
**CITY OF KELOWNA
MEMORANDUM**

DATE: November 19, 2008

TO: City Manager

FROM: Community Sustainability Division

APPLICATION NO. Z08-0094

APPLICANT: Johnson, Lorelei

AT: 1343 Dilworth Cr.

OWNER: Johnson, Lorelei

PURPOSE: TO REZONE FROM THE RU1 LARGE LOT HOUSING ZONE TO THE RU1(s) LARGE LOT HOUSING WITH A SECONDARY SUITE ZONE TO CREATE A SECONDARY SUITE WITHIN THE PRINCIPAL 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. Z08-0094 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 19, Section 29, Township 26, O.D.Y.D., Plan 5070, located on Dilworth Crescent, Kelowna, B.C. from the RU1 Large Lot Housing to RU1(s) Large Lot Housing with a secondary suite be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of Works and Utilities being completed to their satisfaction.

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 in order to create a two-bedroom basement suite to the existing dwelling.

3.0 BACKGROUND

There is a modest single family dwelling located on the subject property. The applicant is proposing to rezone the property in order to add a two bedroom suite and a separate home office in the currently unfinished basement of the dwelling. A shared exterior door will access both the suite and the office. Laundry facilities are available in the corridor that leads to the entrance to the suite.

On-site parking is accessed from the south off Dilworth Crescent. To the applicants advantage, the property has dual street frontage and lane access that facilitates ample opportunities for parking provisions.



The table below shows this application's compliance with the requirements of RU1(s) Large Lot Housing with a secondary suite.

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	696 m ²	550 m ²
Lot Width	22.86 m	16.5 m unless 15 m when access to rear lane; 17 m for corner lot
Lot Depth	30.48 m	30.0 m
Development Regulations		
Site Coverage (buildings)	25 %	40%
Site Coverage (buildings/parking)	28 %	50%
Height (existing house)	1.5 storey/ 5.49 m	2 ½ storeys / 9.5 m
Floor Area of principle dwelling	175.52 m ²	
Floor Area of Secondary Suite	69.58 m ² / 39.6%	In building can't exceed lessor or 90 m ² or 40%
Front Yard	7.6 m	4.5 m / 6.0 m to a garage
Side Yard (s)	6.65 m	4.5 m for flanking street
Side Yard (n)	3.37 m	2.0 m (1 - 1 ½ storey) 2.3 m (2- 2 ½ storey)
Rear Yard	10.79 m	7.5 m / 1.5 m for accessory buildings
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	No requirement

3.1 Site Context

The subject property is located on the north side of Dilworth Crescent, in the old Glenmore area off of Clement Avenue. More specifically, the adjacent land uses are as follows:

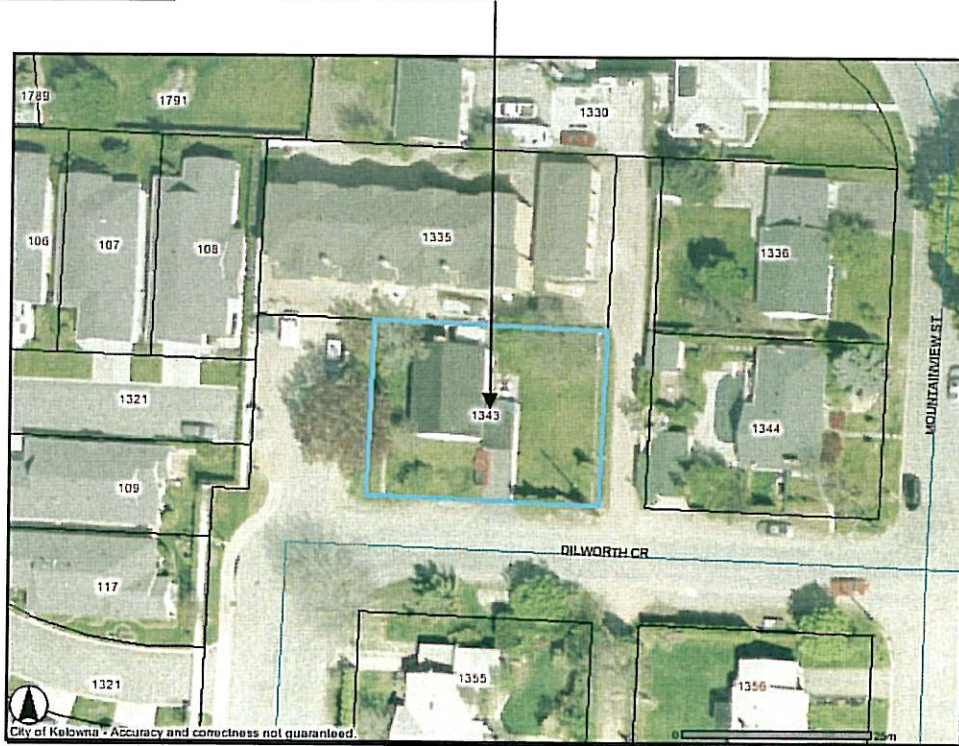
North- RM1 - Four Dwelling Housing

East – RU1 – Large Lot Housing

South - RU1 – Large Lot Housing

West - RU1 – Large Lot Housing

3.2 **Site Location:** 1343 Dilworth Crescent



4.0 **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 **Policy and Regulation**

4.1.1 City of Kelowna Strategic Plan (2004)

Objective #4 – Realize construction of housing forms and prices that meet the needs of Kelowna residents.

Objective #5 – Achieve accessible, high quality living and working environments.

Objective #7 – Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

4.1.2 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 (OCP, Chapter 8).

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 Works and Utilities

As attached

5.2 Inspections Services

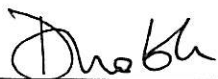
Building permit required for proposed basement suite and to be constructed/upgraded to requirements of BCBC 2006.

5.3 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met.

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Staff is supportive of the proposed rezoning of the property as the OCP designates the future land use of the subject property as Single/two Unit Residential and the proposed land use is consistent. As the suite is within the existing house, there is no anticipated negative visual impact on the existing residential character of the area. Support of the surrounding property owners for this application has been provided.



