
**CITY OF KELOWNA
MEMORANDUM**

DATE: February 12, 2009
TO: City Manager
FROM: Community Sustainability Division
APPLICATION NO. Z09-0004 **APPLICANT:** Peter Teschner
AT: 1386 Tanemura Cres. **OWNER:** Cherry Lane Homes Ltd.,
Inc. No. BC0668936

PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1(S) - LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO CONSTRUCT A SECONDARY SUITE WITHIN A PRINCIPAL DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

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

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Rezoning Application No. Z09-0004 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, Section 13, Township 26, O.D.Y.D., Plan KAP86150, located on Tanemura Crescent, Kelowna, B.C. from the RU1 – Large lot Housing zone to the RU1(s) Large Lot Housing with Secondary Suite zone be considered by Council;

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

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Black Mountain Irrigation District and Ministry of Highways being completed to their satisfaction;

2.0 SUMMARY

This application seeks to rezone from the RU1 – Large lot Housing zone to the RU1(s) Large Lot Housing with Secondary Suite zone to construct a secondary suite within a principal dwelling.

3.0 BACKGROUND

The applicant is in the process of building a new single family dwelling in the Black Mountain area. They are including a secondary suite within the principal dwelling to make it more attractive for resale.

The 2-bedroom suite is located on the ground floor of the dwelling and is a reasonable size of 82.6 m² (889 ft²). Access is from the west side of the building directly above the parking stall supplied for this unit.

The proposed application meets the requirements of RU1(s) as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	556 m ²	550 m ²
Lot Width	18.4 m	16.5 m
Lot Depth	30.2 m	30.0 m
Development Regulations		
Site Coverage (buildings)	33.5 %	40%
Site Coverage (buildings/parking)	43 %	50%
Height (existing house)	9.144 m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	256.5 m ²	
Floor Area of Secondary Suite / Size ratios	82.6 m ² / 32 %	In building can't exceed lessor of 90 m ² or 40%
Front Yard	6.096 m	4.5 m / 6.0 m to a garage
Side Yard (west)	2.13 m	2.0 m (1- 1 ½ storey)
Side Yard (east)	2 m	2.0 m (1- 1 ½ storey)
Rear Yard	10.656 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² requirement

3.1 Site Context

The subject property is located on the north side of Tanemura Crescent, in a new subdivision in the Black Mountain area. The adjacent land uses in all directions are RU1 – Large lot housing.

3.2 **Site Location:** 1386 Tanemura Crescent



4.0 **CURRENT DEVELOPMENT POLICY**

The property is proposed to be zoned RU1(s) – Large Lot Housing with Secondary Suite. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses.

4.1 **Kelowna 2020 – Official Community Plan**

The proposal is consistent with the future land use designation of Single/Two Unit Residential in the Official Community Plan. The Single/Two Unit Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached and detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 8).

4.2 **Kelowna Strategic Plan**

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.

5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

5.1 Development Engineering

The subject property is located within the Black Mountain Irrigation District. All charges and fees must be paid directly to them.

5.2 Building and Permitting

Existing active BP #37481 for new single family dwelling. Proposed suite will require separate BP, to comply to requirements of BCBC 2006. No other concerns.

5.3 Fire Department

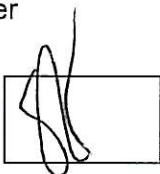
Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations per BCBC 2006.

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration of infill of existing neighbourhoods and where services are already in place and densification can easily be accommodated. As the suite is within the principal dwelling and construction is not yet complete, integration of the “s” zone is anticipated to be sensitive to the neighbourhood context.



