

City of Kelowna Public Hearing AGENDA



Tuesday, September 20, 2016
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after September 6, 2016 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. Individual Bylaw Submissions

3.1 866 Glenmore Drive, BL11273 (Z16-0044) - Jefferey & Linda Giebelhaus

3 - 15

To rezone the subject property from RU1, Large Lot Housing to RU1c, Large Lot Housing with Carriage House to facilitate the development of a carriage house.

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
 - (ii) The Chair will recognize ONLY speakers at the podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

REPORT TO COUNCIL



Date: August 29, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z16-0044 **Owner:** Jefferey Todd Giebelhaus,
Linda Marie Giebelhaus

Address: 866 Glenmore Drive **Applicant:** Urban Options Planning &
Permits

Subject: Rezoning Application

Existing OCP Designation: MRL - Multiple Unit Residential (Low Density)

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1c - Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z16-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, Section 29, Township 26, ODYD Plan 4101, located at 866 Glenmore Drive, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated July 25, 2016.

2.0 Purpose

To rezone the subject property from RU1, Large Lot Housing to RU1c, Large Lot Housing with Carriage House to facilitate the development of a carriage house.

3.0 Community Planning

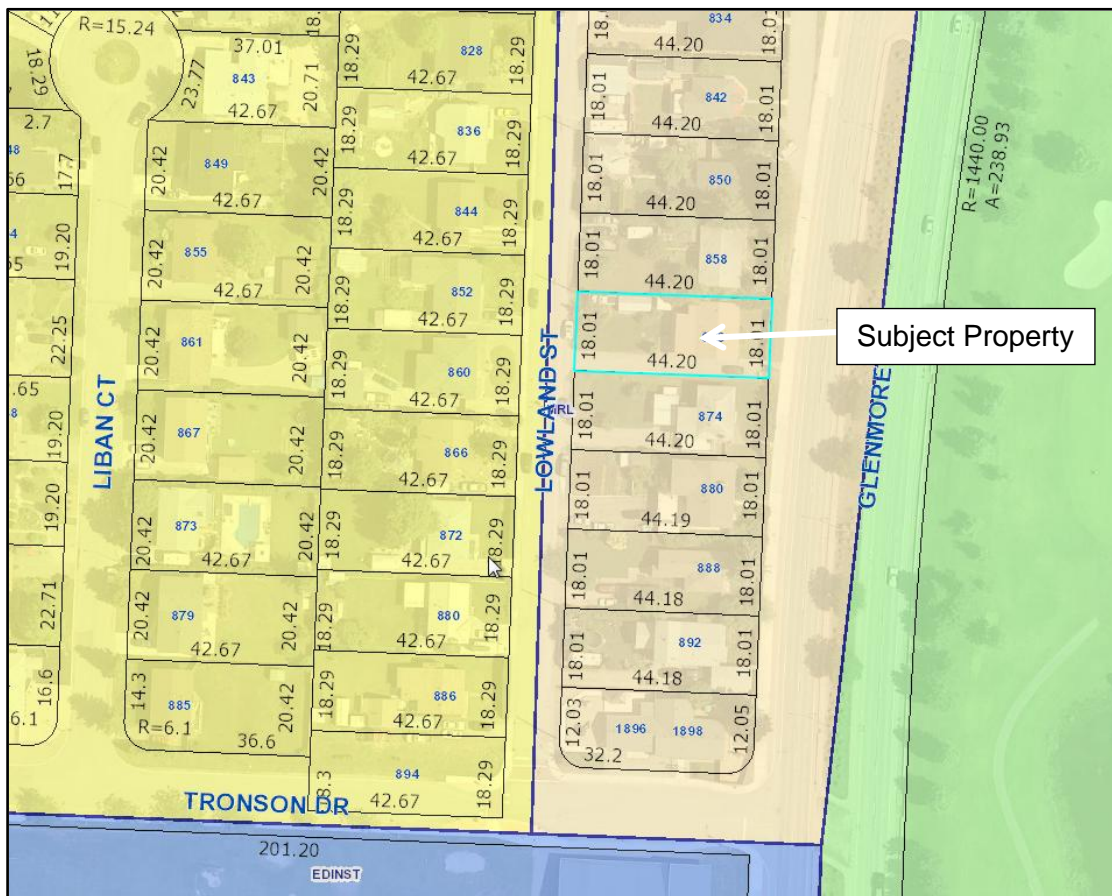
Community Planning Staff supports the proposed rezoning application to allow the development of a carriage house on the subject property.

The Future Land Use designation of the subject parcel is MRL - Multiple Unit Residential (Low Density). The purpose of MRL is low density, multi-family housing, such as townhouses, garden

apartments, and buildings containing three or more residential units. This rezoning does not meet that objective and is considered to be an underdevelopment by staff. However, there has been no demonstrated demand for MRL in this specific area, and there is OCP policy to encourage small infill housing, albeit at the expense of potential lot consolidation and longer-term comprehensive redevelopment.

In accordance with Council Policy No. 367, the applicant completed neighbourhood consultation by contacting all neighbouring properties within a 50 m radius. Neighbours were provided with a circulation package that was delivered in person on July 16, 2016 and July 17, 2016. To date, staff has received no comments.

OCP Future Land Use Map: 866 Glenmore Drive



4.0 Proposal

4.1 Project Description

The proposed one storey carriage house meets all of the zoning requirements for RU1c - Large Lot Housing with Carriage House. All access to the property is off Lowland Street, and parking requirements are met with an attached garage to the carriage house as well as stalls adjacent to the carriage house and the principal dwelling. The existing 1 ½ storey dwelling was constructed in the late 1950's/early 1960's and access to both dwellings is from Lowland Street. Private open space is provided for the carriage house directly off a covered patio to the north, and privacy is maintained between the two dwellings through the use of landscaping.

