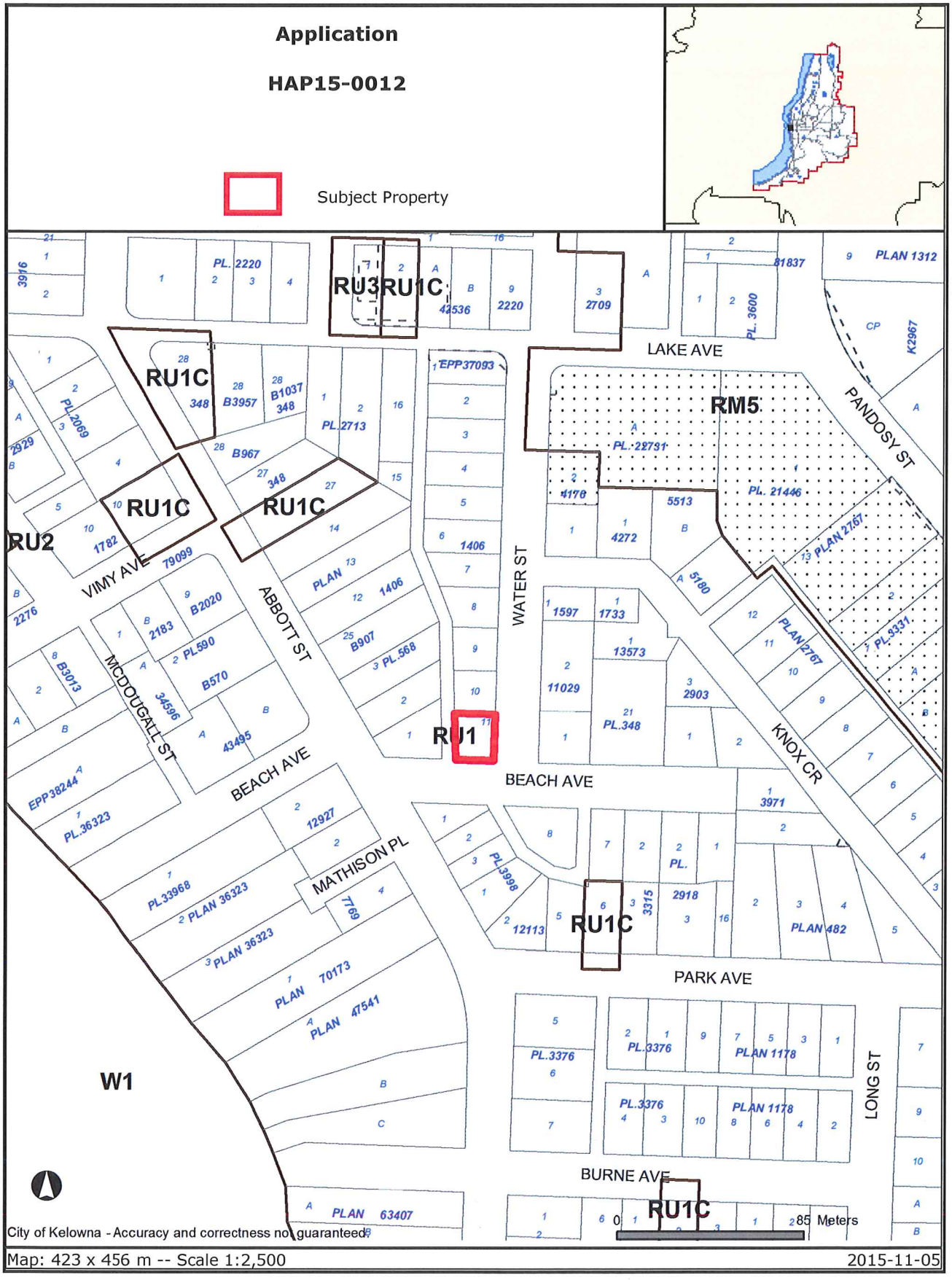


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA

MEMORANDUM

Date: November 20, 2015
File No.: HAP15-0012

To: Community Planning (LK)

