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

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**Date:** February 15, 2018  
**File No.:** Z18-0015  
**To:** Community Planning (BC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2820 Quesnel Road                      RU1 to RU1c                      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

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. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.


3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) 6m wide as per bylaw

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

AS



City of Kelowna  
COMMUNITY PLANNING

Planner Initials BC

# DESIGN RATIONALE STATEMENT

<p>2820 QUESNEL ROAD          Lot 6 Plan 18974 District Lot 135          Osoyoos Div of Yale Land Dist. PID: 008-163-154</p>	<p>Lorrie Myers          250-575-2886          r.lmyers@telus.net</p>
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The carriage house conforms to the relevant policies with respect to the design because it is a one-story home that will blend well with the exiting home and the surrounding homes.

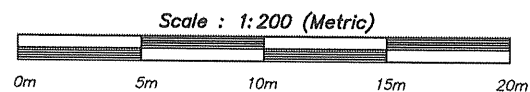
The carriage house will be one-story so that the flow of the eye from the house to the surrounding yard will be minimized compared to a 1 ½ or 2-story carriage house. We will also place the carriage house in the back corner of the lot, behind the garage and within all current specified setbacks, in order to minimize the footprint on the existing useable yard space. The current wooden shed behind the garage will be removed, and the rest of this portion of the yard has been left un-landscaped and tends to be a "collection grounds" for unused lumber, yard clippings, etc, and we feel the carriage home will actually upgrade & beautify this portion of the property nicely.

The materials to be used will be functional and of high quality, using Hardie board siding and then painting the existing main house & garage to match to the new colors, in order to maintain continuity of the buildings on the property. There will be landscaping done (additional trees, shrubs) to delineate a private open space for the carriage house residents through the use of shrubs & planters. We will also construct a privacy fence to the height of 6'6", replacing the waist-high chain link fence on this portion of the yard. This will create a private space for the carriage house residents, as well as for the residents of the neighbouring homes.

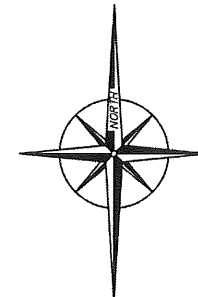
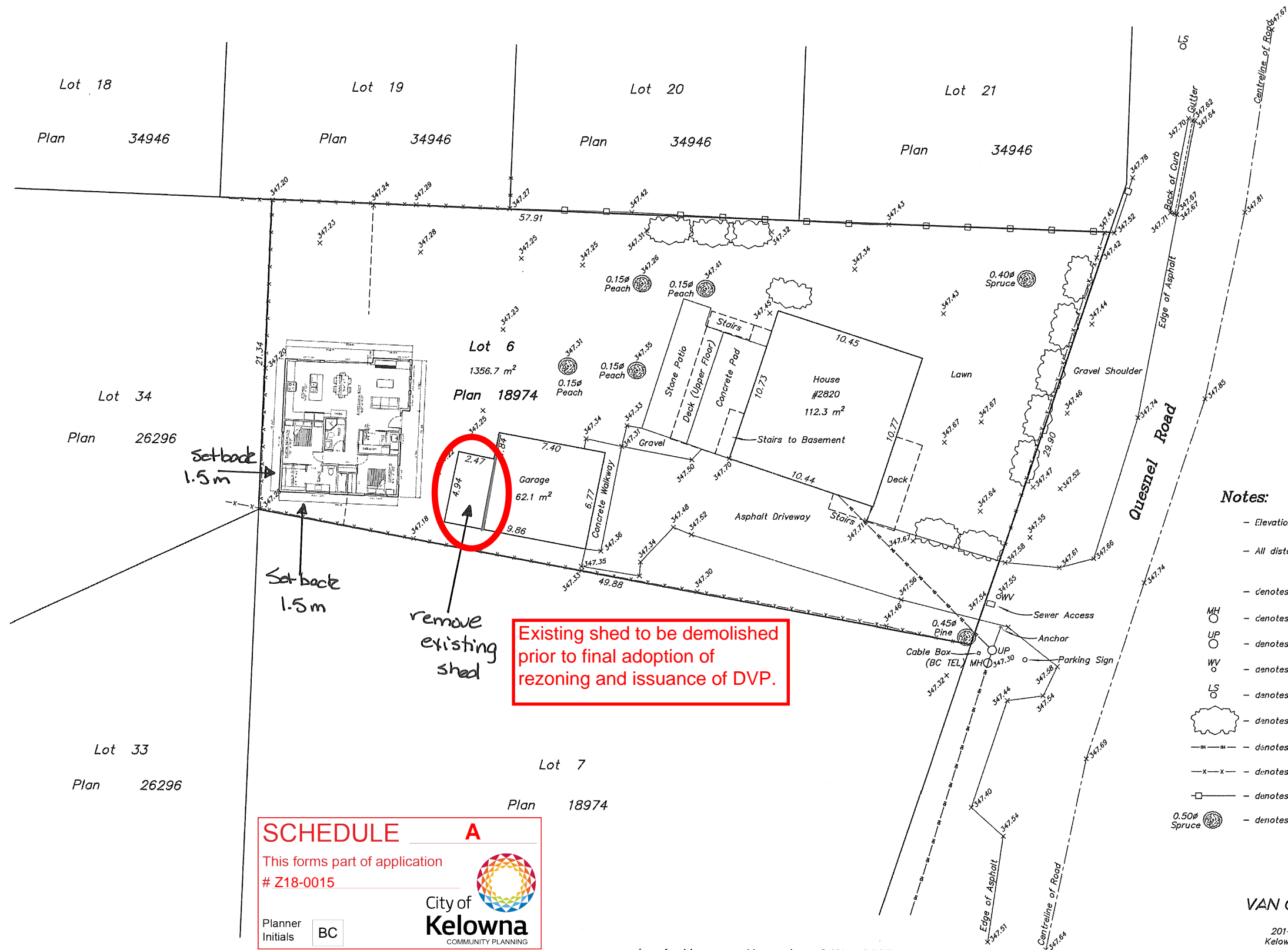
PROPOSED CARRIAGE HOUSE LOCATION