The close proximity to parks, schools, downtown and nearby transit on Glenmore Drive makes this an ideal location for increased density as per the OCP urban policies for Compact Urban Form and Sensitive Infill. The Walkability score of this subject property is 34/100 meaning that most errands require a car. The Transit score is 28/100 which means there are a few nearby transit options.

4.2 Site Context

The subject property is located east of Glenmore Drive and north of Tronson Drive in Glenmore within the permanent growth boundary. The surrounding residential neighbourhood is predominately RU1, however an increase in density to RU1c lots of has occurred in the area with three RU1c lots in close proximity, and one RU6 lot also fronting on Lowland Street.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	MRL - Multiple Unit Residential (Low Density)
East	P3 - Parks and Open Space	REP - Resource Protection Area
South	RU1 - Large Lot Housing	MRL - Multiple Unit Residential (Low Density)
West	RU1 - Large Lot Housing	S2RES - Single / Two Unit Residential

Subject Property Map: 866 Glenmore Drive



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot		
Minimum Lot Area	550 m ²	809 m ²
Minimum Lot Width	16.5 m	18.01 m
Minimum Lot Depth	30.0 m	44.20 m
Development Regulations		
Maximum Total Site Coverage (buildings)	40%	34.4%
Maximum Total Site Coverage (buildings, driveways & parking)	50%	48.0%
Maximum Accessory Site Coverage	20%	16.3%
Maximum Net Floor Area	100 m ²	89.7 m ²
Maximum Net Floor Area to Principal Building	75%	46.7 %
Maximum Height (to mid-point)	4.8 m	3.49 m
Maximum Height (to peak)	Peak of Principal Dwelling (7.2 m)	4.22 m
Minimum Front Yard	4.5 m	4.53 m
Minimum Side Yard (north)	2.0 m	2.01 m
Minimum Side Yard (south)	2.0 m	3.68 m
Minimum Rear Yard	2.0 m	> 20.0 m
Minimum Setback from Principal Building	3.0 m	4.23 m
Other Regulations		
Minimum Parking Requirements	3 stalls	> 3 stalls
Minimum Private Open Space	30 m ² per dwelling	>30 m ² per dwelling

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Please see attached Development Engineering Memorandum dated July 25, 2016.

6.3 Fire Department

- There does not appear to be vehicular access to the existing house from Glenmore Dr for emergency response. The carriage house and existing house should be addressed off of Lowland St. - in the event of an emergency it will be difficult to find the carriage house.
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.

6.4 FortisBC Inc - Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Lowland Street adjacent the subject's west property line. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FBC(E) has no concerns with this circulation.
- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

6.5 Shaw Cable

- Shaw's interests are unaffected subject to owner/developer installing a conduit system to allow for the installation Shaw services.

7.0 Application Chronology

Date of Application Received: July 7, 2016
Date Public Consultation Completed: July 21, 2016

Report prepared by:

Kim Brunet, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A": Development Engineering Memorandum dated July 25, 2016
Floor Plans and Conceptual Elevations
Site Plan and Landscape Plan
Context/Site Photos
Colour Board

CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2016
File No.: Z16-0044

To: Community Planning (KB)

From: Development Engineering Manager(PI)

Subject: 866 Glenmore Drive

RU1c

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c.

1. Domestic Water and Fire Protection

Our records indicate this property is currently serviced with a 19mm-diameter water service. The service is adequate for the proposed application.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. Development Permit and Site Related Issues

Direct the roof drains into on-site splash pads.
Access to the site is permitted from Lowland Street.

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.



Purvez Irani, MS, P Eng., PTOE
Development Engineering Manager

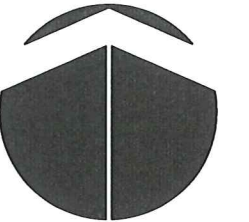
SS

SCHEDULE <u> A </u>
This forms part of development
Permit # <u> Z16 - 0044 </u>



IHS DESIGN
1392 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
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PROJECT NORTH

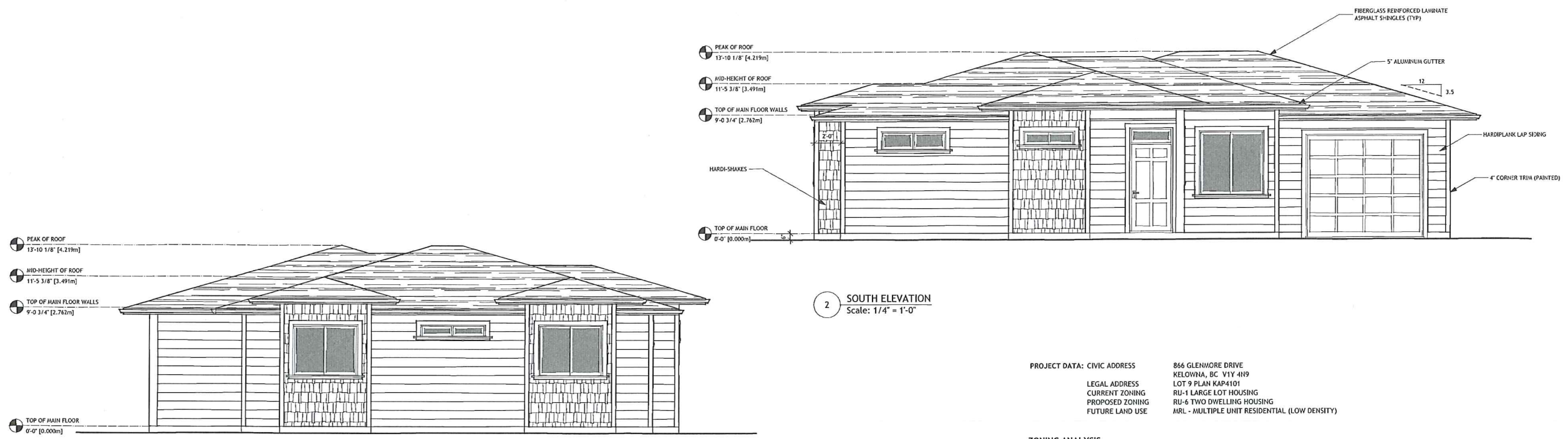
REVISION	DATE	DISCUSSION
A	05 JUL 2016	ISSUED FOR DEVELOPMENT PERMIT AND REZONING

