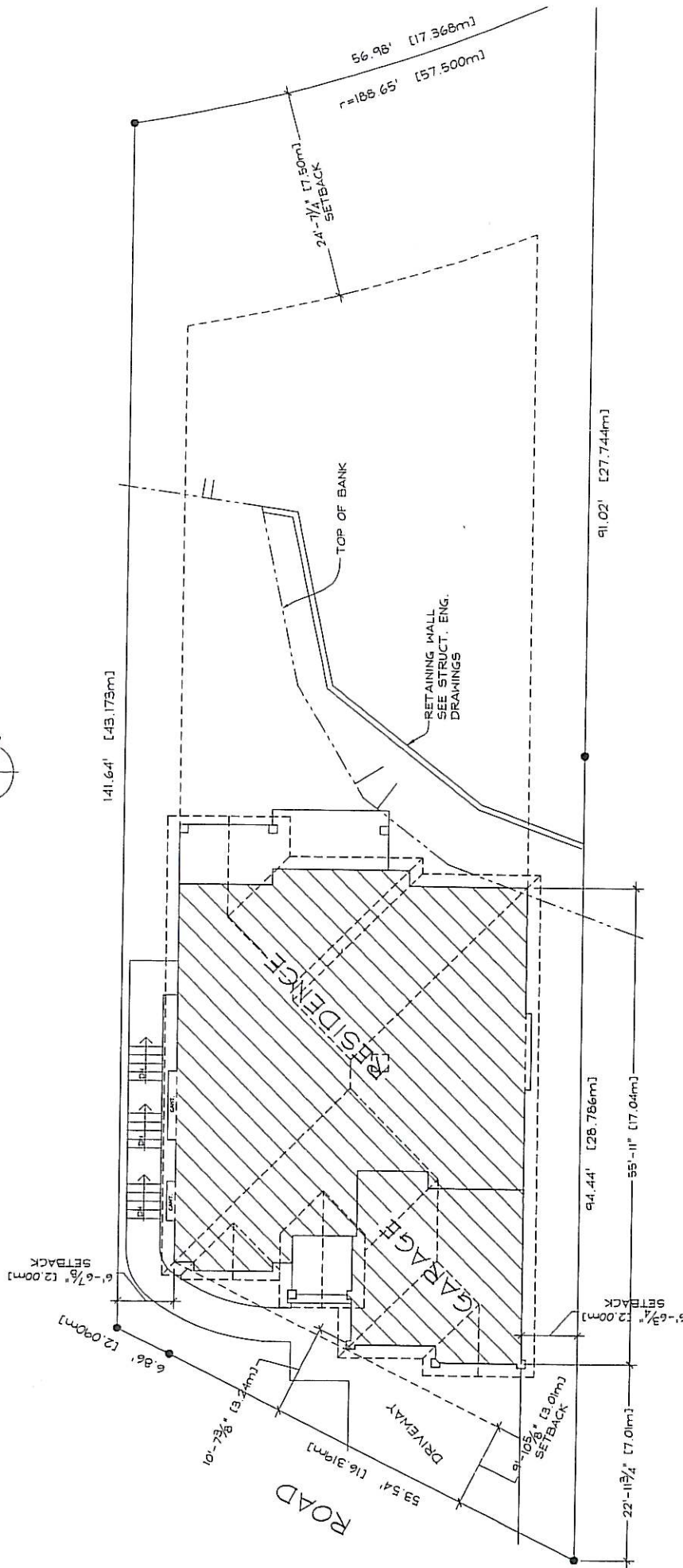
ATTACHMENTS

Location of subject property
Site Plan
Proposed Suite Plan
Elevations

RECEIVED
CITY OF VANCOUVER
PLANNING DEPARTMENT
JAN 10 2010







REVISED PLANS

DESIGN CRITERIA:

AREAS:
SITE AREA = 0.772 SQ FEET (0.05 SQ METERS)
BUILDING AREA = RESIDENCE (BUILDING AREA INCL. GARAGE) 2,064 SQ FEET (190 SQ METERS)
SITE COVERAGE = 23.5 %

