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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** March 1, 2018  
**File No.:** Z18-0023  
**To:** Community Planning (KB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 150 Portview Avenue                      RU2 to RU2c                      Carriage House

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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

The property is located within the Glenmore Ellison Irrigation District (GEID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with GEID staff for any service improvements.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. Only one service will be allowed per lot.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Existing 13m driveway must be reduced to one (1) 6m wide as per bylaw 7900.

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

RO



February 23, 2018

City of Kelowna  
Urban Planning Department  
1435 Water Street  
Kelowna, BC

Re: Rezoning to construct a Carriage House at 150 Portview Avenue

Dear Planning Staff

This application is to rezone the property at 150 Portview Avenue to the RU2c – Medium Lot Housing with Carriage House zone, allowing the construction of a carriage house. The property is very large and can easily accommodate a carriage house, yet still provides ample private open space for two dwellings. All Zoning Bylaw regulations can easily be met.

The proposed siting of the carriage house is intentionally placed directly behind the existing principal dwelling on a relatively flat area. The property is a remnant parcel when this subdivision was created. It is anticipated that this property will eventually be subdivided into multiple RU2- Medium Lot Housing properties and it is expected that the carriage house will remain with the principal dwelling.

The proposed two-bedroom carriage house is 1storey in height with a big open plan living area which accesses the private open space on the south side of the proposed dwelling. The carriage house is reached by a foot pathway from the allocated parking on the existing driveway apron. The plan is to retain the abundant mature vegetation and not disturb the slopes at the rear of the site.

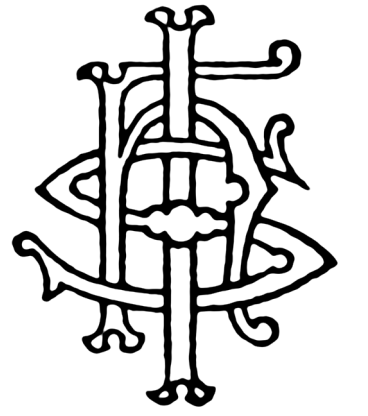
Many of the Official Community Plan objectives for creating good infill housing are easily met for this property and the greater community. The property has easy access to schools, parks, transit and other natural amenities. This proposal is anticipated to be good infill development that is easily integrated into the existing form of the neighbourhood.

With this application we are seeking to develop quality housing stock in the area. Please contact me directly should you have any questions about the property.

Regards,

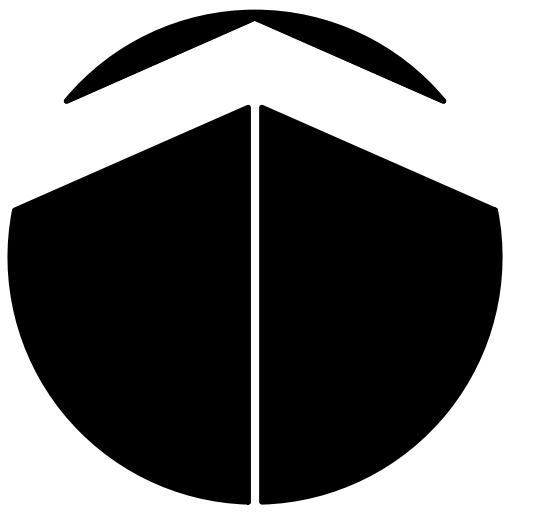
Birte Decloux for Martha and Darcy Ruck





IHS DESIGN  
1392 MINE HILL DRIVE  
KELOWNA, BC V1P 1S5  
www.ihsdesign.com  
(250) 212-7938

