
**CITY OF KELOWNA
MEMORANDUM**

DATE: June 23, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z08-0058

APPLICANT: Neville and Aletta Nixon

AT: 1570 Glenmore Rd

OWNERS: Aletta Nixon

PURPOSE: TO REZONE FROM THE A1 – AGRICULTURE 1 TO THE A1(s) – AGRICULTURE 1 (WITH SECONDARY SUITE ZONE), IN ORDER TO CREATE A SECONDARY SUITE WITHIN A NEW ACCESSORY BUILDING.

EXISTING ZONE: A1 – Agriculture 1 Zone

PROPOSED ZONE: A1s – Agriculture 1 with Secondary Suite Zone

REPORT PREPARED BY: Carlie Ferguson

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0058 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 16 Township 23 Osoyoos Division Yale District Plan 4223, located at 1570 Glenmore Road, Kelowna BC from the A1 – Agriculture 1 zone to the A1(s) – 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.

2.0 SUMMARY

This application seeks to rezone the subject property from A1 – Agriculture 1 zone to A1s – Agriculture 1 with a Secondary Suite zone to allow a secondary suite within a new accessory building on the subject property. The proposal complies with all regulations of the zoning bylaw as it is a legal non-conforming lot.

3.0 BACKGROUND

An existing single family dwelling on the subject property is located on the west side of the property approximately 71 m from the Glenmore Road frontage. The property is not within the ALR. The proposed accessory building is the former sales office for Troika Developments and show suite for their development marketed as "Yaletown". This building is temporarily located on the subject property awaiting rezoning at which time it will be sited in the proposed location (to the front of the principal building on the southern edge of the subject property directly adjacent to Shady Lane Trailer & RV Park).



There is adequate surface parking available for both the principal and secondary dwelling units located within an attached garage for the existing building and within a proposed carport for the proposed accessory building. The applicant has secured water service for the accessory building with the Glenmore Ellison Irrigation District. They are also working with Troika Developments to eventually connect to the sewer system at the Yaletown development located across Glenmore Road from the subject property. In the meantime, Troika Developments has arranged for temporary upgrades to the property's septic system.

The proposed application meets the requirements of the A1(s) – Agriculture with a Secondary Suite zone as follows:

CRITERIA	PROPOSAL	A1(s) ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	0.5 ha ^A	4.0 ha
Lot Width	38m	40m
Development Regulations		
Site Coverage (buildings)	9.86 %	10%
Height (Existing house)	5.6 m	9.5 m
Height (suite in accessory building)	4.9m	Lesser of 9.5m or height or existing principal dwelling
Front Yard	71.5m	6m
Front Yard to secondary suite 9.5.1 (d)	47m	2 x front yard setback = 12m
Side yard (north)	12m	3m
Side yard (south)	23m	3m
Floor Area (principal dwelling)	279.6 m ²	n/a
Floor Area (secondary suite)	86.4 m ²	90 m ²
Other requirements		
Parking Spaces (#)	4 spaces	3 spaces
Private Open Space	< 30 m ² for each dwelling	30 m ² of private open space per dwelling
Separation Distance between principal dwelling and accessory building	14.1 m	5.0 m

^A The parcel is existing non-conforming with regards to lot width and area. Section 1.7.1 does not apply in this case, since the parcel – although created prior to 1976 (*March 20, 1948*) – is more than 0.2ha in size, so it is to be developed in accordance with the existing A1 zone, NOT the RU1 zone.

