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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** March 31, 2009  
**TO:** City Manager  
**FROM:** Community Sustainability Division

**APPLICATION NO.** Z09-0016                      **APPLICANT:** Ken and Barb Redlick

**AT:** 1310 Tanemura Crescent                      **OWNER:** 696617 B.C. Ltd., Inc. No. BC696617

**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 SINGLE FAMILY DWELLING

**EXISTING ZONE:** RU1 – LARGE LOT HOUSING

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

**REPORT PREPARED BY:** BIRTE DECLOUX

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**1.0 RECOMMENDATION**

THAT Rezoning Application No. Z09-0016 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8, Section 13, Township 26, O.D.Y.D., Plan KAP85143, located on Tanemura Crescent, Kelowna, B.C. from the RU1 Large Lot Housing Zone to the RU1(s) Large Lot Housing with a Secondary Suite zone considered by Council;

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

**2.0 SUMMARY**

This application seeks to rezone from the RU1 Large Lot Housing to the RU1(s) Large Lot Housing with a Secondary Suite zone to construct a one bedroom secondary suite within a single family dwelling.

**3.0 BACKGROUND**

The building permit for the single family dwelling was issued in 2007. The applicant would like to secure rezoning for secondary site provisions in anticipation of re-sale. Many of the neighbouring homes in this area have already rezoned to the RU1(s) zone.



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

<b>Zoning Bylaw No. 8000</b>		
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>RU1(s) ZONE REQUIREMENTS</b> (Suite within Principal Dwelling)
<b>Subdivision Regulations</b>		
Lot Area	587 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	21.059 m	16.5 m unless 15 m when access to rear lane; 17 m for corner lot
Lot Depth	30.057 m	30.0 m
<b>Development Regulations</b>		
Site Coverage (buildings)	23.4 %	40%
Site Coverage (buildings/parking)	28.9 %	50%
Height (existing house)	2 storey/ 7.31 m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	230.95 m <sup>2</sup>	
Floor Area of Secondary Suite / Size ratios	64.3 m <sup>2</sup> / 27.8 %	In building can't exceed lessor or 90 m <sup>2</sup> or 40%
Front Yard	4.75 m	4.5 m
Side Yard (west )	3.34 – 4.46 m	2.3 m (2- 2 ½ storey)
Side Yard (east)	3.00 m	2.3 m (2- 2 ½ storey)
Rear Yard	13.7 m	7.5 m
<b>Other Requirements</b>		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	Minimum 30m <sup>2</sup> required

### 3.1 **Site Context**

The subject property is located on the north side of Tanemura Crescent, in the Black Mountain area. More specifically, the adjacent land uses are as follows:

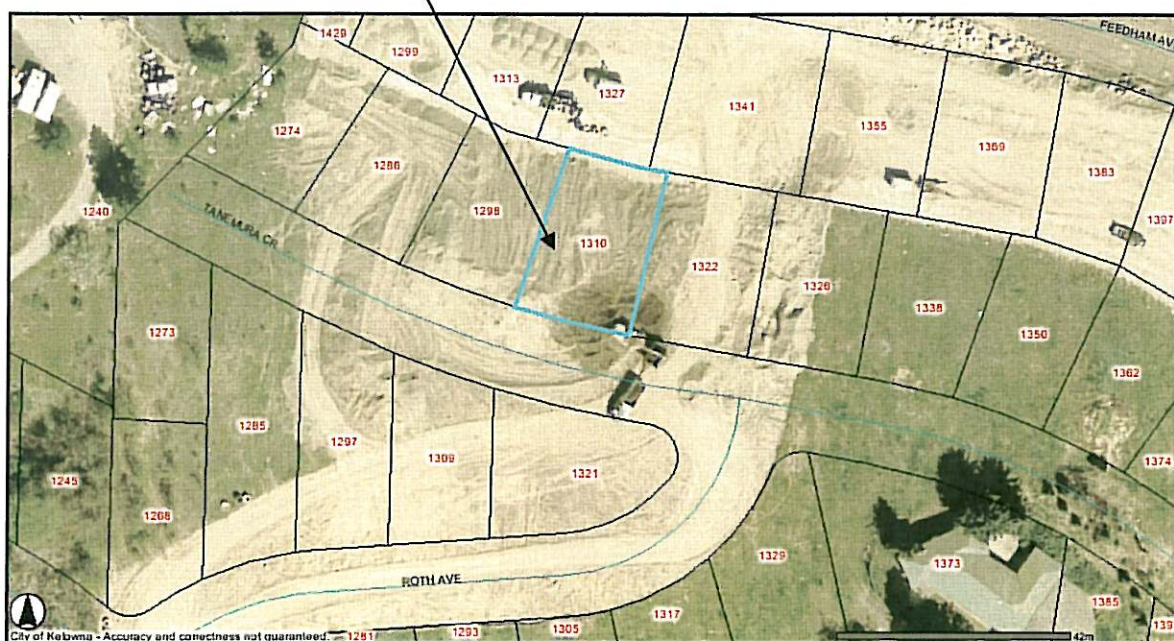
North RU1 – Large Lot Housing

East RU1 – Large Lot Housing

South RU1 – Large Lot Housing

West RU1 – Large Lot Housing

**3.2 Site Location:** 1310 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.

**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**

No concerns.

**5.2 Building and Permitting**

Building permit required for suite development. New building permit for residence closed Dec.19/08.

5.3 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations per BCBC 2006. The address for the suite and main house is to be visible from the street.

**6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS**

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, integration of the "s" zone is anticipated to be sensitive to the neighbourhood context. The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area.