From: Development Engineering Manager (SM)

Subject: 1960 Water Street Renovation

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 existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service can be provided to meet current by-law requirements. **The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades.** For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

2. Sanitary Sewer

   Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

3. Development Variance Permit and Site Related Issues

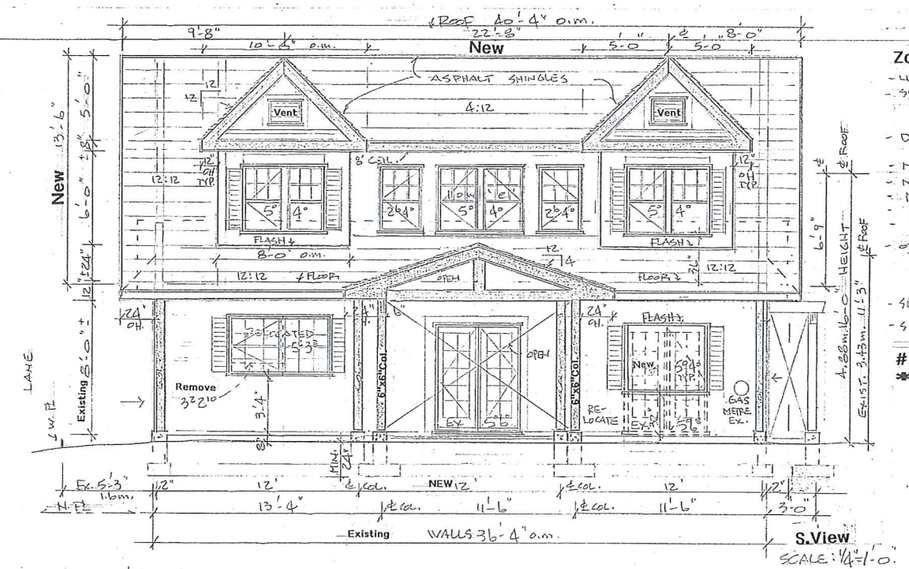
   a) The development variance request to vary the rear yard setback does not compromise any municipal services.
   b) Driveway access is permitted from the lane only. The existing driveway and curb letdown should be removed and replaced with barrier curb and landscaped as required.
   c) Direct the roof drains into on-site splash pads.

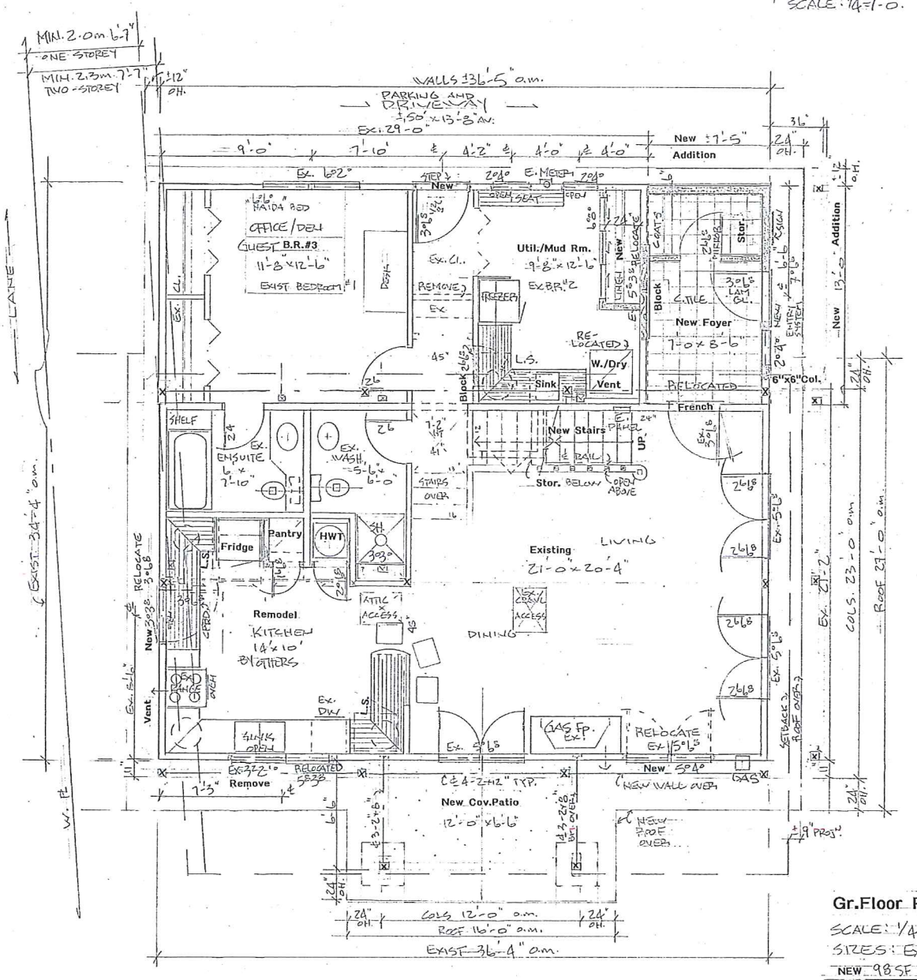
4. Electric Power and Telecommunication Services

