
CITY OF KELOWNA

MEMORANDUM

Date: August 15, 2002

File No.: Z02-1030

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z02-1030

OWNER: Long, Joanna

AT: 255 Mail Road

APPLICANT: Toews, Marlin & Shanny

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE A1–
AGRICULTURE 1 ZONE TO THE A1s – AGRICULTURE 1 WITH
SECONDARY SUITE ZONE TO PERMIT A SECONDARY SUITE
ON THE MAIN FLOOR OF THE NEW HOUSE

EXISTING ZONE: A1– AGRICULTURE 1

PROPOSED ZONE: A1s – AGRICULTURE 1 WITH SECONDARY SUITE

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Rezoning Application No. Z02-1030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 3, Township 23, Osoyoos Division Yale District Plan 21032, located on 255 Mail Road, Kelowna, B.C. from the A1 – Agriculture zone to the A1s – Agriculture 1 with 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 held until suitable arrangements have been made to remove the existing mobile home prior to occupancy at the proposed new building.

2.0 SUMMARY

The applicant seeks to rezone the subject property from A1 –Agriculture to an A1s – Agriculture with Secondary Suite in order to allow a secondary suite on the main floor of a new house.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located east of Glenmore, South of Sexsmith Road, on the east side of Mail Road. The applicant would like to rezone the property in order to add a suite on the main floor of a proposed new residential building.

The suite would contain one bedroom, a kitchen, dining room, living room, sunroom, and a full bathroom. Access to the suite would be through its own entrance located at the front of the house. The remainder of the main floor would contain the living area used by the tenants of the principal dwelling, as well as a two-car garage. In addition, the driveway provides room for at least one additional parking space.

The application meets the requirements of the A1s – Agricultural 1 with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	A1s ZONE REQUIREMENTS
Lot Area (m ²)	8409m ²	N/A
Lot Width (m)	29.02m	N/A
Lot Depth (m)	174.76m	30.0m
Site Coverage (%)	7.2%	10% for residential development
Total Floor Area (m ²) - House - Secondary suite	518m ² 90m ²	90m ² or 40% of the principal building
Storeys (#)	1 story	2 ½ storeys/9.5m
Setbacks (m)		
- Front	40m (approx.)	6.0m
- Rear	N/A	10.0m
- North	11.84m	3.0m
- South	24.26m	3.0m
Parking Spaces	3	3

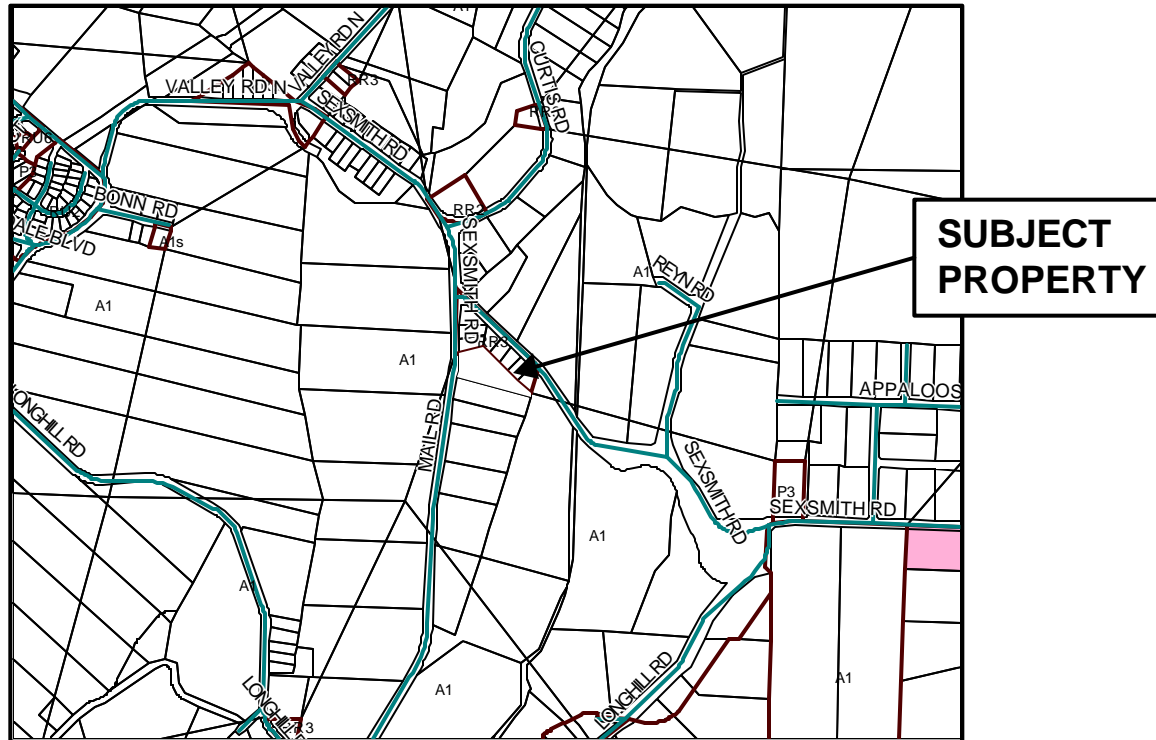
3.2 Site Context

The subject property is located on the East Side of the Glenmore Valley currently zoned A1 – Agriculture 1. The surrounding area is predominantly zoned A1, with several RR3 zoned properties on the north side fronting both on Mail Road and Sexsmith Road. There is currently a mobile home situated on the east side of the subject property and final adoption of the zone amending bylaw will be held until suitable arrangements have been made for its removal.

