

Memo



Date: May 26, 2011

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z11-0039

Owner: 0872097 B.C. Ltd.

Address: 1326 Tanemura Cres.

Applicant: Paul Watson

Subject: Rezoning Application

Existing OCP Designation: Single/Two Family Residential

Existing Zone: RU1- Large Lot Housing

Proposed Zone: RU1s- Large Lot Housing with a Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z11-0039 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 11, Section 13, Township 26, ODYD Plan KAP86150, located on Tanemura Crescent, 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 Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT a building permit for the suite be applied for prior to final adoption of the zone.

2.0 Purpose

This application is seeking to rezone the subject property from the RU1- Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone, to permit the construction of a secondary suite within a new single family dwelling.

3.0 Land Use Management

The 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. Properties in the immediate area have recently been rezoned to allow secondary suites. Minimal impact is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site.

4.0 Proposal

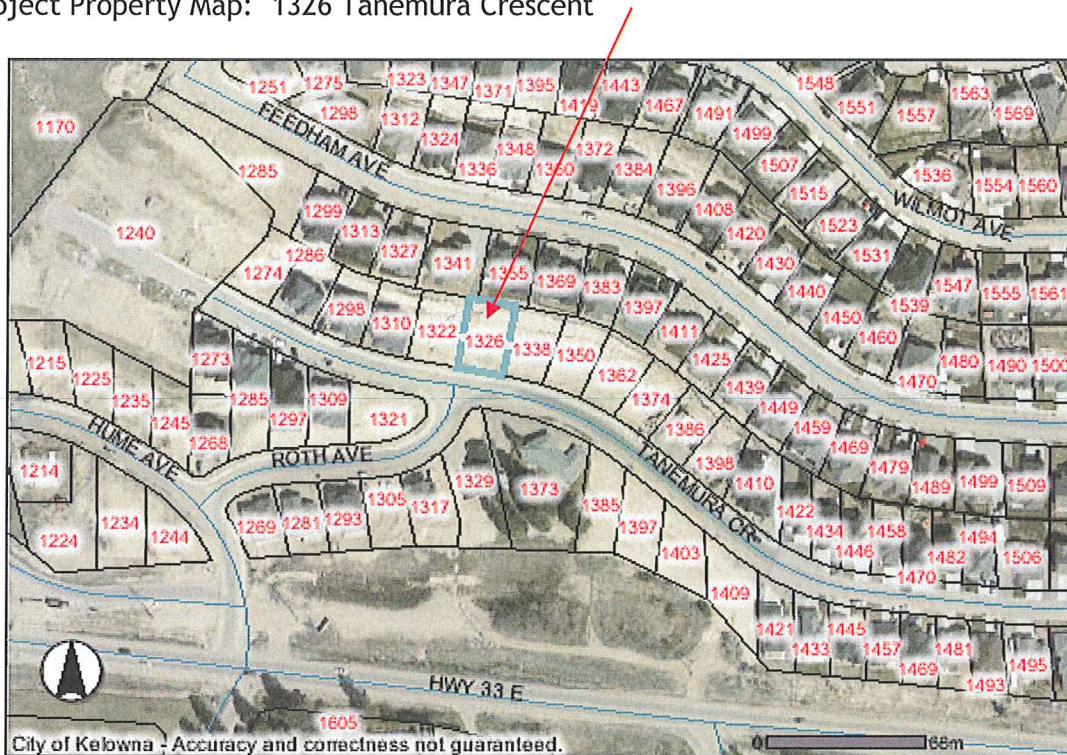
4.1 Project Description

A single family dwelling is under construction on the subject property. The applicant is seeking to rezone the site to allow a secondary suite within the dwelling. A two bedroom suite is proposed for the basement level at the rear of the building. Proposed access to the suite is provided through a door on the east side of the building and an additional parking stall can be accommodated on the driveway. Private open space is available on the east side of the suite adjacent to the suite entrance.

4.2 Site Context

The subject property is located on the north side of Tanemura Crescent in Black Mountain area Kelowna. The surrounding properties in all directions are zoned RU1 - Large Lot Housing.