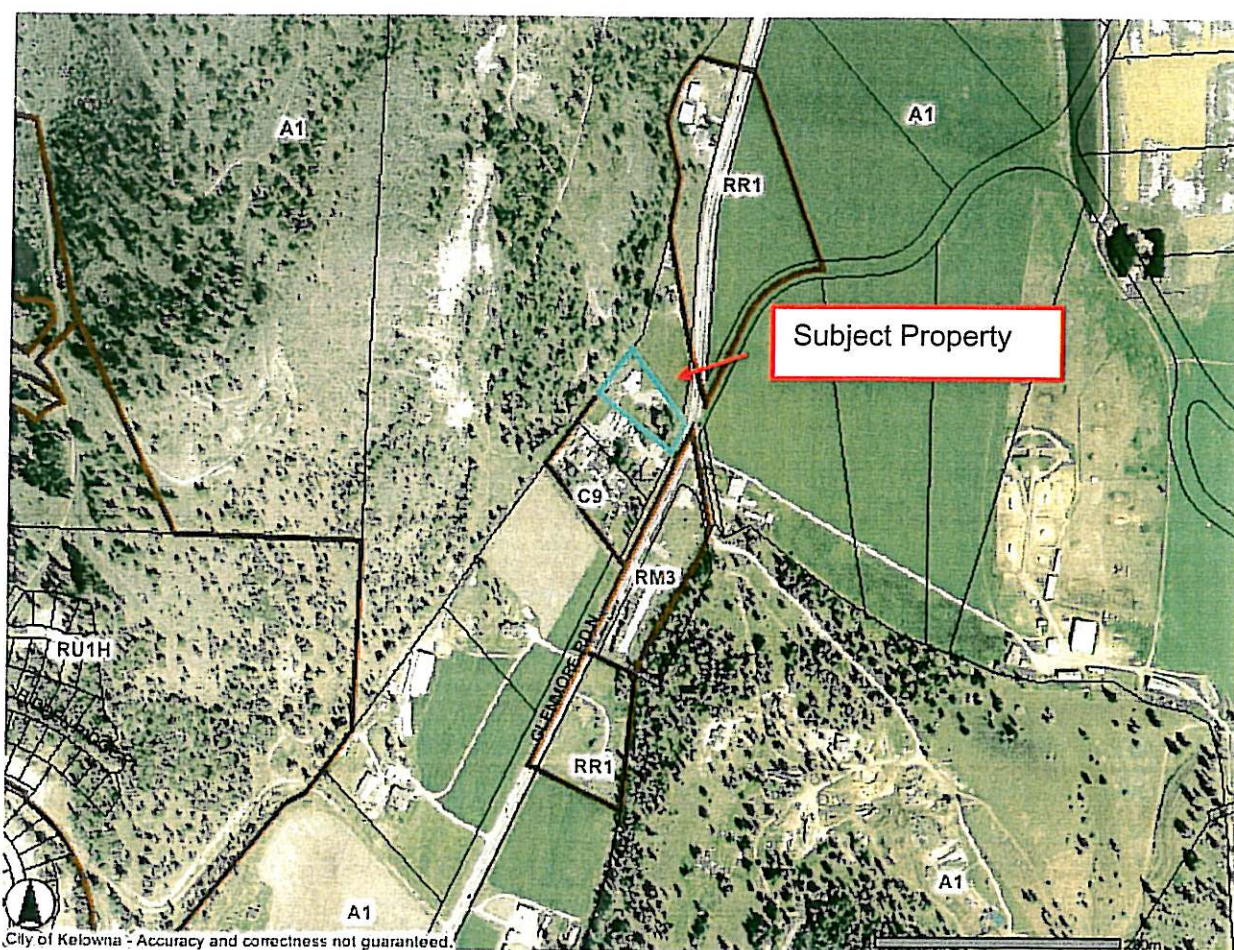
3.1 Site Context

The subject property is located on the west side of Glenmore Road, north of Begbie Road. The adjacent zones are as follows:

North-	A1 – Agriculture 1
East	RM3 – Low Density Multiple Housing
South	C9 – Tourist Commercial
West	A1 – Agriculture 1

3.2 Site Location Map

1570 Glenmore Road



3.3 Existing Development Potential

The purpose of the A1 – Agriculture 1 zone is to provide a zone for rural areas and agricultural uses as well as other complementary uses suitable in an agricultural setting. A maximum of one single dwelling house is permitted. In addition a secondary suite may be permitted when in accordance with relevant provisions of the of Zoning Bylaw No. 8000, including subsection 6.5 and 9.5.