Adjacent zones and uses are:

North - RR3 - Rural Residential 3
 East - A1- Agriculture1
 South - A1- Agriculture1
 West - A1- Agriculture1

3.3 Site Location Map



3.4 Existing Development Potential

The property is zoned A1- Agriculture 1. The A1 designation provides a zone for rural areas and agricultural uses as well as other complementary uses suitable in an agricultural setting. Principal uses in this zone include agriculture, animal clinics aquaculture, greenhouses, mobile homes, single detached housing and minor impact utility services. Secondary suites are highlighted as a secondary use in this zone providing the appropriate A1s zoning is obtained.

3.5 Current Development Policy

3.5.1 Kelowna Official Community Plan

The subject property is designated as Rural/Agricultural in the Official Community Plan and Agricultural Plan. The OCP supports more efficient use of land within developed single detached neighbourhoods by encouraging rezoning that would allow for secondary suites that are sensitively integrated into the neighbourhood (8-5.33). The Official Community Plan also supports the creation of secondary suites as an appropriate way to increase density without significant impact on neighbourhoods. In addition, it encourages the creation of secondary

suites, provided that they meet the requirements of the zoning bylaw (8-5).

3.5.2 City of Kelowna Strategic Plan (1992)

One of the goals outlined in the Strategic Plan is the support of urban development which ensures there will be a full range of housing types, densities, sizes, and prices/rents. The proposal is consistent with this objective and with its accompanying strategies.

3.5.3 Glenmore/Clifton/Dilworth Sector Plan

The Glenmore/Clifton/Dilworth Sector Plan encourages infill and conversions to be consistent with the neighbourhood structure and character. Infill through the addition of a secondary suite is a form of intensification that is consistent with the single-family character in this neighbourhood. Furthermore the sector plan encourages increasing the diversity of housing options in all neighbourhoods to accommodate the full spectrum of life cycles, life styles, social, needs and income levels.

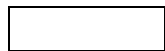
4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments and no concerns have been expressed. In addition, Bylaw Enforcement indicates that no complaints have been received for this property in the past six years.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department supports the proposed rezoning of the property from the A1 – Agriculture 1 zone to the A1s – Agriculture with Secondary Suite. The proposal is consistent with the OCP future land use designation of Rural/Agricultural and is supported by the OCP policies on secondary suites as well as the Agricultural Plan. The suite would be located on the main floor of a newly constructed house and would have no negative visual impact on the rural and agricultural character of the area and would present an improvement upon the mobile homes which currently occupy that portion of the subject property. The Planning and Development Service Department recommends that final approval of the zone amending bylaw be held until arrangements are made for the removal of the mobile homes. A further reason for supporting suites such as this is that they provide the opportunity for family members to provide accommodation, assistance and/or care to elderly relatives; decreasing the pressure and demand on existing services for this growing Okanagan demographic.

Andrew Bruce
Current Planning Manager



R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

RWS
Attach.

FACT SHEET

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| 1. | APPLICATION NO.: | Z02-1030 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Long, Joanna |
| | . ADDRESS | 255 Mail Road N. |
| | . CITY | Kelowna, BC |
| | . POSTAL CODE | V1V 2G6 |
| 4. | APPLICANT/CONTACT PERSON: | Toews, Marlin and Shanny |
| | . ADDRESS | 109-321 Whitman Road |
| | . CITY | Kelowna, BC |
| | . POSTAL CODE | V1V 1Y6 |
| | . TELEPHONE/FAX NO.: | 862-2406 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | July 10, 2002 |
| | Date Application Complete: | July 10, 2002 |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to Council: | Aug , 2002 |
| 6. | LEGAL DESCRIPTION: | Lot A, Section 3, Township 23, Osoy Division Yale District Plan 21032 |
| 7. | SITE LOCATION: | The subject property is located on the East Side of the Glenmore Valley Southwest of the intersection of Mail Sexsmith Roads |
| 8. | CIVIC ADDRESS: | 255 Mail Rd N. |
| 9. | AREA OF SUBJECT PROPERTY: | 8409m ² |
| 10. | AREA OF PROPOSED REZONING: | 8409m ² |
| 11. | EXISTING ZONE CATEGORY: | A1- Agricultural 1 |
| 12. | PROPOSED ZONE: | A1s- Agriculture 1 with Secondary Suite |
| 13. | PURPOSE OF THE APPLICATION: | Rezone subject property to permit construction of a secondary suite on the main floor of a proposed house |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| | NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plans
- Elevations