

SCHEDULE **A**

This forms part of application
Z18-0074

Planner Initials **KB**

City of **Kelowna**
COMMUNITY PLANNING



WESTERKAMP DESIGN INC.
#201 – 1690 Water Street
KELOWNA, B.C. V1Y – 8T8
(250) 878-7846
bauhaus1@shaw.ca

771 Barnaby Road - Design Rationale

It is the intention of the property owners to re-zone the subject property from RU-1 Zoning to RU-1c Zoning in order to build a carriage house. The existing home is built close to the sloped hillside at the rear of the lot. The only suitable location for a carriage house, in regards to access, privacy and efficient use of the property is in the front yard.

The proposal is to reduce the front yard setback of 9.00m for a carriage house to 4.50m, the regular front yard setback for a principal building.

Due to the fact, that the property is a “panhandle” lot, the carriage house will not be directly exposed to the street, in fact it will hardly be visible with the neighbouring buildings in the front.

Street Appeal / Bulk

The proposed design of the carriage house is a single story structure which blends into the hillside, and will not have a negative visual impact on the street or the surrounding properties. The carriage house will not encroach on the privacy of the neighbouring lots.

Parking

Uncovered parking will be provided in the front of the carriage house.

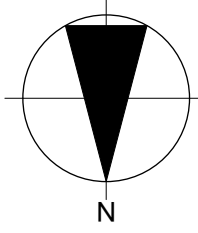
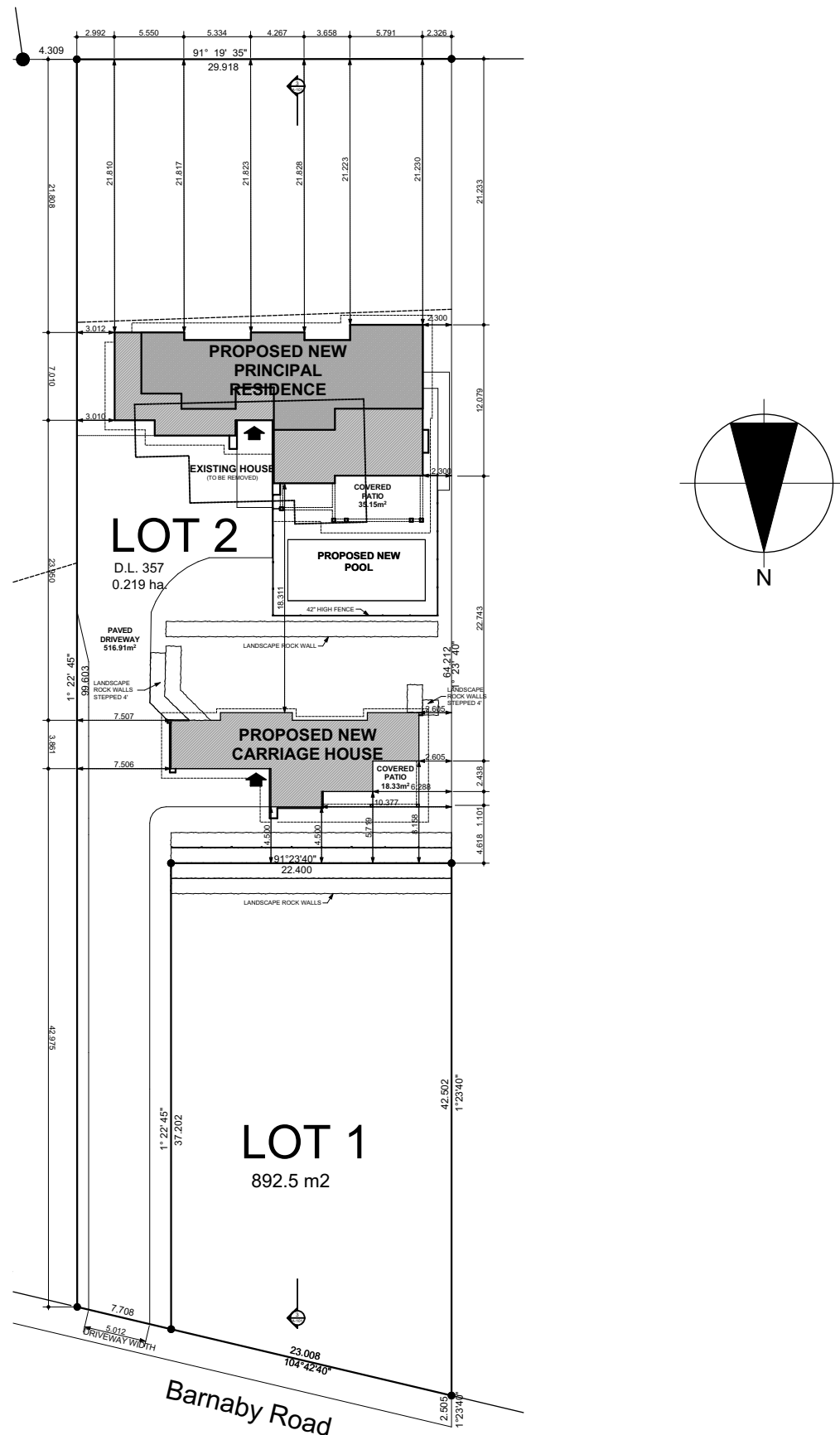
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Site Plan