4.0 TECHNICAL COMMENTS

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

4.1 Works & Utilities

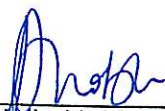
See attachment 'E'

4.2 Inspections Department

Ensure maximum 90 sq. meters and no greater than 75% of principle residence as per bulletin 88-02.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department has no concerns with the proposed rezoning of the property from A1 – Agriculture 1 zone to A1s – Agriculture 1 with Secondary Suite zone. The Official Community Plan supports the creation of secondary suites and the proposed development is in line with Zoning Bylaw No. 8000. Further this application represents a partnership between Troika Developments and the applicant in providing affordable housing which is consistent with OCP policies. The reuse of a development show suite/sales office for a secondary suite is beneficial considering the environmental reduction of waste when typically the alternative options for the disposal of show suites does not incorporate a re-use.



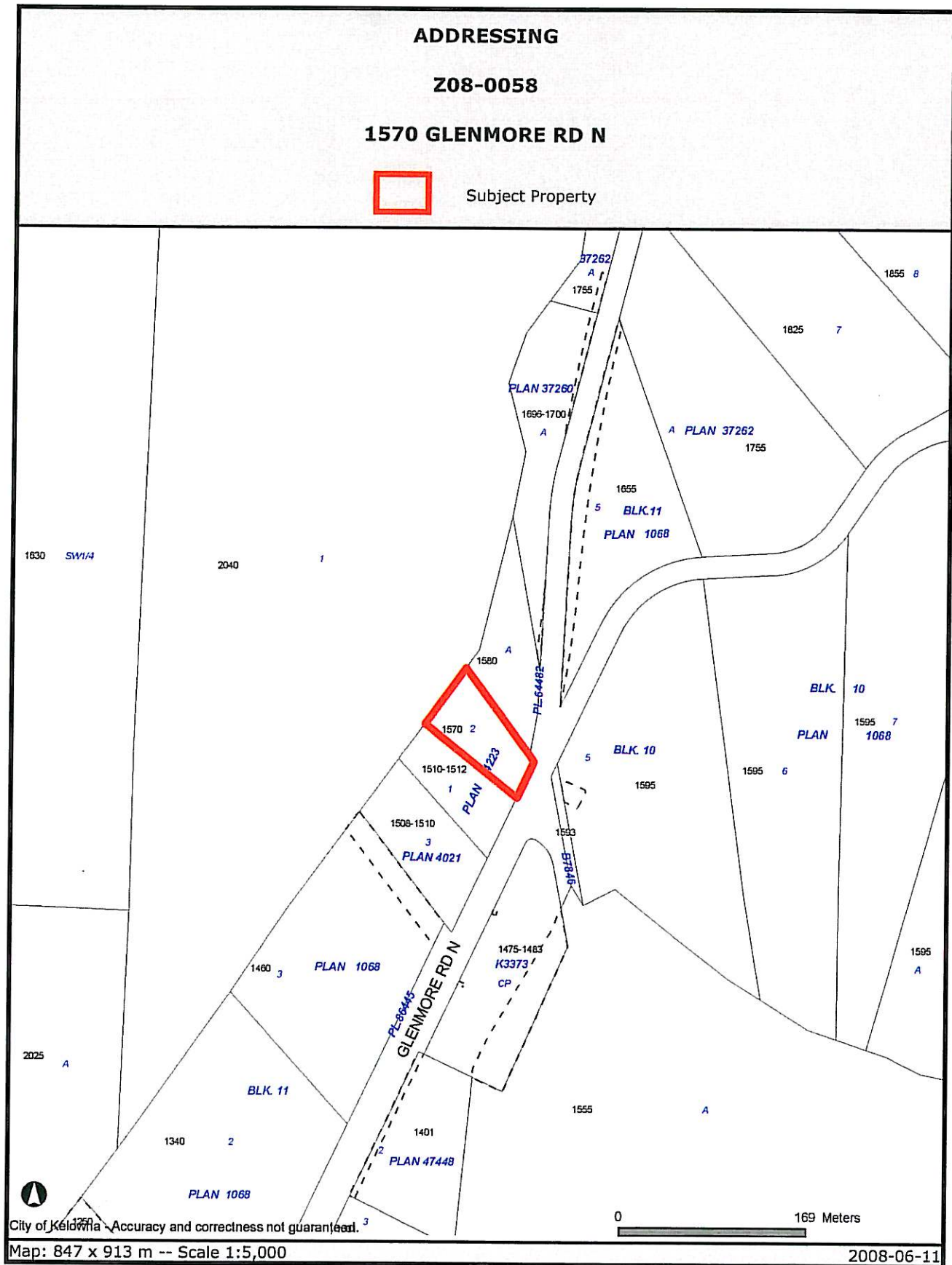
Danielle Noble
Current Planning Supervisor