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PROJECT NORTH

REVISION	DATE	DISCRPTION

PROJECT

## CARRIAGE HOUSE DEVELOPMENT

150 PORTVIEW AVENUE

KELOWNA, BC V1V 1T9

LOT A PLAN KAP46777

DRAWING TITLE

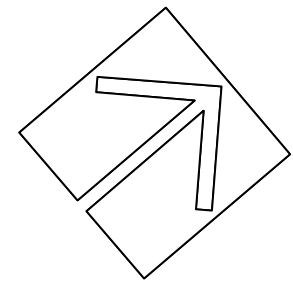
## SITE PLAN

DATE \_\_\_\_\_

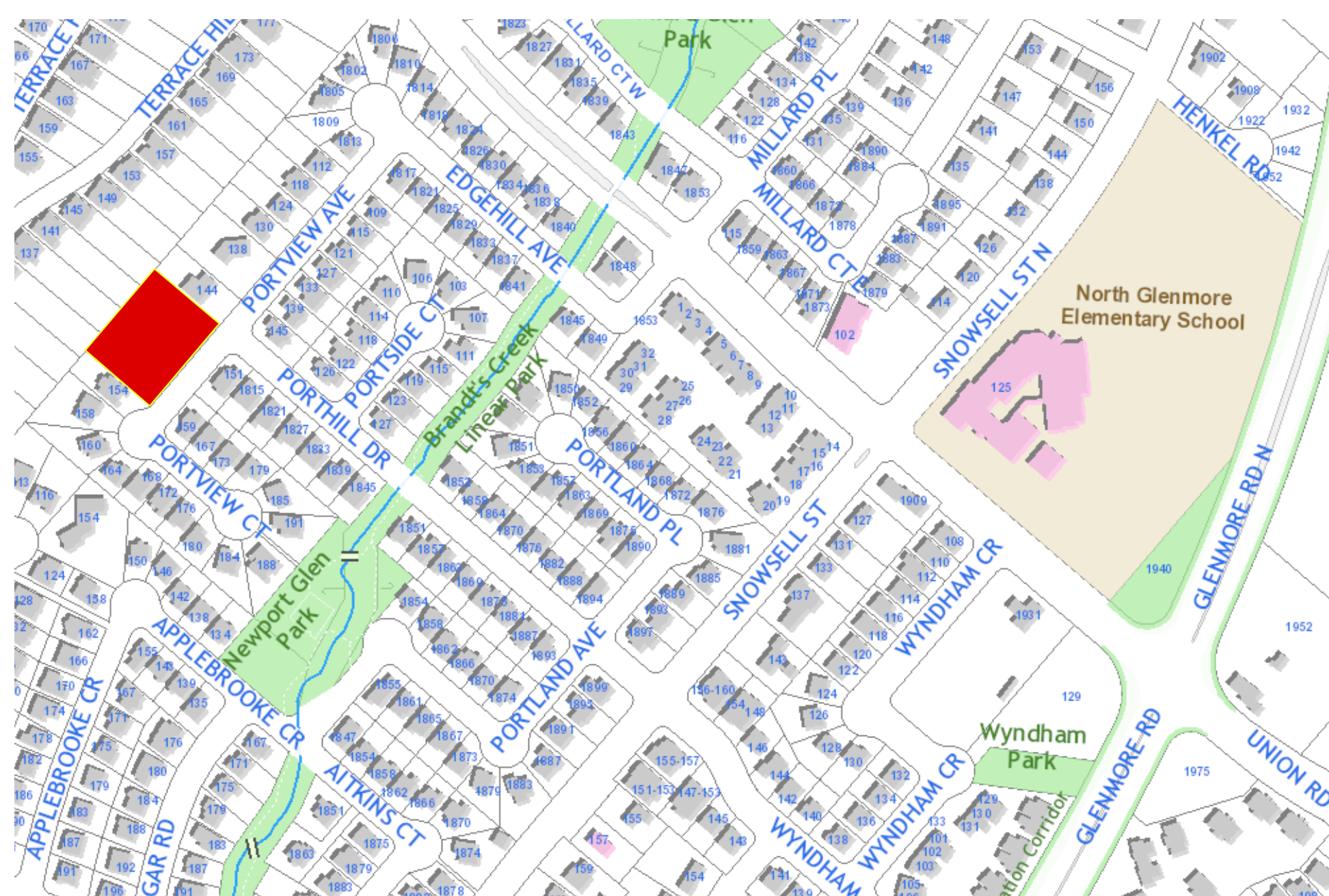
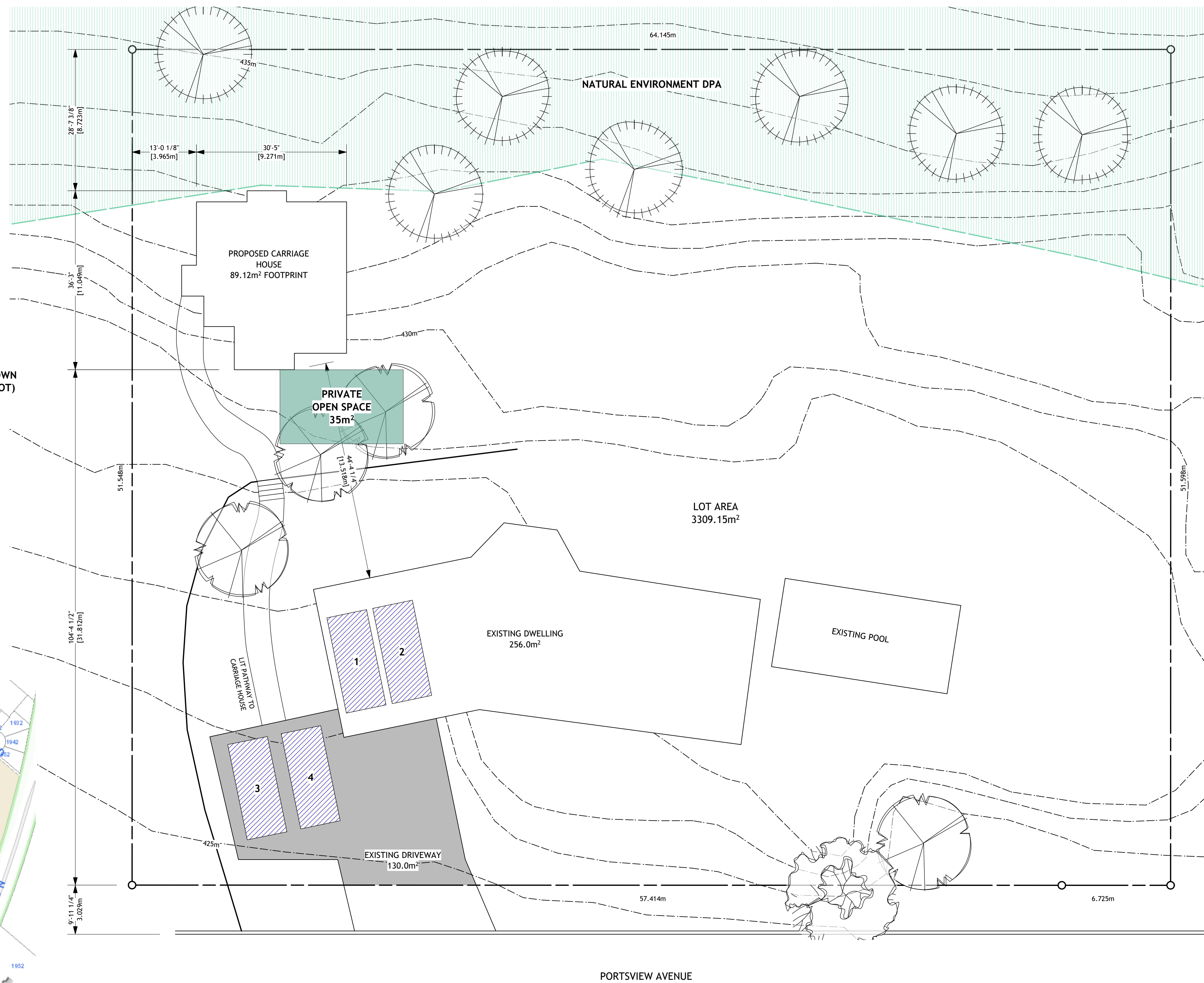
FEBRUARY 20, 2018