PROJECT
CARRIAGE HOUSE DEVELOPMENT
866 GLENMORE DRIVE
KELOWNA, BC V1Y 4N9
LOT 9 PLAN KAP4101

DRAWING TITLE
ELEVATIONS

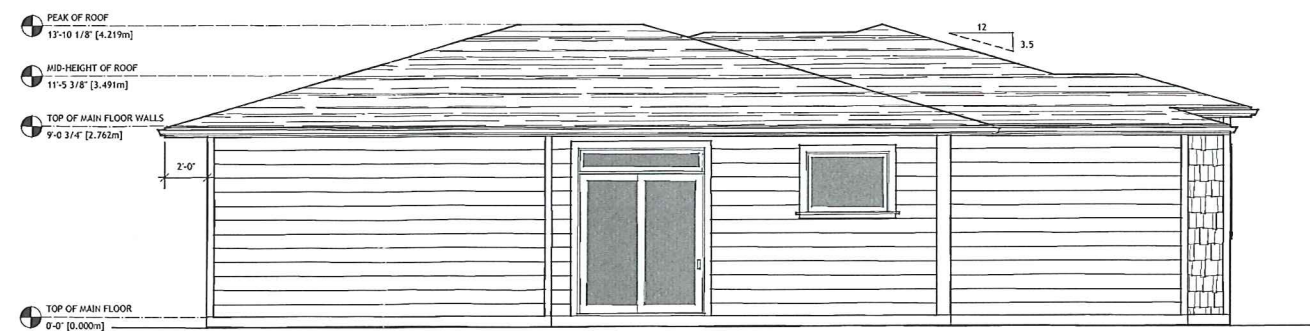
DATE
JUNE 14, 2016

DRAWING NUMBER
1
of
4



PROJECT DATA: CIVIC ADDRESS 866 GLENMORE DRIVE
KELOWNA, BC V1Y 4N9
LEGAL ADDRESS LOT 9 PLAN KAP4101
CURRENT ZONING RU-1 LARGE LOT HOUSING
PROPOSED ZONING RU-6 TWO DWELLING HOUSING
FUTURE LAND USE ARL - MULTIPLE UNIT RESIDENTIAL (LOW DENSITY)

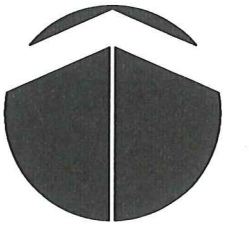
ZONING ANALYSIS	RU6 ZONE STANDARDS	PROPOSED
SITE AREA	400.00m ²	796.00m ²
EXISTING BUILDING FOOTPRINT AT GRADE		96.00m ²
EXISTING BUILDING COVERED DECK		36.40m ²
EXISTING BUILDING TOTAL FINISHED FLOOR AREA		192.00m ²
PROPOSED SUITE AREA		89.70m ²
PROPOSED ACCESSORY BUILDING FOOTPRINT		129.60m ²
PROPOSED ACCESSORY COVERED PATIO		12.00m ²
PROPOSED DRIVEWAY AREA (CONCRETE)		13.50m ²
EXISTING DRIVEWAY AREA (CONCRETE)		130.92m ²
ACCESSORY BUILDING SITE COVERAGE	20%	16.3%
SUITE AREA TO MAIN DWELLING AREA	75%	46.7%
SITE COVERAGE	40.0%	34.4%
SITE COVERAGE INCLUDING HARD SURFACES	50.0%	48.0%
BUILDING HEIGHT OF EXISTING HOUSE	9.5m/2 1/2 STOREYS	5.885m/2 STOREYS
BUILDING HEIGHT OF PROPOSED CARRIAGE HOUSE	4.8m/1 1/2 STOREYS	3.491m/1 1/2 STOREYS
PEAK OF CARRIAGE HOUSE ROOF		4.219m
PEAK OF EXISTING DWELLING ROOF		7.200m
PARKING STALLS PROVIDED	3	4
PRIVATE OPEN SPACE CARRIAGE HOUSE	30.00m ²	40.80m ²
SETBACK TO PRINCIPLE BUILDING	3.000m	4.225m
FRONT (WEST) YARD SETBACK	4.500m	4.530m
SIDE (NORTH) YARD SETBACK	2.000m	2.011m
SIDE (SOUTH) YARD SETBACK	2.000m	3.680m
1 IN 200 YEAR FLOOD CONSTRUCTION LEVEL	343.660m	372.000m