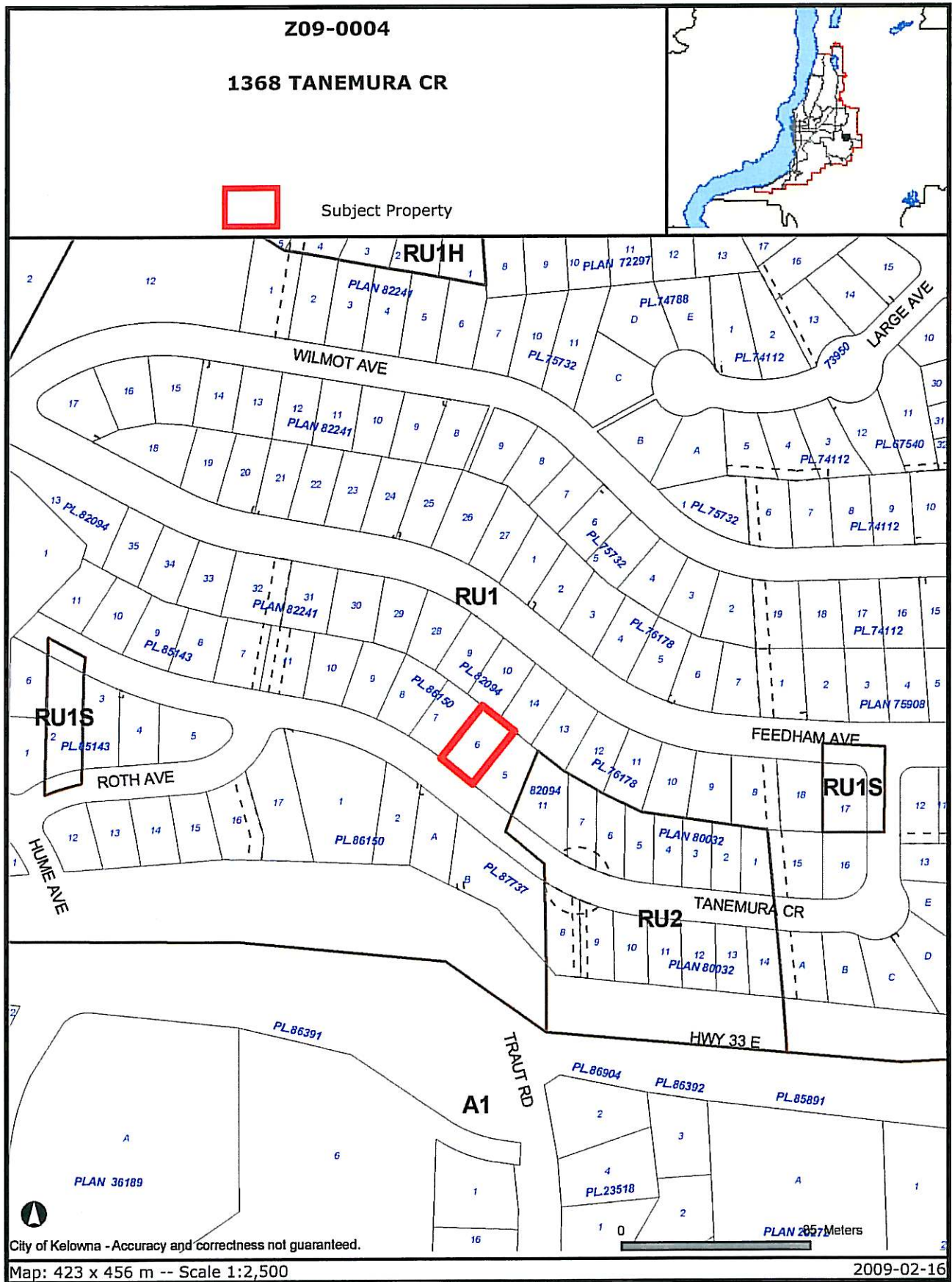
Danielle Noble
Urban Land Use Manager

Approved for Inclusion 

Shelley Gambacort
Director of Land Use Management

ATTACHMENTS

- Location of subject property
- Site Plan
- Elevation Drawings
- Upper Floor Plan
- Lower Floor Plan – showing suite
- Landscape Plan



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 423 x 456 m -- Scale 1:2,500