   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.

Steve Muenz, P. Eng.
Development Engineering Manager

SS



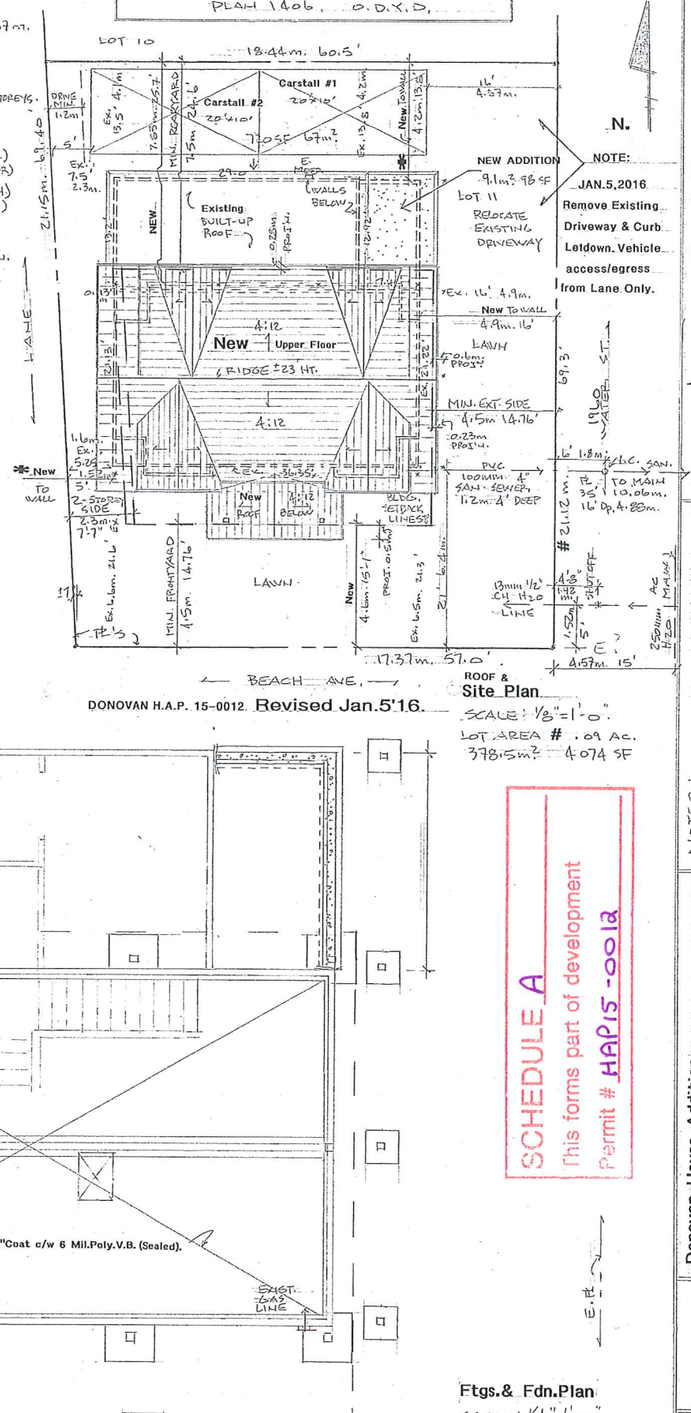


Zoning: RU-1 LARGE LOT HOUSING

- USES : SINGLE DETACHED HOUSE
- SUB-DIVISION REGS. : MIN. LOT WIDTH 17.0m. PROVIDED 17.37m.
  MIN. LOT DEPTH 30.0m. PROVIDED 21.12m #
  " " AREA 550 m² " 378.5m² #
- DEV. REGS. : MAX. SITE COV. 40%. PROVIDED 30.62%.
  MAX. SITE COV. (W PVS. ETC. 50%. " 48.3%.
- MAX HT. 9.5m. 2½ STOREYS. PROVIDED HT. 4.88m. 1½ STOREYS.
- MIN. FRONTYARD 4.5m. PROVIDED 4.6m. (TO COLS).
- MIN. EXT. (E.) SIDEYARD 4.5m. " 4.9 m. (TO WALL).
- " INT. (W) " 2.3m. " 1.52 m. ✻
- " REARYARD 7.5m. PROVIDED 4.2 m. ✻ (GR FL. ADD'N.)
  7.83m. (NEW UPPER FLOOR)
- OTHER REGS: SEC. 6 - YARD PROJ'N.
  MAX. 0.6m. - PROVIDED N. 0.23m. (NEW UPPER O.H.)
  PROVIDED E. 0.6m (TRELLIS) & 0.23m (" ")
  PROVIDED S. 0.5m. (COV. PATIO ROOF O.H.)
- SEC. 7 - MAX. FENCE HT. 2.0m 6'-7".
- SEC. 8 - PARKING - 2 STALLS REQ'D. & PROVIDED - SEE ADJ. PLAN.

EXISTING NON-CONFORMING
✻ Variance Requests

Legal: LOT 11, D.L. 14, Tp 25, SEC. 24 PLAN 1406, O.D.Y.D.



DONOVAN H.A.P. 15-0012 Revised Jan. 5'16.

Gr.Floor Plan
SCALE: 1/4"=1'-0"
SIZES: EXIST. 1150 SF 106.8 m²
NEW 985 F 9.1 m²
TOTAL 1248 SF 115.94 m²