SCALE: 1:500

771 BARNABY ROAD

LEGAL DESCRIPTION: LOT 2, PLAN 10457, D.L. 357, SDYD

PROPOSED ZONING: FROM RU1 - LARGE LOT HOUSING TO RU1c - LARGE LOT HOUSING WITH CARRIAGE HOUSE

SITE DETAILS:

LOT AREA:	2192.35 m ²	550m ² MIN.
LOT WIDTH:	29.91 m	16.5m MIN.
LOT DEPTH:	100.50 m	30.0m MIN.

FOOTPRINT AREA OF NEW PRINCIPAL DWELLING:	233.90 m ²
AREA OF DRIVEWAY & PARKING:	88.00 m ²
AREA OF COVERED PATIOS > 23m ²	35.15 m ²
FOOTPRINT AREA OF CARRIAGE HOUSE:	99.96 m ² 100m ² MAX.

SITE COVERAGE (%):

BUILDINGS:	15.23 %	40% MAX.
CARRIAGE HOUSE ONLY:	4.56 %	14% MAX.
BUILDINGS + DECK:	19.24 %	40% MAX.
BUILDINGS, DECKS & DRIVEWAYS:	20.85 %	50% MAX.

DWELLING DETAILS:

TOTAL FLOOR AREA:	285.89 m ²
GARAGE AREA:	69.39 m ²
HEIGHT OF BUILDING:	6.676 m 9.5m MAX. OR 2 1/2 STOREYS (WHICHEVER IS THE LESSER)

SETBACKS (IN METRES):

FRONT (DIST. FROM CARRIAGE HOUSE):	18.311 m	3.0m MIN.
EAST SIDE:	3.010 m	2.3m MIN.
WEST SIDE:	2.300 m	2.3m MIN.
REAR:	21.223 m	7.5m MIN.

CARRIAGE HOUSE DETAILS:

TOTAL FLOOR AREA:	95.55 m ²	100m ² MAX.
HEIGHT OF BUILDING:	4.150 m	4.8m MAX.

SETBACKS (IN METRES):

FRONT:	4.500 m	4.5m MIN.
SIDE (WEST):	2.605 m	2.0m MIN.
SIDE (EAST):	7.506 m	2.0m MIN.
REAR (DIST. FROM PRINCIPAL DWELLING):	18.311 m	3.0m MIN.