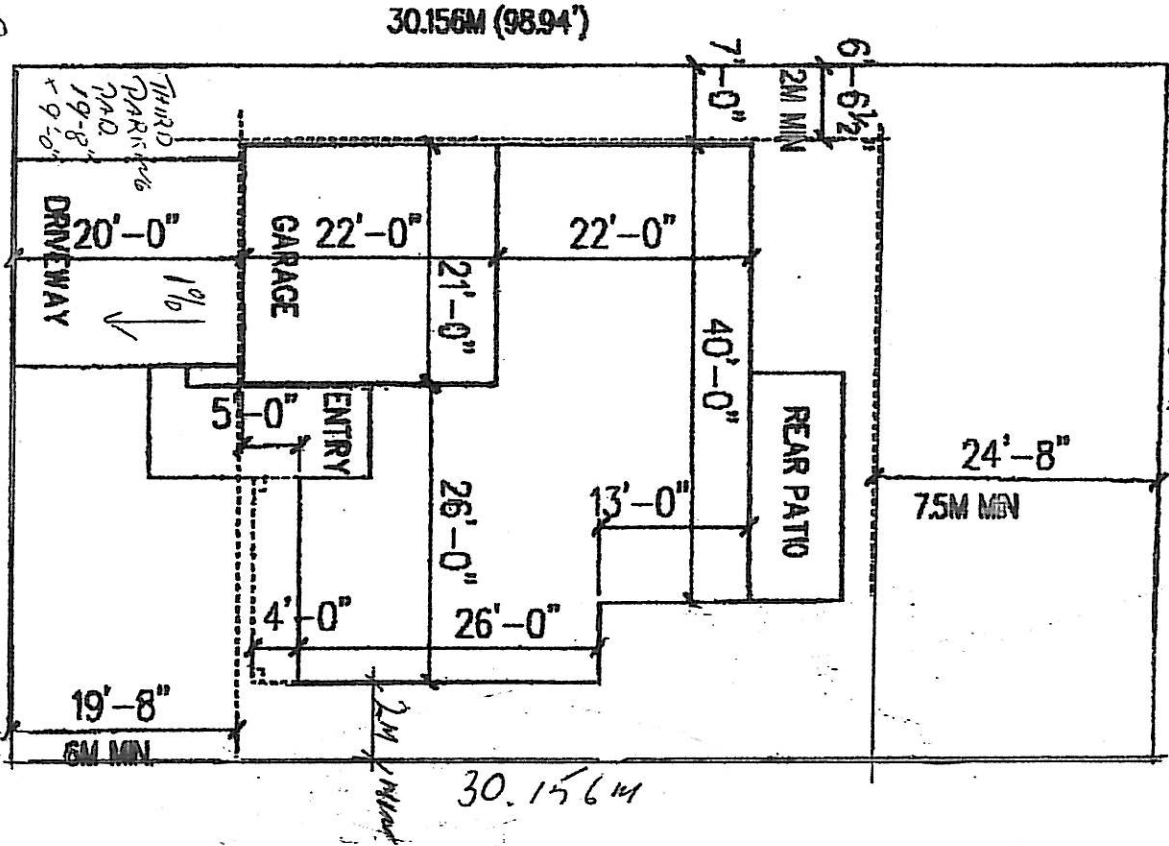
2009-02-16

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.

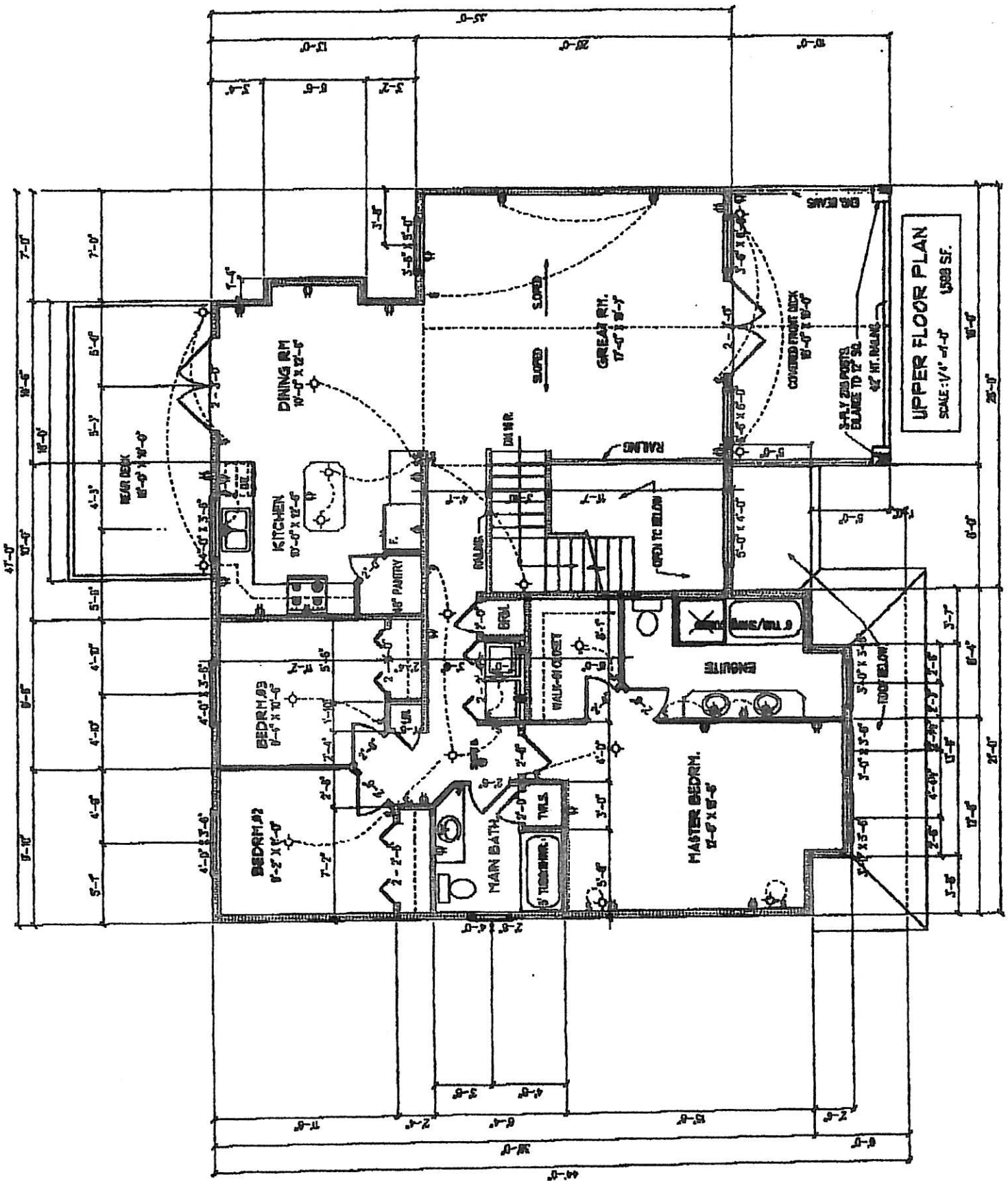
1386 TANEMURA Cr.
 LOT 6 SEC 13 TOWNSHIP 26
 KAP 86150

