

# 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

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## 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.

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 <sup>2</sup>	550 m <sup>2</sup>
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 <sup>2</sup>	
Floor Area of Secondary Suite / Size ratios	89 m <sup>2</sup> / 23 %	The lessor of 90 m <sup>2</sup> 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 <sup>2</sup> requirement

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

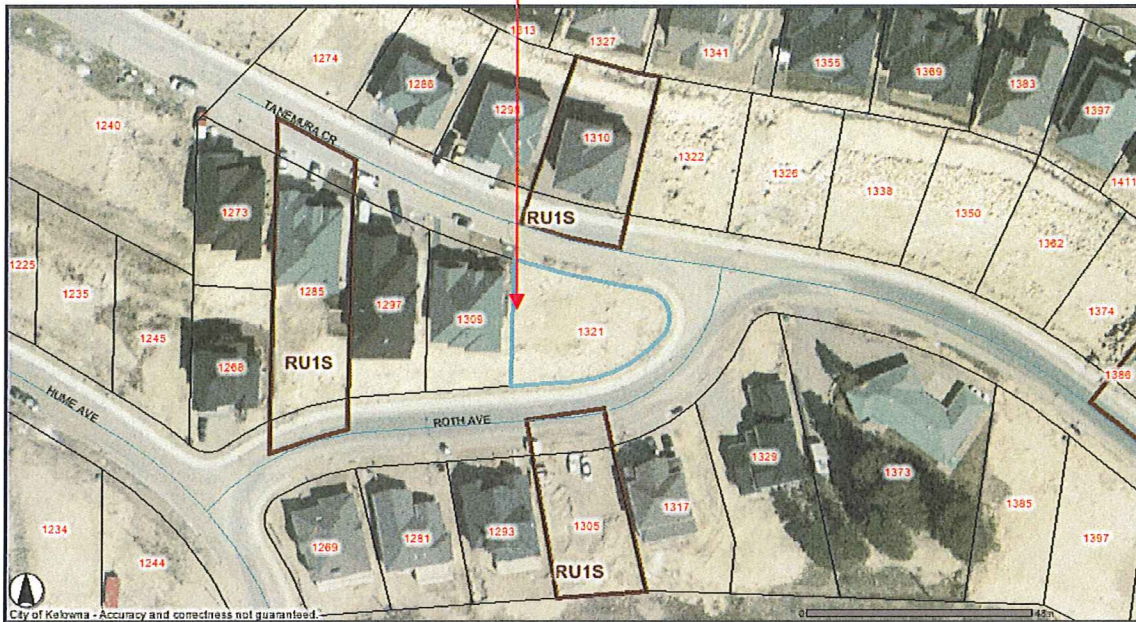
### 3.1 Site Context

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 Availability<sup>1</sup>.** Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently;

**Integration<sup>2</sup>.** Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities;

**Secondary Suites<sup>3</sup>.** 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.*

<sup>1</sup> Official Community Plan, Policy #8-1.30

<sup>2</sup> Official Community Plan, Policy #8-1.44

<sup>3</sup> 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.

  
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 Danielle Noble  
 Manager, Urban Land Use

Approved for inclusion: 

