

an accessory building. The new accessory building would replace an existing garage at the rear of the property.

The proposed application meets the requirements of RU1s - Large Lot Housing with Secondary Suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS (for Secondary Suite in Accessory Building)
Subdivision Regulations		
Lot Area	1,366m ²	800m ²
Lot Width (street frontage)	25.45m	18.0m
Lot Depth	56.3m	30.0m
Development Regulations		
Site Coverage (buildings)	20%	40%
Site Coverage (buildings/parking)	35%	50%
Existing Dwelling		
Height	5.2m	2 ½ storeys / 9.5 m
Front Yard	15.0m	4.5 m
Side Yard (S)	3.0m	4.5m for flanking street
Side Yard (N)	2.6m	2.0 m (1 - 1 ½ storey)
Rear Yard	30.0m	6.0 m (1 - 1 ½ storey)
Proposed Accessory Building		
Height	4.5m	1 ½ storeys / 4.5 m
Front Yard	n/a	4.5 m
Rear Yard	1.5m	1.5 m
Side Yard (S)	2.3m	4.5m for flanking street
Side Yard (N)	16.0m	2.3 m (2 - 2 ½ storey)
Floor Area	89.2m ²	May not exceed lessor of 90 m ² or 75% of principal dwelling
Separation (Distance Between Houses)	14.0m	4.5 m
Other Requirements		
Parking Stalls (#)	Exceeds requirements	3 spaces
Private Open Space	Exceeds requirements	30 m ² of private open space per dwelling

4.2 Site Context

The subject property is located in south of the Rutland Urban Centre, overlooking lower Rutland. Land uses in the surrounding neighbourhood are predominantly single family residential. Specifically, the adjacent zones and land uses are:

Direction	Zone	Land Use
North	RU1 - Large Lot Housing	Single Family Housing
South	RU1 - Large Lot Housing	Single Family Housing
East	RU1 - Large Lot Housing	Single Family Housing
West (downslope)	RM3 - Low Density Multiple Housing	Apartment Building

4.3 Subject Property Map -620 Dougall Road



5.0 Current Development Policies

5.1 Current Official Community Plan (Kelowna 2020)

Secondary Suites. Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.

6.0 Technical Comments

6.1 Building & Permitting Branch

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).
- The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the garage.
- A Structural Engineer is required for the foundation walls greater than 4'-0" as well as the retaining walls.
- A cross section thru the garage ramp and trench drain is required to verify compliance with maximum slope of driveway and minimum drainage requirements.
- The existing driveway configuration to be confirmed with the Development Engineering division for allowance.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Bylaw Services Branch

No concerns.

6.3 Development Engineering Branch

See attached memorandum.

6.4 Fire Department

- An unobstructed and easily distinguishable firefighter 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 Dougall Rd.

6.5 Irrigation District (RWD)

See attached memorandum.

7.0 Application Chronology

Date of Application Received May 9, 2011

Report prepared by:



Luke Turri, Land Use Planner

Reviewed by :



Danielle Noble, Manager, Urban Land Use Branch

Approved for inclusion:



Shelley Gambacort, Director, Land Use Management

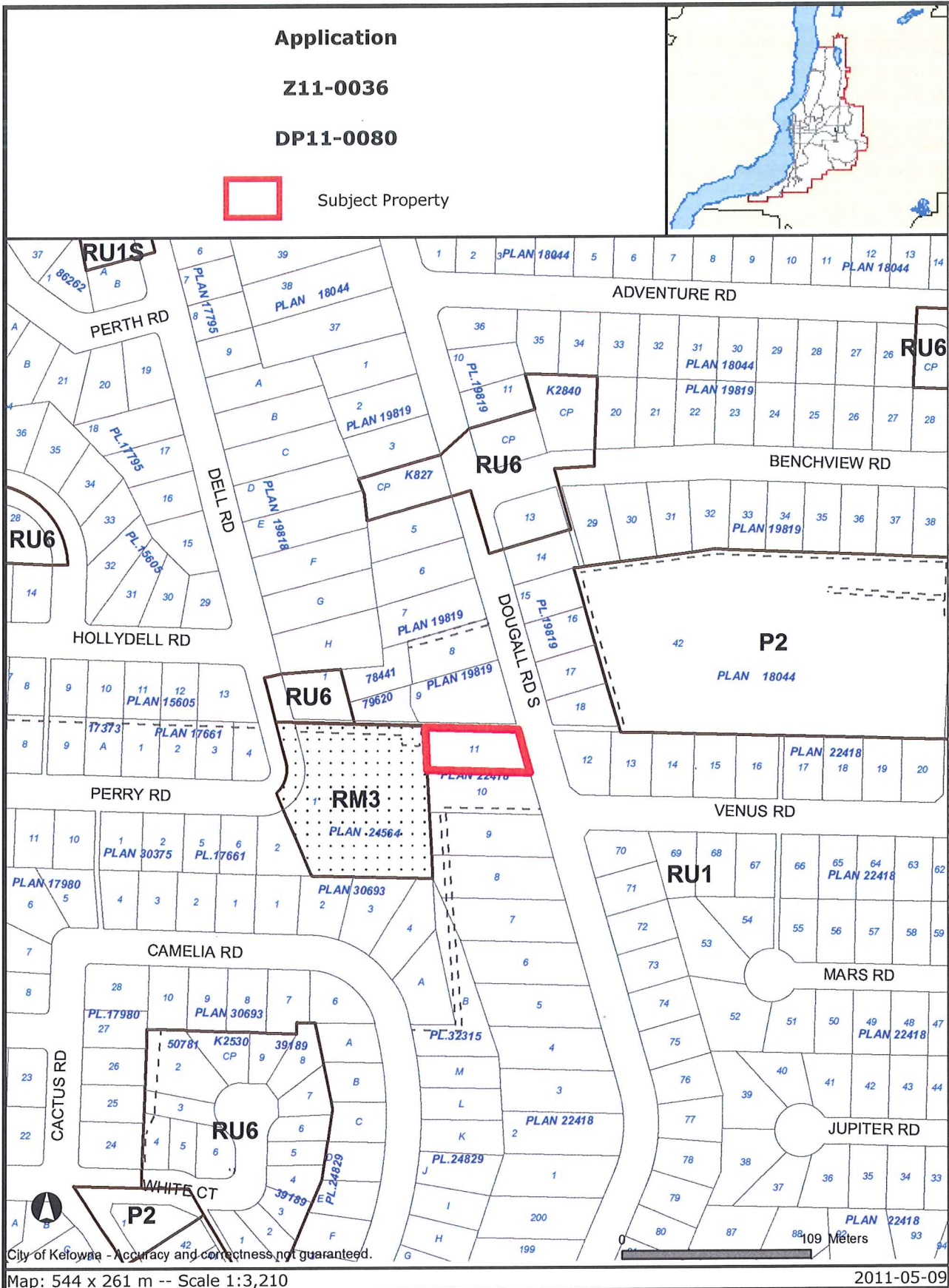
Attachments:

Subject Property Map

Site Plan

Accessory Building Plans

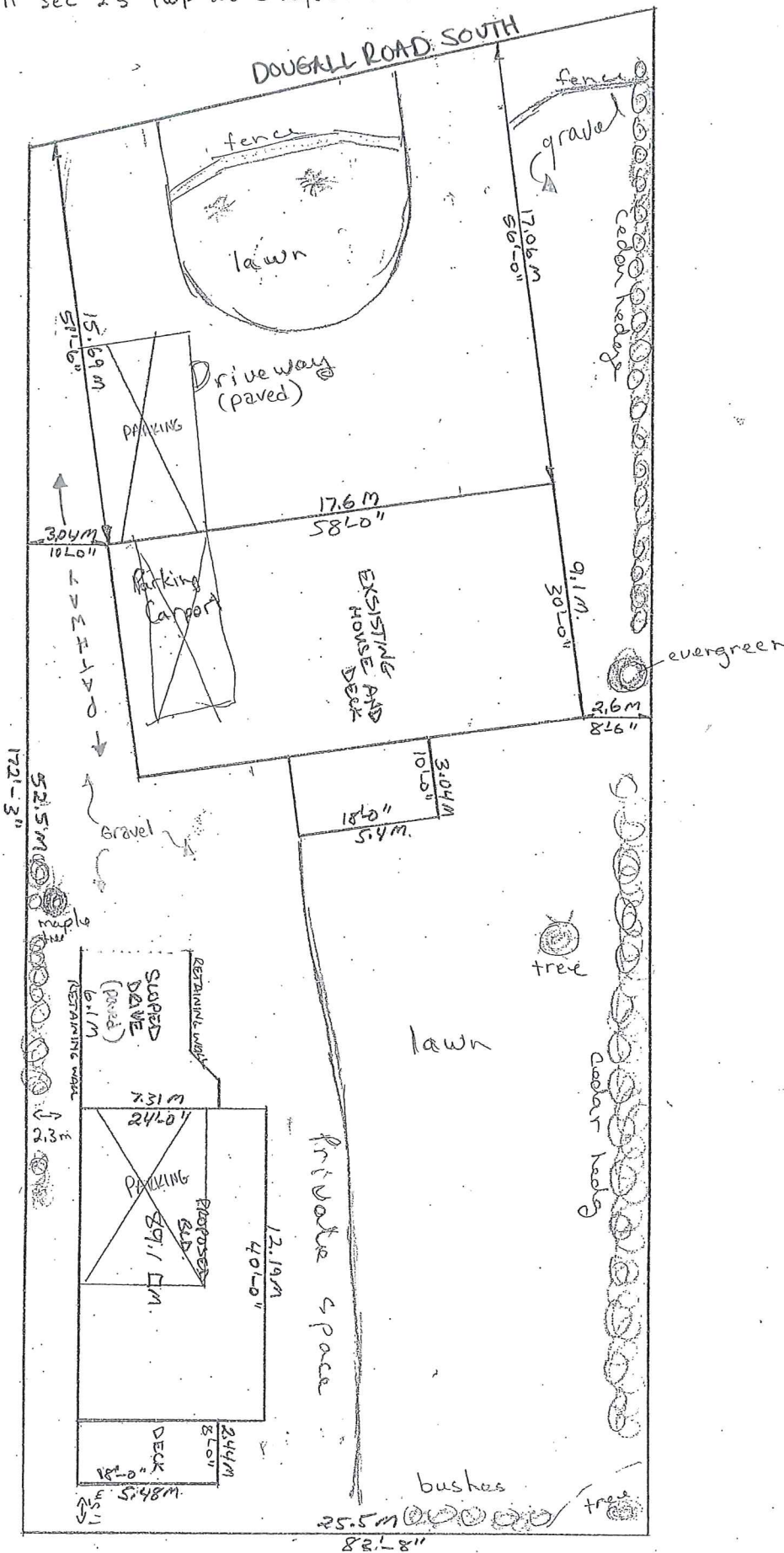
Development Engineering Branch Memorandum



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.

LOT PLAN
620 DOUGALL RD SOUTH.

Lot 11 Sec 23 Twp 26 Osoyoos Div Yale District Plan 22418



SCALE 1/8" = 1'-0" 5/16" = 1/4"

SITE PLAN
Z11-0036

CITY OF KELOWNA

MEMORANDUM

Date: May 19, 2011
File No.: Z11-0036
To: Land Use Management (LT)
From: Development Engineer Manager (SM)
Subject: 620 Dougal Road S. – Lot 11, Plan 122418, Sec. 23, Twp. 26, ODYD

Development Engineering Services comments and requirements regarding this application to rezone from RU1 to RU1s, for the construction of a carriage home, are as follows:

1. Subdivision

Provide easements as required

2. Sanitary Sewer.

The subject property is connected to the Municipal wastewater collection system and located within Specified Area #1.

3. Domestic Water.

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

4. Miscellaneous.

- a) Parking is provided on site.
- b) This application does not trigger any offsite upgrades.

Steve Muenz, P.Eng.
Development Engineering Manager

BB