

Memo



Date: July 15, 2010
To: City Manager
From: Community Sustainability Division
File No: Z10-0041 **Applicant:** Harjit S. and Sukhwinder K. Randhawa
At: 1321 Tanemura Crescent **Owner(s):** Harjit S. and Sukhwinder K. Randhawa
Purpose: To rezone the subject property from RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone to construct a secondary suite within a single family dwelling.

Existing Zone: RU1 - Large Lot Housing zone

Proposed Zone: RU1s- Large Lot Housing with a secondary suite zone

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0041 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 5, Section 13, Township 26, ODYD Plan KAP 85143 , located at Tanemura Road, Kelowna, BC, from the RU1 - Large Lot Housing zone to the RU1s 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 application is seeking to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s Large Lot Housing with a secondary suite zone to construct a secondary suite within a single family dwelling.

3.0 BACKGROUND:

A new single family dwelling is under construction on this lot in the Black Mountain neighbourhood. As with many of the dwellings in this area, the owner is incorporating a secondary suite as a mortgage helper.

The proposed 2 bedroom suite is located on the lower floor of the dwelling with access at the rear of the home. Private outdoor space is provided at the entrance on patio under the balcony overhang.

A handwritten signature in blue ink, located in the bottom right corner of the page.

The proposed application meets the requirements of RU1s- Large Lot Housing with a secondary suite zone follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	654 m ²	550 m ²
Lot Width	28.81 m	17 m for corner lot
Lot Depth	26.84 m	30.0 m
Development Regulations		
Site Coverage (buildings)	38 %	40%
Site Coverage (buildings/parking)	42 %	50%
Height (principal dwelling)	1 storey / 4.8 m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	392 m ²	
Floor Area of Secondary Suite / Size ratios	89 m ² / 23 %	The lessor of 90 m ² or 40%
Front Yard	3 m ①	4.5 m
Side Yard (east)	10 m	2.0 m (1 - 1 ½ storey)
Side Yard (west)	2.3 m	2.0 m (1 - 1 ½ storey)
Rear Yard	4.5 m ②	7.5 m / 1.5 m for accessory buildings
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² requirement

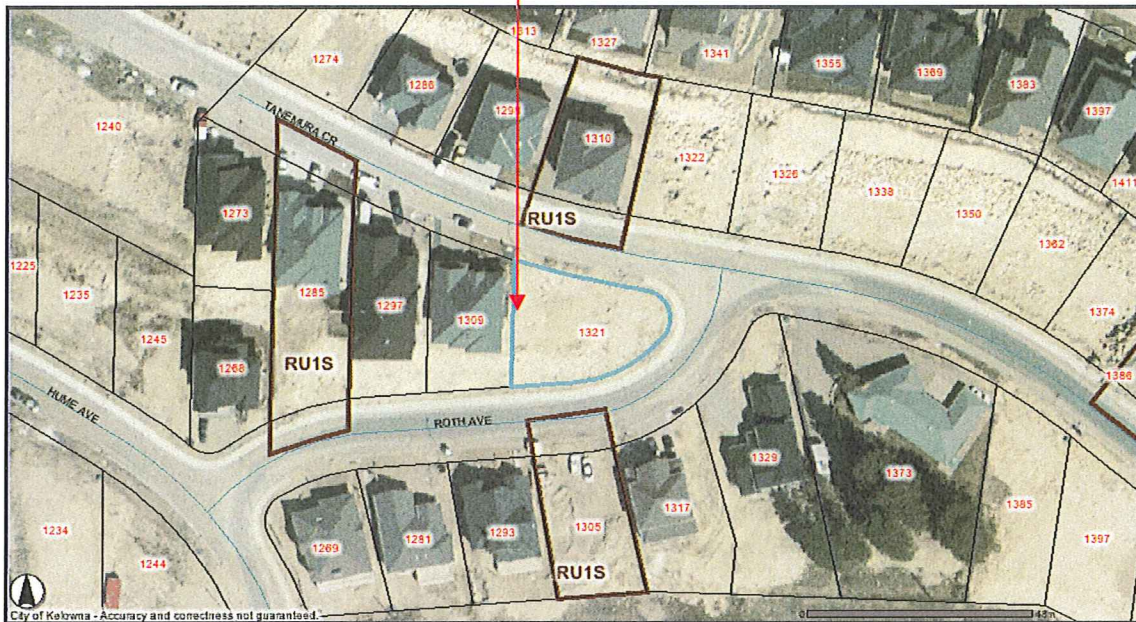
① & ② A variance was granted for the subdivision to permit a reduced front and rear yard.