 Shelley Gambacort  
 Director, Land Use Management

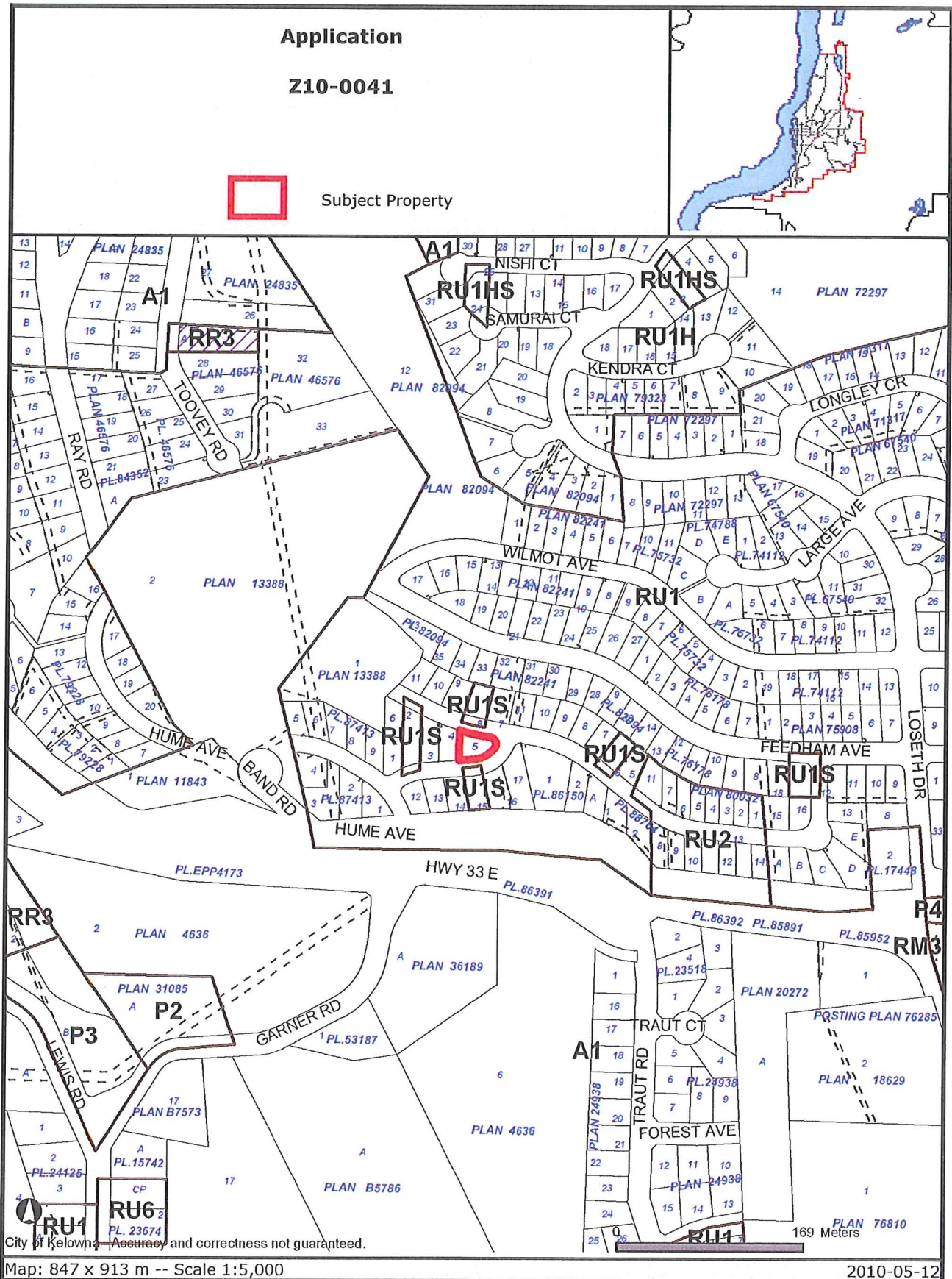
### Attachments:

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

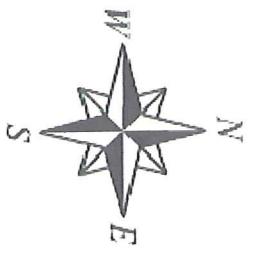
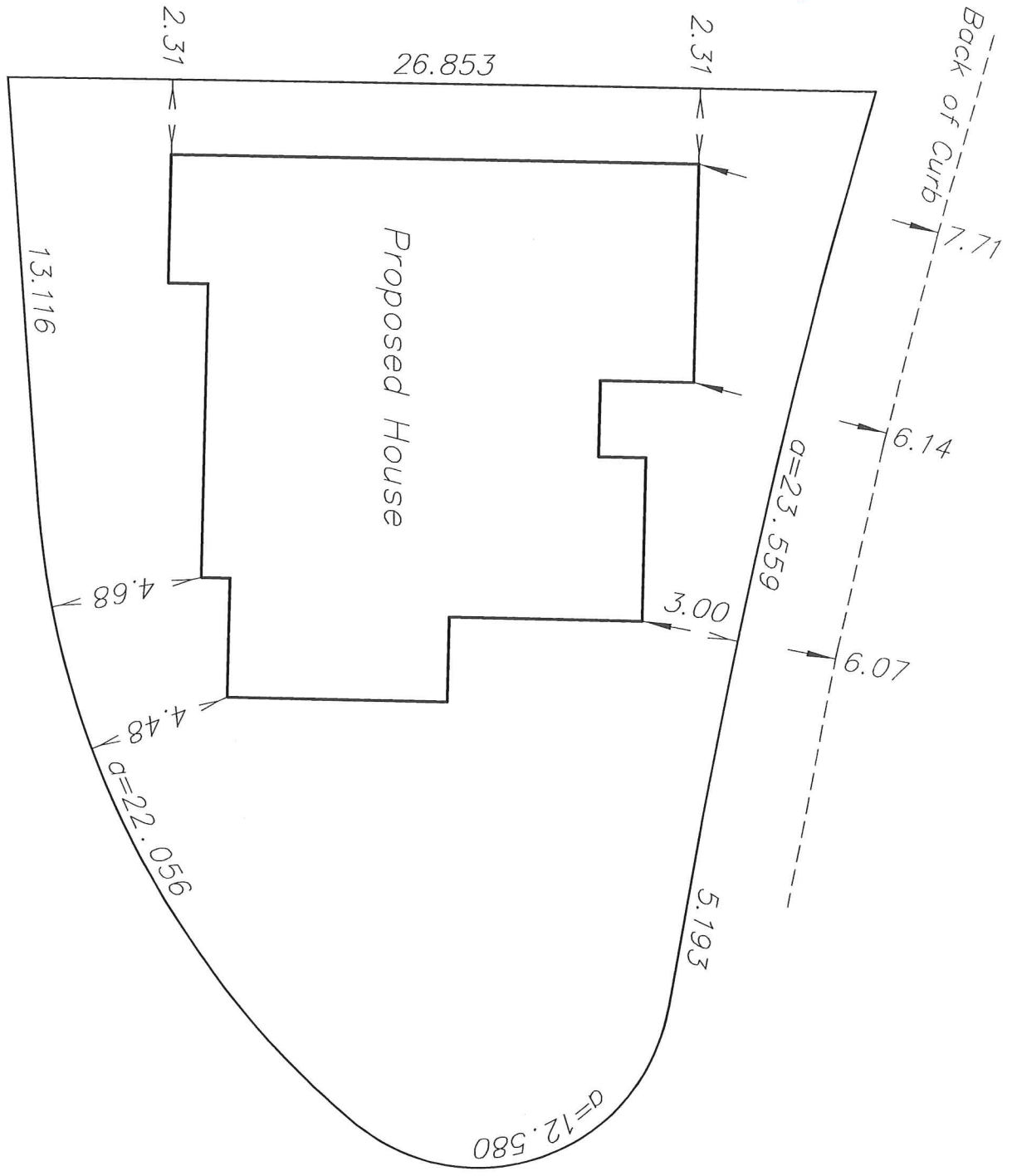




