
**CITY OF KELOWNA
MEMORANDUM**

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

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:

| Zoning Bylaw No. 8000 | | |
|---|------------------------------|--|
| CRITERIA | PROPOSAL | RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling) |
| Subdivision Regulations | | |
| Lot Area | 587 m ² | 550 m ² |
| 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 |
| Development Regulations | | |
| 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 ² | |
| Floor Area of Secondary Suite / Size ratios | 64.3 m ² / 27.8 % | In building can't exceed lessor or 90 m ² 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 |
| Other Requirements | | |
| Parking Stalls (#) | 3 spaces | 3 spaces |
| Private Open Space | meets requirements | Minimum 30m ² 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:

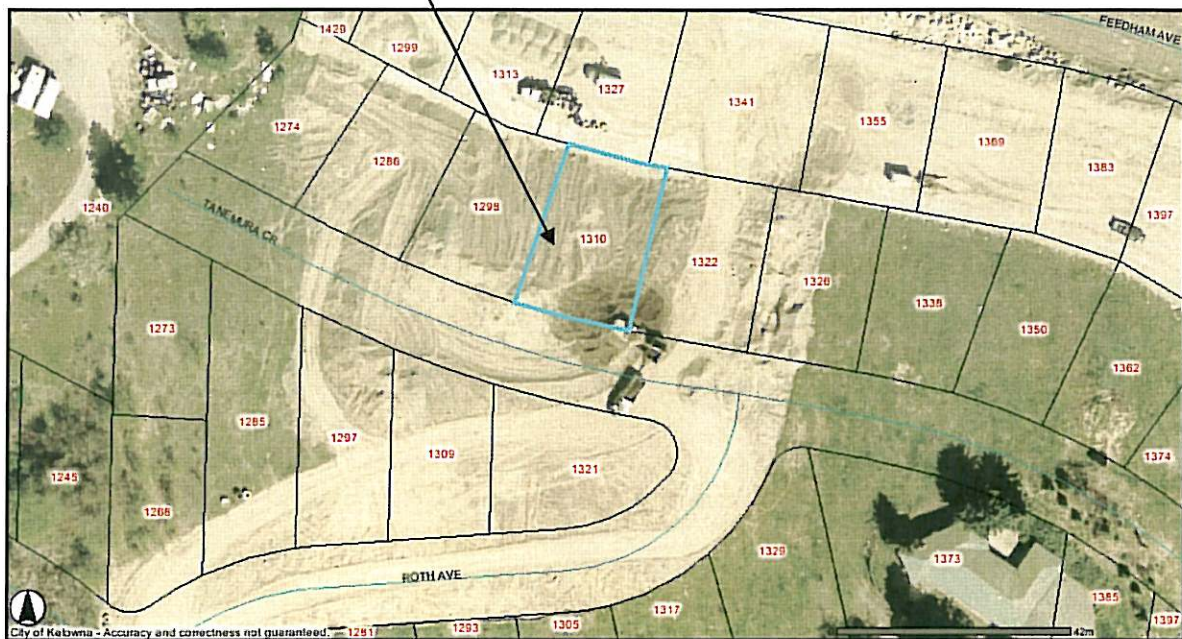
North RU1 – Large Lot Housing