SKETCH PLAN SHOWING SITE INFORMATION ON AND ADJACENT TO LOT 6, DISTRICT LOT 135, ODYD, PLAN 18974.

2825 Quesnel Road  
 Lot 6 Plan 18974 District Lot 135  
 Okanagan Div. of Yale Land District PID: 008-163-154  
 Rezoning + Development Variance Permit  
 Lorrie Myers 250-575-8886 rlmyers@kelus.net



The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size "C") when plotted at a scale of 1:200.



- Notes:**
- Elevations are based on City of Kelowna Records
  - All distances are in metres and decimals.
  - denotes spot elevation (typical)
  - MH - denotes manhole
  - UP - denotes utility pole
  - WV - denotes water valve
  - LS - denotes Lamp Standard
  - denotes cedar hedges
  - - - - denotes overhead utility lines
  - x-x- denotes chainlink fence
  - denotes wooden fence
  - 0.50# Spruce - denotes tree with type and diameter (typical)

Existing shed to be demolished prior to final adoption of rezoning and issuance of DVP.

**SCHEDULE A**  
 This forms part of application # Z18-0015  
 City of Kelowna  
 COMMUNITY PLANNING  
 Planner Initials BC

**VAN GURP & COMPANY**  
 land surveyors  
 201-1470 St. Paul Street,  
 Kelowna, B.C. 250-763-5711

This Plan lies within the Central Okanagan Regional District

Lorrie Myers - November 24th, 2017.



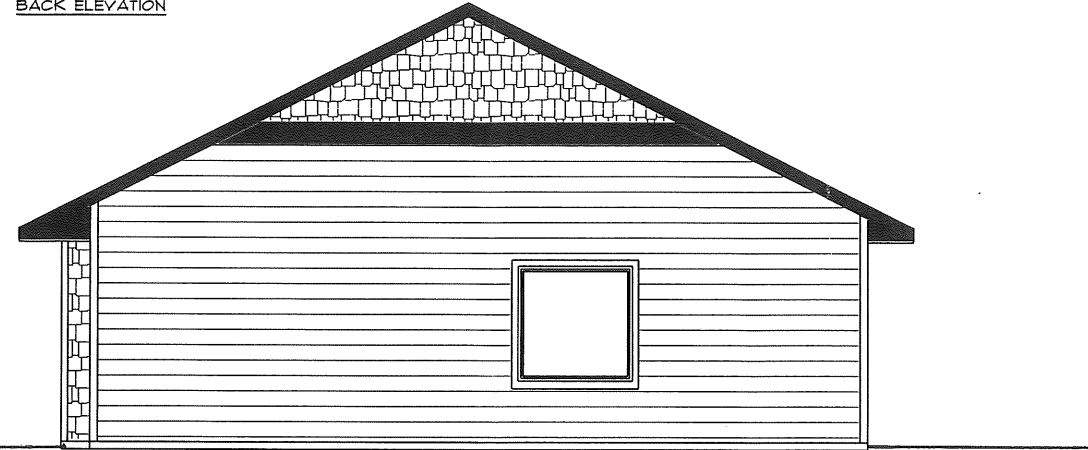
# ELEVATIONS

2820 Quesnel Road  
 Lot 6 Plan 18974 District Lot 135  
 Osoyoos Div of Yale Land District PID: 008-163-154  
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 Lorrie Myers 250-575-8886 r.lmyers@elus.net