NUMBER OF PARKING STALLS:	3	3 MIN.
SIZES OF PARKING STALLS:	2 - 2.5 x 6.0m and 1 - 2.4 x 4.8m	

PROJECT: TAYLOR RESIDENCE
TITLE: SITE PLAN AND SITE DATA

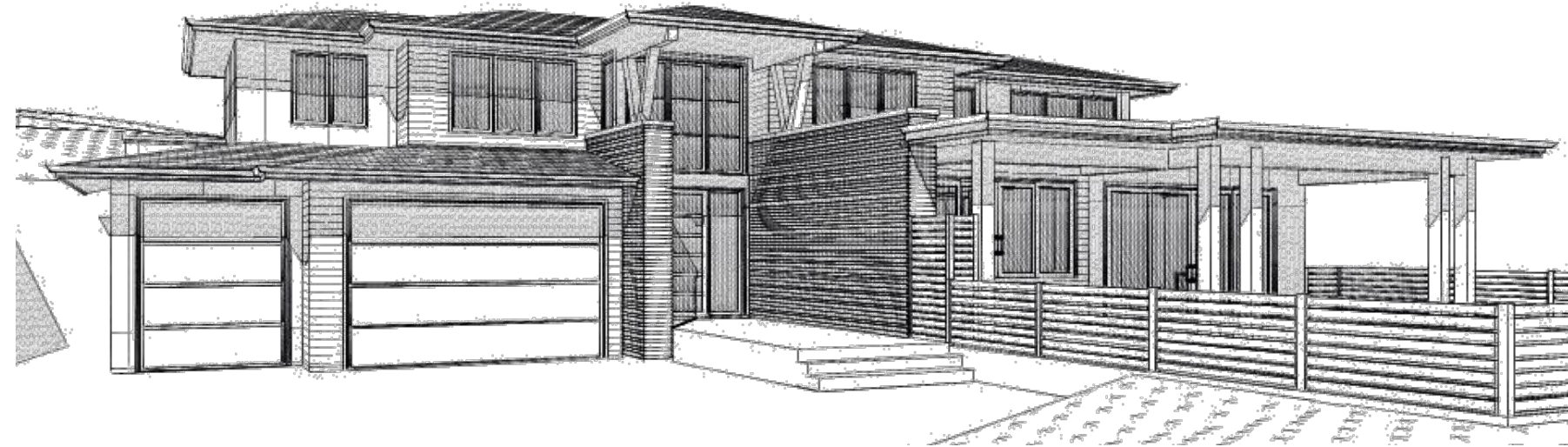
CUSTOMER:
CIVIC: 771 BARNABY ROAD, KELOWNA, BC
LEGAL: LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.

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SCALE: AS SHOWN
DATE: 6/25/2018

SHEET: DP-003



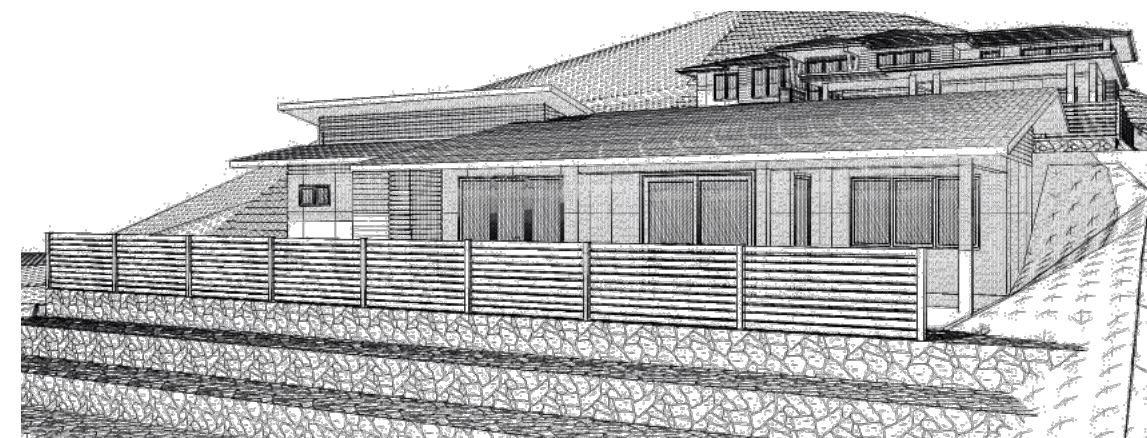
Principal Dwelling - Front View



Principal Dwelling - Front View from Left



Carriage House - Front View from Left



Carriage House - Front View from Right

PROJECT : TAYLOR RESIDENCE

TITLE : COVER PAGE

PROJECT :

TITLE :

CUSTOMER :

CIVIC : 771 BARNABY ROAD, KELOWNA, BC

LEGAL : LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.