DN/cf

ATTACHMENTS

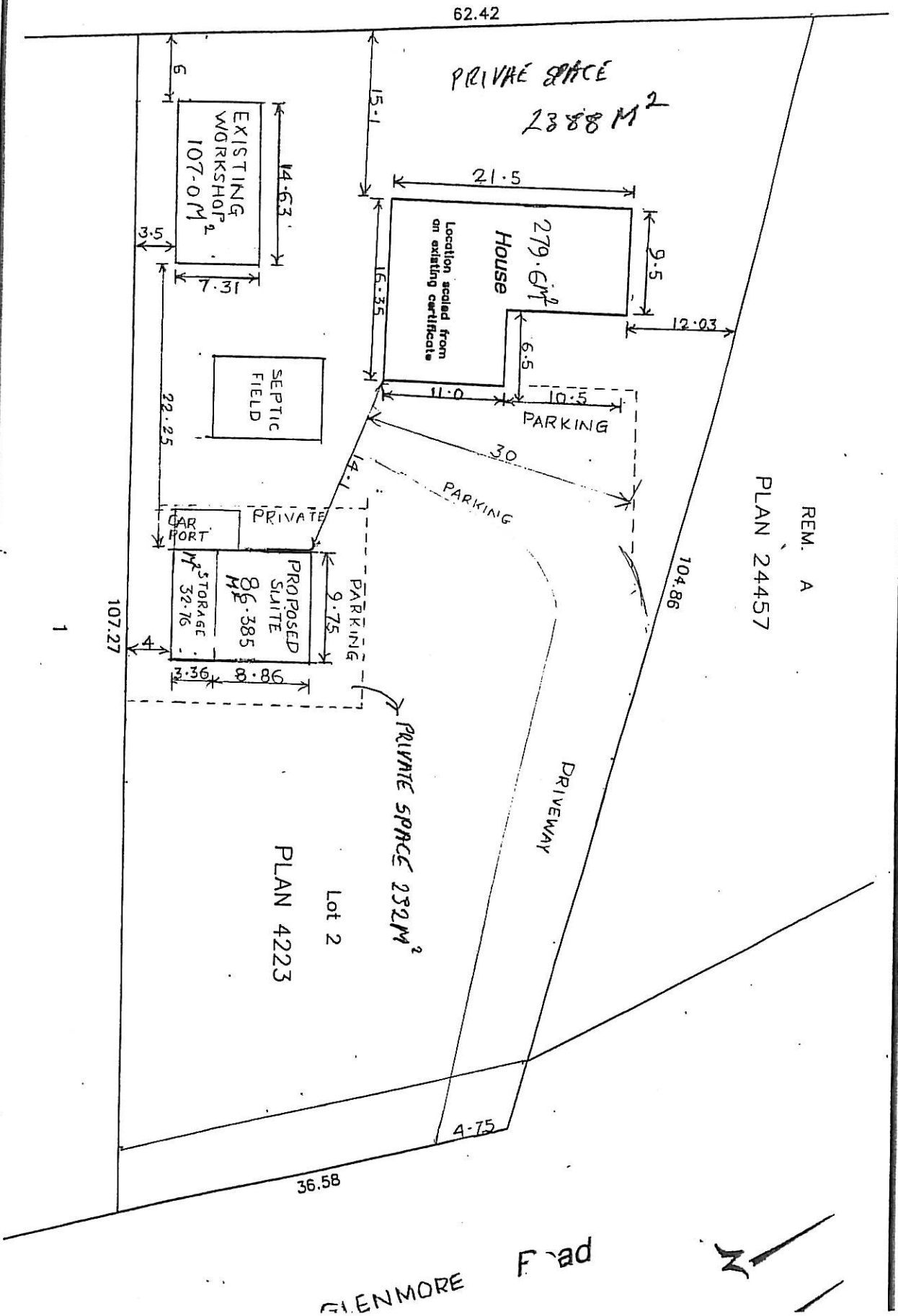
- A - Proposed Site Plan
- B - Floor Plan of Proposed Accessory Building
- C - Elevation of Proposed Accessory Building (4 pages)
- D - Photos of Proposed Accessory Building
- E - Works & Utilities Circulation Report





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.