ROAD

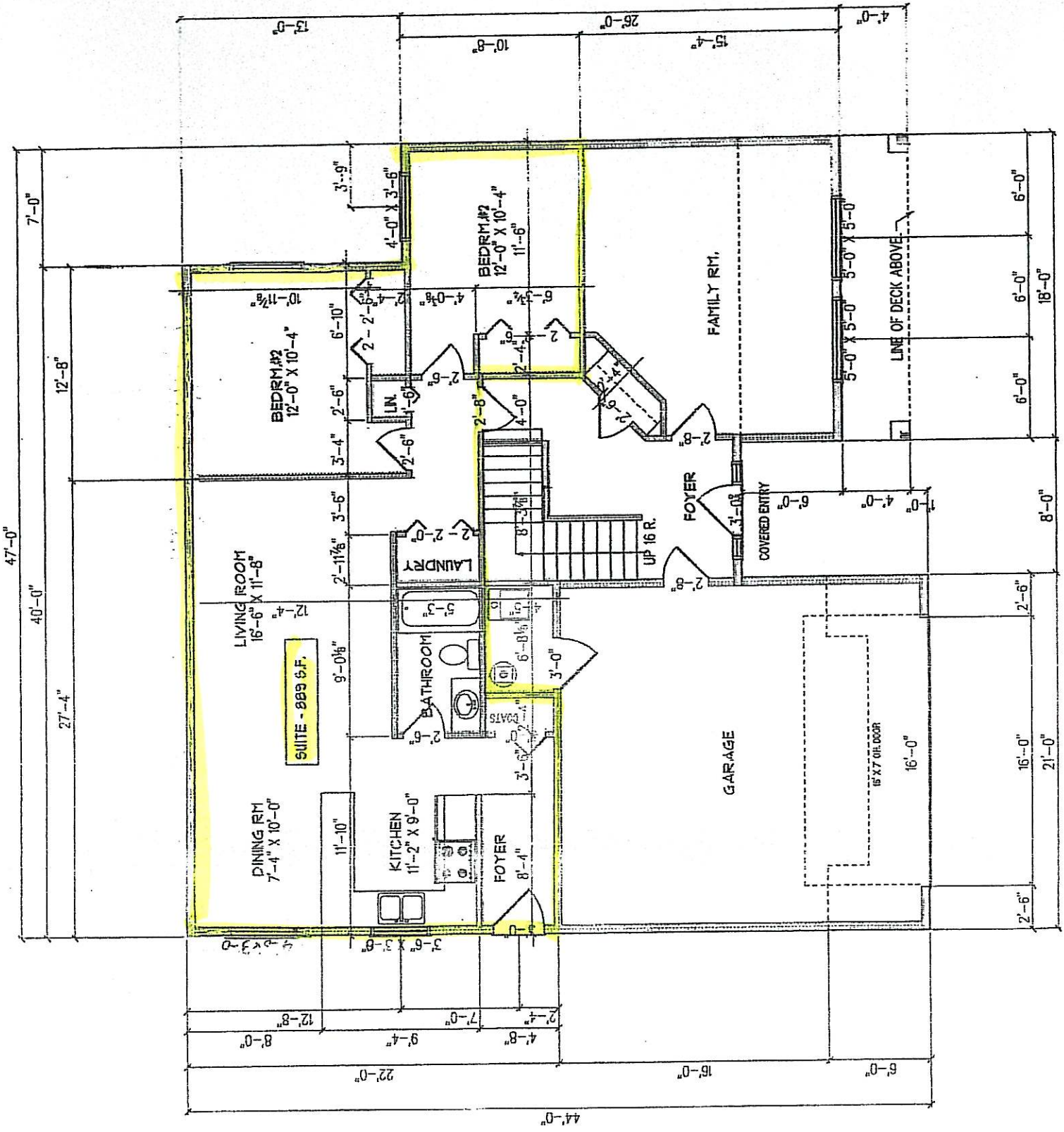
18.4 m (60'-4 1/2")

