

# Coach House Summary Sheet – 3176 Kilmer Street



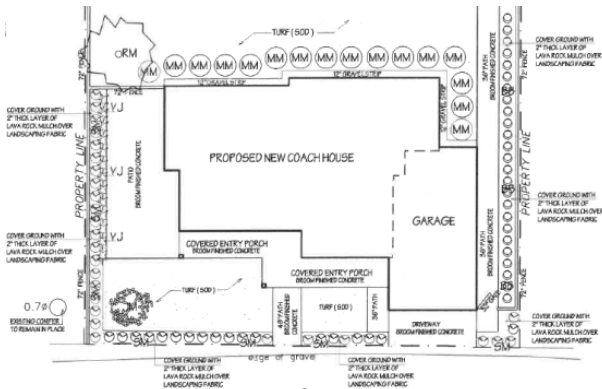
Aerial view of development site



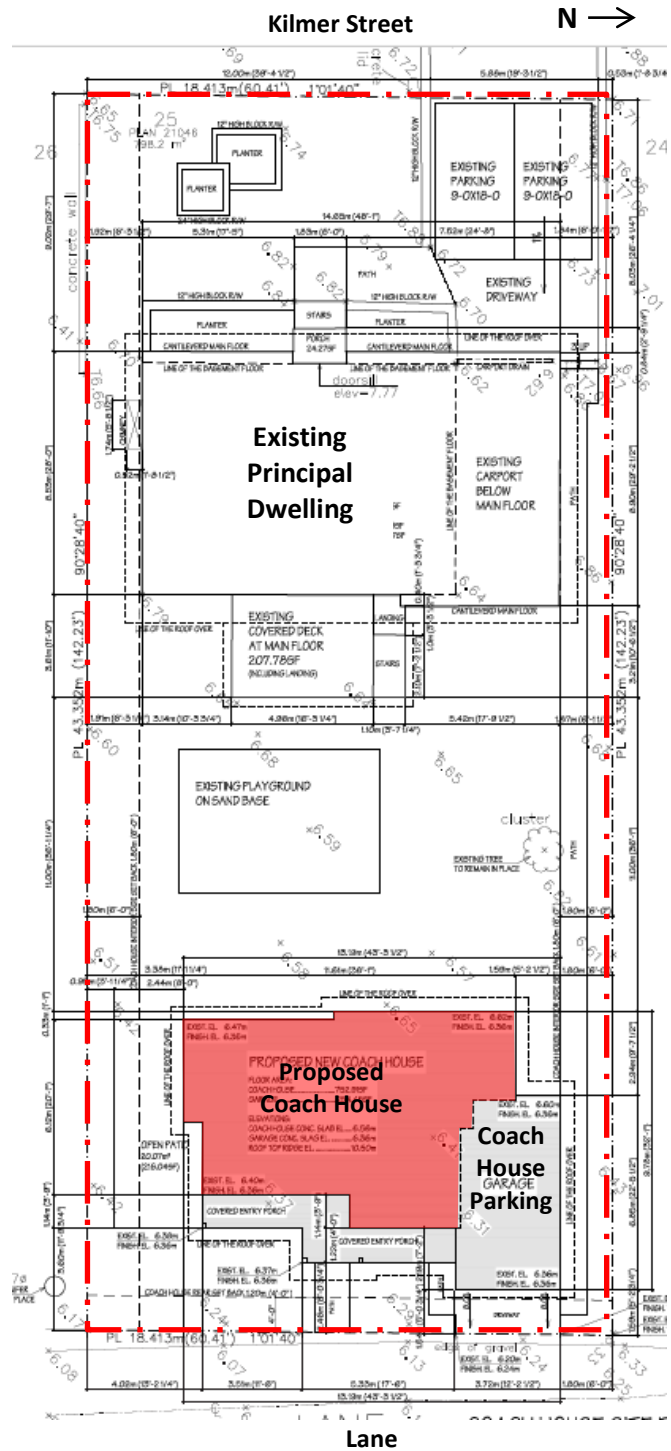
View of proposed coach house looking west (lane)



View of proposed coach house looking north



Proposed landscaping plan



**Official Community Plan Land Use Designation: Residential (R)****Zoning: Residential Single Dwelling 1 (RS1)****Summary of Compliance with OCP Objectives & Guidelines**

<b>Guideline<sup>1</sup></b>	<b>Evaluation</b>
Scale secondary or accessory to principal dwelling	The single storey design ensures the coach house scale appears accessory
Design compatibility with principal dwelling	Coach house has similar west coast design and materials as the principal dwelling. Both buildings will be painted to match.
Design promotes natural lighting and visual privacy between adjoining properties	Overlook is minimized by the building's single storey design
Landscaped path to connect to street	Path connects from the coach house to Kilmer Street
There are at least two trees on the lot	Two trees are to be planted near the coach house in addition to an existing tree in rear yard
Garbage/recycling space is provided	Enclosed within the garage
Environmental conservation components	High efficiency appliances, low-flow toilets, Low E2 windows, LED lighting, rain barrel, accessible garbage storage, and drought tolerant landscaping

**Summary of Compliance with Zoning Bylaw Regulations**

	<b>Regulation<sup>2</sup></b>	<b>Proposed<sup>3</sup></b>	<b>Comments</b>
Maximum coach house size	70 m <sup>2</sup> (753.5 ft <sup>2</sup> )	69.9 m <sup>2</sup> (752.9 ft <sup>2</sup> )	The lot is sufficiently large to allow for a conforming coach house and a potential new house with a combined floor area of up to 399 m <sup>2</sup> (4,295 ft <sup>2</sup> ).
Minimum lot size for secondary suite and coach house	740 m <sup>2</sup> (7965.3 ft <sup>2</sup> )	798 m <sup>2</sup> (8590 ft <sup>2</sup> )	
Building height	Up to 8.5 m	4.14 m (13.6 ft)	
Coach house siting:			
Distance between coach house and principal dwelling exterior walls	6 m	14.2 m	
Setback from rear	1.2 m	1.59 m	
Setback from interior property line (north)	1.8 m	1.8 m	
Setback from interior property line (south)	1.8 m	3.38 m	
Private open space area	15 m <sup>2</sup>	20 m <sup>2</sup> (216 ft <sup>2</sup> )	Patio provided on the south side and accessed by the secondary entry to coach house.
Lot coverage	40%	30%	
Impervious surface area	65%	53.2%	
On-site parking	1 space	1 space	Garage attached to coach house with no internal access. Existing parking for the principal dwelling remains the same.

<sup>1</sup> Please refer to the Official Community Plan for complete objectives and guidelines applicable to coach houses.<sup>2</sup> Please refer to the Zoning Bylaw for complete regulations applicable to a coach house in the RS1 Zone.<sup>3</sup> Information provided by the applicant; this information would be confirmed in issuance of a building permit.