Danielle Noble

Urban Land Use Supervisor

Approval for Inclusion



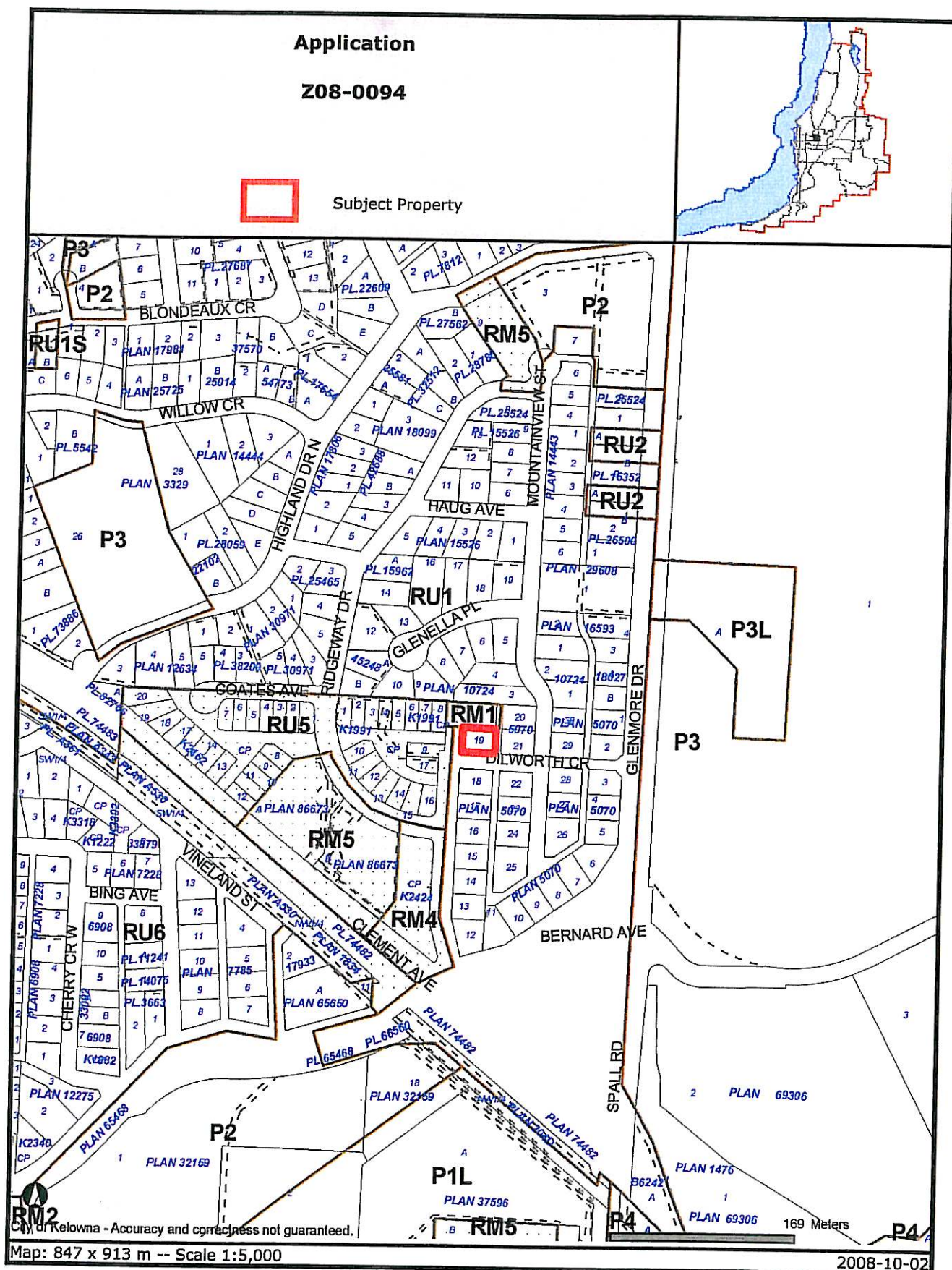
Shelley Gambacort

Director of Land Use Management

DN/bc

ATTACHMENTS:

Location of subject property
Site Plan
Photos of existing building
Basement Floor Plan
Landscape Plan
Works and Utilities Comments



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.

LORELEI JOHNSON
Lot 19, Plan 5070, Sec. 29, TWN 26, ODYD
1343 Dilworth Cres., Kelowna, BC V1Y 4M6



Front (west side) of the house.