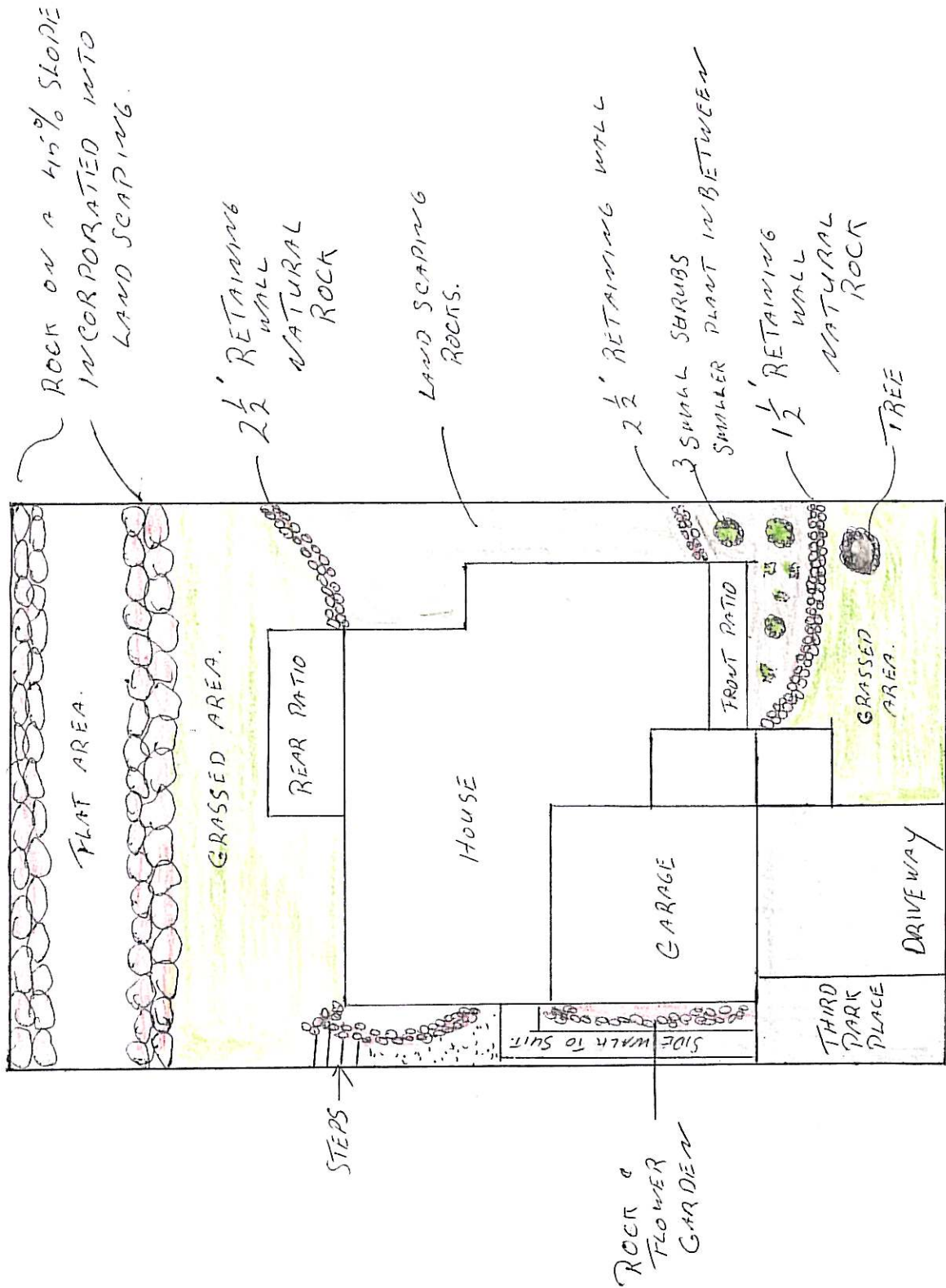


SCALE 1/8" = 1'-0"



UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1500 SF.

