

---

**CITY OF KELOWNA  
MEMORANDUM**

---

**DATE:** January 9, 2009  
**TO:** City Manager  
**FROM:** Community Sustainability Division

**APPLICATION NO.** Z08-0112      **APPLICANT:** Rick and Karen Dilullo

**AT:** 2315 Brentwood Road      **OWNER:** Karen Dilullo

**PURPOSE:** TO REZONE FROM THE A1 AGRICULTURE 1 ZONE TO THE A1(S) AGRICULTURE 1 WITH A SECONDARY SUITE ZONE TO CONSTRUCT A SECONDARY SUITE IN AN ACCESSORY BUILDING

**EXISTING ZONE:** A1 – Agriculture 1

**PROPOSED ZONE:** A1(s) – Agriculture 1 with a Secondary Suite

**REPORT PREPARED BY:** Birte Decloux

---

#### **1.0 RECOMMENDATION**

THAT Rezoning Application No. Z08-0112 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 25, Section 18, Township 27, O.D.Y.D., Plan 24161, located on Brentwood Road, Kelowna, B.C. from the A1 Agriculture zone to the A1(s) Agriculture with a Secondary Suite zone 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 the Works & Utilities Department, Black Mountain Irrigation District and Ministry of Highways, being completed to their satisfaction;

#### **2.0 SUMMARY**

This application seeks to rezone from the A1- Agriculture 1 zone to the A1(s) Agriculture 1 with a secondary suite zone in order to construct a secondary suite in an accessory building. The lot meets the criteria of Zoning Bylaw section 1.7.1, (as noted below) therefore, the provisions and regulations of the RU1 zone will apply.

Section 1.7.1 “non-conforming agricultural, residential, or rural residential lots less than 0.2 ha., which existed prior to August 10, 1976, shall be developed in accordance with the provisions and regulations of the RU1 zone.”

#### **3.0 BACKGROUND**

There is an existing single family dwelling on the subject property which is located on the northern portion of the site close to the road. The proposed accessory building is anticipated

to be located on the rear portion of the site. The main function of the accessory building will be a workshop garage with a one bedroom 59.4 m<sup>2</sup> suite above.

Because the proposed application meets the criteria for non-conforming lots, the regulations of RU1(s) Large Lot housing with a secondary suite apply as follows:

<b>Zoning Bylaw No. 8000</b>		
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>RU1(s) ZONE REQUIREMENTS (non-conforming A1 use)</b>
<b>Subdivision Regulations</b>		
Lot Area	962 m <sup>2</sup> / .096 ha	<0.2 ha
Lot Width	19.2 m (@ 6 m setback)	16.5 m
Lot Depth	43.6 m	30 m
<b>Development Regulations</b>		
Site Coverage (buildings)	24%	40%
Site Coverage (buildings/parking)	34%	50%
Size ratios	80.9 m <sup>2</sup> (75%)	In accessory bldg lessor of 90 m <sup>2</sup> or 75% of existing bldg
Building Envelope	90 m <sup>2</sup>	90 m <sup>2</sup>
Height (existing house)	4.77 m	2 ½ storeys / 9.5 m
Height (accessory building)	4.38 m	4.5 m
Front Yard	31.3 m	6.0 m
Side Yard (east)	3.0 m	2.0 m
Side Yard (west)	2.6 m	2.0 m
Rear Yard	3.0 m	1.5 m for accessory buildings
Separation Distance Between Houses	15.6 m	Min 5.0 m
Location of accessory building	31.3 m	2x front yard setback (12 m)
<b>Other Requirements</b>		
Parking Stalls (#)	3 spaces	3 spaces

### 3.1 Site Context

The subject property is located on the south side of Brentwood Road, in the Belgo area of Kelowna. More specifically, the adjacent land uses in all directions (north, west, south and east) are A1 Agriculture, in a non-conforming, existing single family subdivision.

### 3.2 Site Location: 2315 Brentwood Road



## 4.0 **CURRENT DEVELOPMENT POLICY**

The property is proposed to be zoned A1(s) – Agriculture 1 with Secondary Suite. The purpose of this zone is to provide for agricultural uses which include single detached housing as a principal use, and compatible secondary uses.

