





neighbourhoods, where services are already in place and densification can easily be accommodated. The subject property is in close proximity to parks, schools, transit and recreational opportunities. Properties zoned RU6 exist in the immediate area where secondary suites are permitted.

Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site. Should Council consider the rezoning application favourably, a Development Permit for form and character will be evaluated at a Staff level.

#### 4.0 Proposal

##### 4.1 Project Description

A garage was constructed with permits in the far rear corner of the subject property and was converted to a secondary suite by the previous owner. The current owner purchased the property with the understanding that the suite was legal, however learned it was not through a bylaw investigation.

The bachelor suite is accessed by a pathway from the required parking that is located on the south side of the site. The original carport was enclosed to create extra living space for the principal dwelling. Given the size of the property ample private outdoor space is available immediately around the suite.

##### 4.2 Site Context

The subject property is located on the north side of Camelia Road in Rutland and is within easy walking distance of two elementary schools and bus routes along Hollywood Road. The surrounding properties in all directions are zoned RU1 - Large Lot Housing.

##### 4.3 Subject Property Map: 705 Camelia Road



## 4.4 Zoning Analysis

The proposed application meets the requirements of RU1s- Large Lot Housing with a secondary suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1S ZONE REQUIREMENTS (FOR SECONDARY SUITE IN ACCESSORY BUILDING)
Subdivision Regulations		
Lot Area	1,218 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	25.78 m	16.5 m
Lot Depth	36.46 m	30.0 m
Development Regulations		
Site Coverage (buildings)	14 %	40%
Site Coverage (buildings/parking)	31 %	50%
Existing Dwelling		
Height	2 storeys / 5.33 m	Less than 2½ storeys / 9.5 m
Front Yard	6.6m	4.5 m or 6.0 m to a garage
Side Yard (sw)	3.5 m	2.3 m (2 - 2 ½ storey)
Side Yard (ne)	1.38 m ①	2.0 m (1 - 1 ½ storey)
Rear Yard	16.89 m	7.5 m
Proposed Secondary Suite in an Accessory Building		
Height	3.46 m	1½ storeys / 4.5 m
Front Yard	27.4 m	4.5 m or 6.0 m to a garage
Side Yard (ne)	> 2.0 m	2.0 m (1 - 1 ½ storey)
Side Yard (sw)	> 2.0 m	2.0 m (1 - 1 ½ storey)
Rear Yard	1.76 - 1.94 m	1.5 m
Floor Area ratio	Principal residence: 196 m <sup>2</sup> Secondary Suite: 61.15 m <sup>2</sup> 32%	The lessor of 90m <sup>2</sup> or 75% of the principal residence.
Distance Between buildings	9.58 m	4.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30 m <sup>2</sup> of private open space

① Existing non-conforming side yard set back



## 5.0 Current Development Policies

There are presently no specific policies within the *Kelowna 2030 - Official Community Plan* that directly address the development of secondary suites. The Housing Strategy presently nearing completion is anticipated to provide the necessary policy guidance.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- 1) \$2500 Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- 2) Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).
- 3) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

### 6.2 Development Engineering Department

The subject property is located within the Rutland Waterworks District (RWD). All charges and fees must be paid directly to RWD.

### 6.3 Bylaw Services

City of Kelowna Bylaw Services generated a Service Request on February 3, 2011 regarding an illegal suite at this location. File remains open to this date.

### 6.4 Fire Department

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

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.

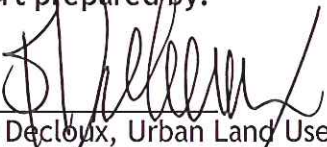
The addresses for both residences are to be visible from Camelia Rd.