3.1 Site Context

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

North	RU1s	Large Lot Housing with secondary suite
South	RU1s	Large Lot Housing with secondary suite
East	RU1	Large Lot Housing
West	RU1	Large Lot Housing

3.2 Site Location: 1321 Tanemura Crescent



4.0 CURRENT DEVELOPMENT POLICY

The RU1s - Large Lot Housing with Secondary Suite zone is being proposed for this property. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses.

Kelowna 2020 - Official Community Plan

The subject property is designated as Single/Two Unit Residential in the Official Community Plan.

Infrastructure Availability¹. Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently;

Integration². Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities;

Secondary Suites³. Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.

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

This application does not trigger any servicing requirements. *Black Mountain Irrigation District requirements have been satisfied.*

¹ Official Community Plan, Policy #8-1.30

² Official Community Plan, Policy #8-1.44

³ Official Community Plan, Policy #8-1.47

5.2 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations are required between the suite and the main home as per BCBC 2006.

5.3 Bylaw Services

No concerns.


5.4 Building and Permitting Branch

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- 2) Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).
- 3) Provide the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the main dwelling.
- 4) Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 06, so provide size of ducts and fire separation details at time of Building Permit Applications.
- 5) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. Policies within the Official Community Plan support the sensitive integration into existing neighbourhoods, 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.


Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions can be achieved on-site.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:



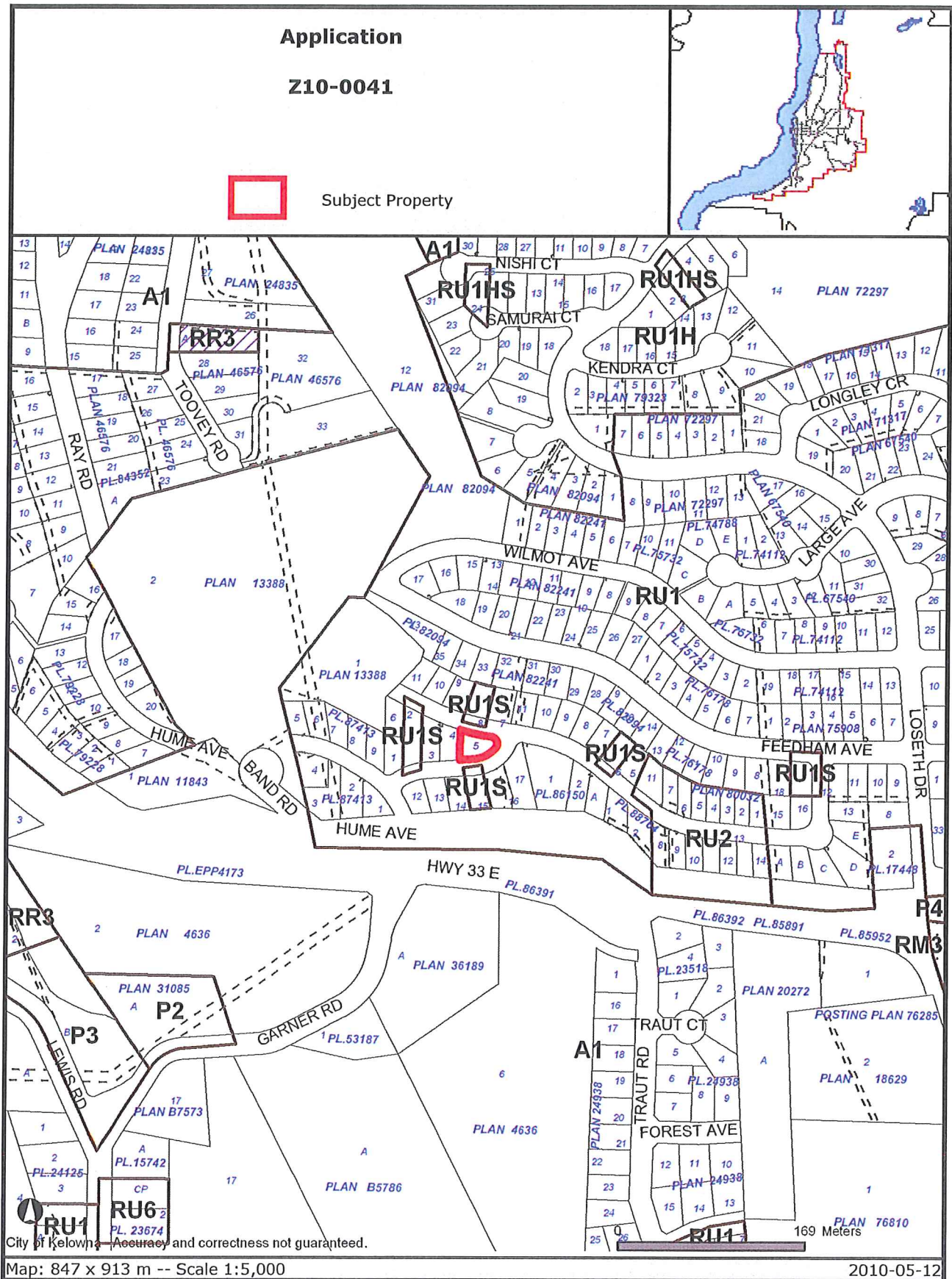
 Shelley Gambacort
Director, Land Use Management