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AS SHOWN

DATE :

5/10/2018

SHEET :

DP-001

SCHEDULE A

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City of
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View from North-East



View from North-West

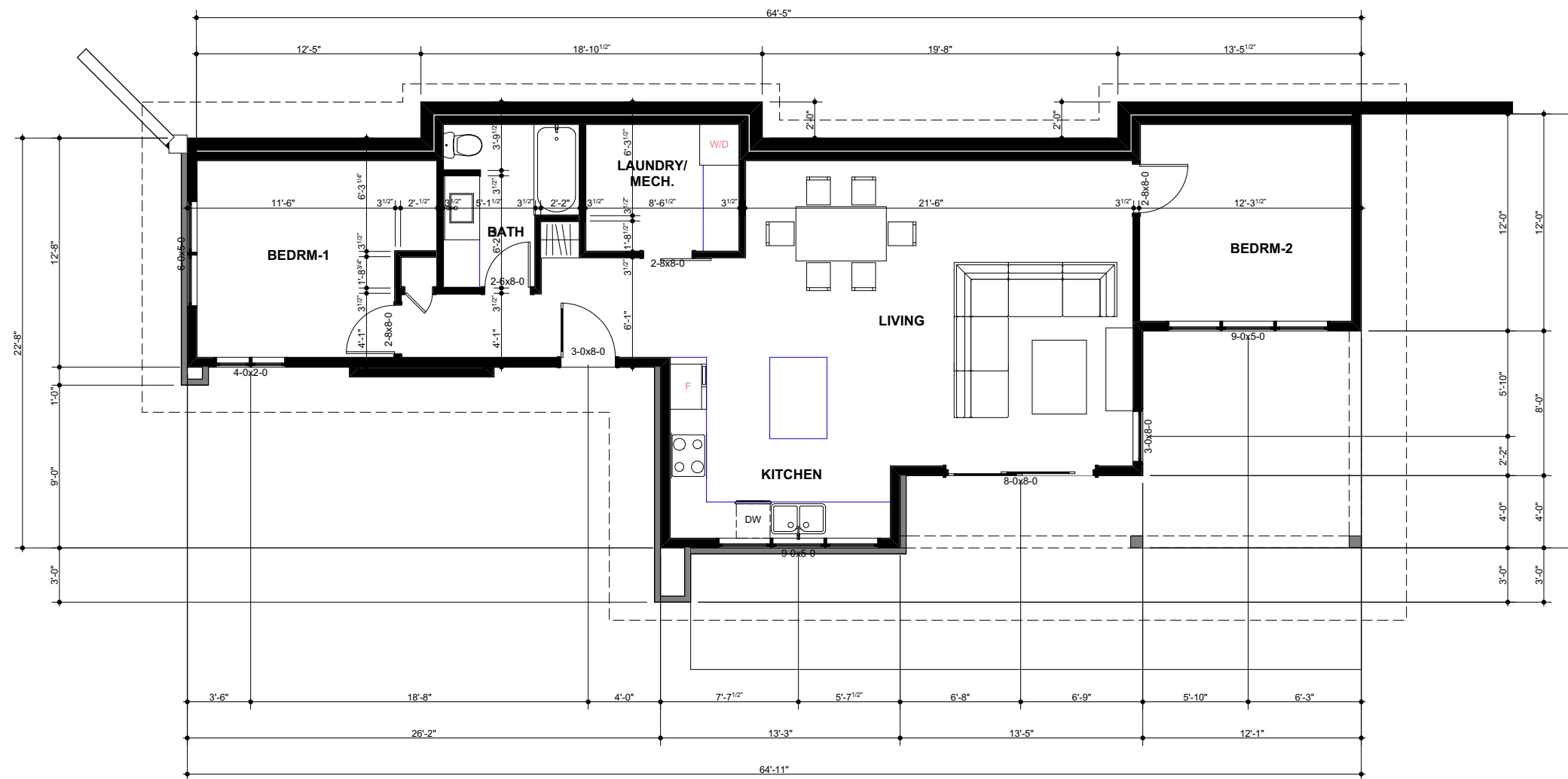
PROJECT : TAYLOR RESIDENCE		TITLE : RENDERINGS	
CUSTOMER :	CIVIC : 771 BARNABY ROAD, KELOWNA, BC	LEGAL : LOT 2, PLAN 10457, D.L., 357, S.D.Y.D.	
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SHEET :			

DP-002

SCHEDULE A

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Planner Initials **KB**



Floor Plan - Carriage House

SCALE: 1/8" = 1'-0"

PROJECT :		TAYLOR RESIDENCE	
TITLE :		FLOOR PLAN - CARRIAGE HOUSE	
CUSTOMER :	CIVIC :	771 BARNABY ROAD, KELOWNA, BC	
	LEGAL :	LOT 2, PLAN 10457, D.L., 357, S.D.Y.D.	