## 7.0 Application Chronology

Date of Application Received: March 23, 2011

Complete Application submissions received: June 13, 2011

Report prepared by:

  
Birte Decloux, Urban Land Use Planner

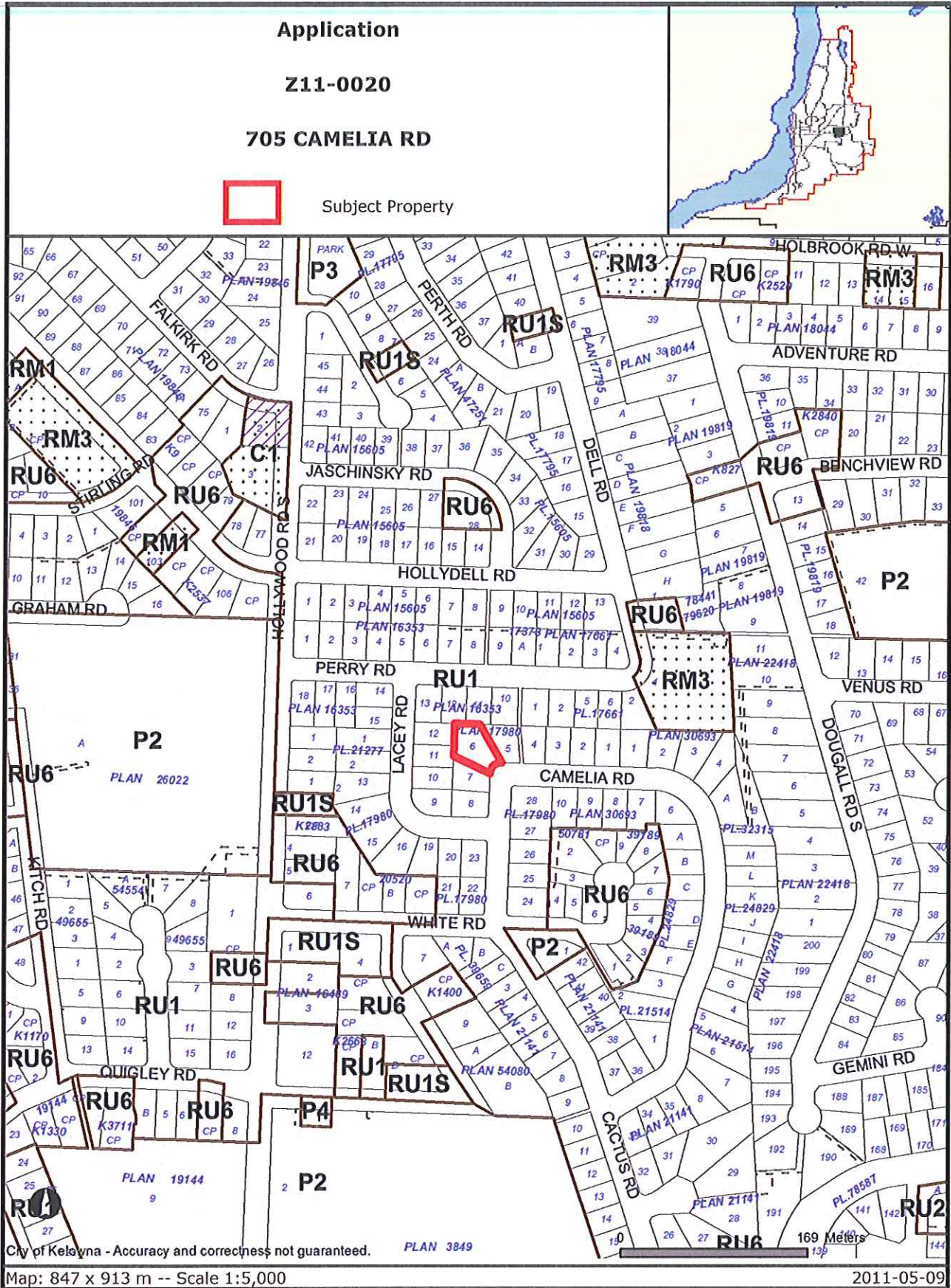
Reviewed by:  Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:  Shelley Gambacort, Director, Land Use Management

**Attachments:**

Subject property map  
Site & Landscape Plan  
Principal dwelling Floor plan  
Accessory building elevation  
Accessory building Floor Plan  
Context/Site Photos





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.