Danielle Noble  
Urban Land Use Manager  
Bcd

Approved for Inclusion

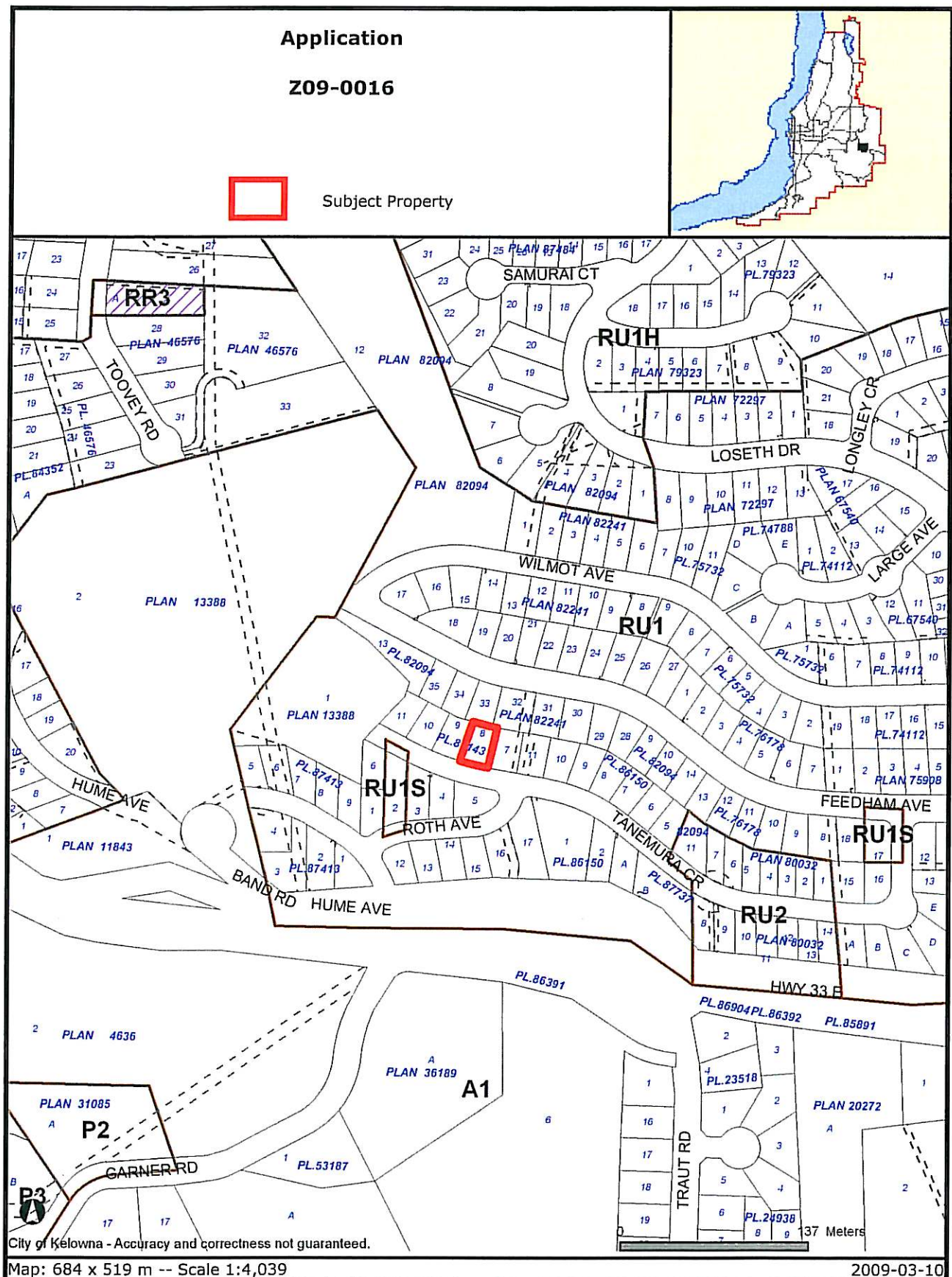


Shelley Gambacort  
Director of Land Use Management

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**ATTACHMENTS**

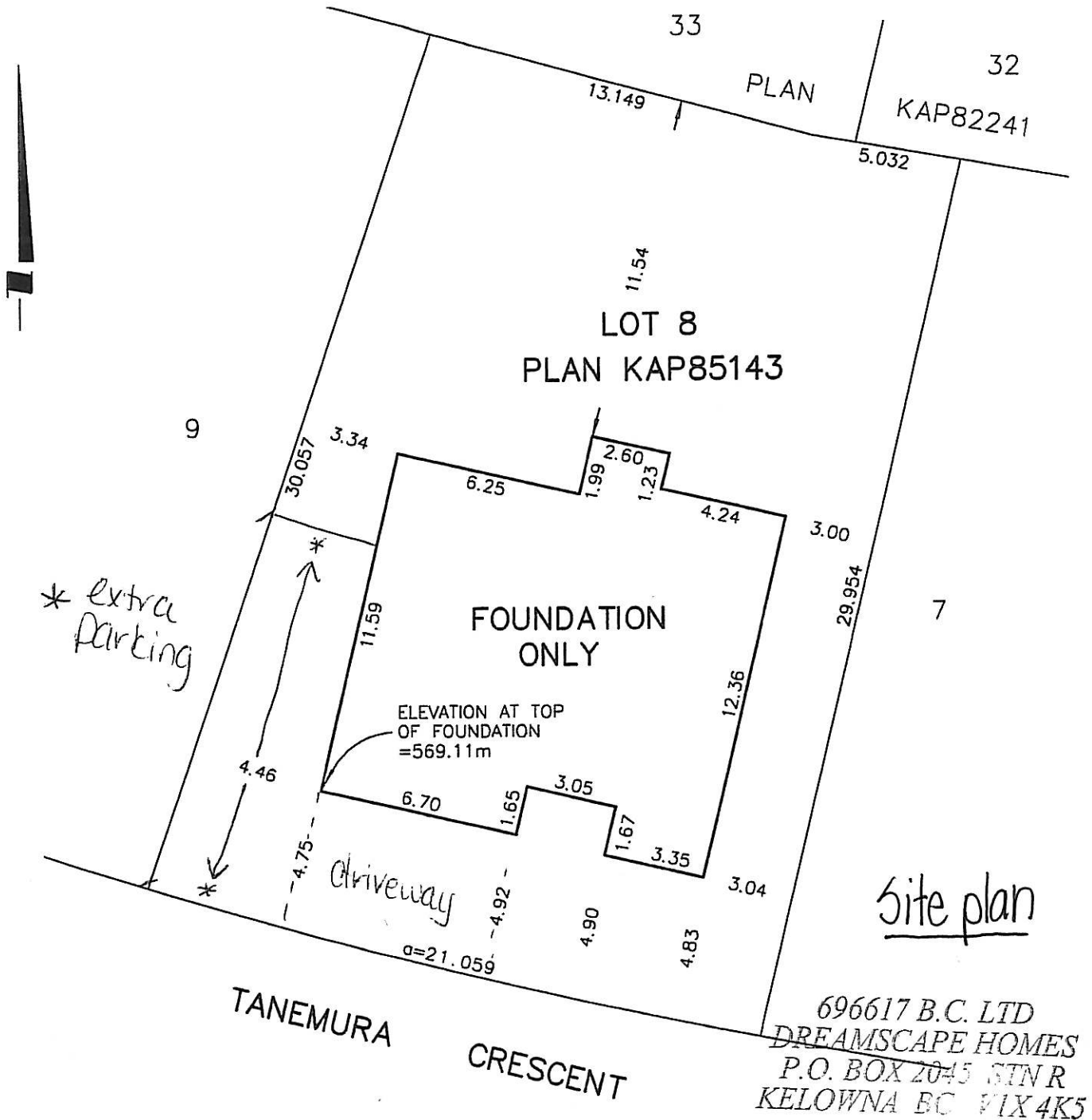
Location of subject property  
Site Plan  
Elevation drawings  
Suite Floor Plan  
Landscape Drawing



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.