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

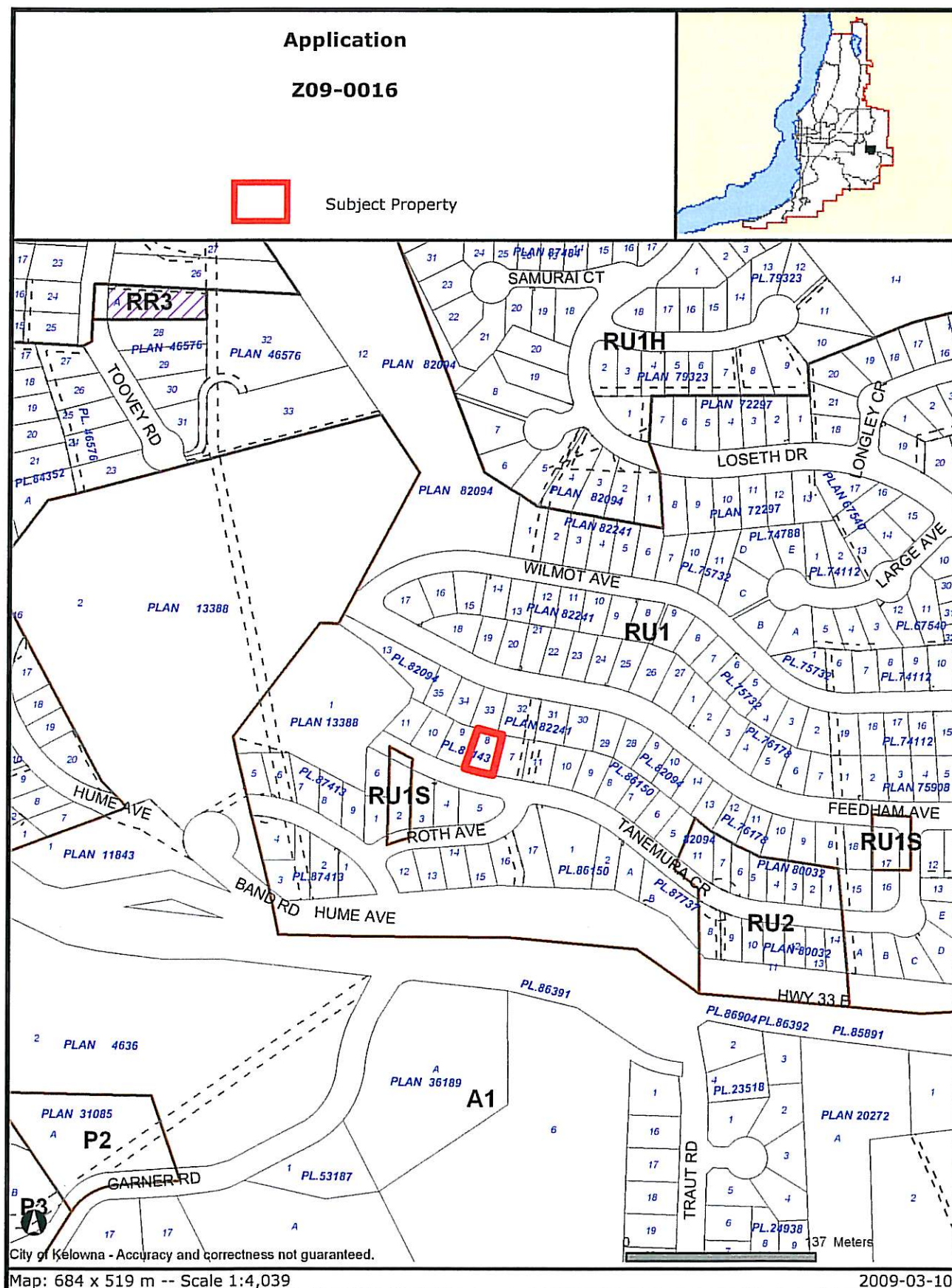
Approved for Inclusion



Shelley Gambacort
Director of Land Use Management

ATTACHMENTS

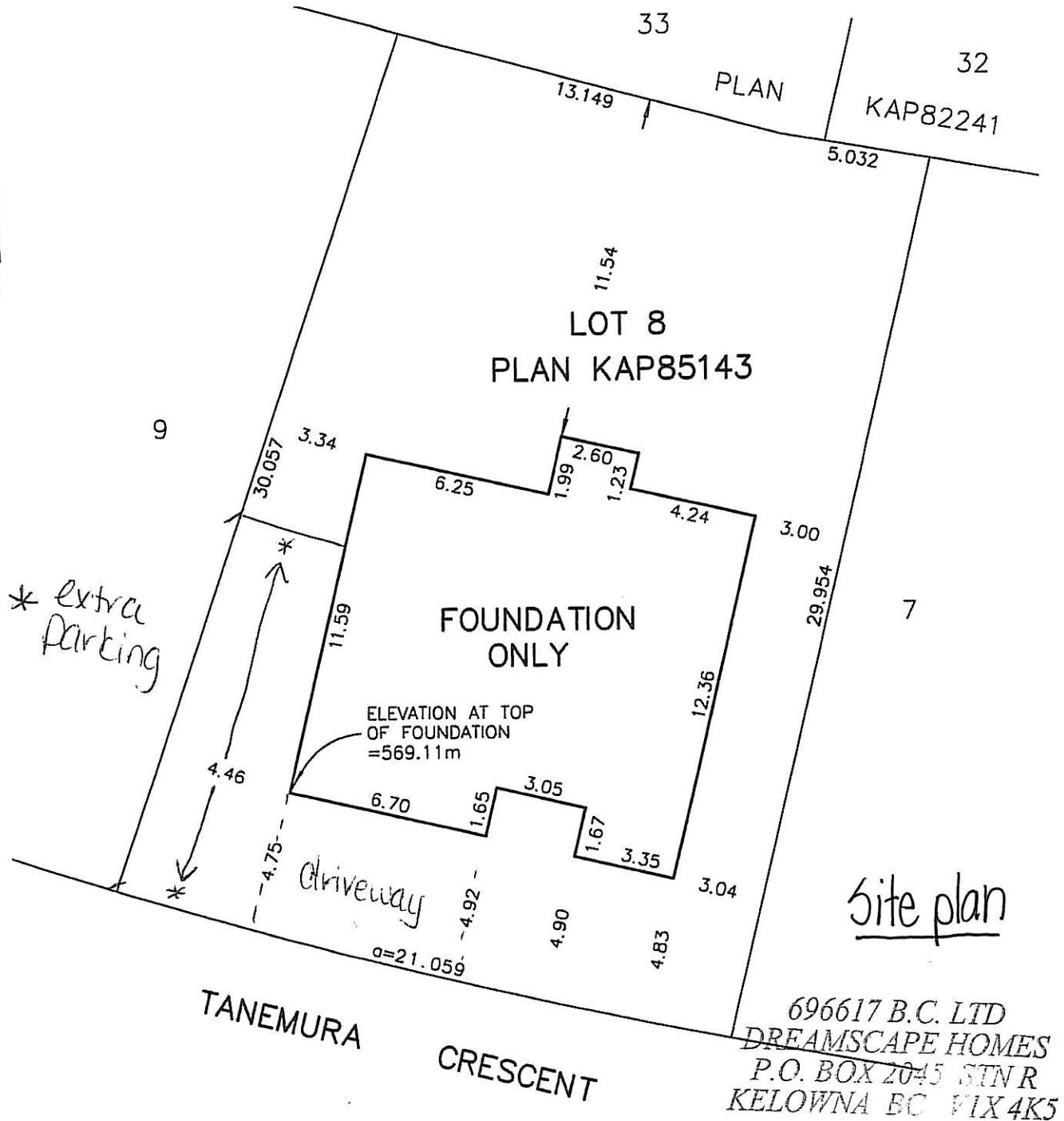
Location of subject property
Site Plan
Elevation drawings
Suite Floor Plan
Landscape Drawing



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.

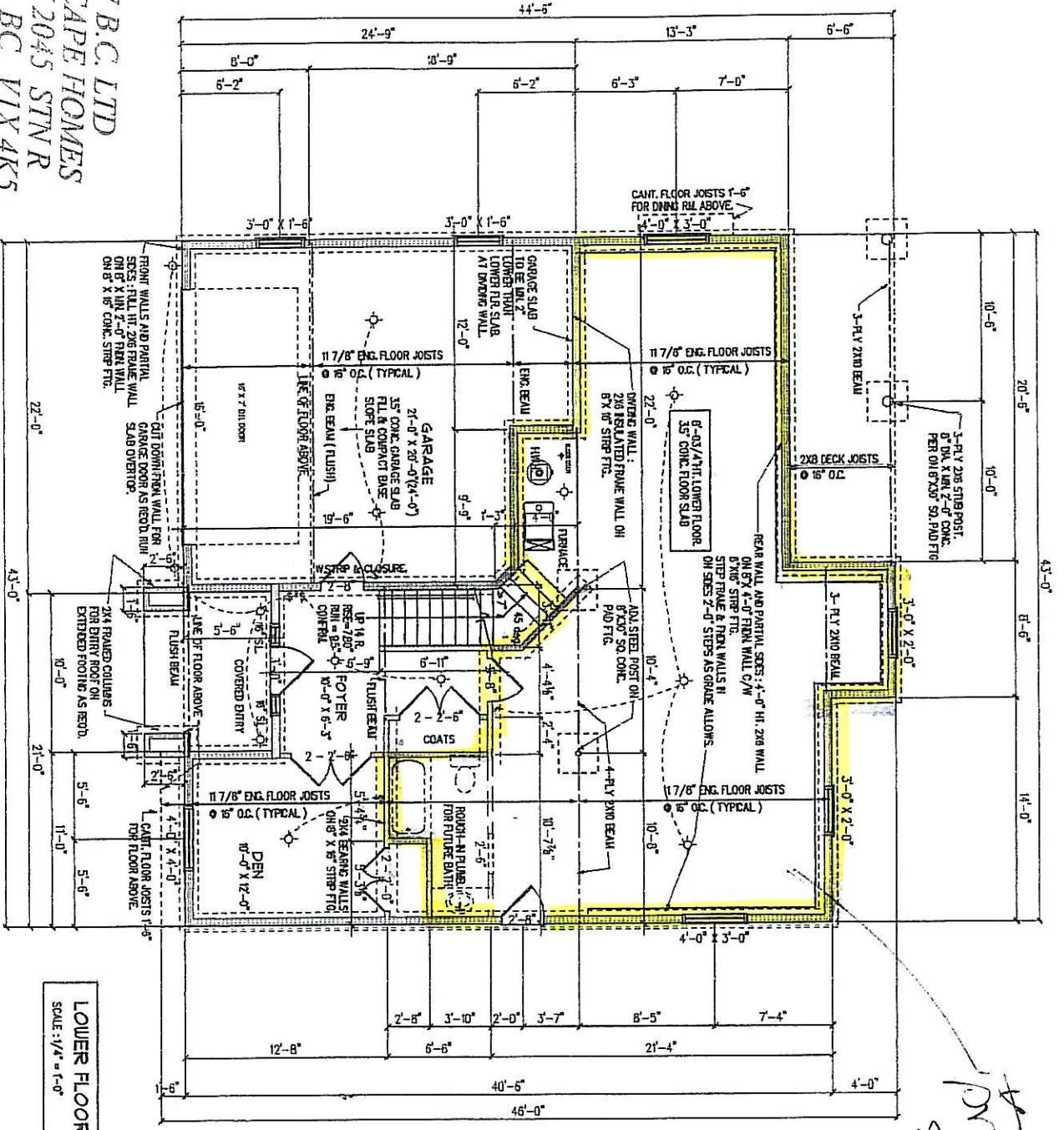
T.E. Ferguson Land Surveying Ltd.