20 May 2005 10:45AM  
11/03/2003 15:18 FAX

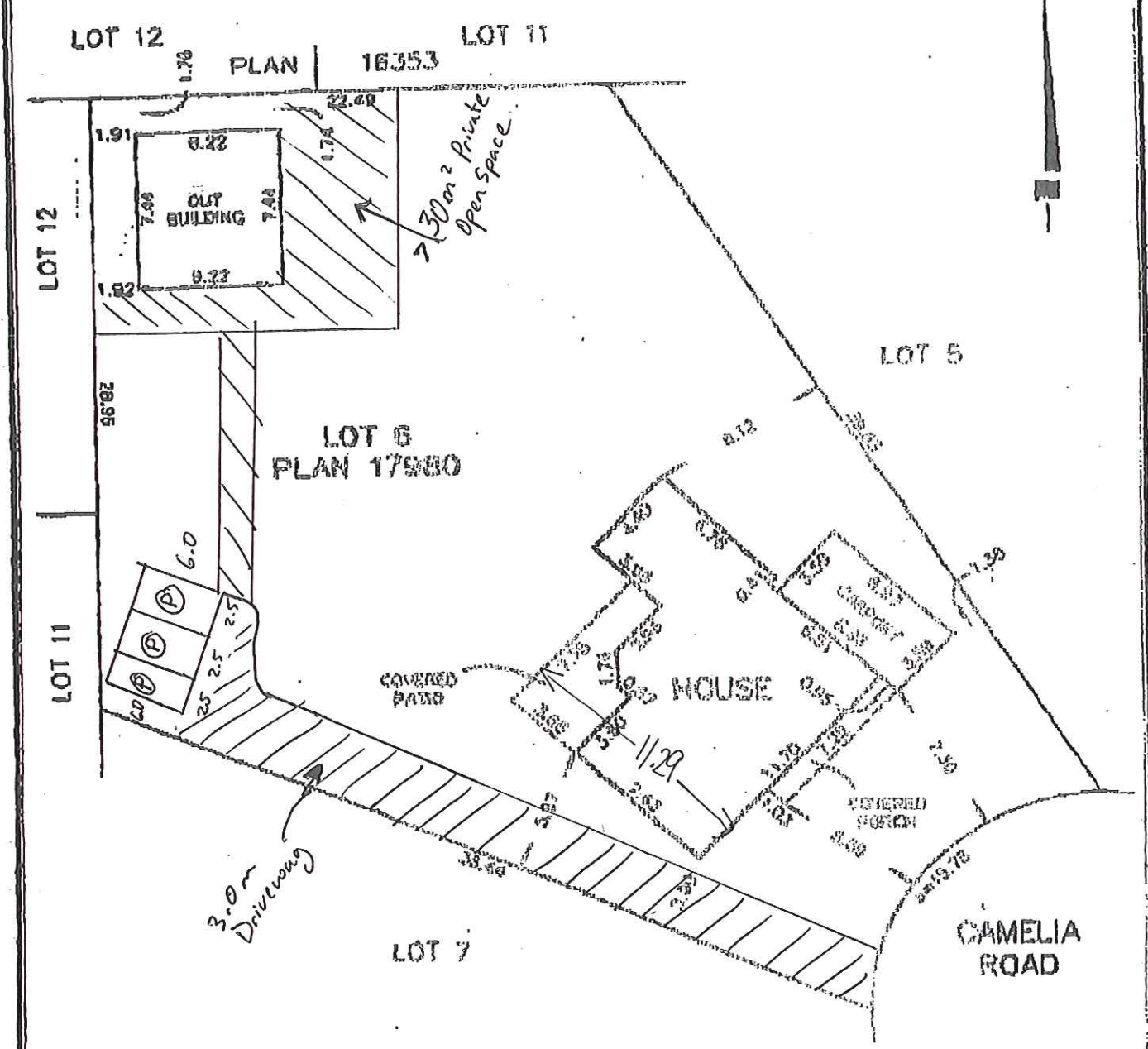
WHITTAKER

12507687043

P. 6  
001/001

# B.C. LAND SURVEYORS CERTIFICATE OF LOCATION ON LOT 6, PLAN 17980, SECTION 23, TOWNSHIP 28, O.D.Y.D.

705 CAMELIA ROAD



I HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND RELATIVE LOCATION OF THE BUILDINGS THEREON.