DRAWING NUMBER

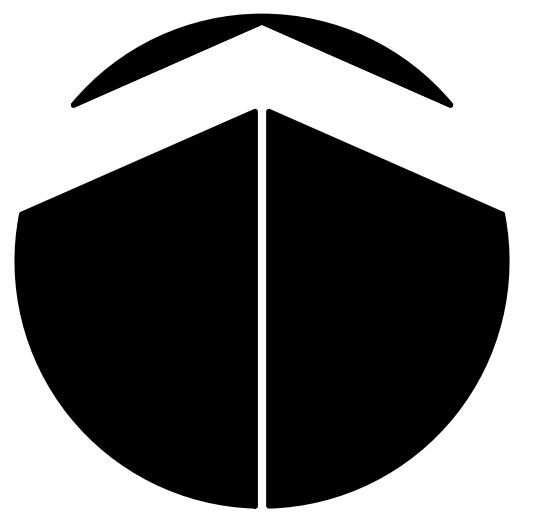
1  
— of —  
2



**ALL PARKING SPOTS SHOWN  
2.5m X 6.0m (LARGE SPOT)**







PROJECT NORTH

REVISION	DATE	DISCRPTION

PROJECT

## ACCESSORY DEVELOPMENT

150 PORTVIEW AVENUE

KELOWNA, BC V1V 1T9