Ftgs.& Fdn.Plan
SCALE: 1/4"=1'-0"
NOTE: NEW CONC. SEAL COAT" IN CRAWL

SCHEDULE A
This forms part of development
Permit # HAP15-0012

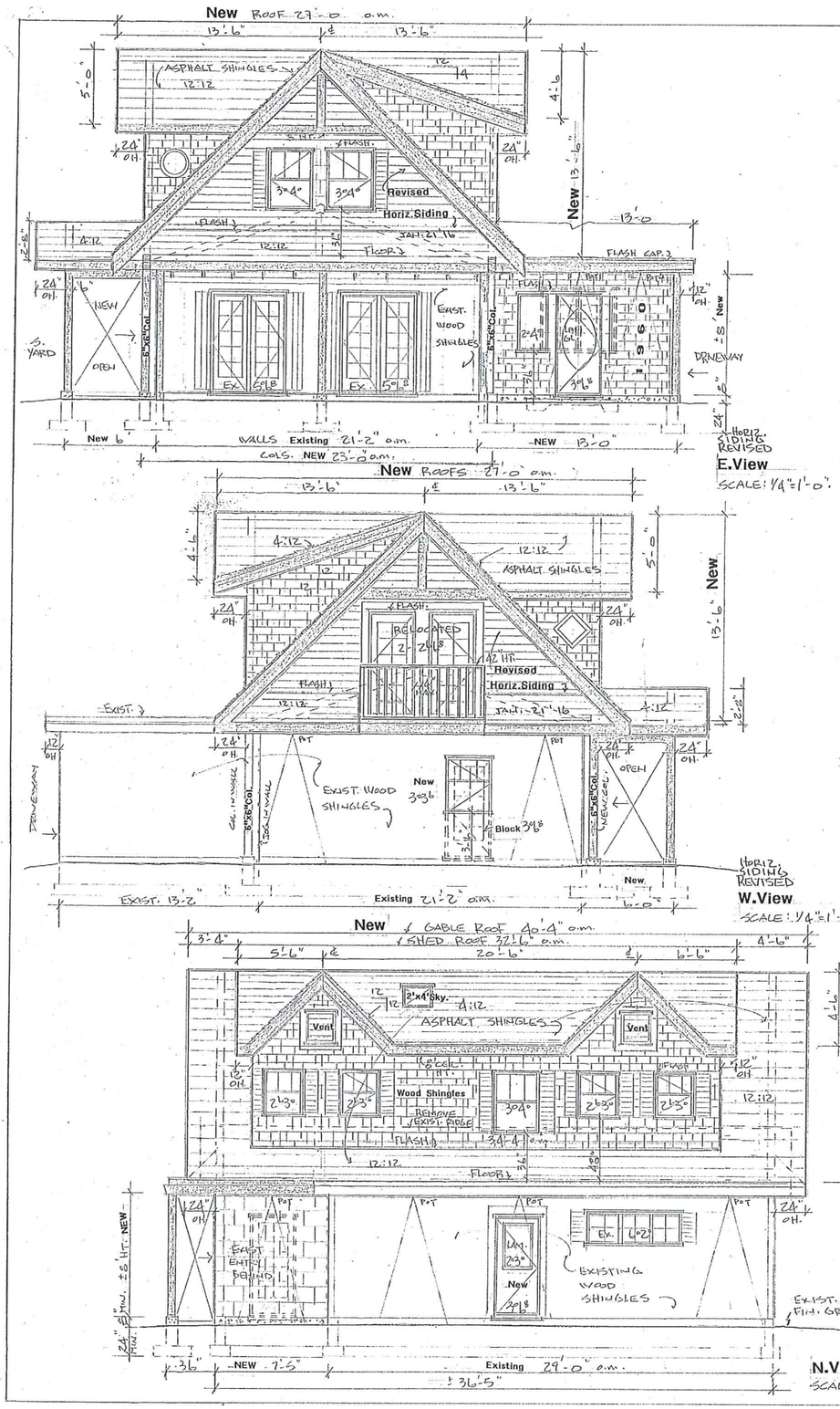
Peter J. Chataway, B.Sc., B.Arch.