*Debra H. Jones*

B.C.L.S. C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS OTHERWISE SIGNED AND DATED

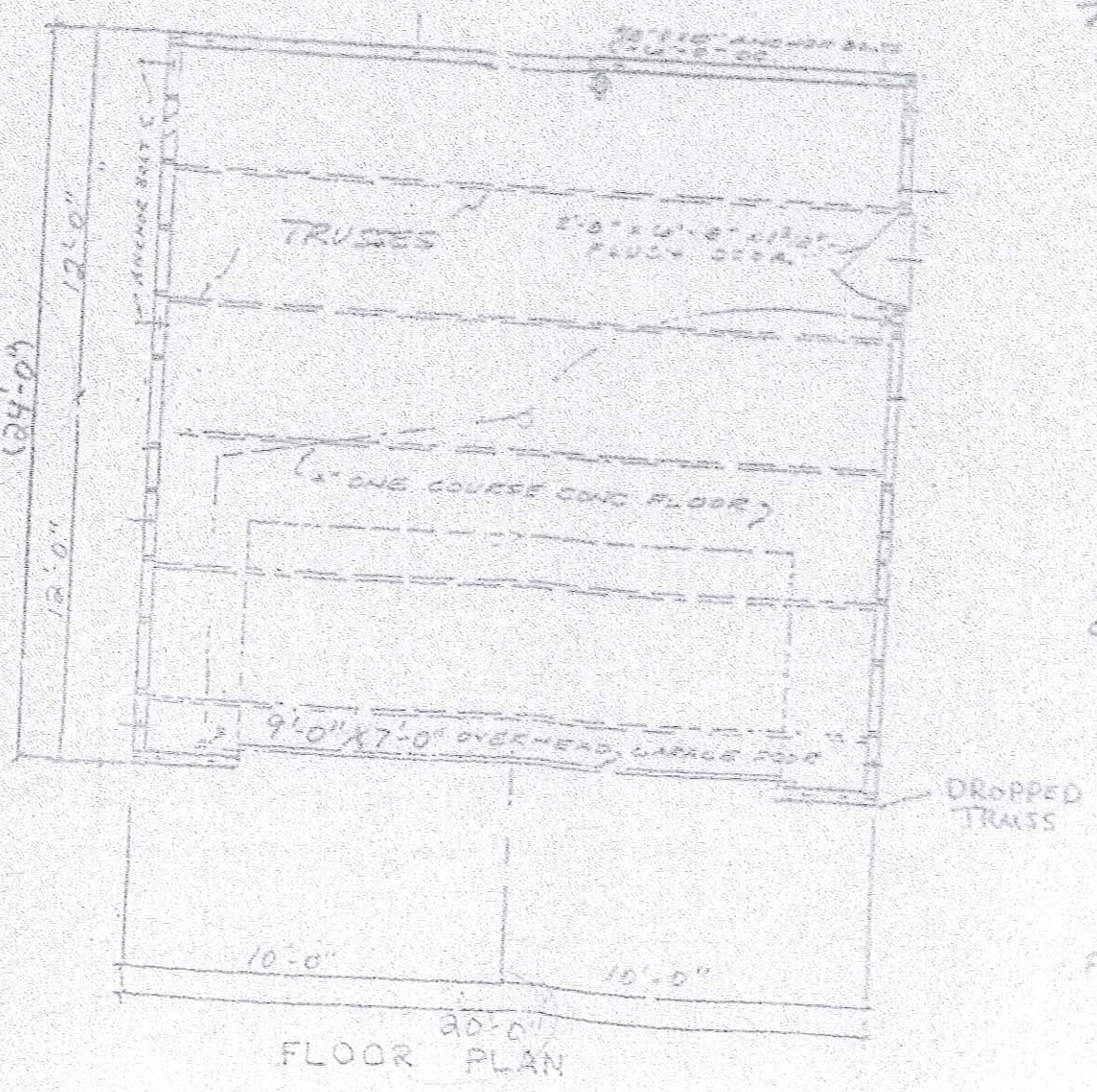
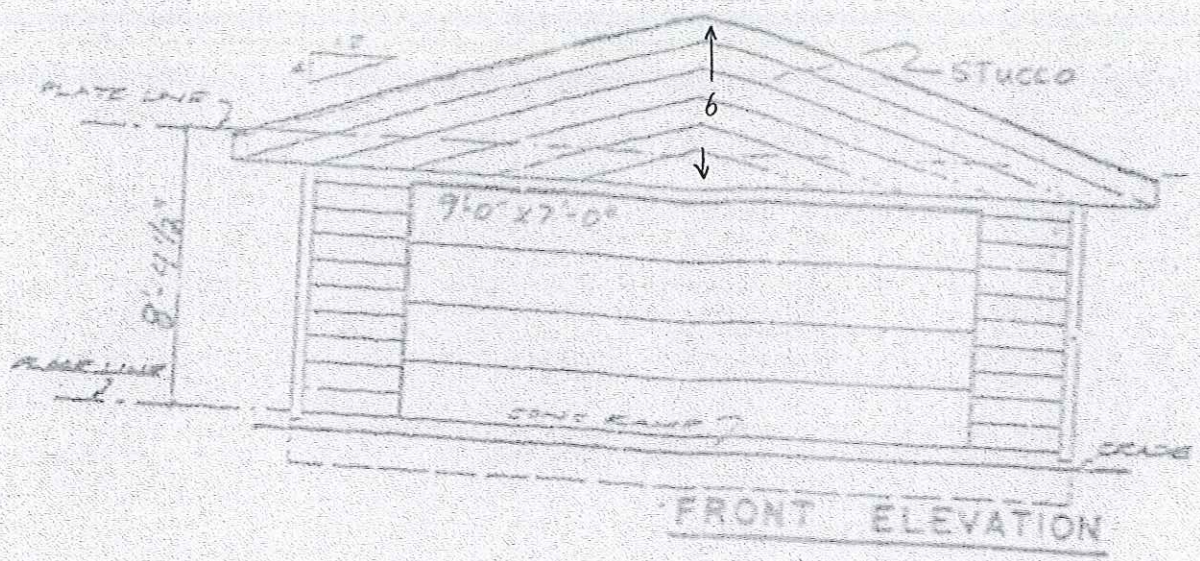
THIS PLAN IS FOR THE USE OF THE BUILDING DEPARTMENT AND FOR MORTGAGE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: YOUNG INVESTMENTS	
DATE: OCTOBER 31, 2003	T.E. Ferguson Land Surveying Ltd.