B.C. BUILDING CODE CLASSIFICATION = GROUP C SINGLE FAMILY OCCUPANCY
PART 4 CODE REVIEW

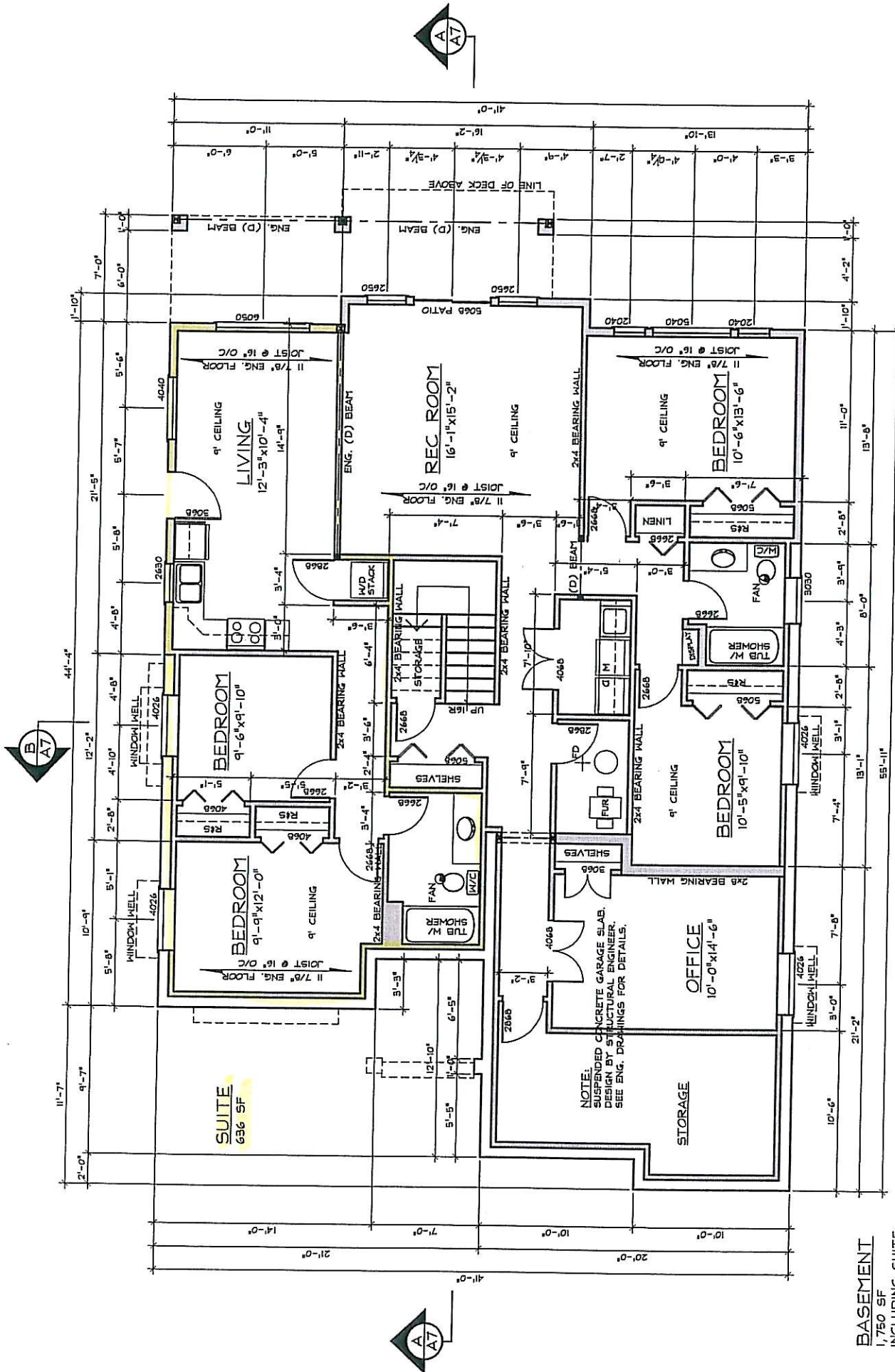
SITE INFORMATION:

ZONING: RUH
SETBACKS:
REAR - 7.5m (24'-7 1/4")
FRONT - 6.0m (19'-10 1/8") FROM B. of C.
SIDE - 2.0m (6'-6 3/4")

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

"Sra Residence"
LOT 2, PLAN 85143, 1285 TEANAUARA CRES.