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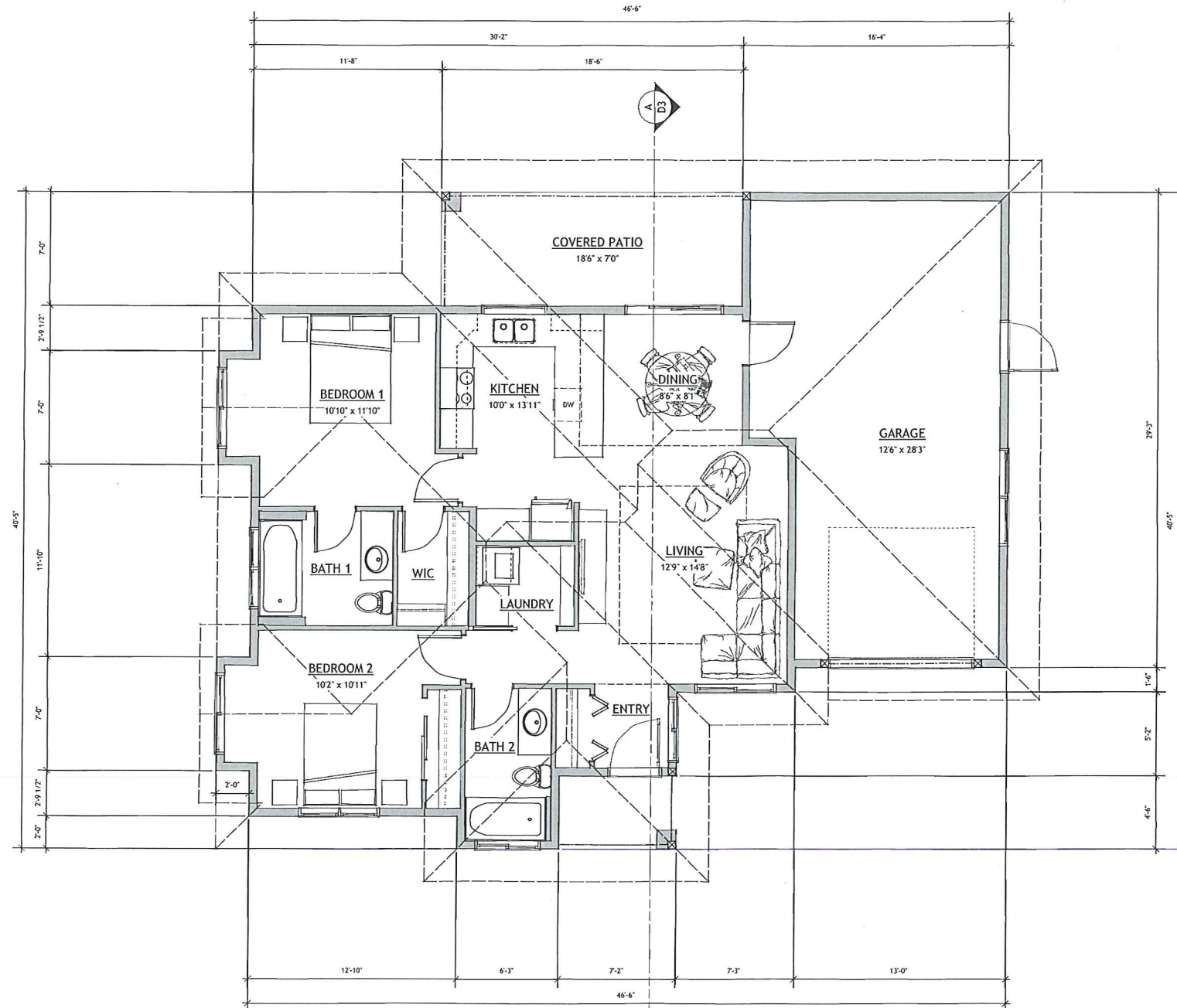
REVISION	DATE	DISCUSSION
A	05.JUL.2016	ISSUED FOR DEVELOPMENT PERMIT AND REZONING

PROJECT
CARRIAGE HOUSE DEVELOPMENT
866 GLENMORE DRIVE
KELOWNA, BC V1Y 4N9
LOT 9 PLAN KAP4101

DRAWING TITLE
MAIN FLOOR PLAN

DATE
JUNE 14, 2016

DRAWING NUMBER
2
of
4

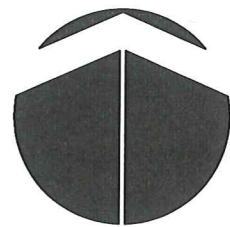


1 MAIN FLOOR PLAN
Scale: 1/4" = 1'-0" FFA = 965 SQ.FT.



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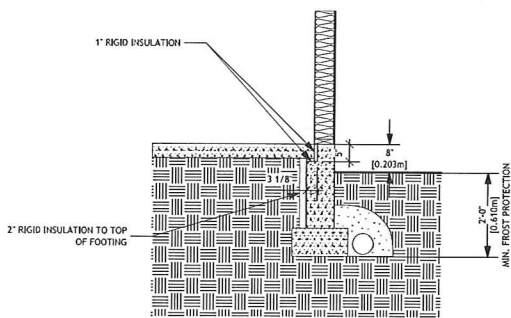
REVISION	DATE	DISCUSSION
A	05JUL2016	ISSUED FOR DEVELOPMENT PERMIT AND REZONING

PROJECT
CARRIAGE HOUSE DEVELOPMENT
866 GLENMORE DRIVE
KELOWNA, BC V1Y 4N9
LOT 9 PLAN KAP4101

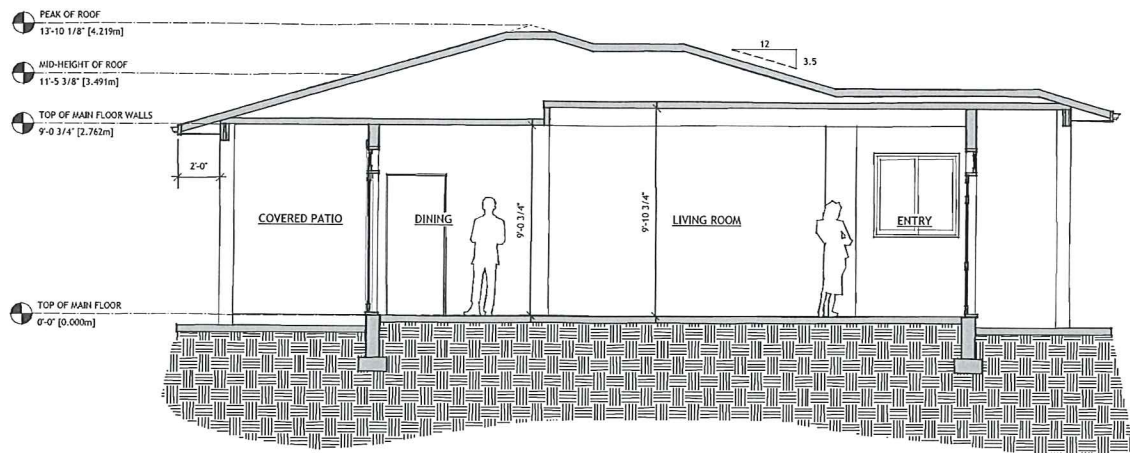
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SECTION