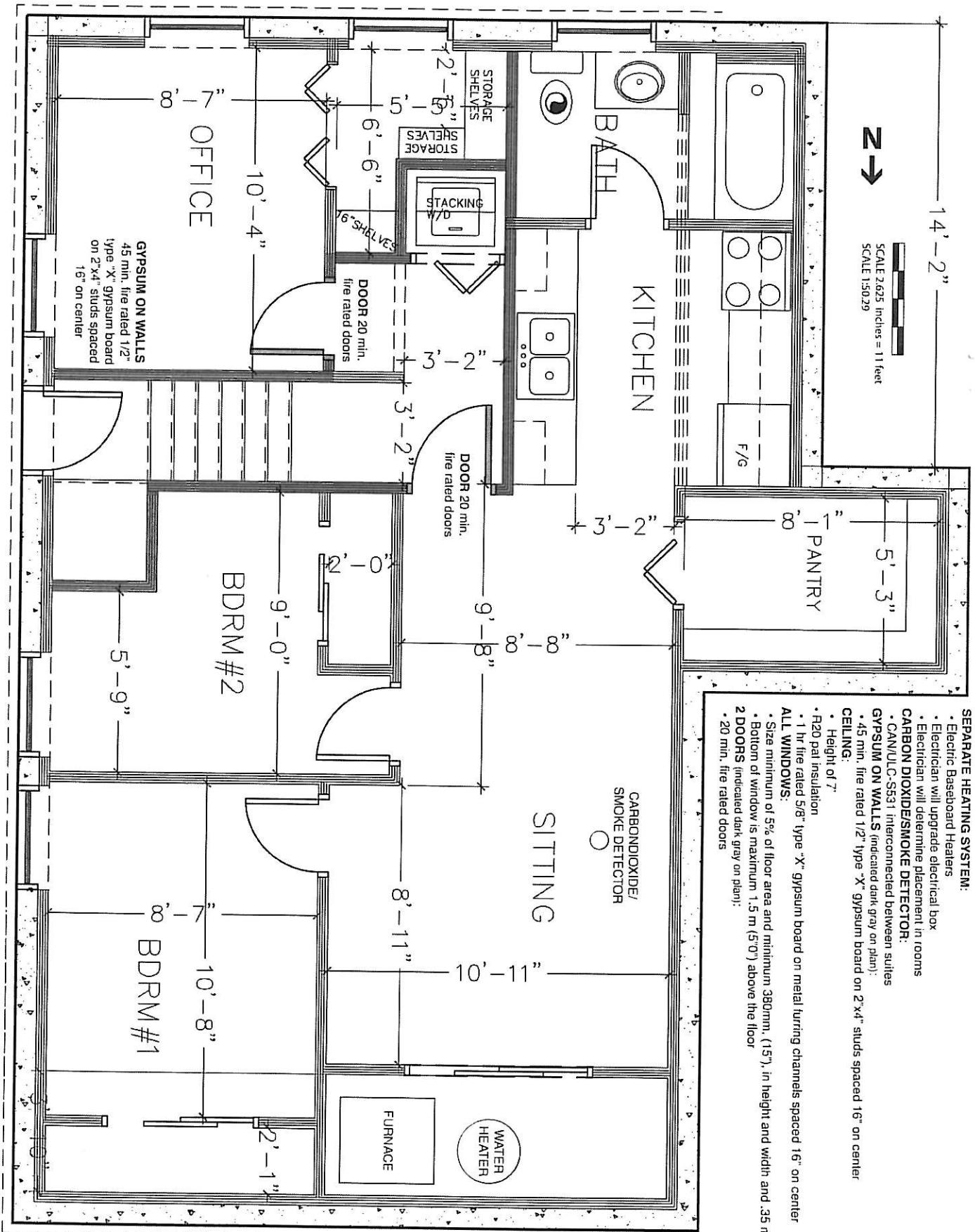
Back (east side) of the house, viewed from the lane.



South side of the house, viewed from Dilworth Cres.
Height to peak is 18 feet.



North side of the house.



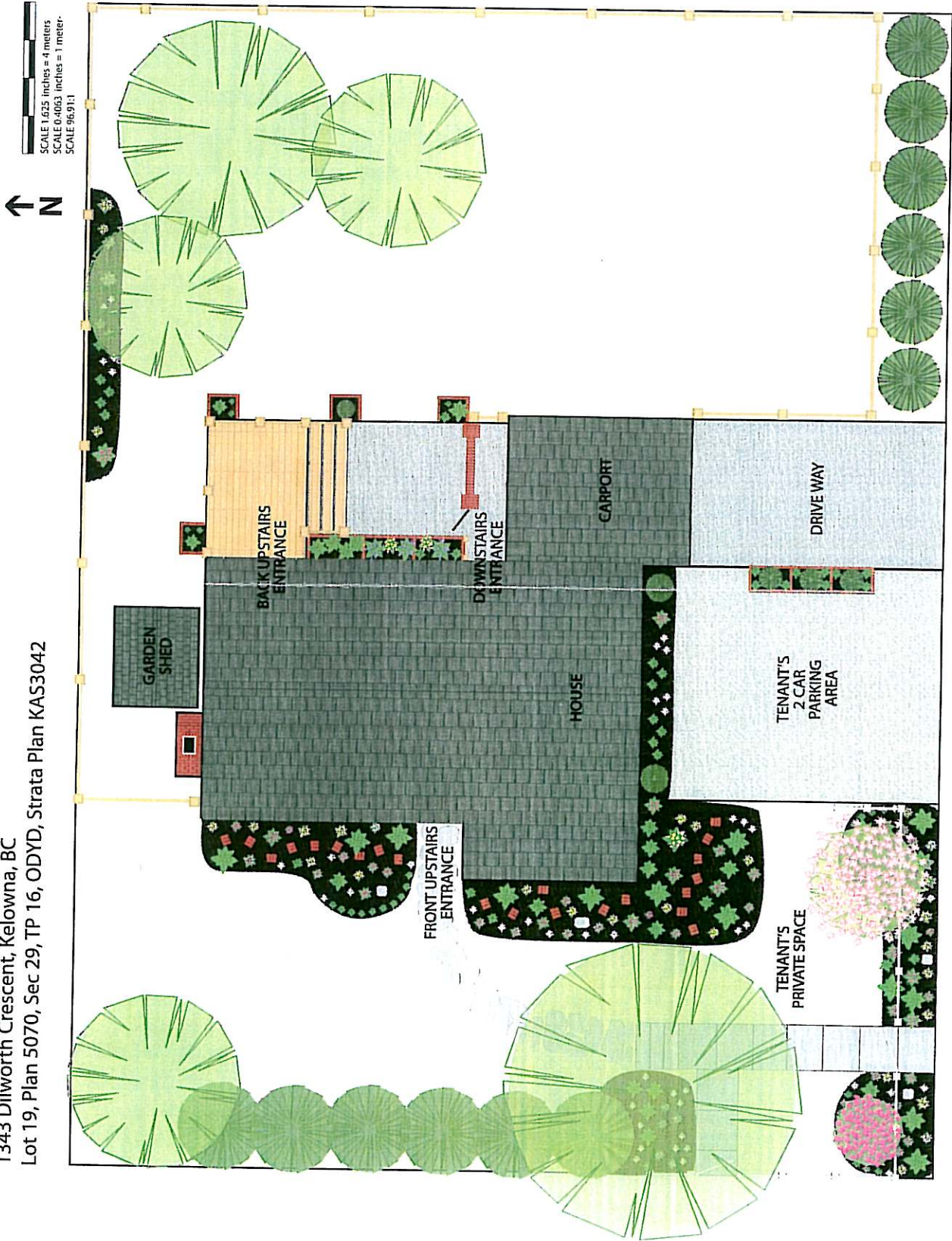
SCALE 2/625 inches = 11 feet
SCALE 1/50/29

