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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** December 14, 2017  
**File No.:** Z17-0073

**To:** Community Planning (TB)

**From:** Development Engineering Manager (JK)

**Subject:** 343 Christleton Ave     *REVISED*     RU1 to RU1c

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Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1.     Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

2.     Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). No service upgrades are required for this application.

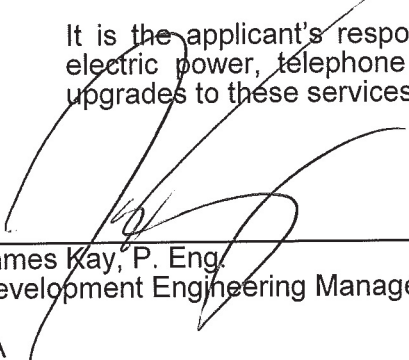
3.     Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

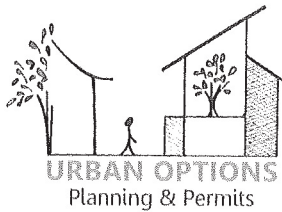
Driveway access is permitted from the Robin Way only.

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.

  
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James Kay, P. Eng.  
Development Engineering Manager

JA



<b>ATTACHMENT B</b>	
This forms part of application # Z17-0073	
Planner Initials	BC
City of Kelowna COMMUNITY PLANNING	

November 23, 2017 - Revised

City Of Kelowna  
Planning Department  
Attn. Lyndsey Ganczar  
1435 Water Street  
Kelowna, BC

RE: Rezoning to allow a carriage house at 343 Christleton Avenue

Dear Lyndsey:

Thank you for pulling the application to rezoning the subject property allowing a two-lot subdivision. When looking at the design in combination with the requirement to give 2.5m off the Christleton frontage the project no longer met the landowners needs. The revised application seeks to rezone the property to the RU1c- Large lot housing with carriage house zone, to allow the construction of a new single-family dwelling and a carriage house. Both dwellings would have access off Robin way.

Attached is a revised site plan showing the entire lot. Work is underway to design the new dwelling and associated carriage house. Unfortunately, these plans have not been finalized, however we expect to have a more detailed site plan available prior to the Public Hearing for the zone.

The property is in a very desirable area of Kelowna with ample amenities within a 20min walk. These include downtown Kelowna, multiple parks, the Pandosy village area, the hospital, schools and a bus stop. The Abbott Street multimodal corridor makes bicycle access to farther out amenities relatively easy. The proposal is anticipated to be good infill development that is easily integrated into the existing form of the neighbourhood, adding quality housing stock to the area.

Sincerely yours,

Birte Decloux on behalf of J and R Hymers



1. LEGAL DESCRIPTION	CIVIC ADDRESS
LOT 2, PLAN 6701 DL 2045	343 CHRISTLETON AVE. KELOWNA, BC
2. ZONING	
RU1c - PROPOSED ZONING CHANGE	
3. LOT AREA	
1244.0 m <sup>2</sup>	13,390 ft <sup>2</sup>
4. SITE COVERAGE	
PRINCIPAL BUILDING	= 350.0 m <sup>2</sup>
CARRIAGE HOUSE	= 130.0 m <sup>2</sup>
DRIVEWAY	= 140.0 m <sup>2</sup>
BUILDING COVERAGE	= 35.6 %
BUILDING & DRIVEWAYS	= 49.8 %

ROBIN WAY

106'-1"  
[32.34]

DRIVEWAY

32.34

DRIVEWAY

A



BC



City of Kelowna  
COMMUNITY PLANNING

SCALE:  $3/16'' = 1'-0''$



WEST | COAST DESIGN

FEB 21, 2018