### 4.1 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.

### 4.2 Kelowna Strategic Plan

Objective 3.7 of the Strategic Plan is “to sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas”. The proposal is consistent with these objectives and with their accompanying strategies.

## 5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments were received:

5.1 Works and Utilities

As Attached

5.2 Inspections Services

No concerns

5.3 Fire Department

An unobstructed and easily distinguishable firefighter access path, of 1100 mm, from the street to the back of the property line and to the secondary suite main entrance is required.

Maintain, in all seasons, a minimum access width of 1100 mm for firefighter access to the rear of the property and to the secondary suite main entrance.

Fire fighter access from the front of the property to the back building(s)/property line is not to be impeded at anytime.

If a fence is ever constructed between the dwellings an 1100 mm, clear width, gate is required. Any gate is to open with out special knowledge.

The addresses for all residences are to be visible from the street.

## 6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration of infill of existing neighbourhoods and where services are already in place and densification can easily be accommodated. Given the nature of the area, the addition of a secondary suite within an accessory building is not anticipated to adversely impact the neighbourhood.



Danielle Noble

Current Planning Manager

Approved for Issuance



F/ Shelley Gambacort  
Director of Land Use Management

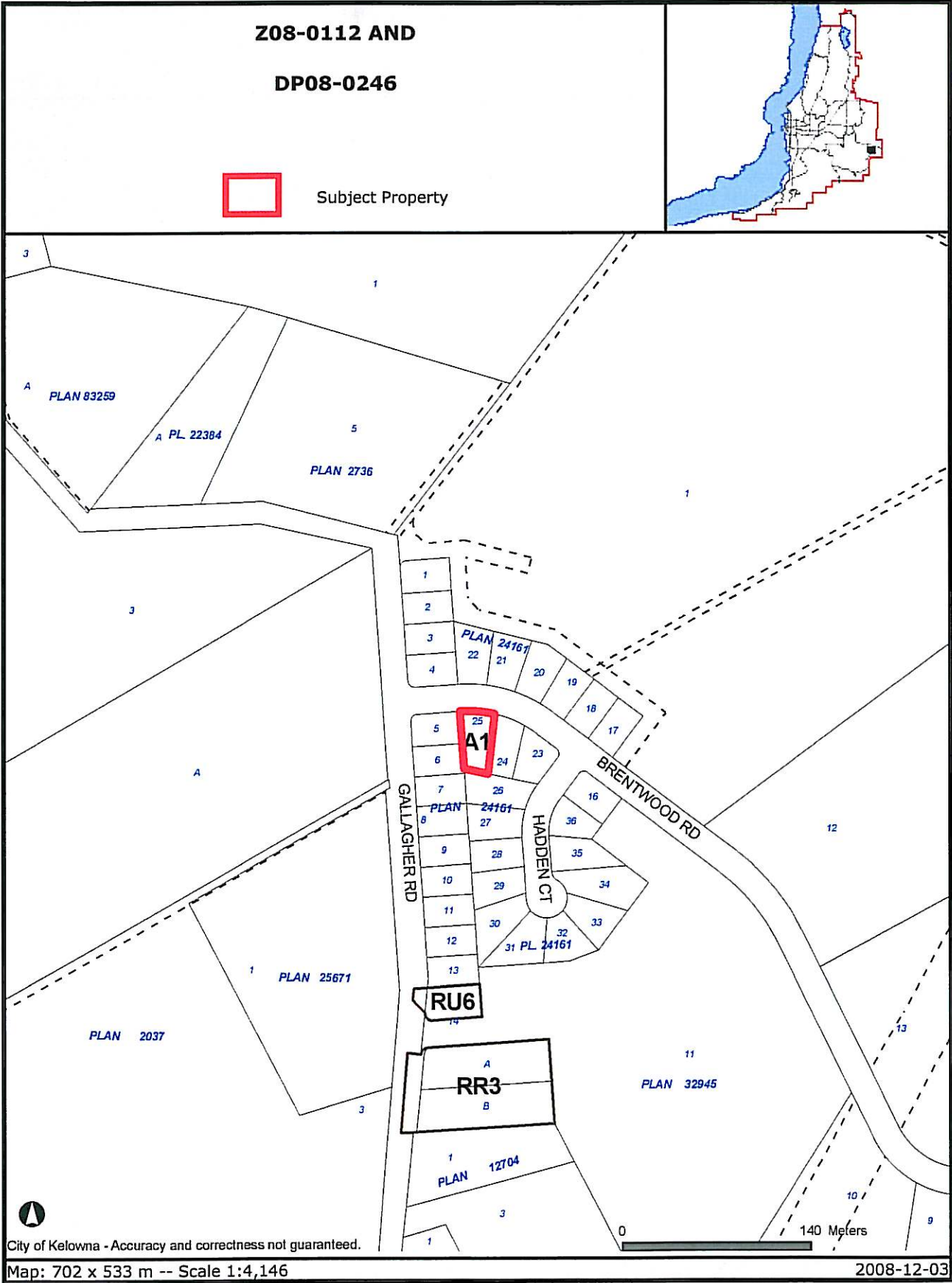
SG/DN/Bcd

---

ATTACHMENTS

Location of subject property  
Site Plan (both buildings)  
Elevation drawings  
Floor plans of secondary suite  
Works and Utilities comments