4.3 Subject Property Map: 1326 Tanemura Crescent



4.4 Zoning Analysis

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

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	600 m ²	550 m ²
Lot Width	19.91 m	16.5 m
Lot Depth	29.5 m	30.0 m
Development Regulations		
Site Coverage (buildings)	25 %	40%
Site Coverage (buildings/parking)	32 %	50%
Height (existing house)	2 storey	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	234 m ²	
Floor Area of Secondary Suite / Size ratios	60m ² / 25.6%	In building can't exceed lessor of 90 m ² or 40%
Front Yard	6.0 m	4.5 m / 6.0 m to a garage
Side Yard (west)	2.3 m	2.3 m (2- 2 ½ storey)
Side Yard (east)	2.3 m	2.3 m (2- 2 ½ storey)
Rear Yard	7.5 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² required

5.0 Current Development Policies

Kelowna 2020 - Official Community Plan

Housing Polices:

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

¹ Official Community Plan, Policy #8 - 1.30

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.

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) \$2500 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) A fire rated laundry room (common area) is required between the suite & main dwelling c/w fire rated doors, rated walls and ceiling. Please provide these details on the building permit drawing sets.
- 6) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

Sanitary Sewer: The subject property is serviced by the Municipal wastewater collection system. There are no additional charges for a suite within an existing dwelling.

Domestic Water: The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID. *The applicant provided a water certificate with their application confirming that all fees have been paid.*

6.3 Bylaw Services

No Concerns.

6.4 Fire Department

Requirements of section 9.10.9.14, Secondary Residential Suites, of the BCBC 2006 are to be met. Smoke Alarms as per section 9.10.19 of the BCBC are required. Additional address for the suite is required.

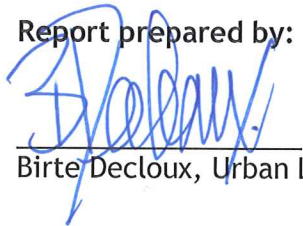
² Official Community Plan, Policy #8 - 1.44

³ Official Community Plan, Policy #8 - 1.47

7.0 Application Chronology

Date of Application Received: May 12, 2011

Report prepared by:



Birte Decloux, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:



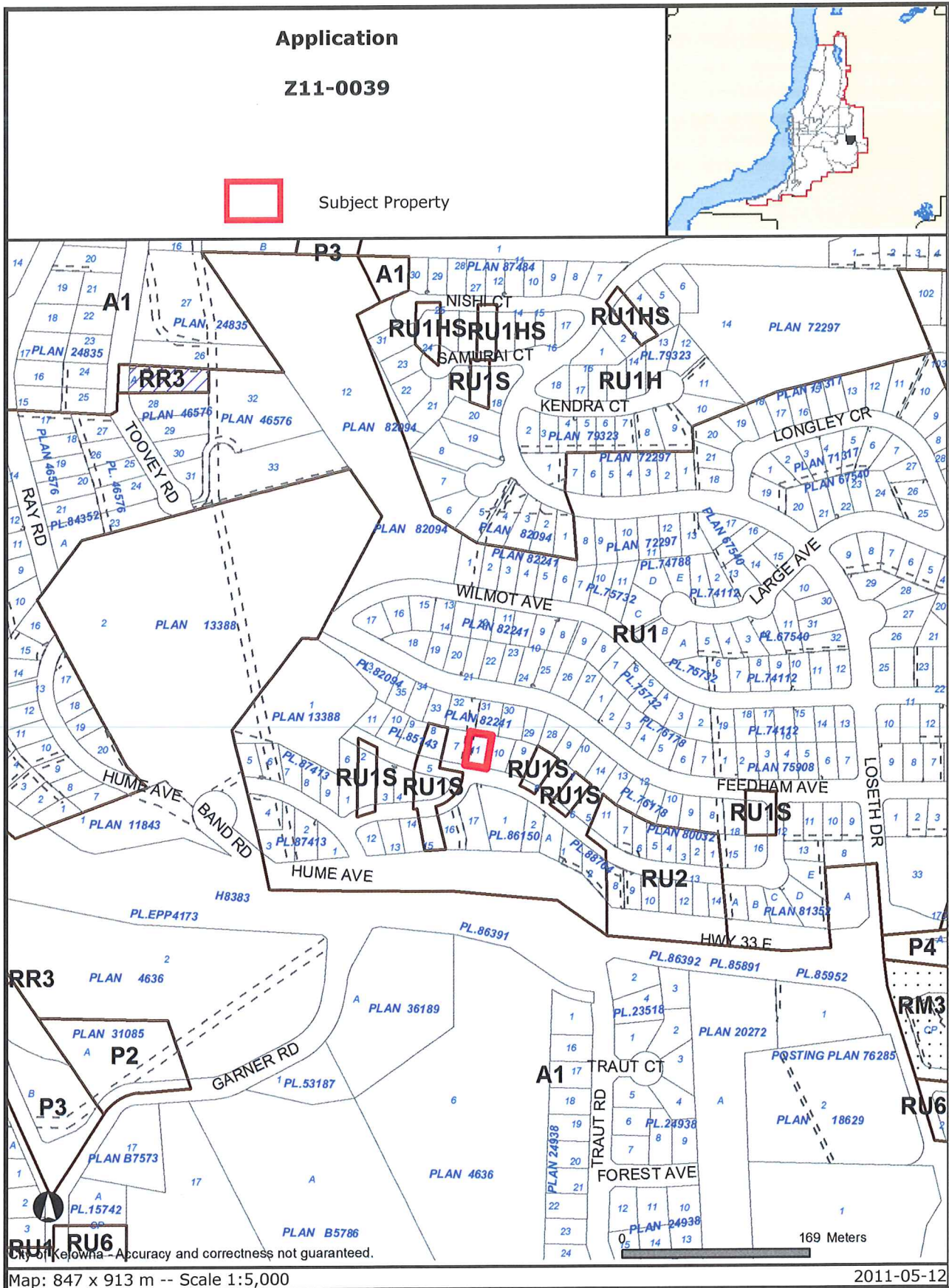
Shelley Gambacort, Director, Land Use Management