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AS SHOWN	5/10/2018

SHEET :

DP-008

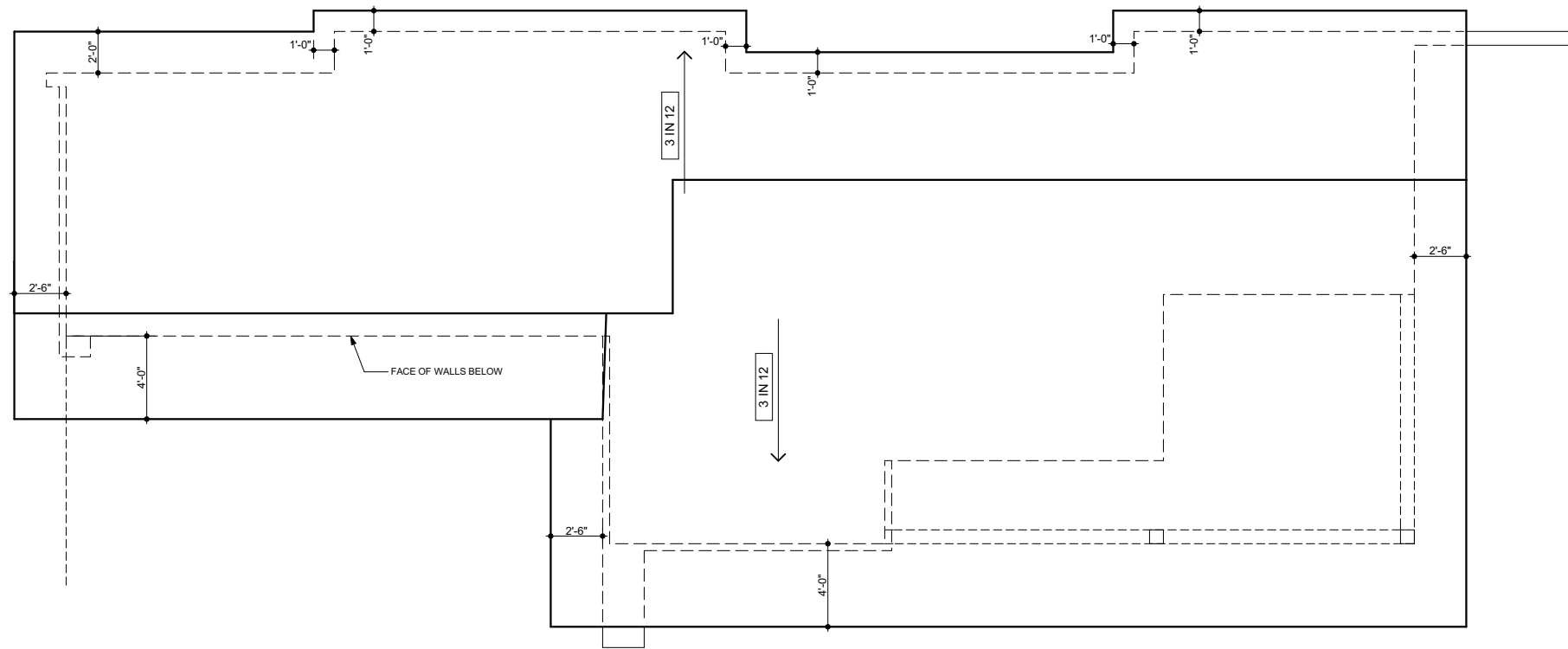
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COMMUNITY PLANNING

Planner
Initials **KB**



Roof Plan - Carriage House

SCALE: 1/8" = 1'-0"