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION ON  
LOT 8, PLAN KAP85143, SEC 13, TP 26, ODYD.

1310 TANEMURA CRESCENT



I HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND RELATIVE LOCATION OF THE BUILDINGS THEREON.

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: DREAMSCAPE HOMES

DATE: MAY 26, 2008

SCALE: 1:200 METRES

FILE: 17727

© T.E. FERGUSON LAND SURVEYING LTD.

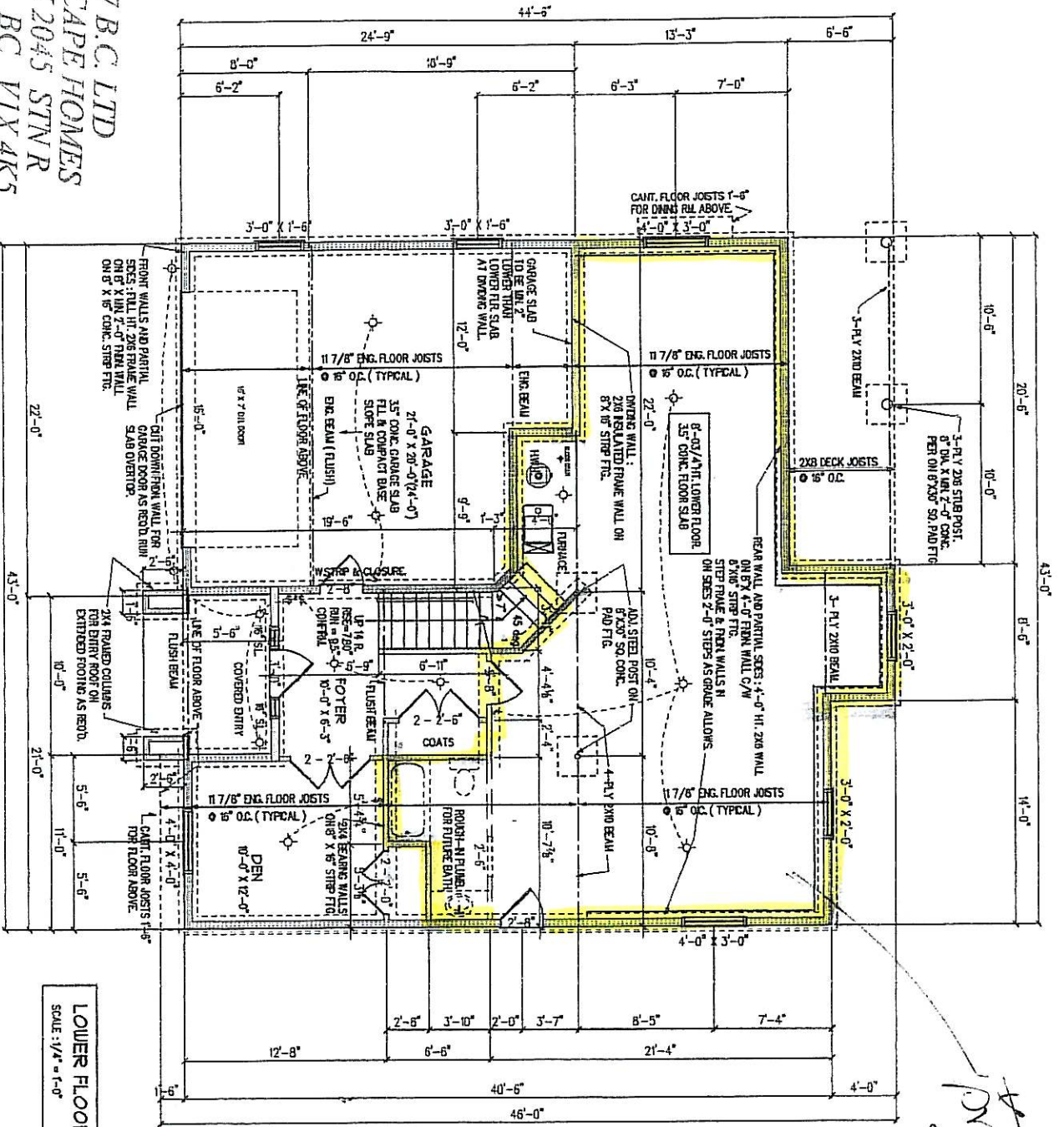
T.E. Ferguson Land Surveying Ltd.