DATE
JUNE 14, 2016

DRAWING NUMBER
3 of 4



1 SLAB ON GRADE (CONDITIONED SPACE)
Scale: 1/2" = 1'-0"



A SECTION
Scale: 1/4" = 1'-0"

GENERAL NOTES

- THE DESIGNER MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS AND/OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS IT IS INCUMBENT ON YOU TO ADVISE OUR OFFICE AS SOON AS POSSIBLE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS AND REPLACE ANY PLANS IF NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENT ERRORS FROM REOCCURRING.
- ALL FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOILS AND BELOW THE FROST LINE. FOUNDATION WALL HEIGHTS AND THICKNESSES AS WELL AS FOOTING SIZES MAY NEED TO BE ADJUSTED AND/OR REINFORCED DUE TO SITE CONDITIONS. ANY ENGINEERING SERVICES REQUIRED ARE THE RESPONSIBILITY OF THE OWNER OR BUILDER.
- APPROVED SMOKE ALARMS TO BE INSTALLED AND INTERCONNECTED.
- BUILDER TO CHECK SNOW LOAD REQUIREMENTS FOR THEIR LOCAL AREA AND MAKE ANY NECESSARY ADJUSTMENTS PRIOR TO CONSTRUCTION.
- CARBON MONOXIDE ALARMS SHALL CONFORM TO CSA 6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES".
- DAMP-PROOFING OF 6 MIL POLYETHYLENE, WITH SEAMS LAPPED, OVER 4" OF GRANULAR FILL SHALL BE LAID UNDER CONCRETE SLABS. A FLEXIBLE SEALANT SHALL BE PLACED WHERE THE SLAB AND FOUNDATION WALL MEET.
- DIMENSIONS TAKE PRECEDENCE TO SCALE.
- DRAINAGE AROUND FOUNDATION TO CONSISTING OF A 4" DIAMETER PIPED COVERED WITH A MINIMUM OF 6" CRUSHED STONE SHALL BE PLACED AROUND THE PERIMETER OF THE BUILDING.
- ENSURE THAT WINDOWS IN FUTURE BEDROOMS HAVE A MINIMUM AREA OF .35m² (3.75 FT²) WITH AN UNOBSTRUCTED HEIGHT AND WIDTH OF 300mm (15"). THE WINDOW OPENING SHALL BE A MAXIMUM OF 1.5m (5') ABOVE THE FLOOR.
- EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING.
- EXTERIOR WALLS ARE DRAWN AT 5/8"
- FOUNDATION WALLS TO HAVE 1 1/2" RIGID INSULATION TO MIN 24" BELOW GRADE. ATTIC SPACES TO HAVE MIN. R-44. ROOF JOISTS AND CANTILEVERED FLOORS MIN R-28. EXTERIOR 2X6 WALLS MIN. R-22. INTERIOR BASEMENT 2X4 WALLS MIN. R-14.
- LIGHTING AND ELECTRICAL LAYOUTS TO BE SPECIFIED BY THE OWNER OR BUILDER AND MUST MEET WITH 1998 BCBC REQUIREMENTS.
- PLANS ARE BASED ON THE USE OF #2 OR BETTER SPF, UNLESS OTHERWISE STATED. LAMINATED BEAMS WILL REQUIRE AN ENGINEER'S CERTIFICATION. THIS IS THE RESPONSIBILITY OF THE OWNER OR BUILDER.
- REFER TO ENGINEERED FLOOR JOIST AND ROOF TRUSS LAYOUT TO CONFIRM BEAM, POST AND PAD FOOTING LOCATION AND SIZES. ENSURE PROPER BEARING IS PROVIDED FOR ALL BEAMS.
- ROOF SPACES SHALL BE VENTED WITH ROOF, EAVE AND/OR GABLE END TYPE VENTS TO A MIN OF 1:300 OF THE INSULATED AREA.
- SITING OF THE HOME IS THE RESPONSIBILITY OF THE BUILDER IN CONJUNCTION WITH THE HOMEOWNER.
- THE DRAWINGS HAVE BEEN PREPARED TO CONFORM TO THE 2012 EDITION OF THE BRITISH COLUMBIA BUILDING CODE. THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO THE BCBC AND LOCAL BUILDING CODES AND BYLAWS. ALL CONSTRUCTION AND INSTALLATION OF MATERIALS SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICES AND MANUFACTURERS INSTRUCTIONS. LOCAL BUILDING DEPARTMENTS MAY REQUIRE CERTIFICATION FROM A STRUCTURAL ENGINEER FOR PART OR ALL OF THE STRUCTURE. ANY ENGINEERING FEES ARE THE RESPONSIBILITY OF THE OWNER OR BUILDER.
- THE INSTALLATION OF ALL PLUMBING, HVAC AND ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND THE APPLICABLE SECTIONS OF THE 2012 BCBC.
- THE SITING OF THE HOME MUST BE IN COMPLIANCE WITH CITY OF KELOWNA BYLAWS. BEFORE COMMENCEMENT OF CONSTRUCTION, ENSURE THAT THE SITE PLAN HAS BEEN APPROVED BY A CITY OF KELOWNA BUILDING OFFICIAL.
- VANITY SIZES ARE FOR REFERENCE ONLY. REFER TO APPROVED KITCHEN LAYOUT FOR CABINET SIZES.
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT, SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADINGS.
- CONFIRM ALL DIMENSIONS ON-SITE PRIOR TO BEGINNING CONSTRUCTION.
- EXTERIOR DOORS SHALL BE SOLID CORE AND WEATHERSTRAPPED. GARAGE DOORS TO DWELLING TO BE AS ABOVE AND SELF-CLOSING.
- GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS AND HOUSE SITING MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
- MIN. 25% OF UNOBSTRUCTED ROOF VENT AREA SHALL BE AT BOTH THE SOFFIT AND TOP OF ATTIC. ROOF VENTING SHALL BE IN ACCORDANCE WITH BCBC 9.19.1.2.
- PROVIDE Baffle FOR AIR SPACE (EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.
- THE FACE OF SHEATHED EXTERIOR WALLS SHALL BE FLUSH WITH FOUNDATION WALLS.
- WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH SILL GASKET OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE FOUNDATION WITH 1/2" DIA. A307 ANCHOR BOLTS AT 4'-0" O.C.