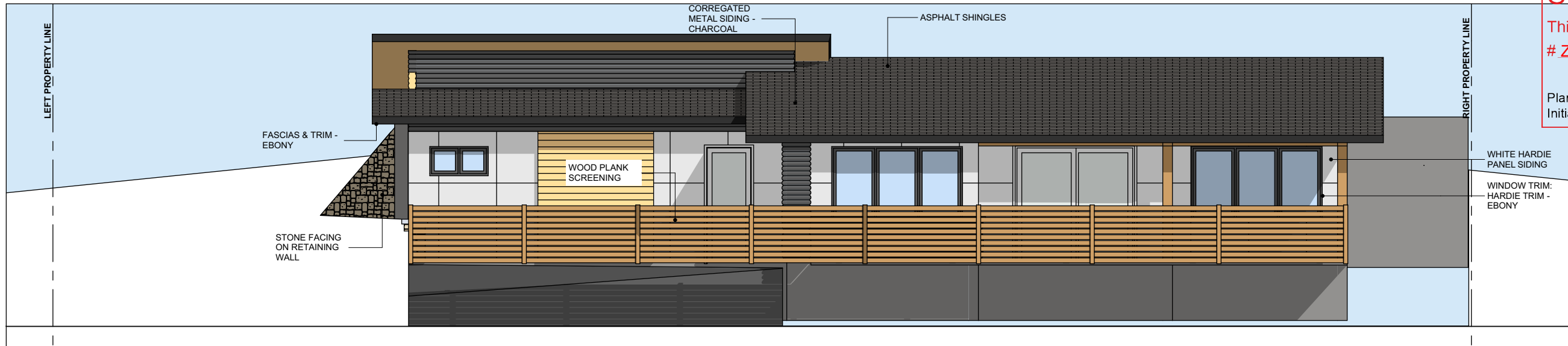
PROJECT : TAYLOR RESIDENCE
TITLE : ROOF PLAN - CARRIAGE HOUSE

CUSTOMER :
CIVIC : 771 BARNABY ROAD, KELOWNA, BC
LEGAL : LOT 2, PLAN 10457, D.L., 357, S.D.Y.D.

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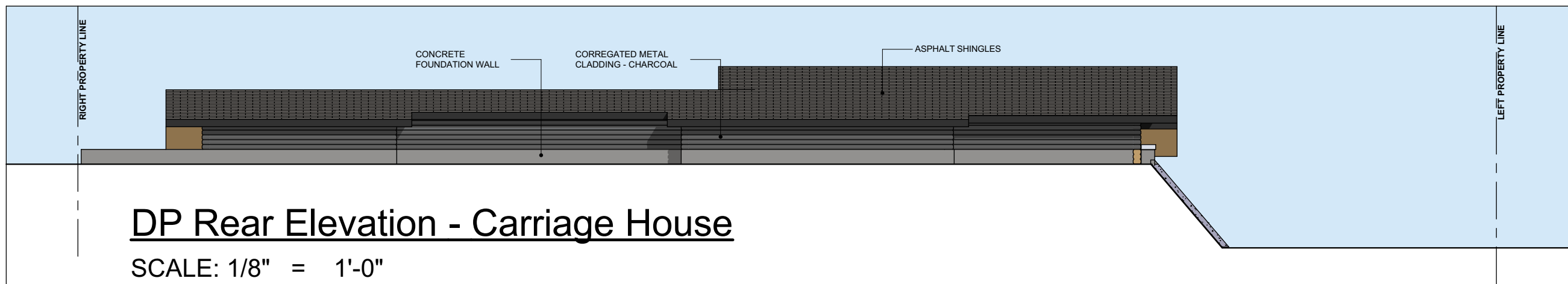
SCALE : AS SHOWN
DATE : 5/10/2018