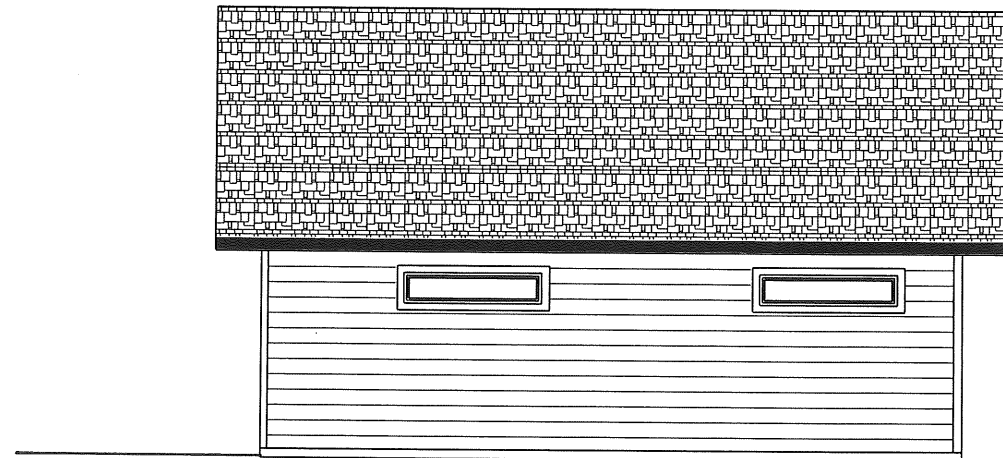
FRONT ELEVATION



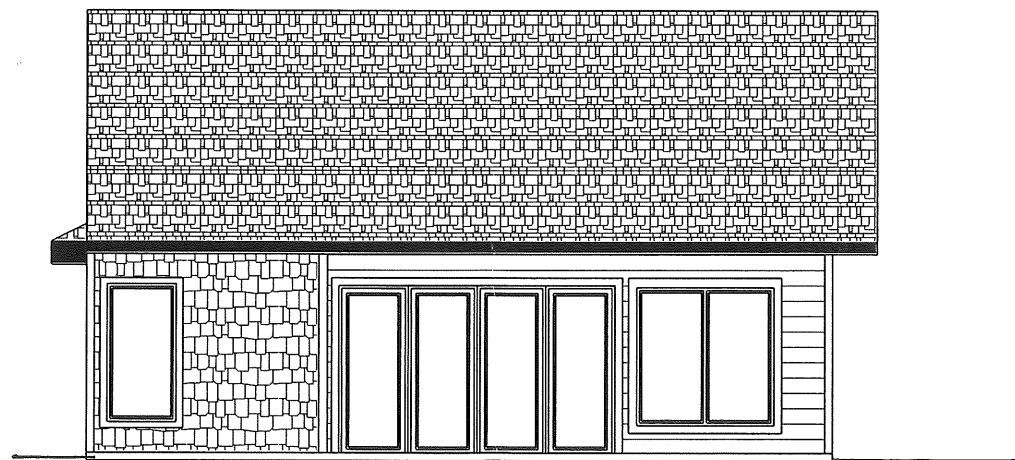
BACK ELEVATION



LEFT ELEVATION



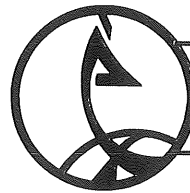
RIGHT ELEVATION



**SCHEDULE A**  
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 # Z18-0015

Planner Initials

City of Kelowna  
 COMMUNITY PLANNING



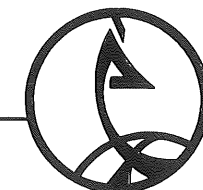
**LANDMARK**  
 HOMES & DEVELOPMENTS

101-1865 DILWORTH DR. SUITE 342  
 KELOWNA, BC V1Y 9T1  
 PH: 250.317.5351  
 E-MAIL: landmarkhomesbc@yahoo.ca

DATE 12/07/17  
 AREA 1076 Sq Ft.  
 SCALE 1/8"

PROJECT:  
 Rod & Lorrie Myers  
 2820 Quesnel Rd.  
 carriage house

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DATE 12/07/17  
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# LANDSCAPING PLAN

SKETCH PLAN SHOWING SITE INFORMATION ON AND ADJACENT TO  
LOT 6, DISTRICT LOT 135, ODYD, PLAN 18974.