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.

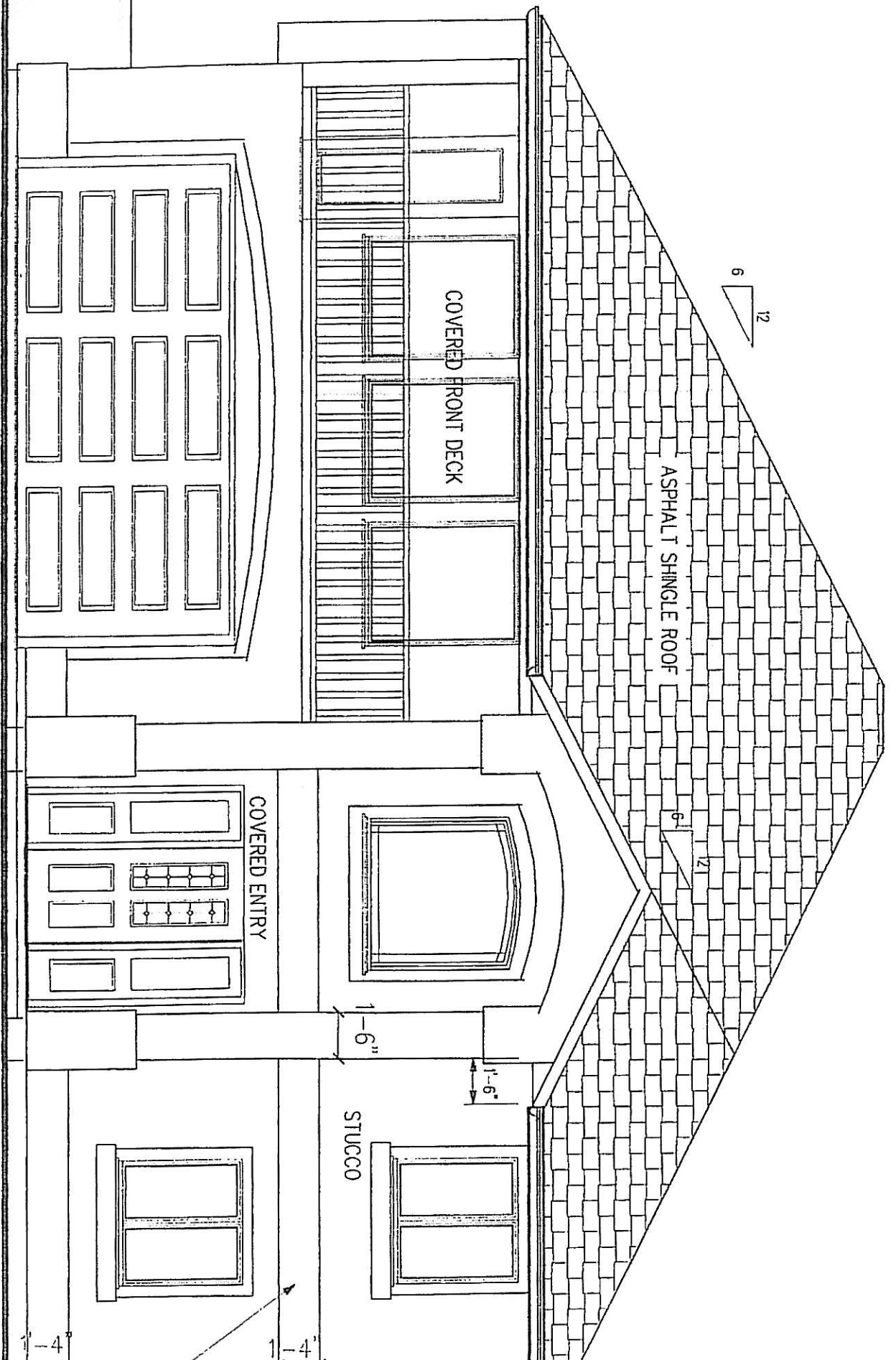
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

