



CITY OF KELOWNA
MEMORANDUM

Date: June 24, 2016
File No.: Z16-0031
To: Land Use Management Department (TB)
From: Development Engineering Manager
Subject: 361 Yates Road Carriage House RUIC

Development Engineering has the following requirements associated with this rezoning application.

1. Domestic Water and Fire Protection

The property is located within the GEID service area. Servicing should be reviewed by GEID

2. Sanitary Sewer

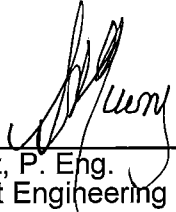
Our records indicate that this property is serviced with two 100mm-diameter sanitary sewer services. An inspection chamber (IC) must be installed on the active service. The inactive service shall be capped at the main. **The applicant will be required to sign a Third Party Work Order and pay for the cost of the sanitary service upgrades.** For estimate inquiry's please contact John Filipenko, by email jfilipenko@kelowna.ca or phone, 250-469-8581.

3. Site Related Issues

Adequate off-street parking is provided.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.



Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf



CITY OF KELOWNA
MEMORANDUM

Date: June 24, 2016
File No.: DP16-0135
To: Land Use Management Department (TB)
From: Development Engineering Manager
Subject: 361 Yates Road Carriage House RUIC

Development Engineering has the following requirements associated with this rezoning application.

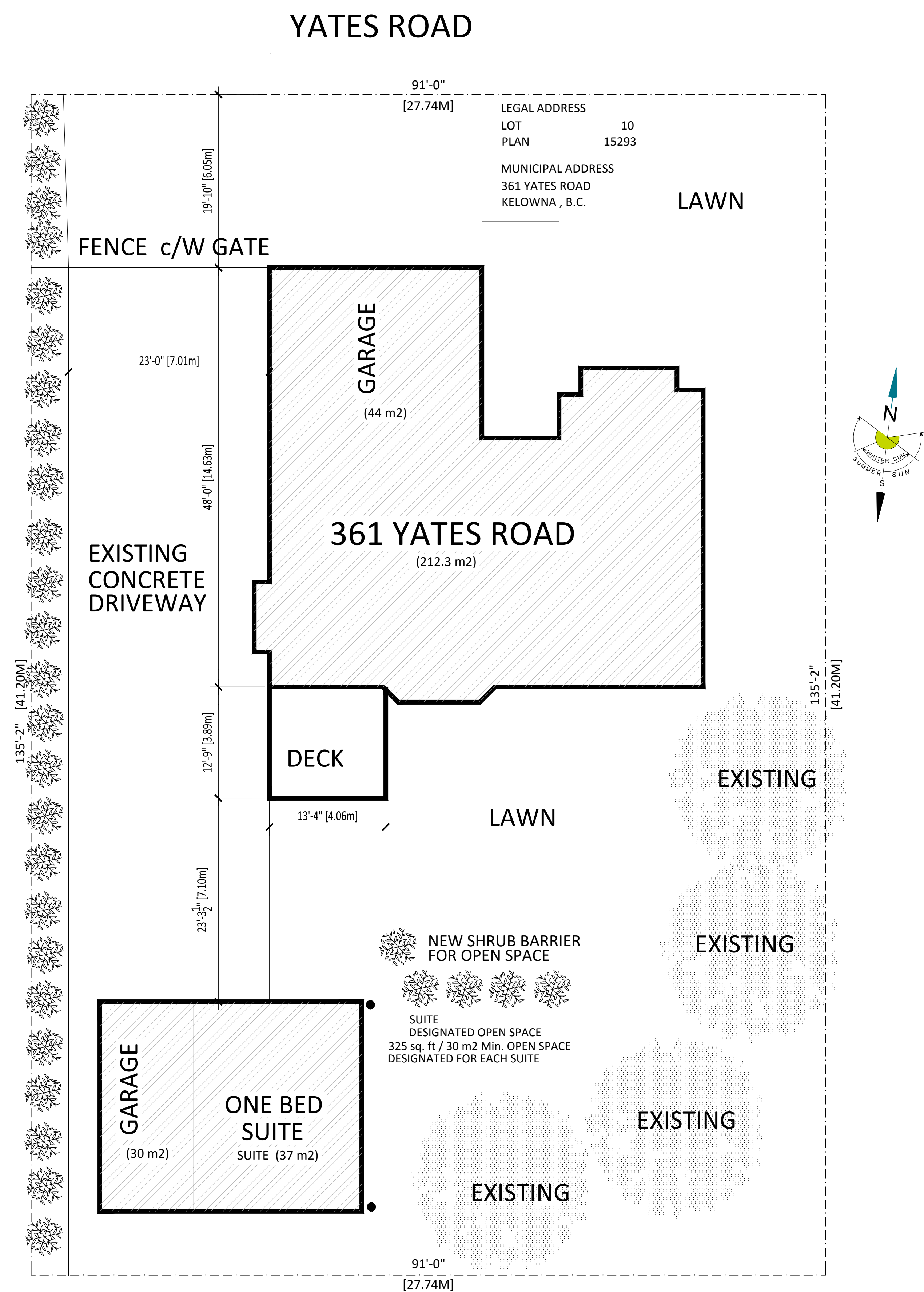
Development Engineering has the following requirements associated with this application.

