

Development Services

City of West Kelowna
2760 Cameron Road
West Kelowna, BC V1Z 2T6

Letter of Rationale regarding 2500 Tallus Heights Lane, West Kelowna

This letter is regarding the proposed: Site specific amendment to allow for secondary suite use on parcel under 550 sq. m. within RC3 parcel

The empty building lot is currently 535.3 sq. m. so it is just slightly smaller than the required 550 sq. m. that is required to put a legal suite in single family homes as per zoning regulations of RC3 areas. The developer admittedly made a mistake when laying out the lot sizes as all other surrounding lots are of ample size to accommodate legal suites. Their intent was to have lot sizes that allowed for legal suites in the Phase 9 area of the Tallus Ridge Development, and for that fact in all future phases of Tallus Ridge.

This particular lot is actually corner lot, so it has better parking availability than most other larger lots that only allow for parking at the front of the dwelling. We have requested and provided floor plans for a 1 bedroom legal suite. We recognize with a laneway home, we don't want to cause traffic congestion, thus the request for a 1 bedroom suite instead of 2 bedroom.

With the cost of construction, we feel the need for legal suites in homes is greater than ever before in order for homeowners to qualify for the mortgages required to pay for these homes. We also recognize that rental suites are in demand right now, so providing a legal suite in new construction built to BC Building Code and West Kelowna requirements benefits the homeowner with the piece of mind that the suite is safe, soundproofed and completely separated from the main living area of their home. It also benefits the tenant in knowing that their space is safe and secure from the rest of the home.

Willow Development has built a number of homes in West Kelowna over the last few years, many with legal suites (including Tallus Ridge area). We are actually building a custom home on the lot right next door (2504 Tallus Heights Lane) and as such have discussed the suite with the owners of that home. The quality of construction as well as the design elements will be suited to the neighboring homes, and it is our goal to build homes with legal suites, so the suites themselves blend in to the design and style of the home. Being that the lot size is so close to West Kelowna zoning requirements for suites in RC3 zoned homes and that the quality of construction is of utmost importance to us at Willow Development, we are hopeful that council will approve our request as stated above.

If there are any questions or additional information is required, please don't hesitate to reach out.

Kind Regards,
Jamie Mullen
President
Willow Development Inc.
1662 Pritchard Drive, West Kelowna
jamie@willowdevelopment.ca