LOT A PLAN KAP46777

DRAWING TITLE

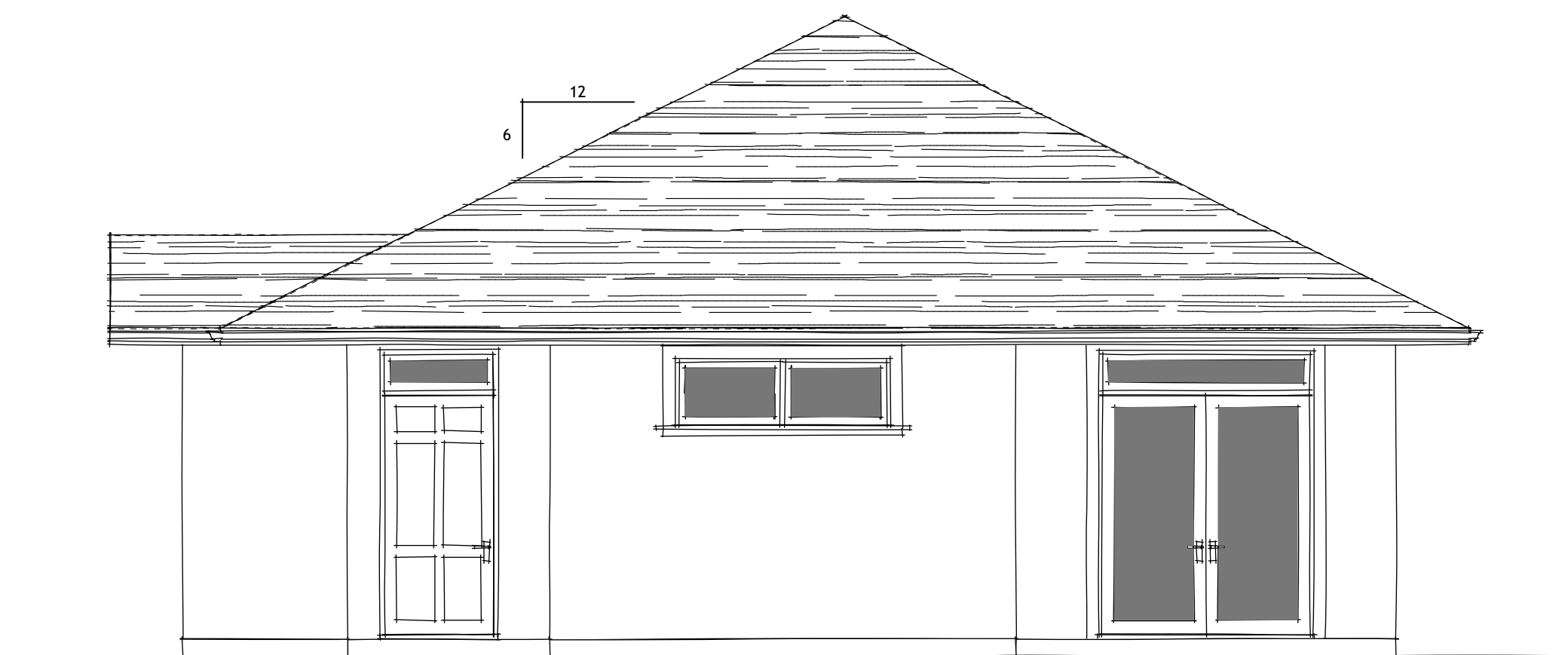
## ELEVATIONS

DATE \_\_\_\_\_

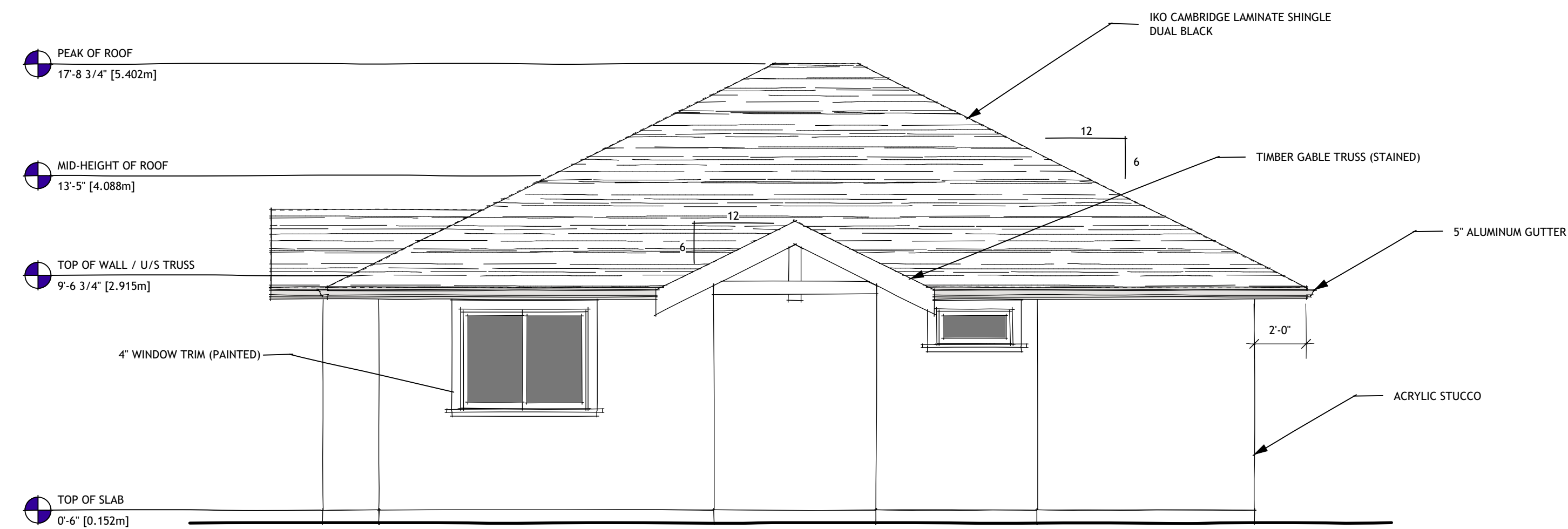
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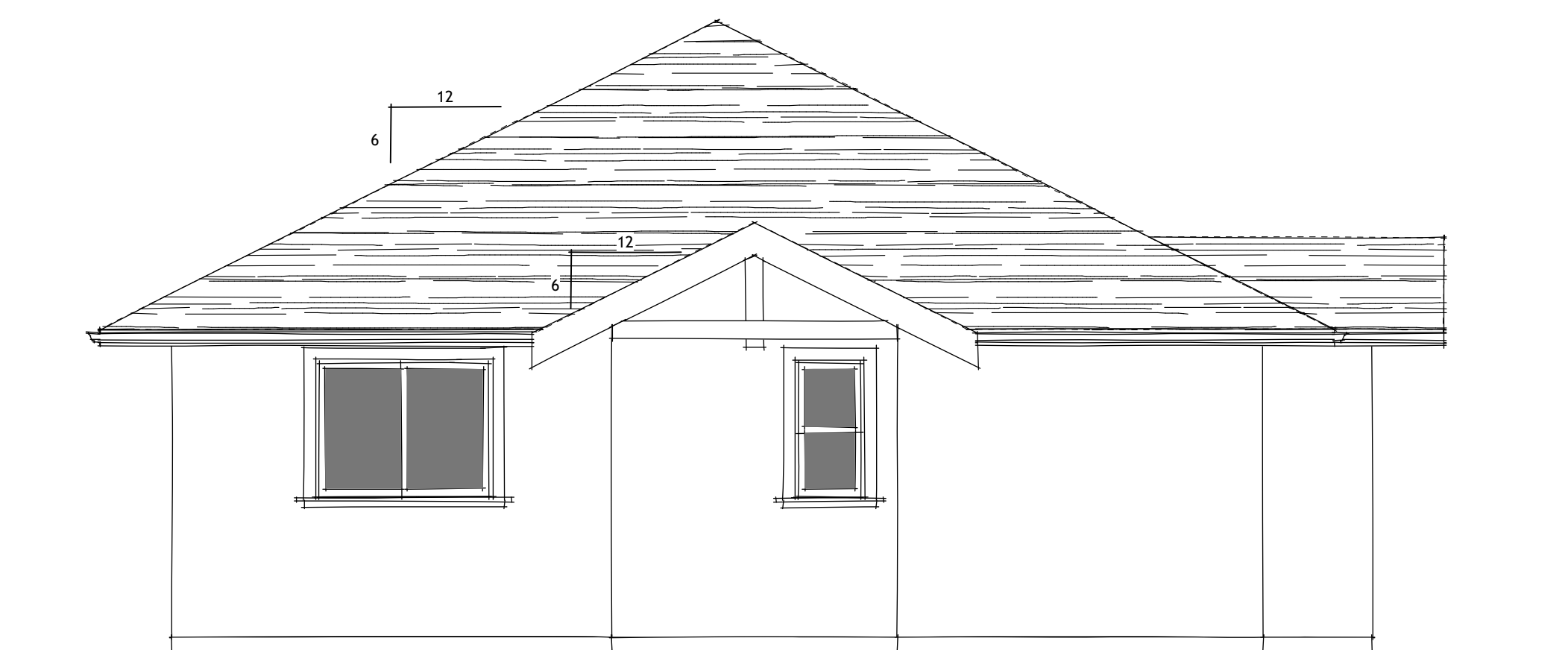
2  
— of —  
2