1 ROOF SYSTEM

- LAMINATE SHINGLES
- BITUMEN SATURATED ROOFING PAPER
- 7/16" SHEATHING W/ H-CLIPS
- ENGINEERED ROOF TRUSSES @ 24" O.C.
- LOOSE FILL INSULATION
- 6 MIL POLY VAPOUR & AIR BARRIER
- 1/2" CEILING BOARD (TEXTURED)

2 EXTERIOR WALL

- HARDPLANK LAP SIDING/BOARD & BATTEN
- BUILDING PAPER
- 3/8" SHEATHING
- 2X6 STUD WALL - STUDS @ 16" O.C.
- BATT TYPE INSULATION
- 6 MIL POLY VAPOUR & AIR BARRIER
- 1/2" DRYWALL (PAINTED)

3 INTERIOR LOAD BEARING WALL

- 1/2" DRYWALL (PAINTED)
- 2X4 STUD WALL - STUDS @ 16" O.C.
- 1/2" DRYWALL (PAINTED)

4 INTERIOR NON-LOAD BEARING WALL

- 1/2" DRYWALL (PAINTED)
- 2X4 STUD WALL - STUDS @ 16" O.C.
- 1/2" DRYWALL (PAINTED)

5 FLOOR SYSTEM

- INTERIOR FLOOR COVERINGS
- 3/4" T & G PLYWOOD SUBFLOOR
- 11 7/8" TJI SILENT FLOOR (SEE APPROVED LAYOUT FOR JOIST SPACING AND PLACEMENT)
- 1/2" DRYWALL (TEXTURED) IN FINISHED AREAS ONLY
- REFER TO APPROVED FLOOR LAYOUT DIAGRAM

6 CONCRETE FOUNDATION

- 8" CONCRETE FROST WALL
- MIN. 20 MPa 28 DAY CONCRETE STRENGTH
- 10M BAR (HORIZ.) @ 18" O.C.
- 10M BAR (VERT.) @ 48" O.C. ALTERNATING
- 24" X 24" 15M CORNER BARS @ ALL CORNERS
- 1 1/2" CLEAR TO REBAR FROM INSIDE OF WALL
- 1/2" A307 ANCHOR BOLTS REQ'D @ 4'-0" O.C.
- RIGID INSULATION

- 8" X 16" CONTINUOUS CONCRETE FOOTING
- 2 ROWS 15M BAR CONTINUOUS
- 2" CLEAR TO REBAR FROM BOTTOM OF FOOTING

- UNEXCAVATED EARTH
- PROVIDE MINIMUM 24" FROST PROTECTION

7 BASEMENT CONCRETE SLAB

- 4" CONCRETE SLAB (20 MPa MIN)
- 10M BARS @ 16" E.W. IN TILED FLOOR AREAS
- 6 MIL POLY LAPPED NOT LESS THAN 12" & ALL JOINTS SEALED TO PREVENT AIR LEAKAGE
- RIGID INSULATION
- MINIMUM 4" CLEAN GRANULAR MATERIAL

- PROVIDE ROUGH-IN FOR FUTURE SUBFLOOR DEPRESSURIZATION SYSTEM TO CONTROL SOIL GAS AS PER BCBC 9.13.4.3

8 GARAGE CONCRETE SLAB

- 4" CONCRETE SLAB (32 MPa MIN)
- MIN. 2% SLOPE TO FRONT OF GARAGE
- 5% MIN AIR ENTRAINMENT
- 10M BARS @ 18" E.W.
- 6" MIN WELL COMPACTED GRANULAR FILL
- UNEXCAVED EARTH