Requirements addressed in rezoning file Z16-0031 must be satisfied prior to the issuance of this Development Permit.

Development Engineering has no comment regarding the form and character evaluation of the Carriage House

A handwritten signature in black ink, appearing to read 'Steve Muenz', written over a horizontal line.

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf



- SUITE
DESIGNATED OPEN SPACE
325 sq. ft / 30 m2 Min. OPEN SPACE
DESIGNATED FOR EACH SUITE
- NOTE:
G.C. SUITE PATHWAY TO BE
ILLUMINATED FROM PARKING
AREA TO FRONT DOOR OF
SUITE.
- PATHWAY LIGHTING
 - ↑ SLOPE GRADE AWAY FROM RESIDENCE
 - PROPOSED LOCATION OF DOWNSPOURS

SITE CALCULATIONS:

ZONING			
R-1			
LEGAL ADDRESS			
LOT 10			
PLAN 15293			
PID			
MUNICIPAL ADDRESS			
361 YATES ROAD			
KELOWNA, B.C.			
SITE AREA:			
12,300 sq. ft. / 3 749 M2			
0.37 Ha.			
BUILDING AREA:			
EXISTING REDSIDENCE			
2,285 sq. ft. / 212.3 M2			
EXISTING ATTACHED GARAGE			
475 sq. ft. / 44.1 M2			
EXISTING FOOTPRINT			
2,760 sq. ft. / 256.4 M2			
EXISTING CARRIAGE HOUSE			
720 sq. ft. / 66.8 M2			
TOTAL SITE FOOTPRINT			
3,480 sq. ft. / 323.9 M2			
SITE COVERAGE:			
ALLOWED		40.0 %	
EXISTING	(3,480 / 12,300) =	27.6 %	MEETS REQUIREMENTS
HARD SURFACE COVERAGE:			
ALLOWED		50.0 %	
EXISTING	(6,000 / 12,300) =	48.7 %	MEETS REQUIREMENTS

SETBACKS:

PROPOSED CARRIAGE RESIDENCE			
REQUIRED FRONT SETBACK	4.5 M	14'-6"	
PROPOSED FRONT SETBACK	7.01 M	23'-3"	MEETS REQUIREMENTS
REQUIRED SIDE SETBACK	2.1 M	7'-0"	
PROPOSED SIDE SETBACK	2.4 M	7'-10"	MEETS REQUIREMENTS
REQUIRED SIDE SETBACK	2.1 M	7'-0"	
PROPOSED SIDE SETBACK	16.19 M	53'-1"	MEET REQUIREMENTS
REQUIRED REAR SETBACK	2.1 M	7'-0"	
PROPOSED REAR SETBACK	2.23 M	7'-4"	MEET REQUIREMENTS

MAXIMUM BUILDING HEIGHT

FRONT ELEVATION ROOF HEIGHT ESTIMATED	5.4 M	18'-0"	
ROOF HEIGHT OF CARRIAGE HOUSE	3.66 M	12'-0"	MEET REQUIREMENTS

NOTE:
ALL SITE DIMENSION'S WHERE OBTAINED FROM THE CITY OF KELOWNA WEBSITE , NOT DEEMED 100% ACCURATE.



FRONT VIEW



SIDE VIEW



SIDE VIEW



REAR VIEW

NOTE:
OBJECT IS TO LEGALIZE THE EXISTING
REAR STRUCTURE AS A CARRIAGE HOUSE

DATE				NO.				BY				REVISION			
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HOLDEN'S DRAUGHTING & DESIGN 832 SAUDER AVENUE KELOWNA, B.C. V1Y-6A3 Phone: 250.868.0962 Fax: 250.868.0962 Email: r-holden@shaw.ca															
PROJECT CARRIAGE HOUSE LEGALIZATION 361 YATES ROAD KELOWNA, B.C.															
SHEET TITLE SITE PLAN & NOTATION															
DRAWN RAH				CHECKED D.L.				SCALE 1/8"=1'-0"				DATE 2016.05.11			
SHEET NO. A 1				Rev. 0											