REM. A
PLAN 24457

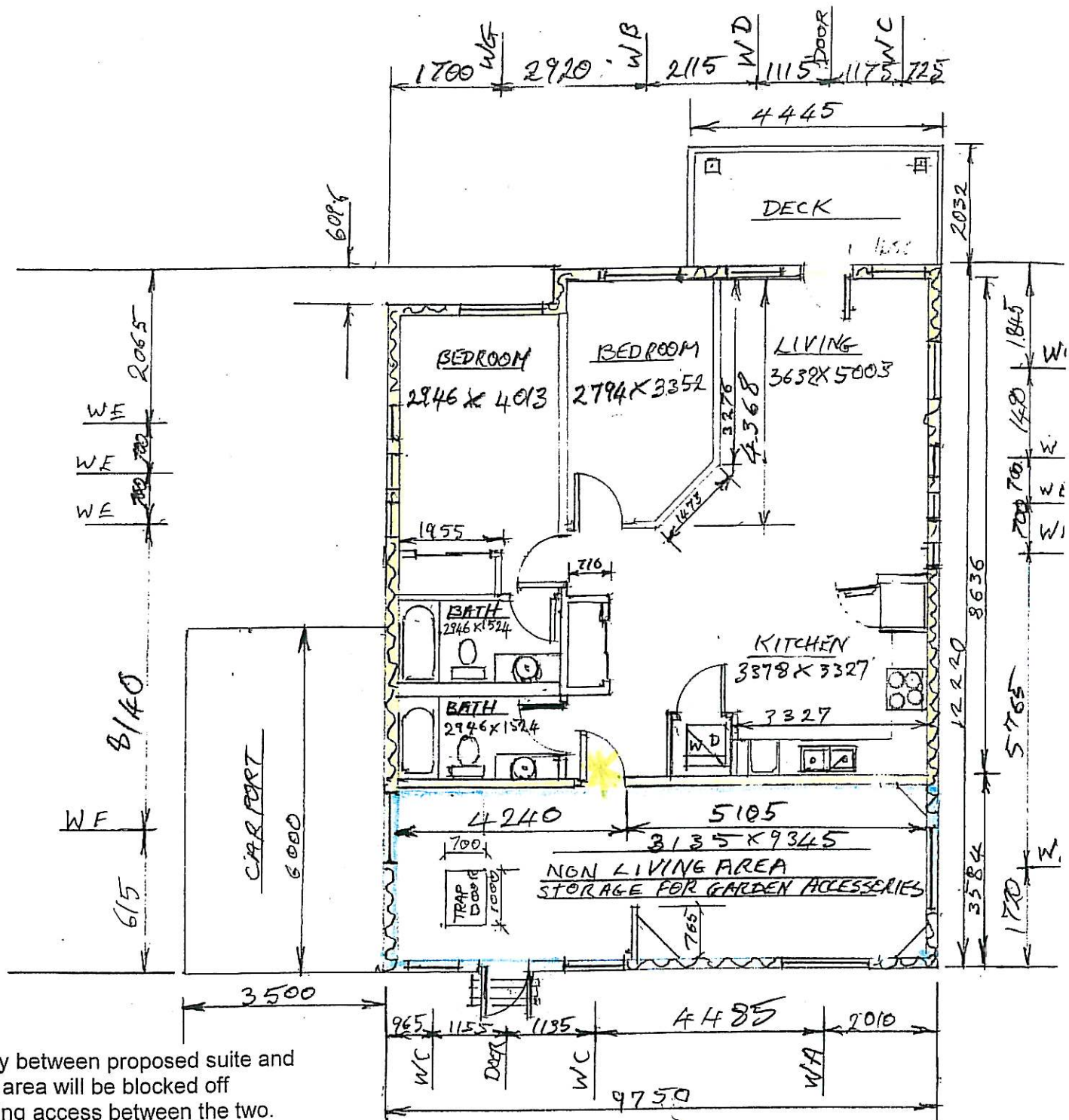


PLAN 4223

NIXON

SCALE:	1:500
DATE:	JUNE 2008
DWG:	
FILE NO:	