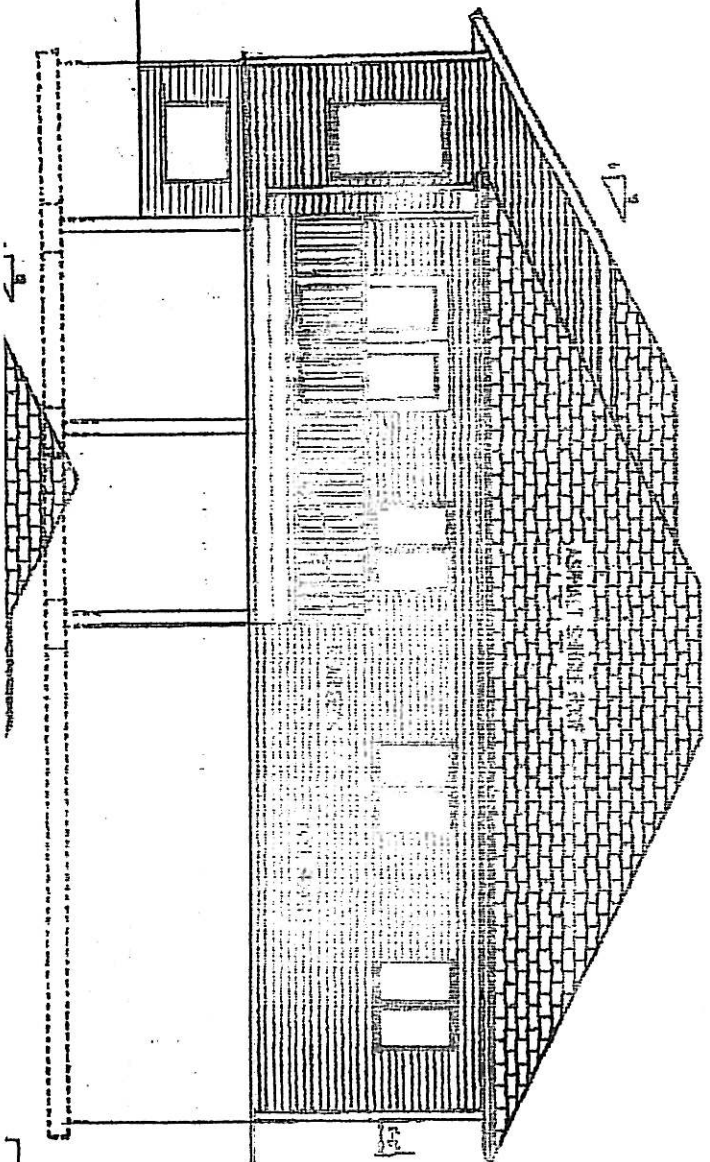




PROPOSED LANDSCAPING LOT 6 1386 TANEMURA.