Attachments:

- Site Plan
- Conceptual Elevations
- Landscape Plan

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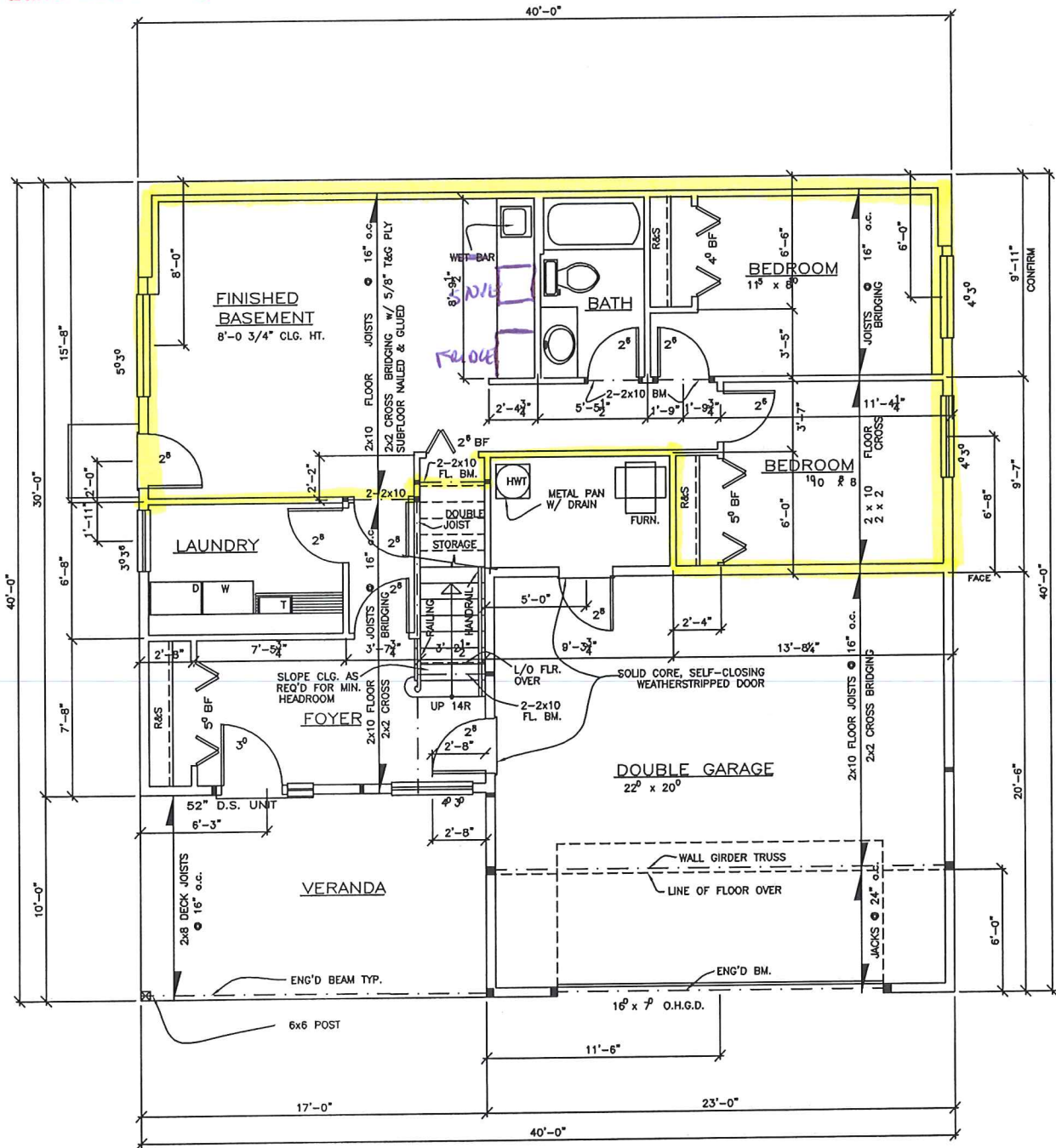
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