SCALE: 1:250 METRES	B.C. AND CANADA LAND SURVEYORS
FILE: 12507687043	REG-1000 MEMBER OFFICE, KELOWNA, B.C.
B.P.C. REGISTRATION LAND SURVEYORS LTD.	TELEPHONE (250) 763-3115
	FAX: (250) 763-3331

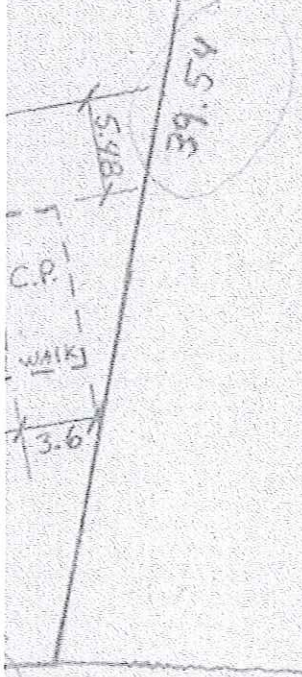
Site plan & landscape plan



Accessory Building  
Permit drawings.



T.S.M.  
49



CACTUS RD.

TRUSS

1" ONE COURSE CONCRETE FLOOR

FORM THE AVAILABLE



# Suite floor Plan.

FRONT (WEST)