Attachments:

Subject Property Map
Site Plan
Suite Floor Plans
Photo

File Chronology

Date Application Accepted: May 12, 2010
Received revised suite plan: June 18, 2010
Received revised site plan: July 15, 2010

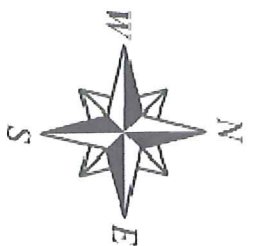
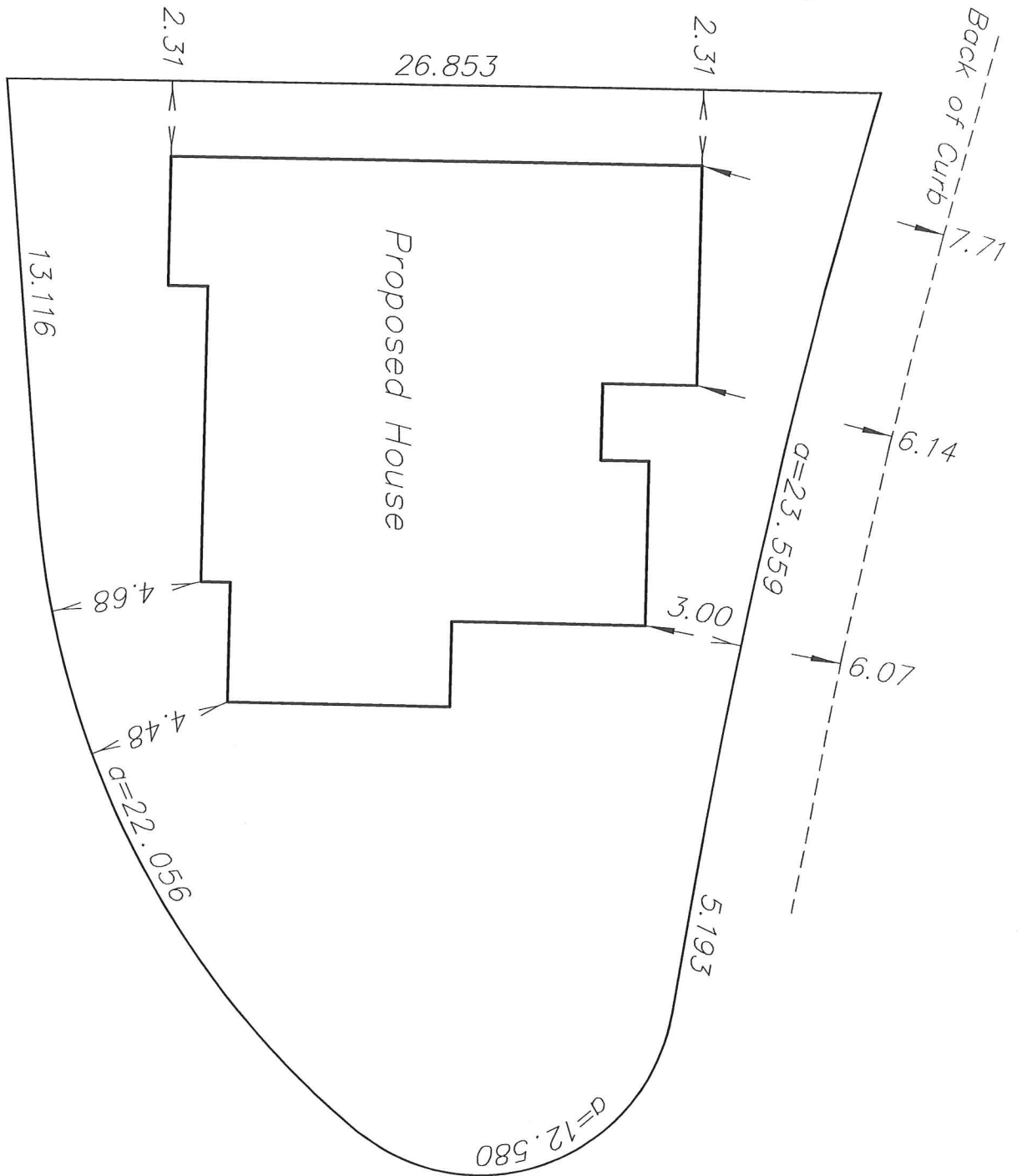