# REVISED PLANS

JUL 15 2010

CITY OF KELOWNA  
Land Use Management



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



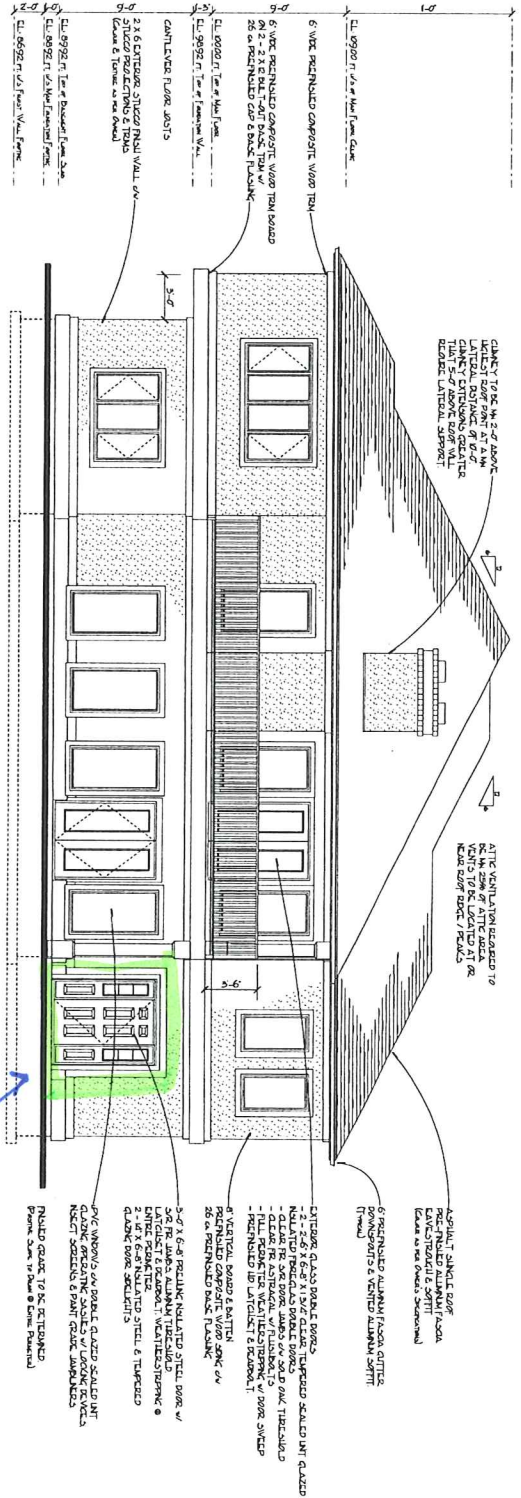






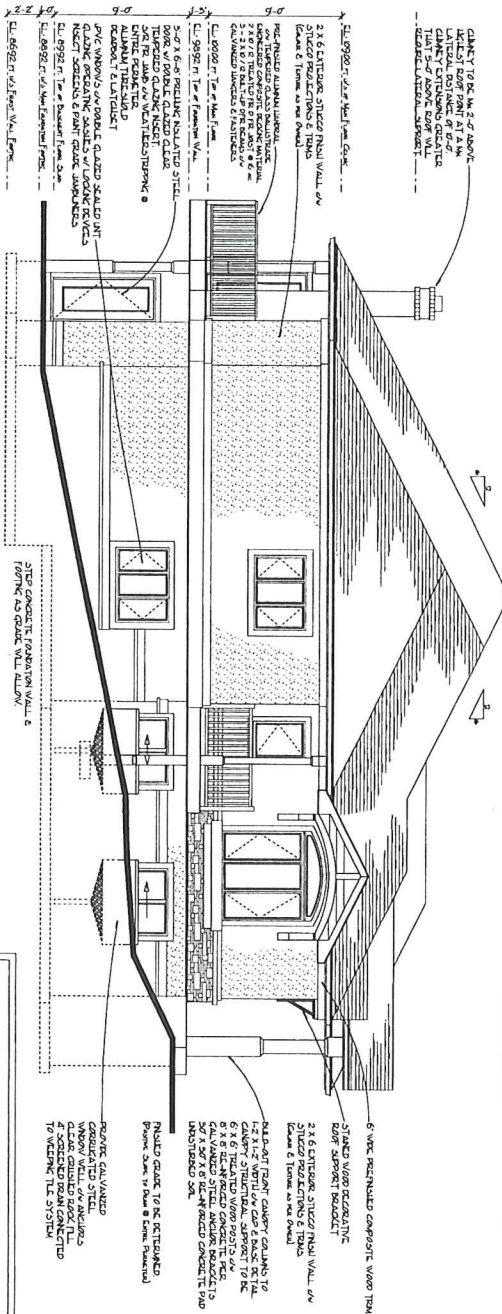
# REAR ELEVATION

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



# LEFT SIDE ELEVATION

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



site entrance

GENERAL NOTES:  
 1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT.  
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THESE DRAWINGS HAVE BEEN ISSUED FOR BUILDING PERMIT AND CONSTRUCTION PURPOSES ON 06 APRIL 2000. DRAWINGS DATED PRIOR TO THIS DATE ARE INVALID AND SHOULD NOT BE USED FOR PERMIT APPLICATION OR CONSTRUCTION.

NOTE:  
 GENERAL CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL BUILDING REQUIREMENTS AND COMPLIANCE TO ALL BUILDING CODES REQUIREMENTS. ALL STRUCTURAL COMPONENTS TO BE CHECKED EXISTING OR NEW FOR COMPLIANCE TO NATIONAL AND BC BUILDING CODES RELEVANT TO THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT.

**PROTOCOL HOME PLANNING & DESIGN**  
 • 250-762-6375 • 250-878-7368 • 12141 W. 10TH AVENUE, SUITE 100 • KELOWNA, BC

ELEVATIONS	
SCALE: AS SHOWN	APPROVED BY:
DATE: 07 MAY 10	BY: CLC
DESIGNED BY: SURI RANJHAWA	REVISIONS:
DRAWN BY: SURI RANJHAWA	DATE: 07 MAY 10