DATE: JUNE 2008
DWG:



PROPOSE SECONDARY SUITE

NEVILLE + ESTELLE NIXON
1570 GLENMORE ROAD N
KELOWNA

EXISTING DWELLING SPECIFICATIONS

FINISHED LIVING SPACE 279.6 M²
HEIGHT OF BUILDING: 5.60 M

WINDOW SPECIFICATION:

FLOOR PLAN

SCALE: 1:100 DIMENSIONS: METRIC ∴ mm

LIVING AREA: 86.4 M²

STORAGE AREA: 32.8 M²

A: 1440 x 1300

B: 1400 x 1400

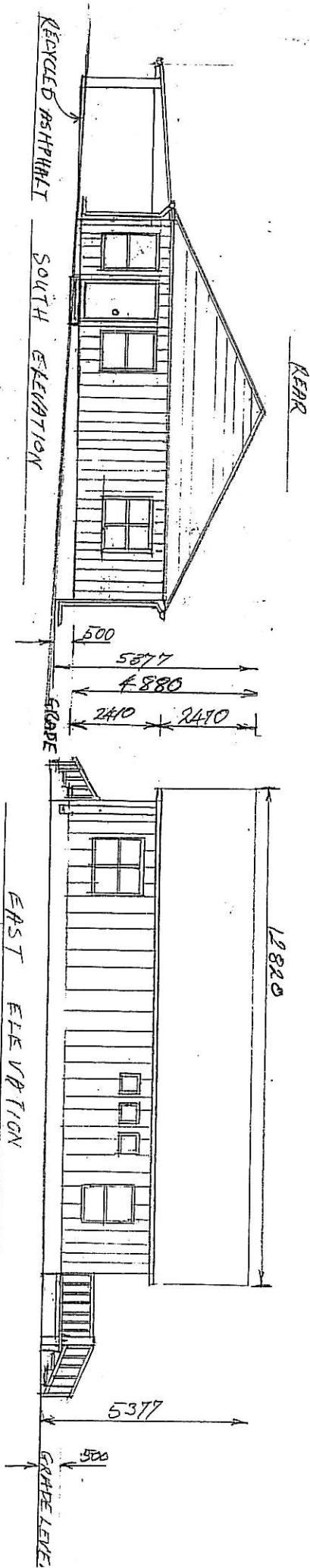
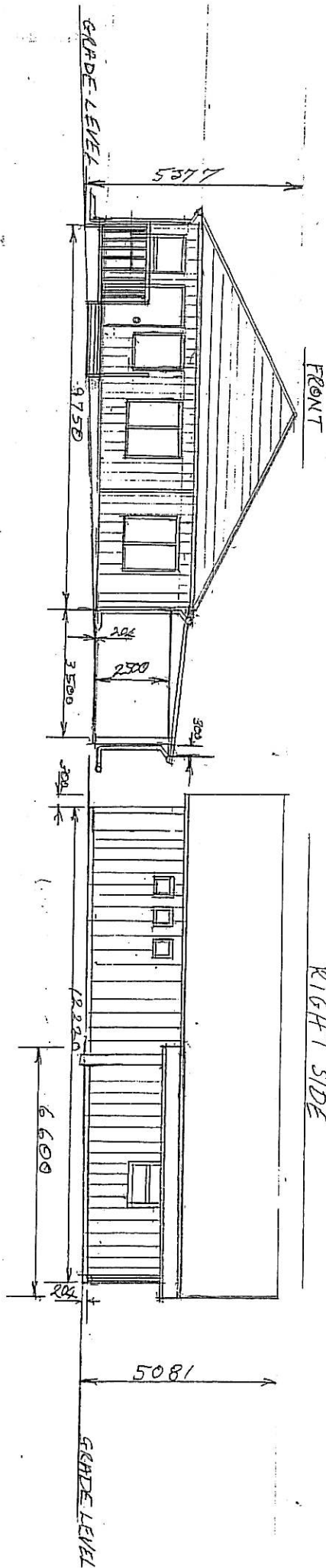
C: 930 x 1400