B.C. AND CANADA LAND SURVEYORS  
216-1626 RICHTER STREET, KELOWNA, B.C.  
TELEPHONE: (250) 763-3115  
FAX: (250) 763-0321

*T.E. Ferguson*  
B.C.L.S./C.L.S.

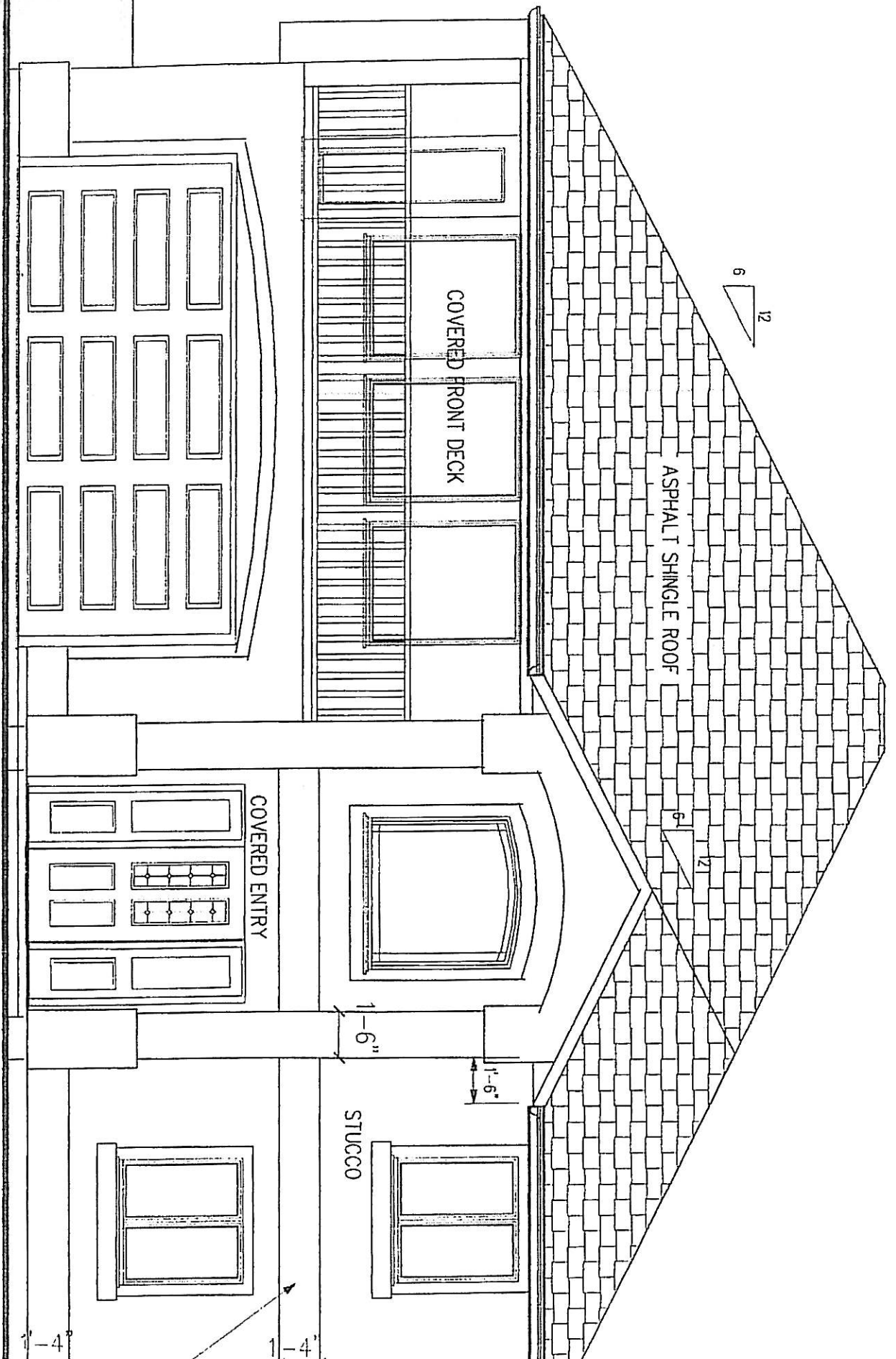
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