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DP-009



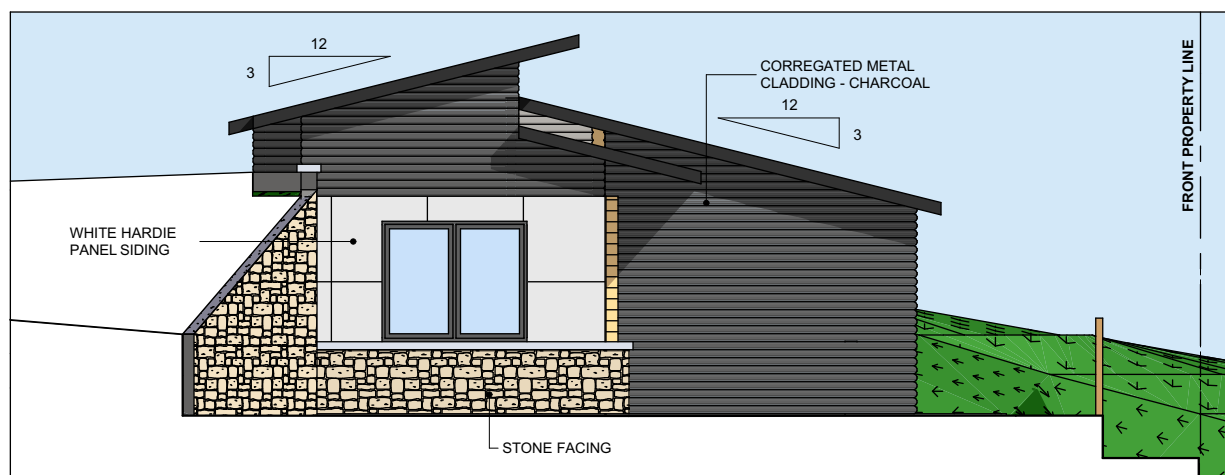
DP Front Elevation - Carriage House

SCALE: 1/8" = 1'-0"



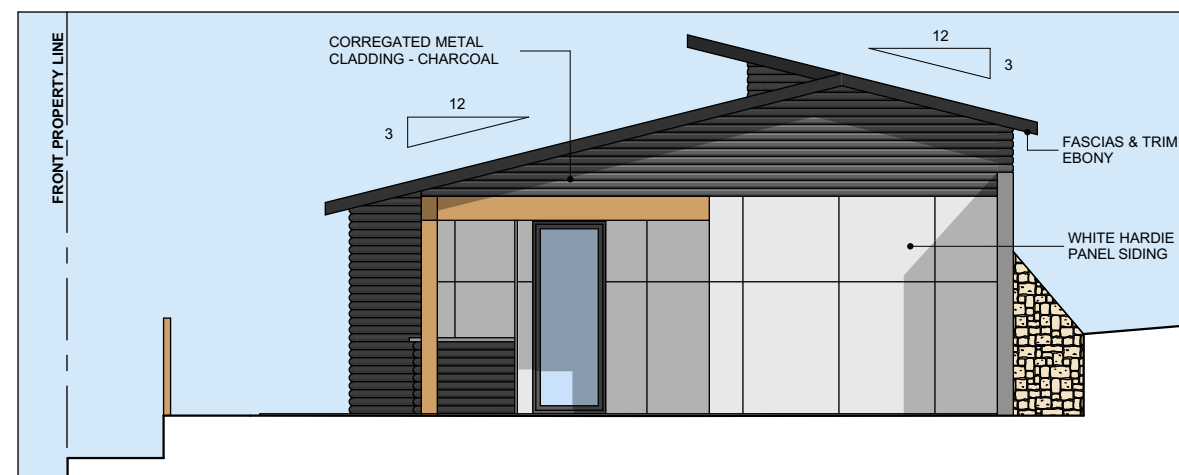
DP Rear Elevation - Carriage House

SCALE: 1/8" = 1'-0"



DP Left Elevation - Carriage House

SCALE: 1/8" = 1'-0"



DP Right Elevation - Carriage House

SCALE: 1/8" = 1'-0"

TAYLOR RESIDENCE

ELEVATIONS - CARRIAGE HOUSE

PROJECT :

TITLE :

CUSTOMER :

CIVIC : 771 BARNABY ROAD, KELOWNA, BC

LEGAL : LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.

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AS SHOWN

5/10/2018

SHEET :

DP-012

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771 BARNABY ROAD – EXISTING PROPERTY PICTURES



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CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2018
File No.: Z18-0074

To: Land Use Management Department (TB)

From: Development Engineering Manager

Subject: 771 Barnaby Rd Lot 2 Plan EPP73196 RU1c Carriage House

Development Engineering has the following requirements associated with this application.

1. Domestic Water and Sanitary Sewer

This property is currently serviced with a new 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

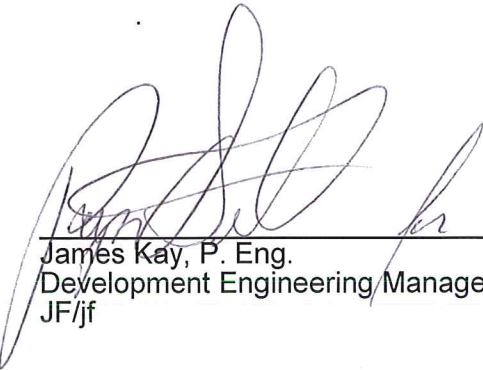
Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). No service upgrades are required for this application.

3. 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.

4. Access and Parking Requirements

The proposed parking module location for the Carriage House must meet bylaw requirements.


James Kay, P. Eng.
Development Engineering Manager
JF/jf