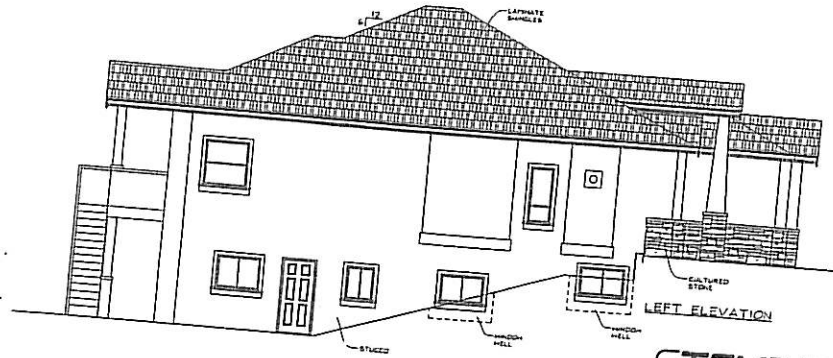
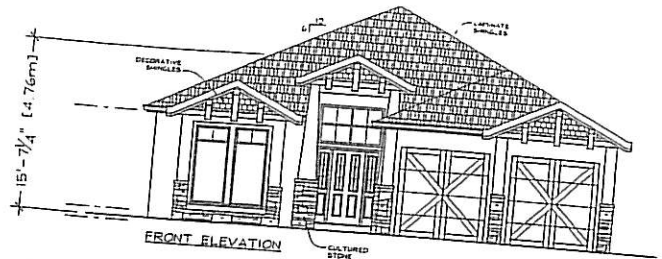
BASEMENT
1,750 SF
INCLUDING SUITE

"Sra Residence"

LOT 2, PLAN 65143, 1255 TEWAIWAI CRESC.

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

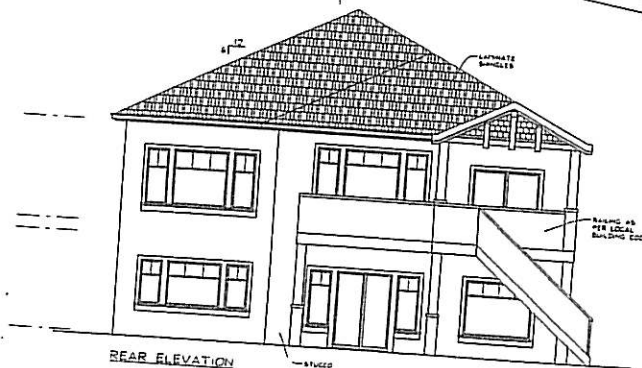
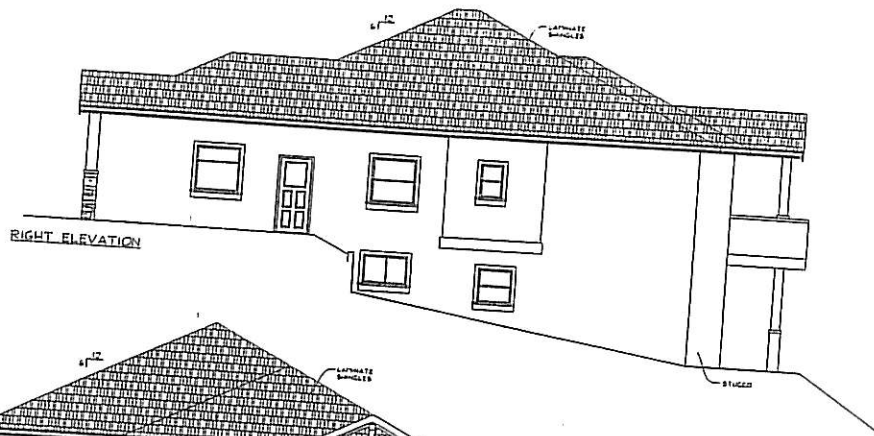
SCALE 1/4" = 1'-0"
DATE JUNE 13/07
BASEMENT PLAN
SHEET NO **A3**



"Sra Residence"
101 & PLAN 1011 1011 1011 1011 1011

TGM
Drafting & Design
101 - 1013 Evergreen Court
Kalamazoo, MI 49001

DATE	SCALE	PROJECT
10/1/10	1/4" = 1'-0"	101 - 1013
10/1/10	1/4" = 1'-0"	101 - 1013
ELEVATIONS		A5



"Sra Residence"
101 & PLAN 1011 1011 1011 1011 1011

TGM
Drafting & Design
101 - 1013 Evergreen Court
Kalamazoo, MI 49001

DATE	SCALE	PROJECT
10/1/10	1/4" = 1'-0"	101 - 1013
10/1/10	1/4" = 1'-0"	101 - 1013
ELEVATIONS		A6