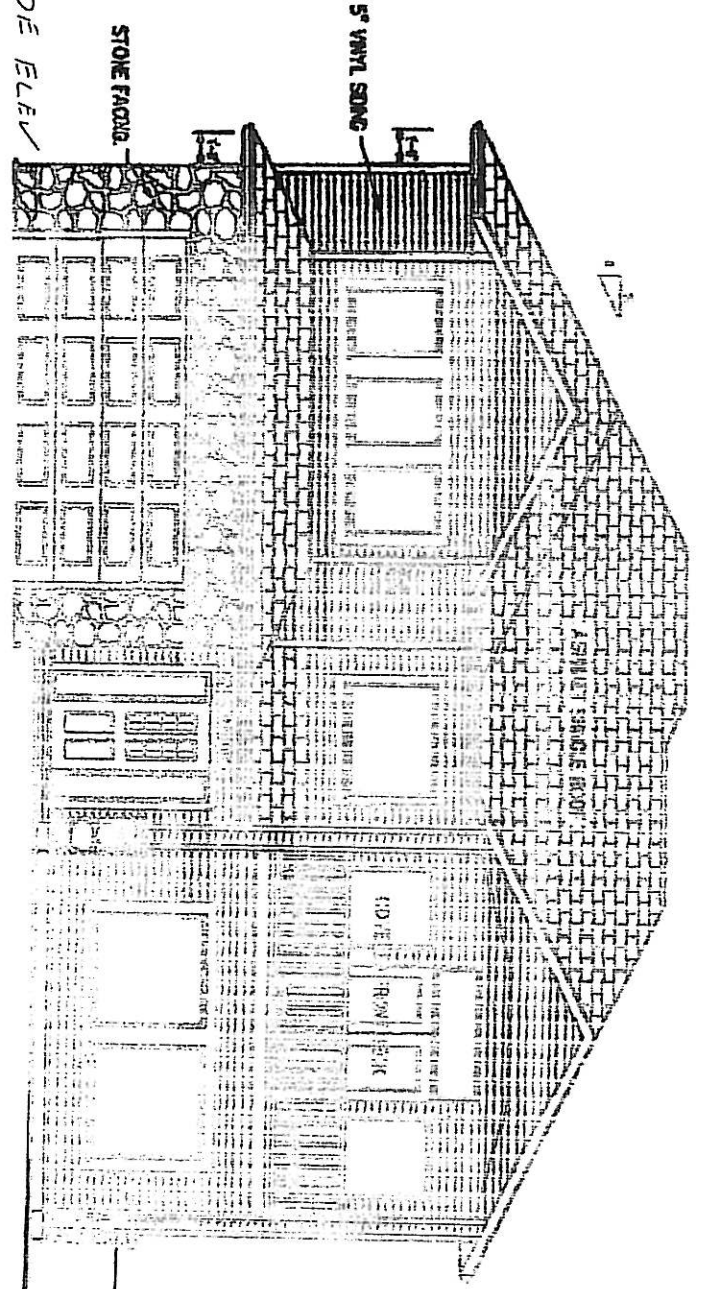
SIDE ELEV

104.0'



BACK OF HOUSE ELEV 108.5'

LEFT SIDE ELEV

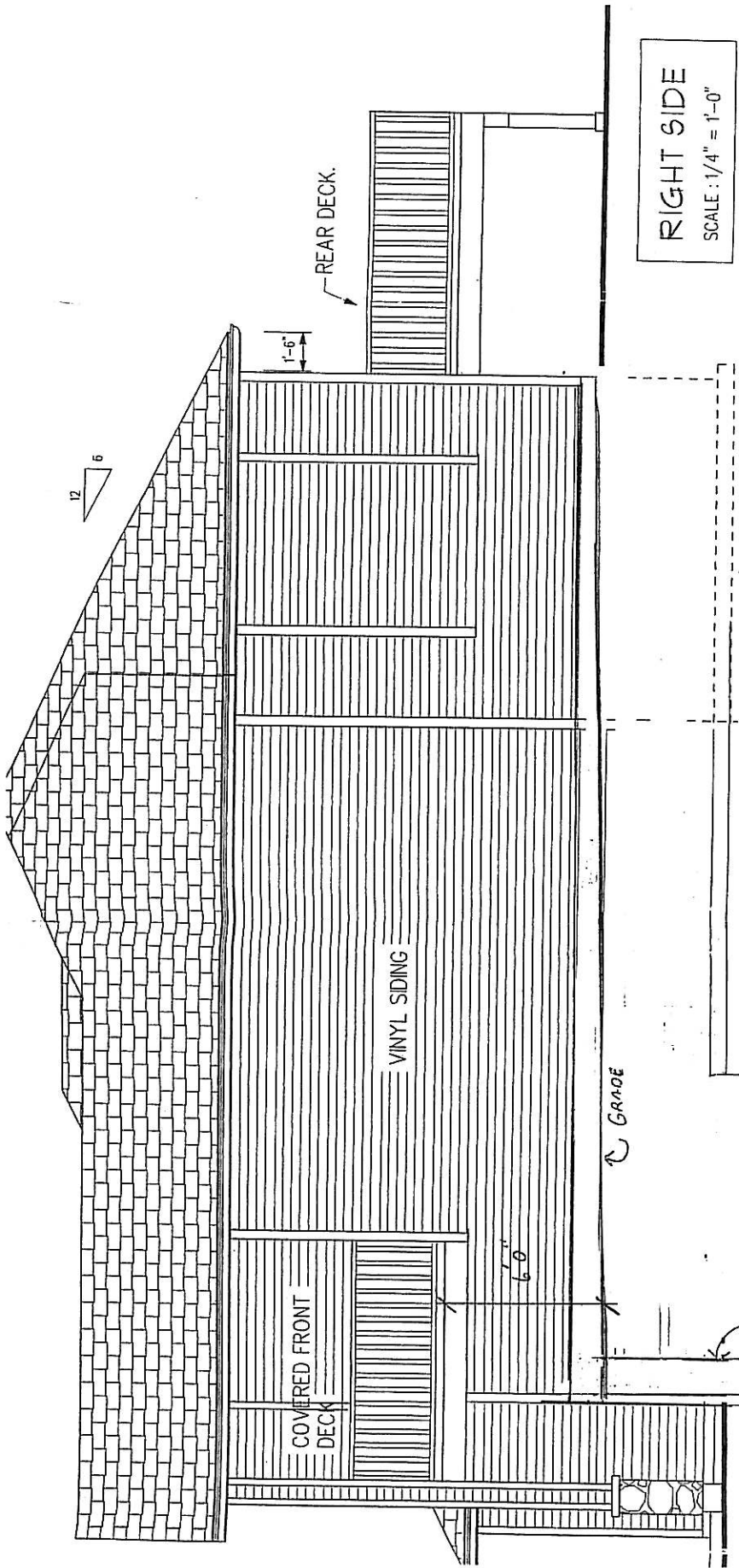


FRONT PATIO ELEV 101.5'