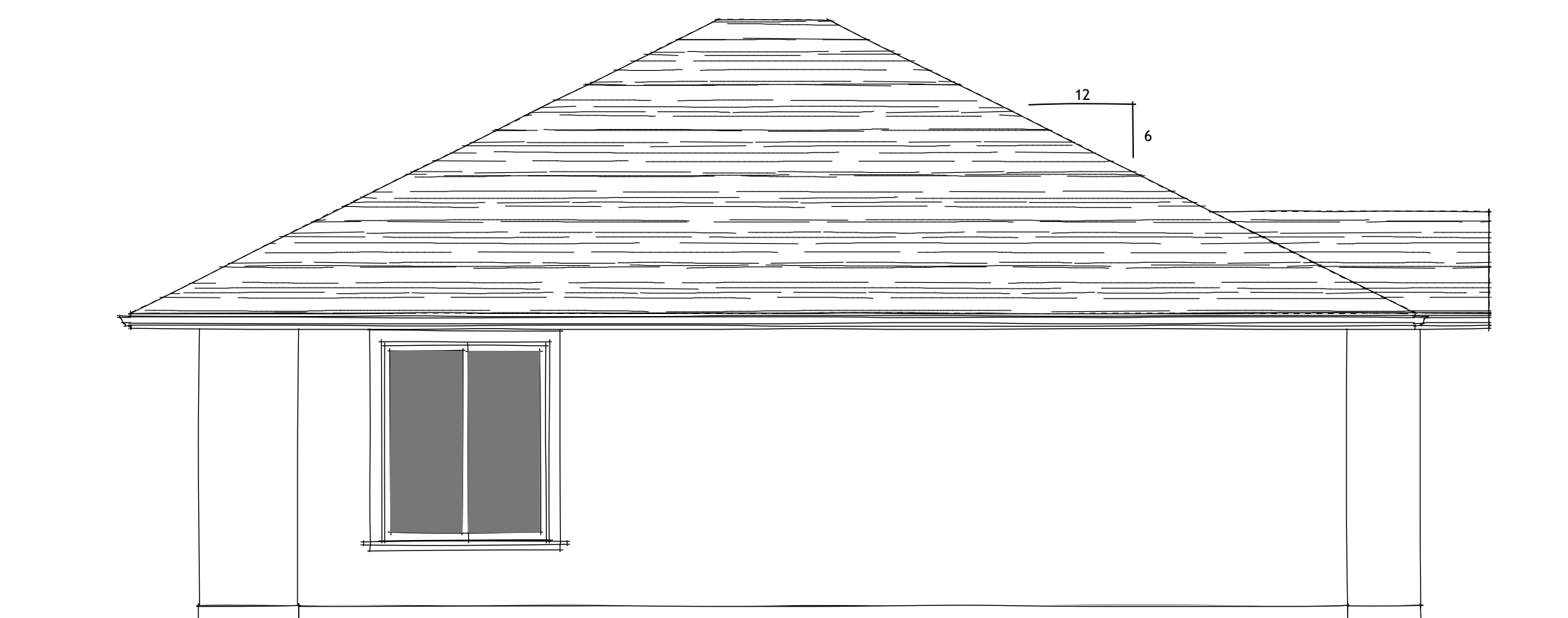
1 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



2 EAST ELEVATION  
Scale: 1/4" = 1'-0"



3 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



4 WEST ELEVATION  
Scale: 1/4" = 1'-0"