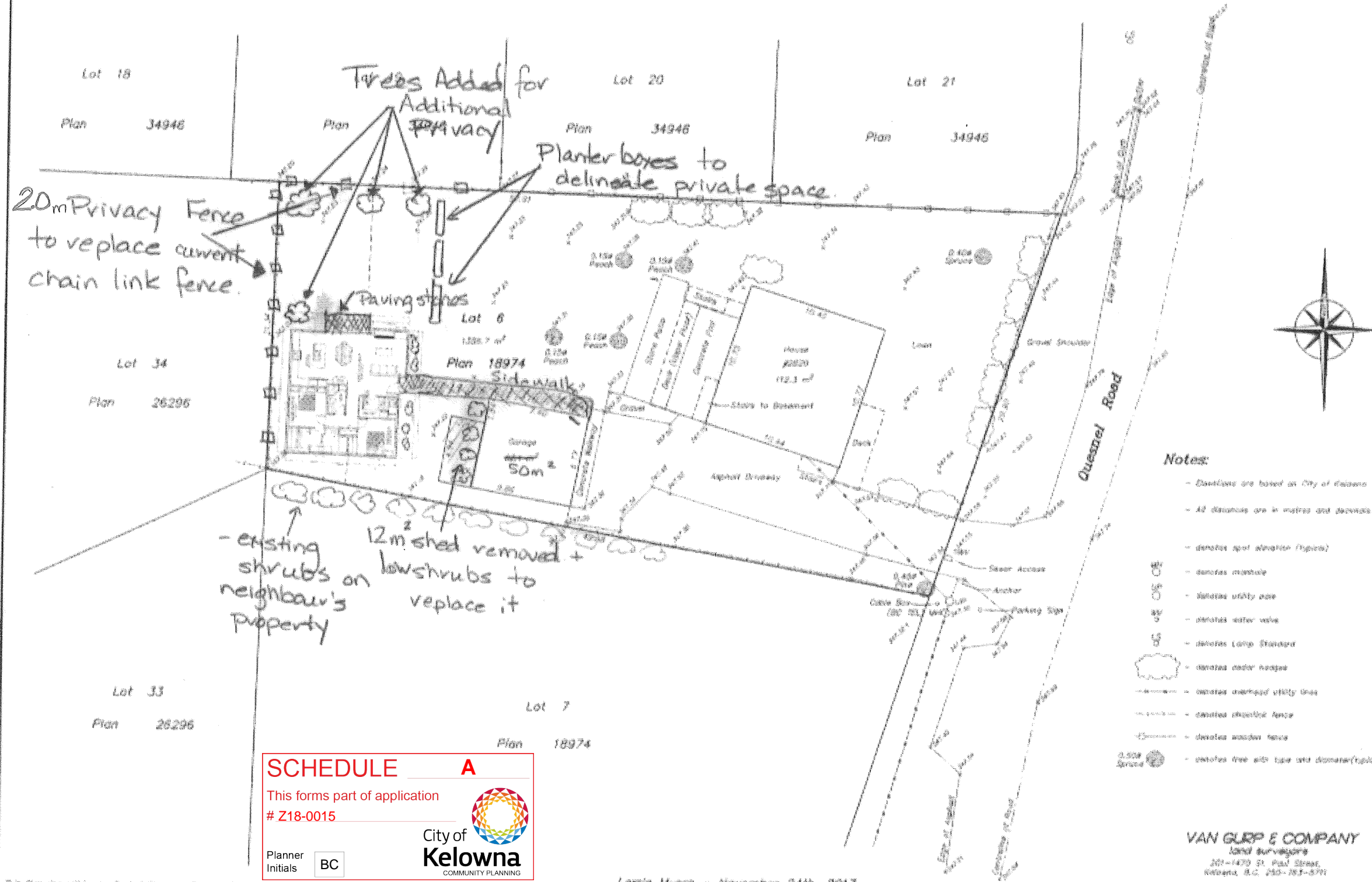
2820 Quesnel Road  
Lot 6 Plan 18974 District Lot 135  
Osoyoos Div. of Yale Land District PID: 008-163-154

Rezoning + Development Variance Permit

Lorrie Myers 250.575-8886 rlmymers@telus.net



The intended plot size of this plan is 580mm in width by 412mm in height (Sheet size "C") when plotted at a scale of 1:200.



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  - denotes lamp standard
  - denotes cedar hedge
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  - denotes tree with type and diameter (typical)

**SCHEDULE A**

This forms part of application  
# Z18-0015

Planner Initials **BC**

City of **Kelowna**  
COMMUNITY PLANNING

**VAN GURP & COMPANY**  
Land Surveyors  
201-1470 St. Paul Street,  
Kelowna, B.C. 250-763-8777  
File: 18974\_s17

Lorrie Myers - November 24th, 2017.