D: 930 x 1290

E: 330 x 330

F: 800 x 800

G: 1400 x 1290



PROPOSED SECONDARY SUITE
NEVILLE W ESTELLE NIXON
1570 GLENMOORE ROAD N.
KELOWNA

SCALE 1:

DIMENSIONS: METRIC: mm

LIVING AREA: 83.78 M²

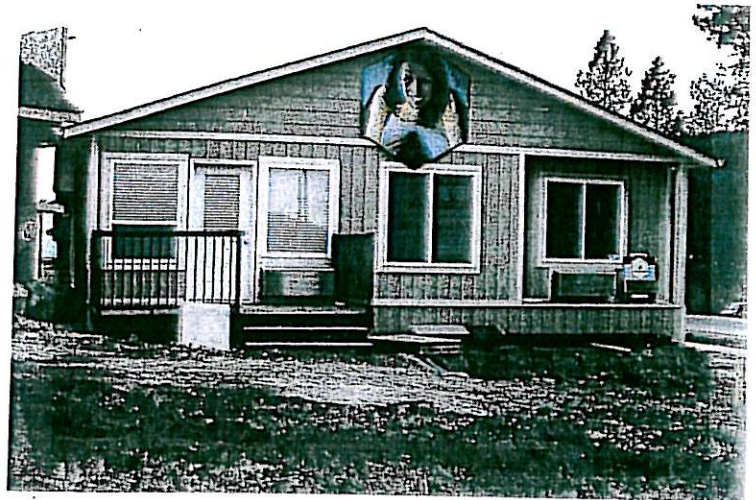
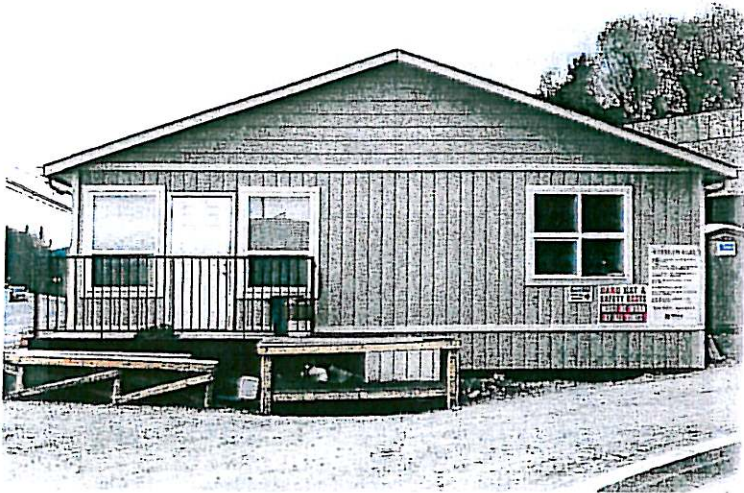
SINGLE CARPORT ATTACHED

SIDING: 45B SHINGLED BOARDS

ROOF: ASPHALT SHINGLE OVERLAP: 300 ALL AROUND

PAINT: DIRECT LUMBER

PROPOSED SECONDARY SUITE



1570 GLENMORE RD N

CITY OF KELOWNA
MEMORANDUM

Date: June 17, 2008
File No.: Z08-0058
To Planning & Development Services (CF)
From: Development Engineering Manager (SM)
Subject: 1570 Glenmore Rd N – Lot 2, Plan 4223 ODYD

The Works & utilities Department comments and requirements regarding this application to rezone from A1 to A1s are as follows:

1. General.

The proposed rezoning application does not compromise Works and Utilities requirements.

2. Domestic water and fire protection.

This development is within the service area of the Glenmore Ellison Irrigation District (GEID). All charges for service connection and upgrading costs are to be paid directly to the GEID.

3. Sanitary Sewer.

This property is not serviced by the municipal wastewater collection system.

4. Access and parking.

There is sufficient parking provided on site.

Steve Muenz, P. Eng.
Development Engineering Manager

DC