REVISED PLANS

MAY 18 2011

CITY OF KELOWNA
Land Use Management

211-0039
REVISED



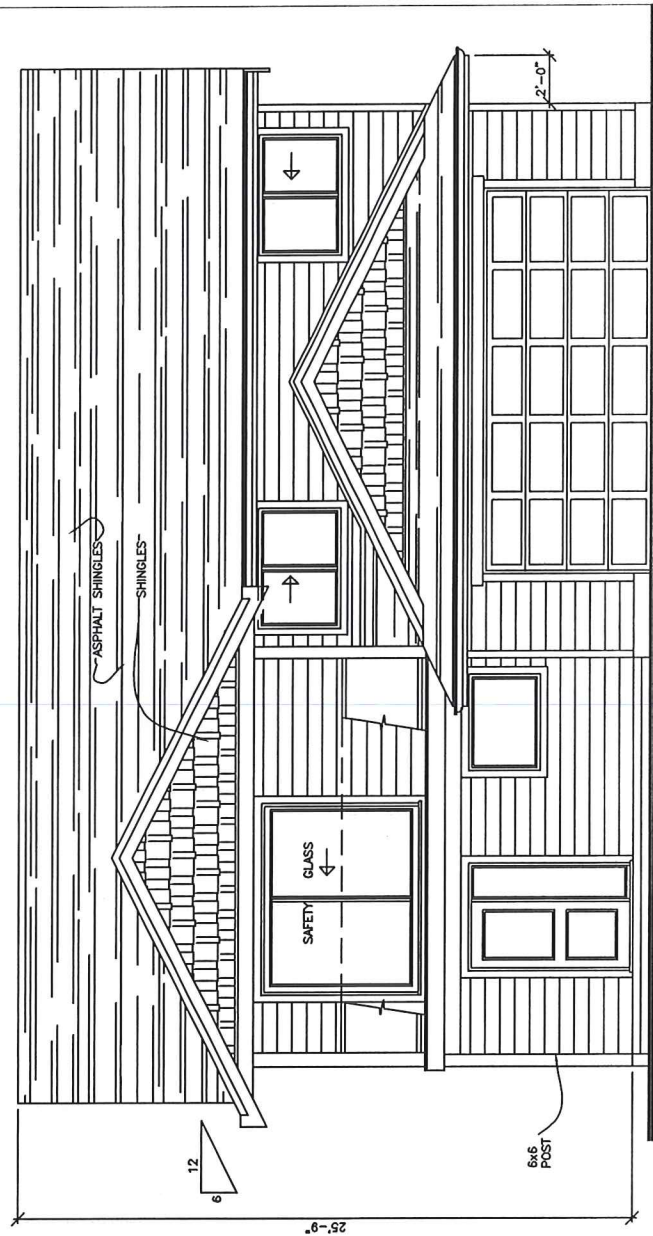
BASEMENT FLOOR PLAN

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FRONT ELEVATION

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