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

REVISED PLANS

JUL 15 2010

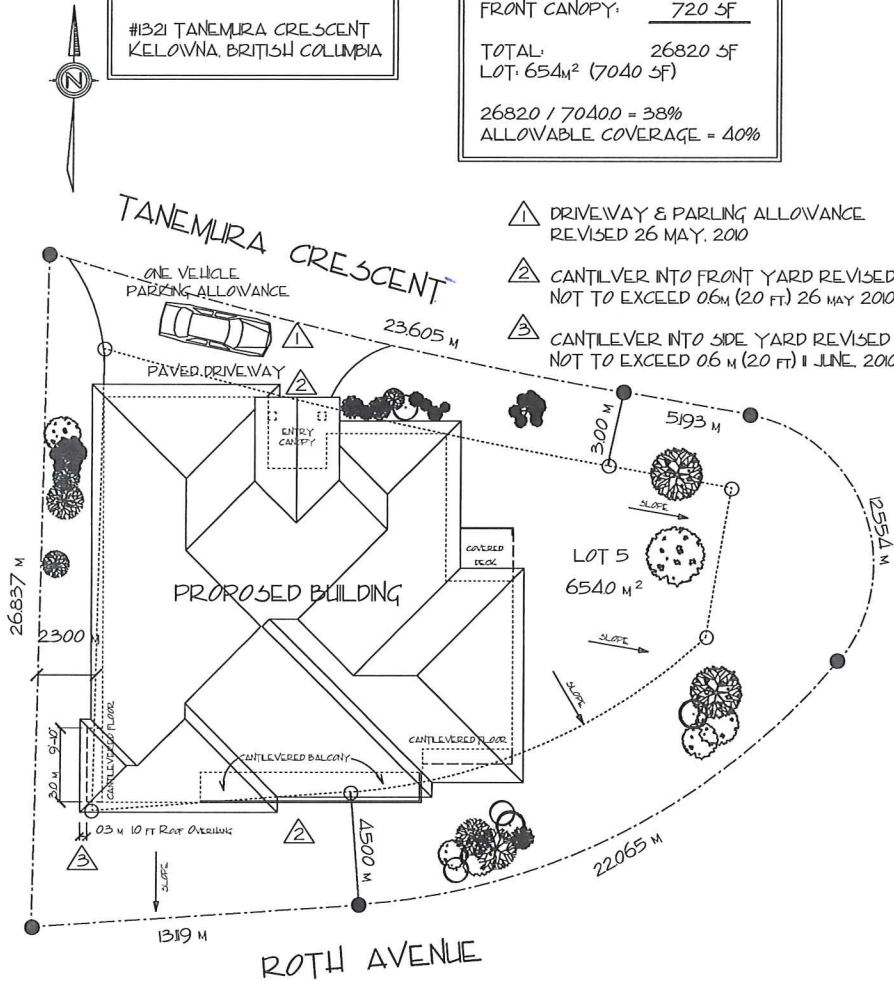
CITY OF KELOWNA
Land Use Management



Rough Stake - July 06th, 2010
File: 16237_lay

LEGAL DESCRIPTION
 PLAN 85143
 LOT 5
 #1321 TANEMURA CRESCENT
 KELOWNA, BRITISH COLUMBIA

SITE COVERAGE
 BUILDING (FOOTPRINT): 23850 SF.
 REAR DECK: 2250 SF
 FRONT CANOPY: 720 SF
 TOTAL: 26820 SF
 LOT: 65400 M² (7040 SF)
 26820 / 70400 = 38%
 ALLOWABLE COVERAGE = 40%



REVISED PLANS

JUN 18 2010

**CITY OF KELOWNA
 Land Use Management**

SITE PLAN

SCALE: 1/8" = 1'-0"