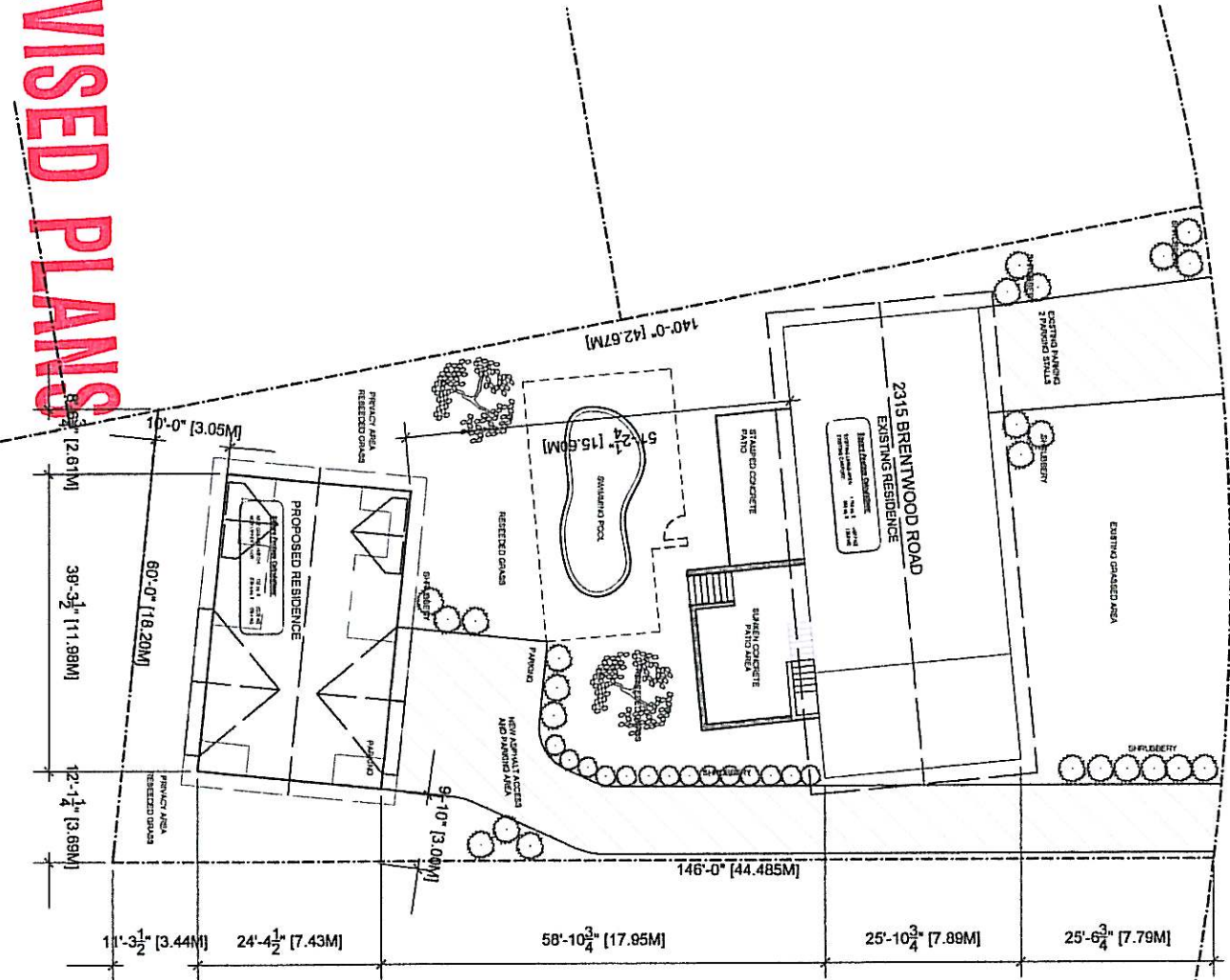


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

BRENTWOOD ROAD

RADIUS = 281'-10" (85.90M)

REVISED PLANS



DRAWING LEGEND:

- A1 SITE PLAN
- A2 FOUNDATION PLAN
- A3 MAIN FLOOR / GARAGE PLAN
- A4 UPPER FLOOR PLAN
- A5 ELEVATIONS
- A6 CROSS SECTION & DETAILS

NOTE:

SITE DIMENSIONS AND EXISTING BUILDING LOCATION IS TAKEN FROM SURVEY DONE BY GEHUE & ASSOC., B.C. LAND SURVEYORS (4th July, 1989).

LEGAL ADDRESS:

LOT 25 PLAN 2481  