696617 B.C. LTD  
 DREAMSCAPE HOMES  
 P.O. BOX 2045 STNR  
 KELOWNA BC V1X 4K5



LOWER FLOOR / FNDN. PLAN  
 SCALE: 1/4" = 1'-0"

CLIENT:	DREAMSCAPE HOMES
PROJECT:	CUSTOM HOME
LOCATION:	LOT 9, TAYLOR CREST



Front elevation

• main floor  
sq ft 1480'  
• whole house: 2486  
1310

Tanemura Cres

To: Birte  
Decloux

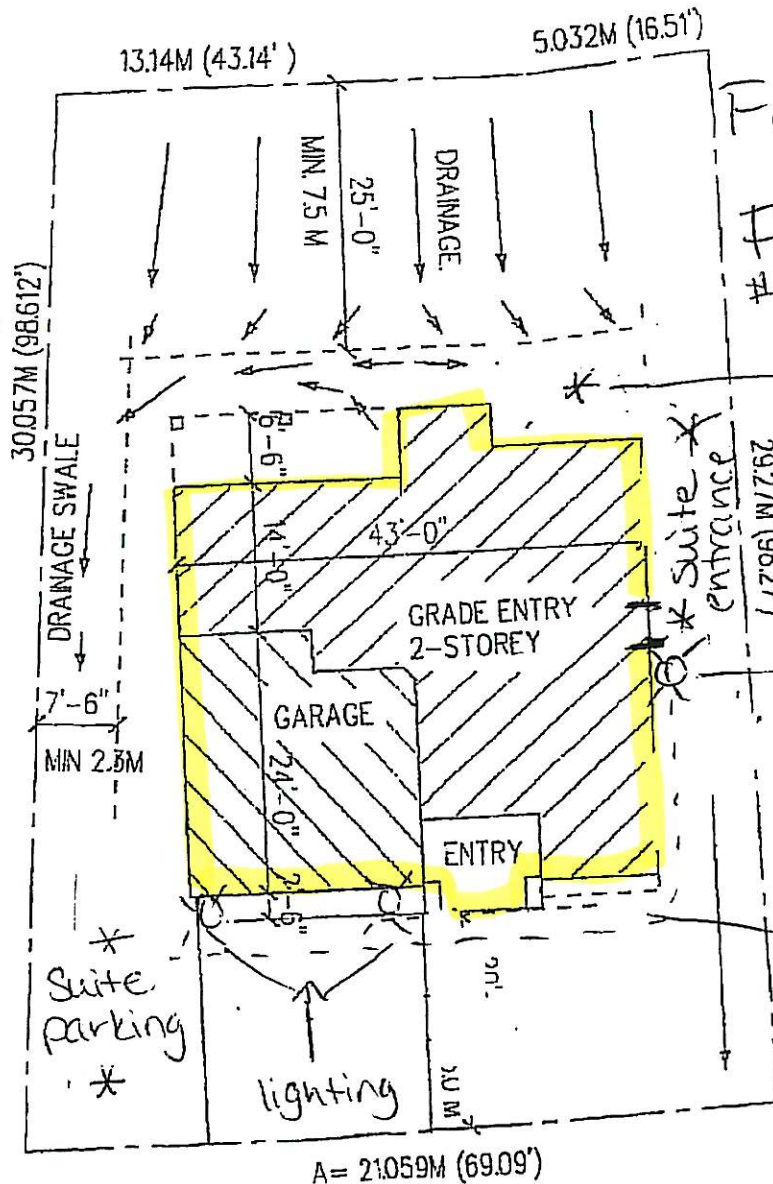
Fax 862-  
3320

File  
# 209-0016

open space  
for suite  
use

LOT SLOPES DOWN FROM REAR.

DRAINAGE TO BE GRADED TO  
DRAIN TO SWALES ON SIDES OF  
HOUSE TO FRONT CURB.



lighting

pathway to  
suite

\* there is  
no vegetation  
as this is a  
new dwelling &  
no landscaping  
has been done  
yet

TANEMURA CRESCENT

SITE PLAN

SCALE: 1/16" = 1'-0"

NOTE: LOWER FLOOR ELEVATION  
AS PER CONTRACTOR DETERMINED  
ACCORDING TO SITE GRADES.  
TO BE DETERMINED ON SITE  
PRIOR TO CONST. START.

LEGAL DESCRIPTION

Height 7.31m