

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 ² | 550 m ² |
| 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 ² Secondary Suite: 61.15 m ² 32% | The lessor of 90m ² 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 ² 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.

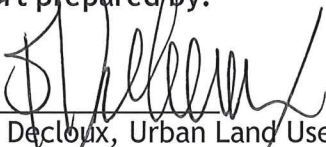
The addresses for both residences are to be visible from Camelia Rd.

7.0 Application Chronology


Date of Application Received: March 23, 2011

Complete Application submissions received: June 13, 2011

Report prepared by:



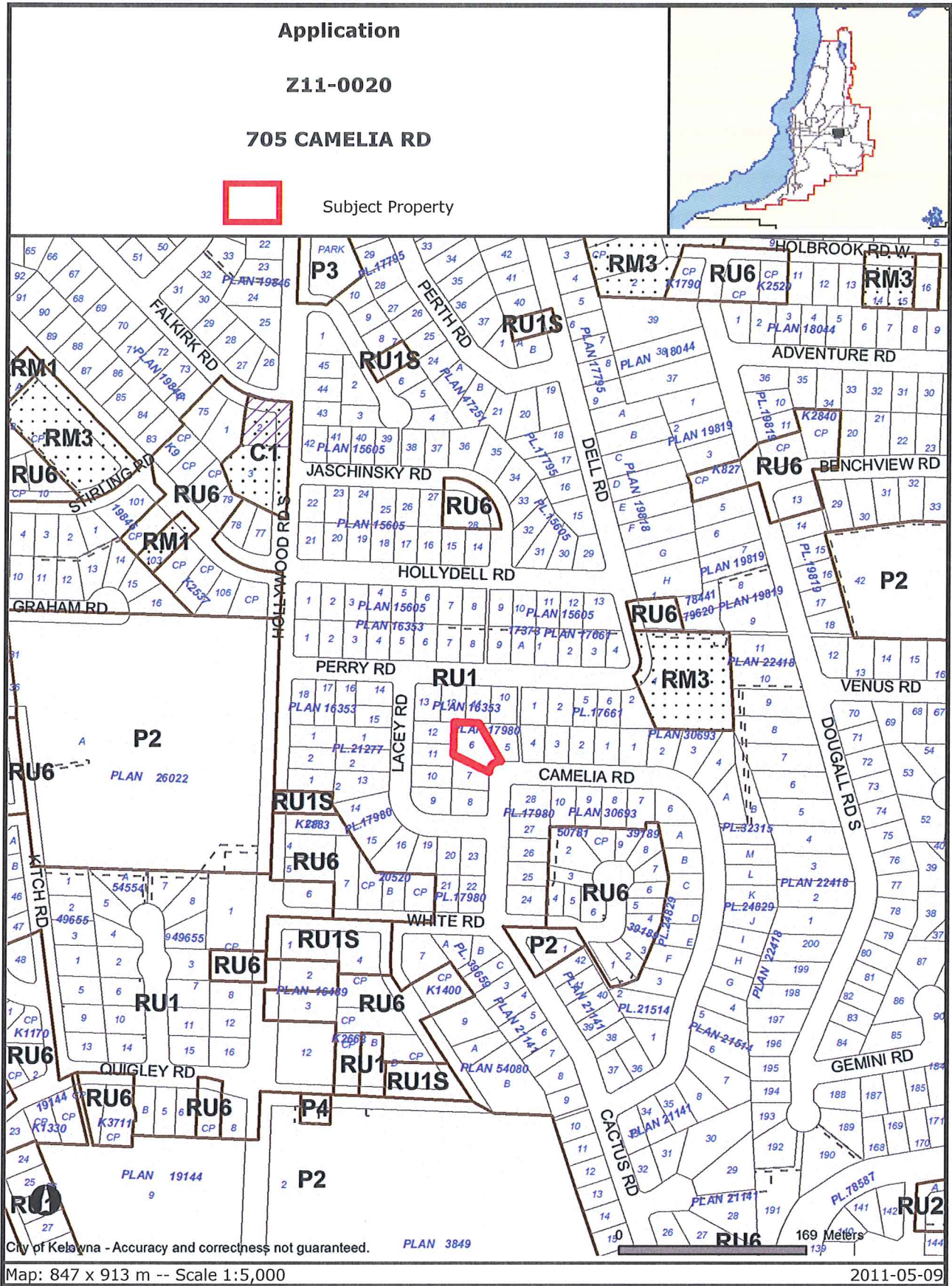
Birte DeCloux, Urban Land Use Planner

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.

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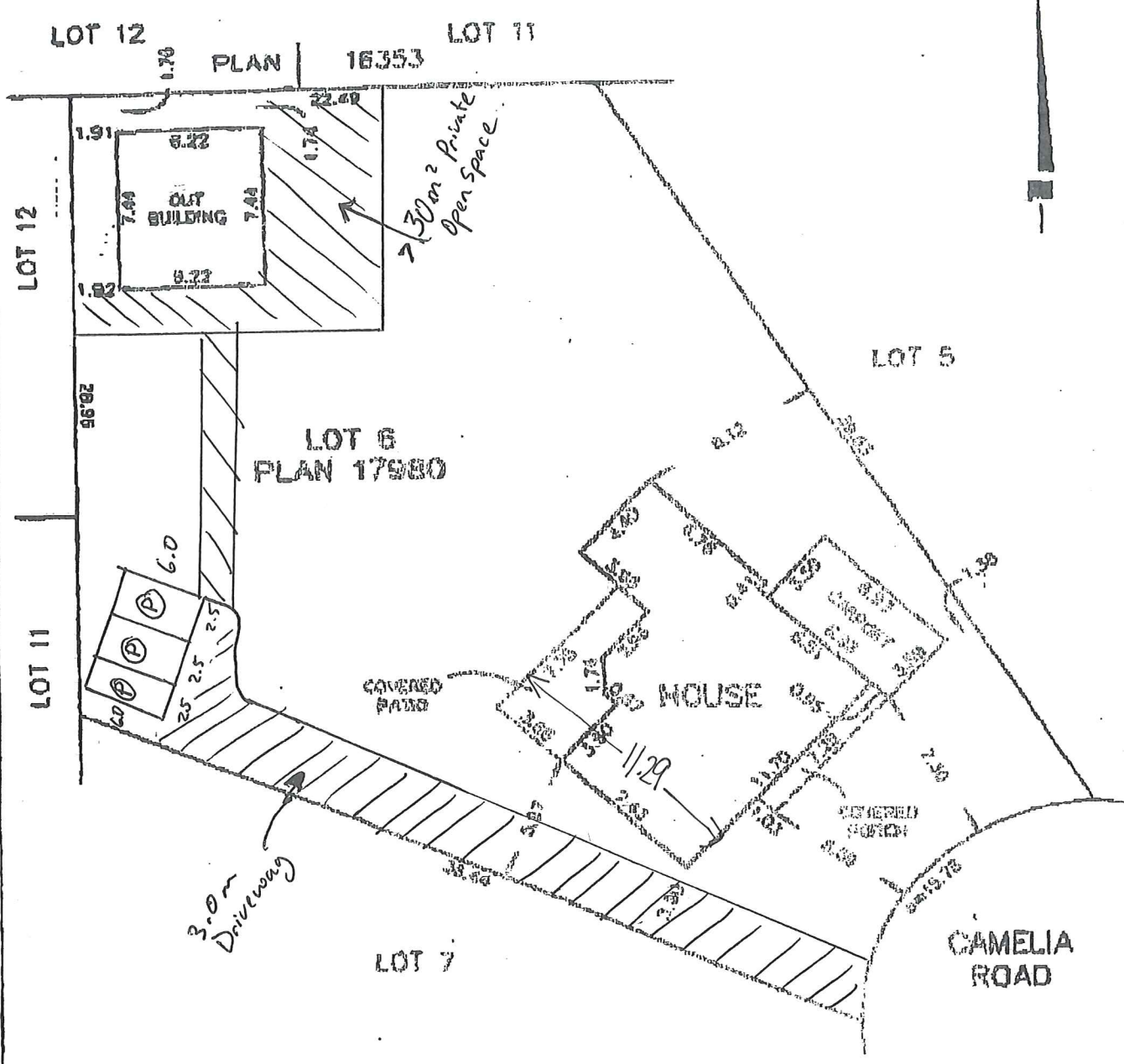
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P. 6
001/001