PROJECT DATA: CIVIC ADDRESS
LEGAL ADDRESS
CURRENT ZONING
PROPOSED ZONING
FUTURE LAND USE

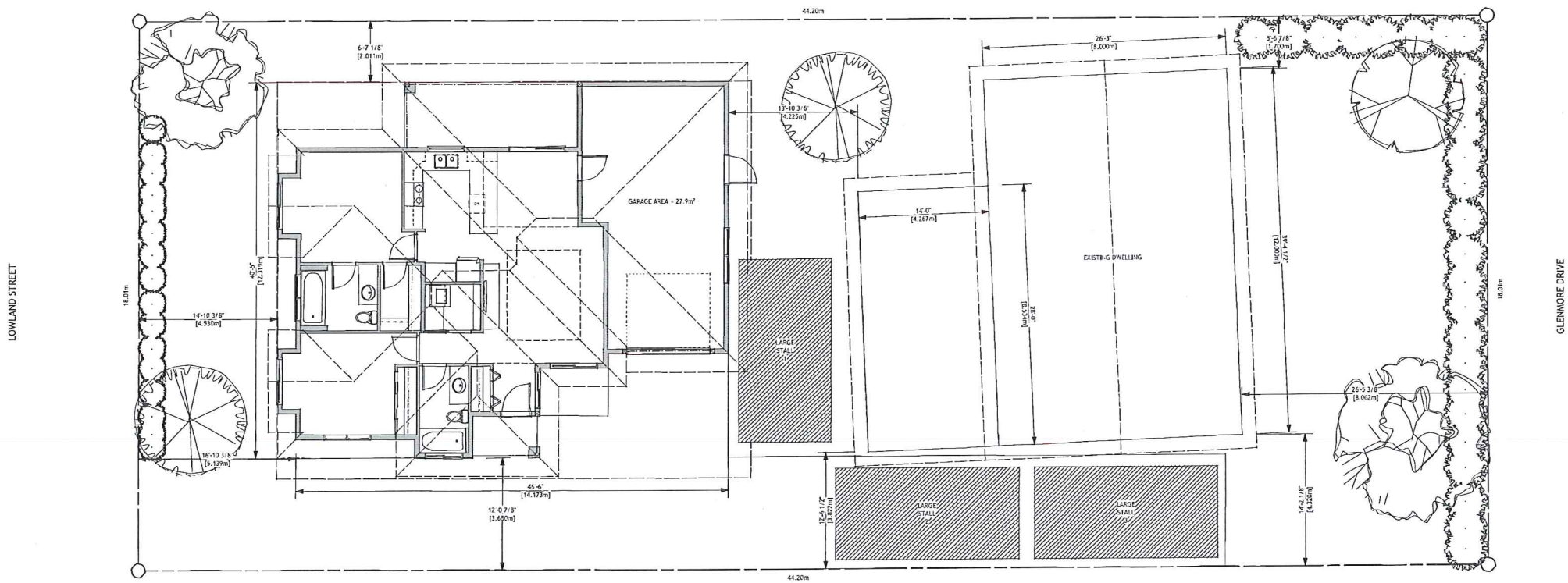
866 GLENMORE DRIVE
KELOWNA, BC V1Y 4N9
LOT 9 PLAN KAP4101
RU-1 LARGE LOT HOUSING
RU-S TWO DWELLING HOUSING
ARL - MULTIPLE UNIT RESIDENTIAL (LOW DENSITY)

ZONING ANALYSIS		
	RUB ZONE STANDARDS	PROPOSED
SITE AREA	400.00m ²	796.00m ²
EXISTING BUILDING FOOTPRINT AT GRADE		96.00m ²
EXISTING BUILDING COVERED DECK		36.40m ²
EXISTING BUILDING TOTAL FINISHED FLOOR AREA		192.00m ²
PROPOSED SUITE AREA		89.70m ²
PROPOSED ACCESSORY BUILDING FOOTPRINT		129.60m ²
PROPOSED ACCESSORY COVERED PATIO		12.00m ²
PROPOSED DRIVEWAY AREA (CONCRETE)		13.50m ²
EXISTING DRIVEWAY AREA (CONCRETE)		130.92m ²
ACCESSORY BUILDING SITE COVERAGE	20%	16.3%
SUITE AREA TO MAIN DWELLING AREA	75%	46.7%
SITE COVERAGE	40.0%	34.4%
SITE COVERAGE INCLUDING HARD SURFACES	50.0%	48.0%

BUILDING HEIGHT OF EXISTING HOUSE	9.5m/2 1/2 STOREYS	5.885m/2 STOREYS
BUILDING HEIGHT OF PROPOSED CARRIAGE HOUSE	4.8m/1 1/2 STOREYS	3.491m/1 1/2 STOREYS
PEAK OF CARRIAGE HOUSE ROOF		4.219m
PEAK OF EXISTING DWELLING ROOF		7.200m
PARKING STALLS PROVIDED	3	4
PRIVATE OPEN SPACE CARRIAGE HOUSE	30.00m ²	40.80m ²

SETBACK TO PRINCIPLE BUILDING	3.000m	4.225m
FRONT (WEST) YARD SETBACK	4.500m	4.930m
SIDE (NORTH) YARD SETBACK	2.000m	2.011m
SIDE (SOUTH) YARD SETBACK	2.000m	3.680m

1 IN 200 YEAR FLOOD CONSTRUCTION LEVEL	343.660m	372.000m
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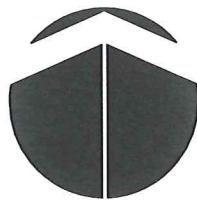


1 SITE PLAN
Scale: 1:75



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1392 WINE HILL DRIVE
KELOWNA, BC V1P 1S5
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PROJECT NORTH