SEC. 16 T.1P.27, O.D.V.D.  
MUNICIPAL ADDRESS:  
2315 BRENTWOOD ROAD  
KELOWNIA, B.C.

A-1 ZONING  
AGRICULTURAL ZONE

SITE CALCULATIONS:

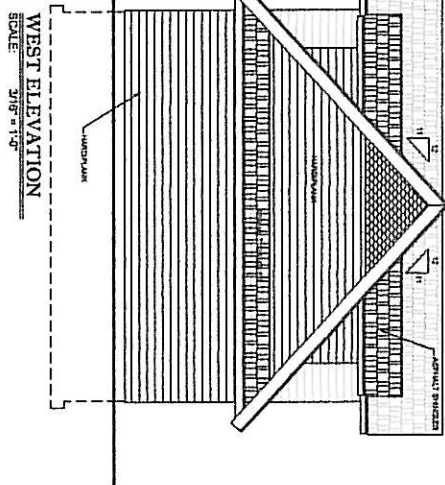
EXISTING RESIDENCE:  
MAIN FLOOR 1,180 sq. ft. 107.8 M<sup>2</sup>  
GARAGE 384 sq. ft. 35.3 M<sup>2</sup>  
TOTAL AREA 1,524 sq. ft. 141.6 M<sup>2</sup>

PROPOSED RESIDENCE:  
MAIN FLOOR 1,123 sq. ft. 103.5 M<sup>2</sup>  
GARAGE 630 sq. ft. 58.4 M<sup>2</sup>  
TOTAL AREA 1,753 sq. ft. 161.9 M<sup>2</sup>