- SEPARATE HEATING SYSTEM:**
- Electric Baseboard Heaters
 - Electrician will upgrade electrical box
 - Electrician will determine placement in rooms
- CARBON DIOXIDE/SMOKE DETECTOR:**
- CAN/ULC-S531 Interconnected between suites
- GYPSUM ON WALLS (indicated dark gray on plan):**
- 45 min. fire rated 1/2" type "X" gypsum board on 2"x4" studs spaced 16" on center
- CEILING:**
- Height of 7'
 - R20 pat insulation
 - 1 hr fire rated 5/8" type "X" gypsum board on metal furring channels spaced 16" on center
- ALL WINDOWS:**
- Size minimum of 5% of floor area and minimum 380mm, (15"), in height and width and .35 m² (3.75 sq.ft.)
 - Bottom of window is maximum 1.5 m (5'0") above the floor
- 2 DOORS (indicated dark gray on plan):**
- 20 min. fire rated doors

BASEMENT PLAN

AREA: 955 SQ.FT.

1343 Dilworth Crescent, Kelowna, BC
Lot 19, Plan 5070, Sec 29, TP 16, ODYD, Strata Plan KAS3042



DILWORTH CRESCENT

CITY OF KELOWNA
MEMORANDUM

Date: November 3, 2008r4
File No.: Z08-0094

To: Planning & Development Services Department (BD)

From: Development Engineering Manager

Subject: 1343 Dilworth Cres. Lot 19 Plan 5070 RU-1s RU-1s Suite

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-1s are as follows:

1. Domestic Water and Fire Protection

The existing lot is adequately serviced with a 19mm diameter copper water service. Metered water from the main residence must be extended to supply the suite. The meter shall be within the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service that should be adequate for the proposed application. An inspection chamber (IC) must be installed on the service at the owner's cost as required by the sewer-use bylaw. **The applicant will be required to sign a Third Party Work Order for the cost of the works prior to issuance of the Rezoning. For estimate inquiry's please contact John Filipenko at 250-469-8581.**

3. Development Permit and Site Related Issues

Adequate, hard surface on-site parking must be provided. The parking modules must meet by-law requirements.

Direct the roof drains into on-site rock pits. This will help dissipate the roof drain water and prevent additional concentrated flows onto the City right-of-way.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Steve Muenz, P. Eng.
Development Engineering Manager
JF/

From Beth:
signed.