REVISION	DATE	DESCRIPTION
A	05 JUL 2018	ISSUED FOR DEVELOPMENT PERMIT AND ZONING

PROJECT
CARRIAGE HOUSE DEVELOPMENT
866 GLENMORE DRIVE
KELOWNA, BC V1Y 4N9
LOT 9 PLAN KAP4101

DRAWING TITLE
SITE PLAN

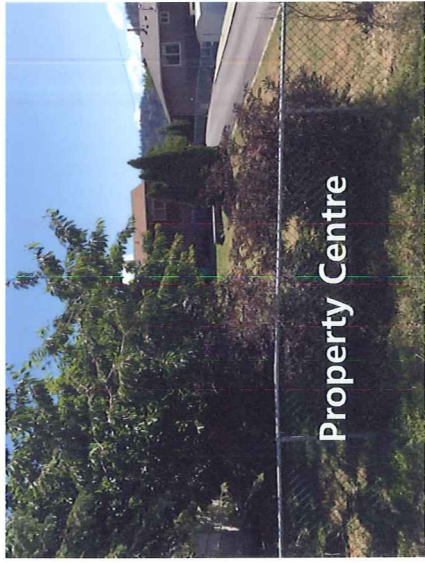
DATE
JUNE 14, 2016

DRAWING NUMBER
4
of
4

866 Glenmore Road Site and context



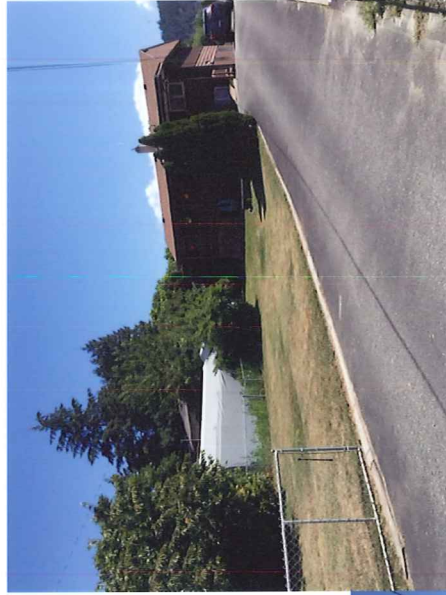
View to North



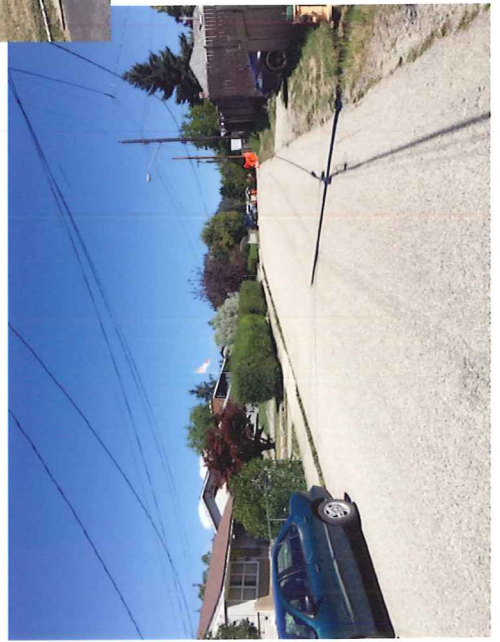
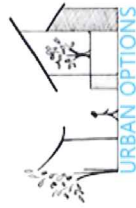
Property Centre



Property viewed from South Neighbour

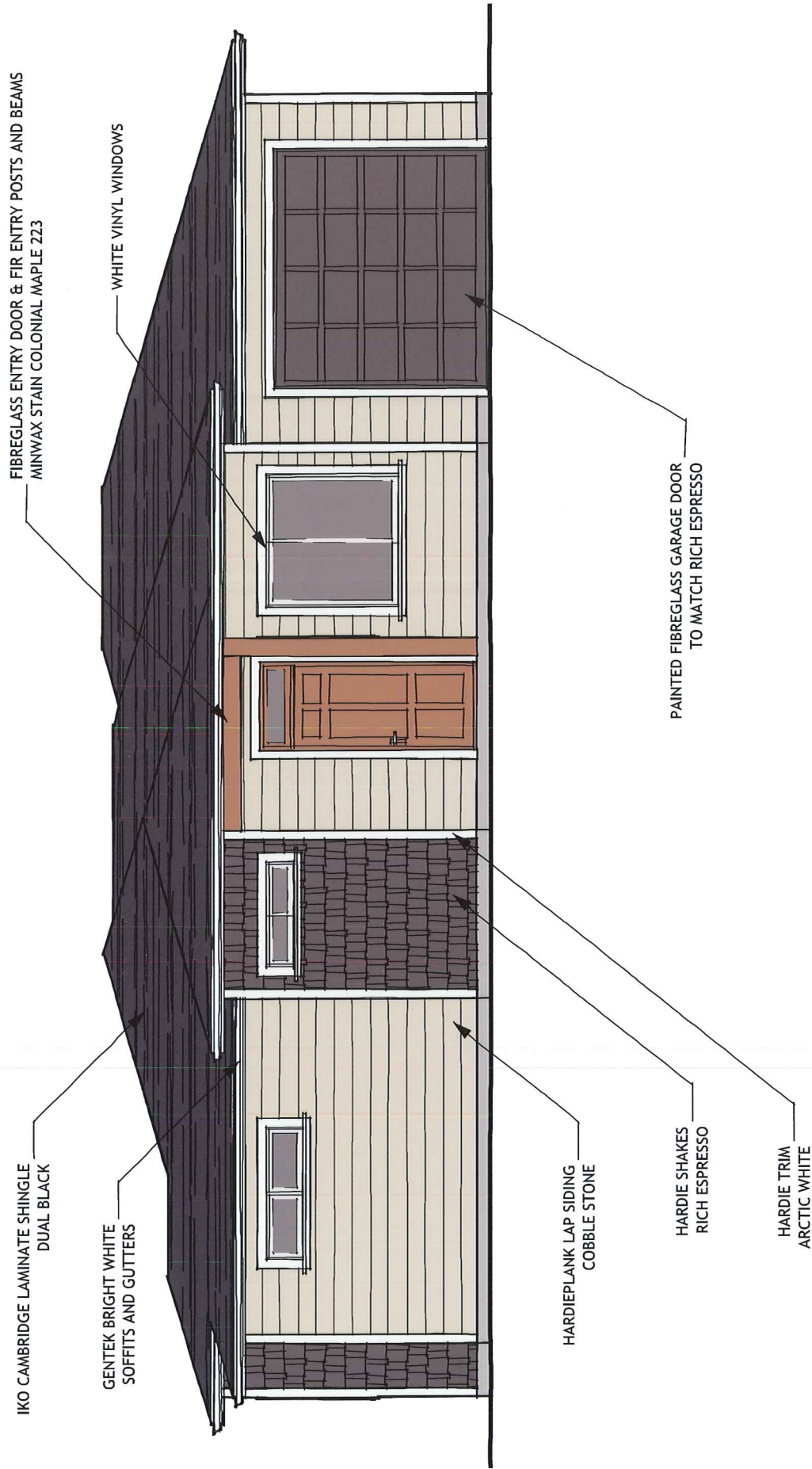


View to south



View along Lowland showing neighbours across the street.





866 GLENMORE DRIVE, KELOWNA, BC

COLOUR BOARD

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KELOWNA, BC V1P 1S5
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JULY 7, 2016
SCALE : 3/16" = 1'-0"
1 OF 1