SIDE YARD ELEV 104'

STONE FACIA

5" VINYL SIDING

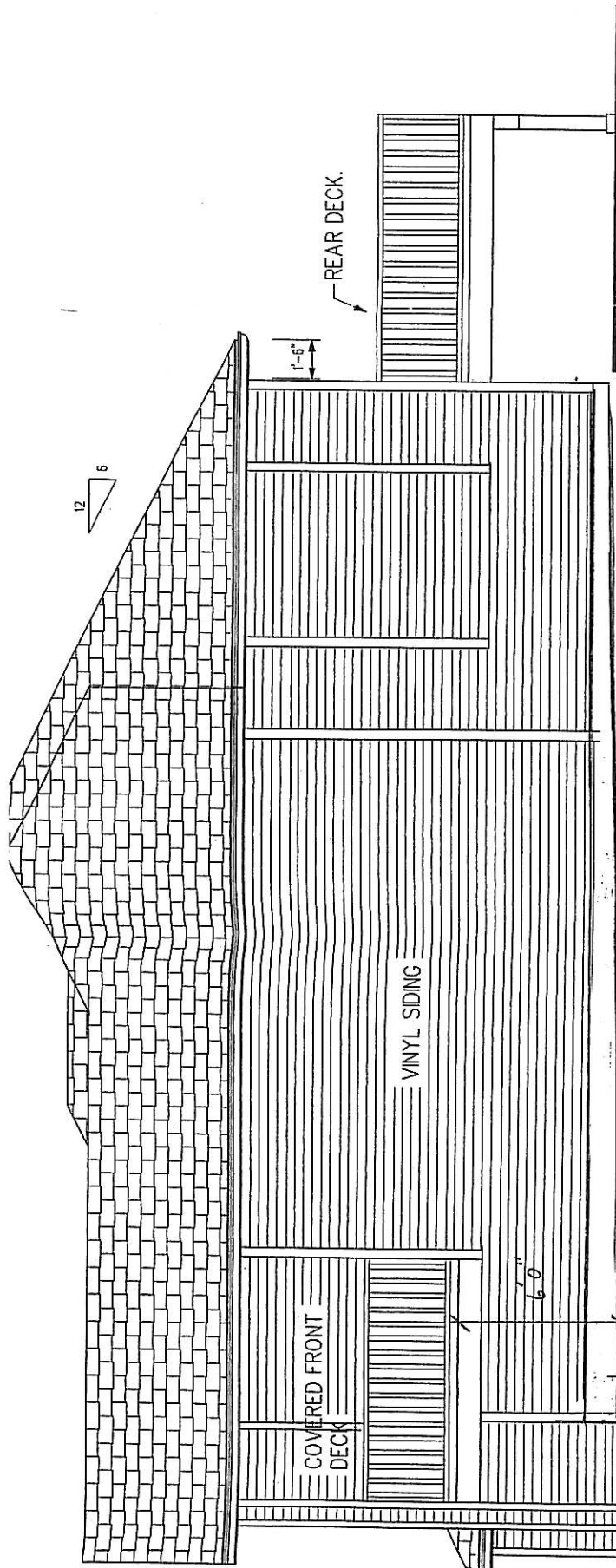


CLIENT :	CHERRY LANE HOME
PROJECT :	CUSTOM HOME
LOCATION :	LOT 5, TANEMURA CRST. KELOWNA, B.C.
DRAWN BY :	QUALITY HOME PLANS
DATE :	JUNE 4/2008

REVIEWED BY CITY OF KELOWNA INSPECTION SERVICES
 DATE: 2/14/08 THESE
 PLANS ARE VALID ONLY ON THE DATE AND AT THE LOCATION
 INDICATED
 PLAN CHECKER: _____
 DATE: _____

RETAINING WALLS OVER 1.2M
 ARE NOT PERMITTED. ENSURE
 COMPLIANCE TO ZONING BYLAW 8000.

4' RETAINING WALL



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

CLIENT :	CHERRY LA
PROJECT :	CUSTOM HO
LOCATION :	LOT 5, TANEMUR, KELOWNA, B.C.
DRAWN BY :	QUALITY HOME
DATE :	JUNE 4/2008

REVIEWED BY CITY OF KELOWNA INSPECTING SERVICES
 8748 THESE
 THESE ARE SUBJECT TO BEING REVIEWED BY THE CITY OF KELOWNA INSPECTING SERVICES
 DATE: _____ PLAN CHECKER: _____

RETAINING WALLS OVER 1.2m
 ARE NOT PERMITTED. ENSURE
 COMPLIANCE TO ZONING BYLAW 8000