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 8, TAYLOR CREST |



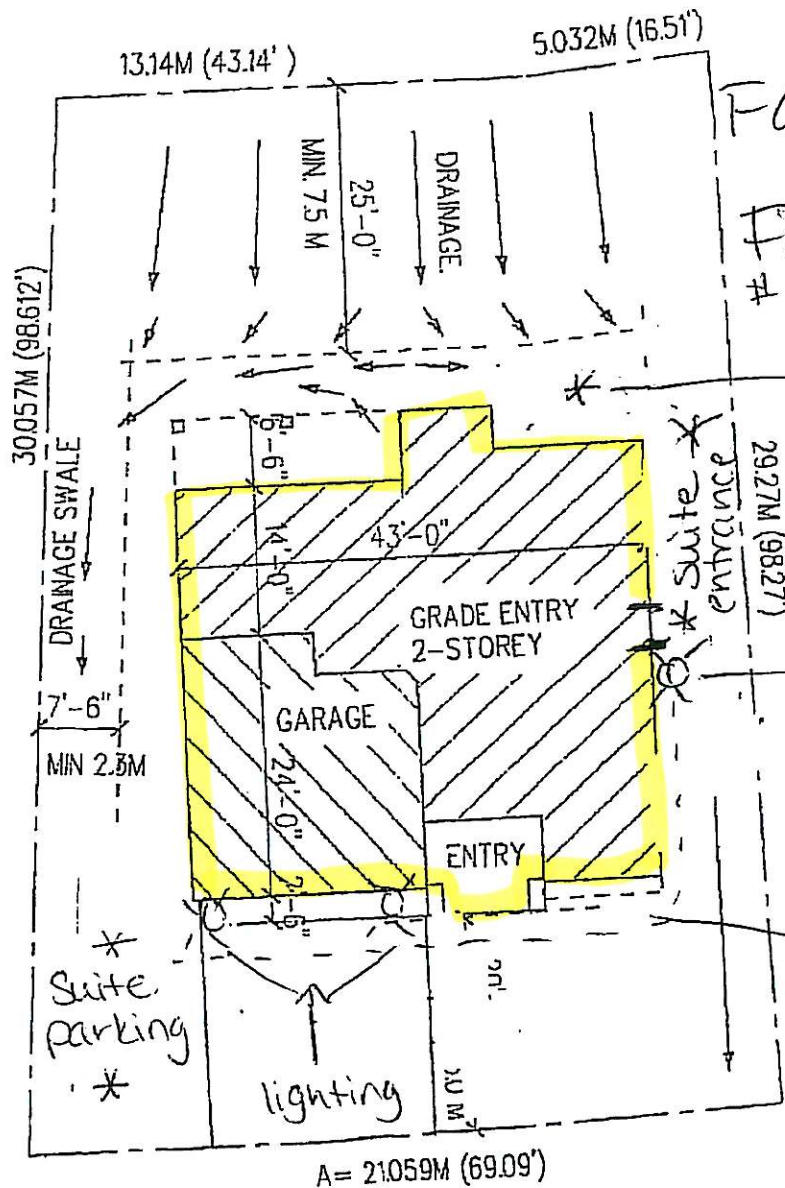
Front elevation

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

Tanemura Cres

LOT SLOPES DOWN FROM REAR.

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



To: Birte
Decloux

FGX 862-
3320

File
209-0016

open space
for suite
use

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