PERCENT RATIO ALLOWED  
PERCENT RATIO PROPOSED 22%  
HARD LANDSCAPING 2,200 sq. ft. 204 m<sup>2</sup>  
ALLOWED 45%

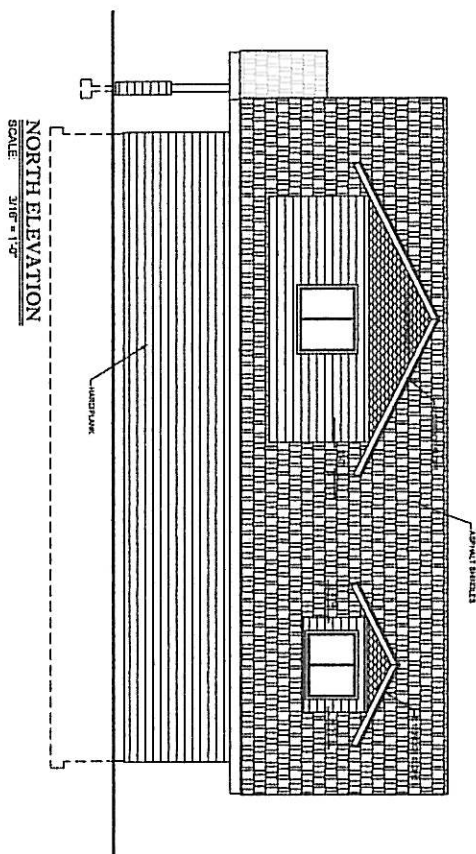
SITE AREA 10,353 sq. ft. 962 M<sup>2</sup>  
TOTAL BUILDING AREA 2,255 sq. ft. 213 M<sup>2</sup>  
PERCENT RATIO ALLOWED 22%  
HARD LANDSCAPING 2,200 sq. ft. 204 m<sup>2</sup>  
ALLOWED 45%

N.D.P. PROJECT INFORMATION	
PROJECT NAME: 2315 BRENTWOOD ROAD, KELOWNIA, B.C.	
PROJECT NO.: 1	
DATE: 10/10/89	
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
APPROVED BY: [Signature]	
SCALE: 1" = 10'	
SHEET NO.: 1	
TOTAL SHEETS: 1	



NOTE:  
ALL DOORS AND WINDOWS SHOWN  
ON THE ELEVATIONS ARE FOR  
SUGGESTION ONLY.  
EXACT DOORS ARE TO BE SELECTED  
BY THE OWNER.

- NOTE:
  1. ALL GUTTERS AND DOWNSPOUTS HAVE BEEN NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE LOCATE DOWNSPOUTS IN THE FRONT AND REAR OF THE HOUSE. GENERAL CONTRACTOR TO VERIFY EXISTING GUTTERS COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
  2. PLUMBING AND HVAC VENTING SHALL BE GROUPED IN A MANNER TO LIMIT ROOF PENETRATIONS AND TO BE MINIMIZED IN BLACKEN TO BE LOCATED IN THE FRONT AND REAR OF THE HOUSE SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOUR.
  3. PROVIDE ATIC VENTILATION PER LOCAL CODE REQUIREMENTS.
  4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOF AND WALLS. PROJECTIONS, PENETRATIONS AND CHIMNEYS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
  5. CONTRACTOR SHALL PROVIDE ADEQUATE ATIC VENTILATION / ROOF VENT PER LOCAL CODE. INSTAL CONTINUOUS RIDGE VENTILATION AND PROVIDE APPROPRIATE SOFFIT VENTILATION AT ALL OVERHANGS.
  6. FINISH GRADE TO SLOPE AWAY FROM BUILDING FOUNDATION AT A 2% SLOPE IN THE FIRST 10' AND AT 1% SLOPE AFTER THAT TO AN APPROVED DRAINAGE AREA.

[illegible]



---

**CITY OF KELOWNA**  
**MEMORANDUM**

---

**Date:** December 24, 2008  
**File No.:** Z08-0112  
**To:** Planning & Development Services (BD)  
**From:** Development Engineering Manager (SM)  
**Subject:** 2315 Brentwood Road – Lot 25, Plan 24161 Section 18, Township 27, ODYD

---

Development Engineering comments and requirements regarding this application to rezone from A-1 to A-1s are as follows:

1. General.

The proposed rezoning application for the subject property does not compromise Works and Utilities requirements.

2. Domestic water and fire protection.

This development is within the service area of the Black Mountain Irrigation District (BMID). The Developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection, and upgrading costs are to be paid directly to the BMID.

3. Sanitary Sewer.

The subject property is located within the specified area # 6 and one unit for the existing single family dwelling has been cash commuted. A charge of 0.5 Unit is payable for the suite in the accessory building. The charge for this development is **\$160.47** (0.5 SFE x \$320.93 prior to March 31, 2009)

4. Access and parking.

Sufficient on-site Parking is provided. Applicant is to confirm that the access to the suite is a minimum of 3.0m. wide as per Zoning Bylaw.

Bonding and Levies Summary.

Levies

Specified Are #6 charges

**\$ 160.47**

---

Steve Muenz, P. Eng.  
Development Engineering Manager

BB