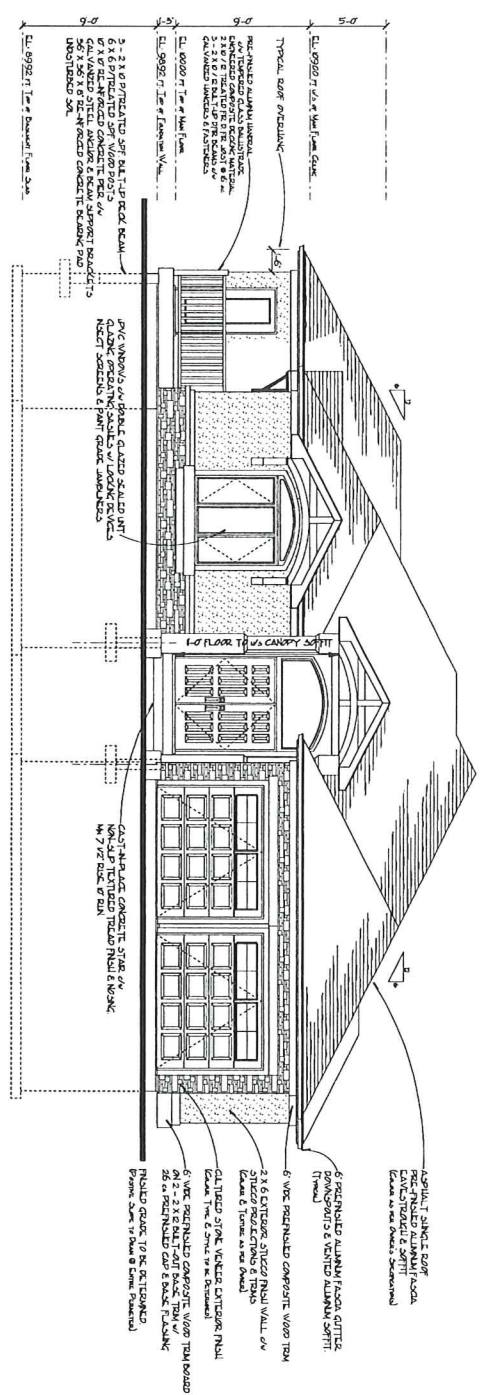
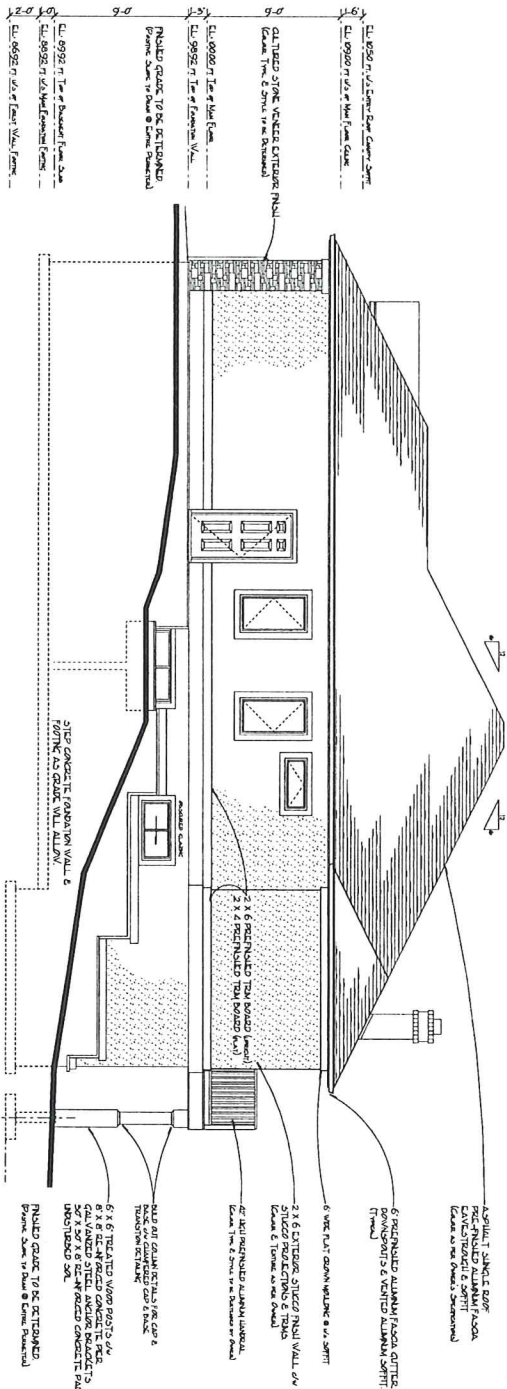
RIGHT SIDE ELEVATION

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

FRONT ELEVATION

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

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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THESE DRAWINGS HAVE BEEN ISSUED FOR BUILDING PERMIT AND CONSTRUCTION PURPOSES ON 06 APRIL 2009. DRAWINGS DATED PRIOR TO THIS DATE ARE VOID AND SHOULD NOT BE USED FOR PERMIT APPLICATION OR CONSTRUCTION.

NOTES:
 GENERAL CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL BUILDING MEASUREMENTS AND COMPLIANCE TO ALL BUILDING CODES REQUIREMENTS. ALL STRUCTURAL COMPONENTS TO BE LABORED AS REQUIRED AND VERIFIED FOR COMPLIANCE TO NATIONAL AND LOCAL CODES REQUIREMENTS. LOCAL LANDS DEPARTMENT WHO LANDS ARE SHOWN LANDS FOR PREVIOUS LOCATION OF BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED ACCORDING TO LOCAL BUILDING ACTIVITY REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CHECK REQUIREMENTS TO BE VERIFIED BY GENERAL CONTRACTOR TO PREPARE A POSITIVE SURVEY TO DRAIN AND GRAB WATER DRAINAGE.

PROTOCOL HOME PLANNING & DESIGN
 250-762-6575 • 250-670-7206 • INFO@PROTOCOLHOMES.COM • KELLYVILLE, NC

ELEVATIONS		SCALE:	APPROVED BY:	DRAWN BY:
AS SHOWN		AS SHOWN		CLC
DATE:	07 MAY 10			CHECKED BY: SUKI RANDHAWA
				DRAWING NUMBER: RTH001-05-17