B.C. LAND SURVEYORS CERTIFICATE OF LOCATION ON LOT 6, PLAN 17980, SECTION 23, TOWNSHIP 26, 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.

Bruce H. [Signature]

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

THIS DOCUMENT IS NOT VALID UNLESS SIGNED BY THE SURVEYOR

THIS PLAN IS FOR THE USE OF THE BUILDING PROPRIETOR AND/OR MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: YOUNG INVESTMENTS

DATE: OCTOBER 31, 2003

SCALE: 1:250 METERS

PLAN: 17980

B.C. PENNSYLVANIA LAND SURVEYORS LTD.

T.E. Ferguson Land Surveying Ltd.

B.C. AND CANADA LAND SURVEYORS

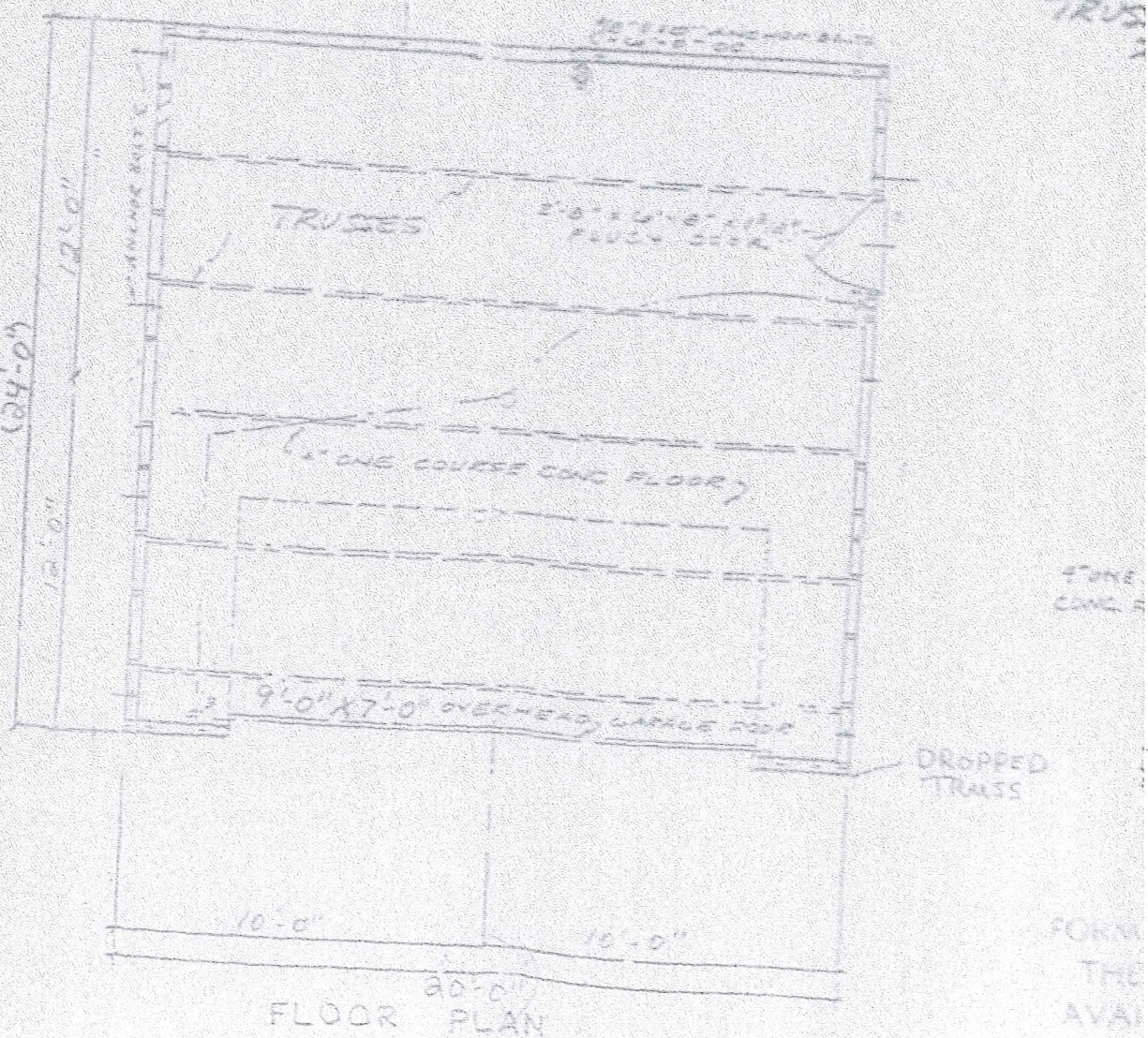
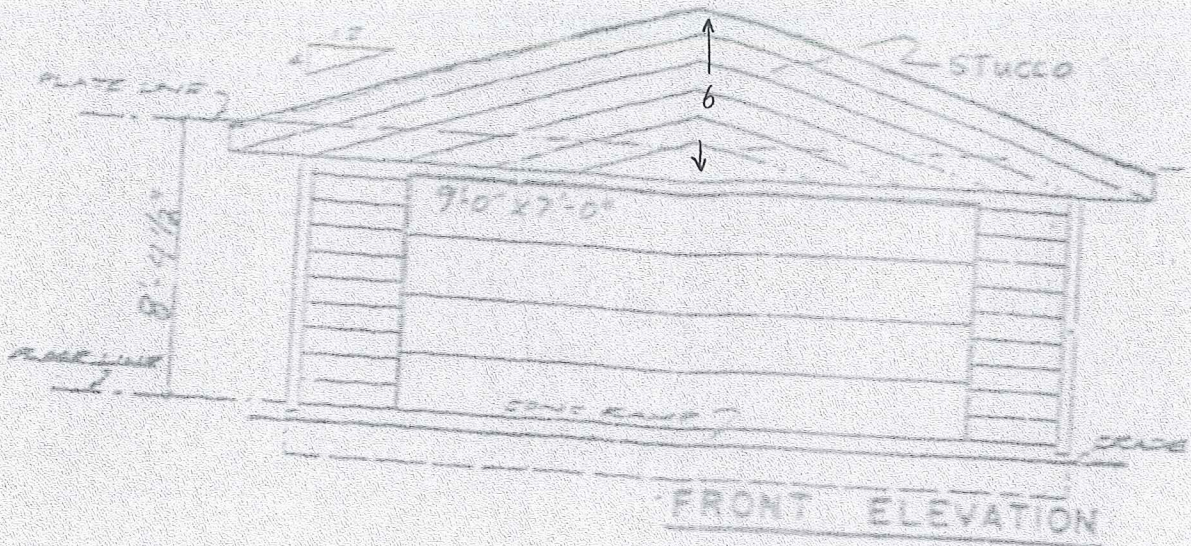
210-1515 RIDGEMAN STREET, KELLOWNA, B.C.

TELEPHONE: (250) 763-9115

FAX: (250) 763-8031

Site plan & landscape plan

Accessory Building
permit drawings.



CACTUS RD.

Suite floor Plan.

FRONT (WEST)