HOUSE PLANS AND DESIGN 388 CADDER AVE.
Kelowna, B.C. V1Y 5N1
Office (250) 763-1334
Home (250) 763-5367
E-mail: munchie@shaw.net

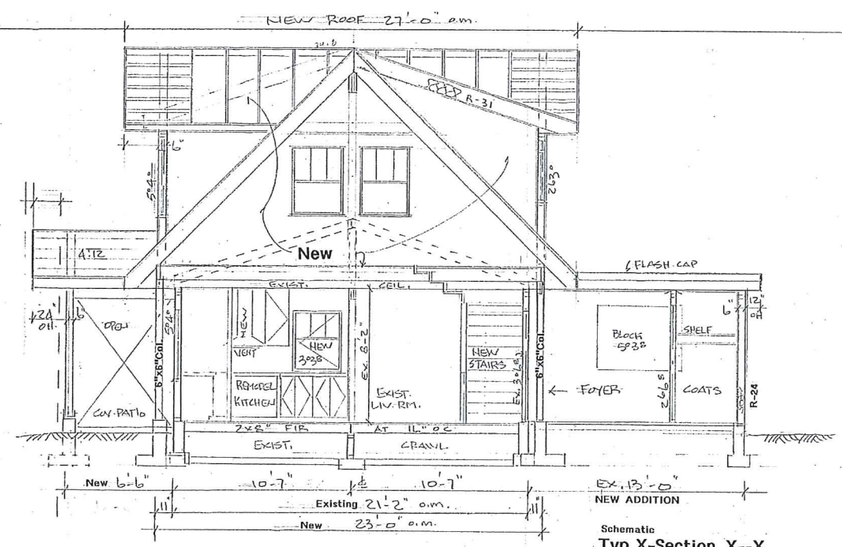
NOTES:

Donovan House Addition
1960 Water Street, Kelowna, B.C. V1Y 1K6
SCALE: AS SHOWN | PROJ. No. | DWG. P.J.C.
Date: Oct. 26'15.

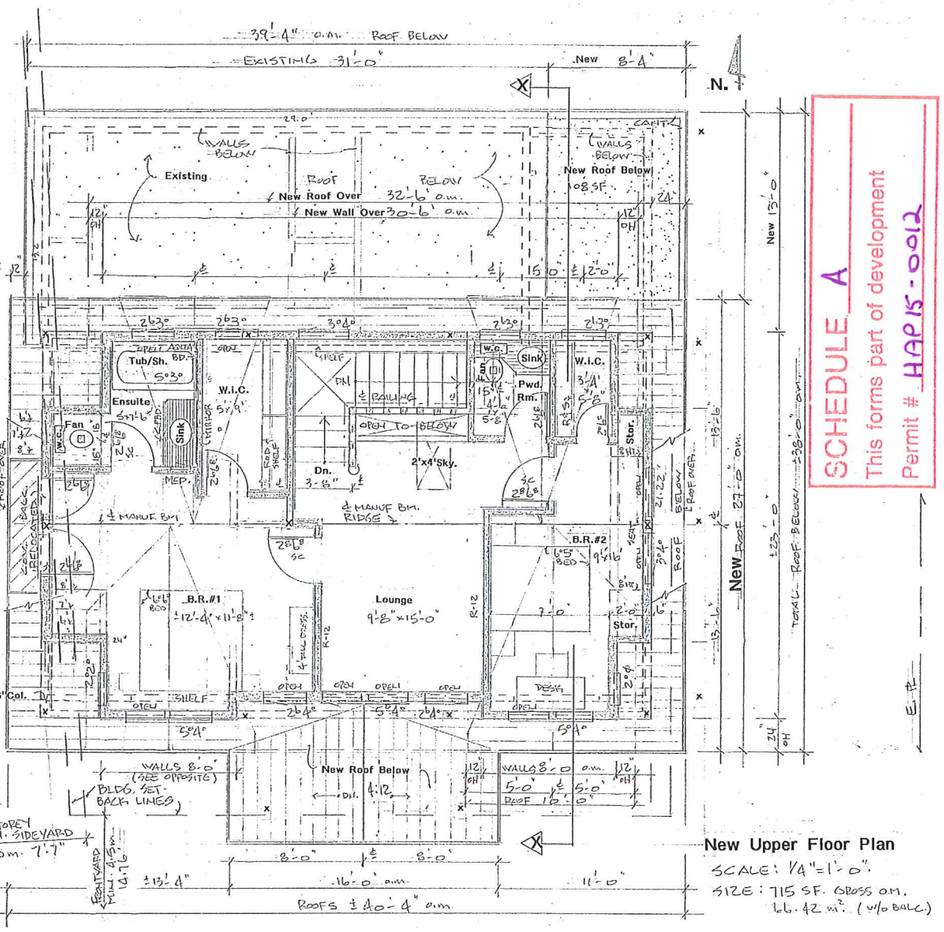
H.A.P. Appl'n.

DWG. No. 1 OF 2





Schematic
Typ. X-Section X--X
SCALE: 1/4"=1'-0"



SCHEDULE A
This forms part of development
Permit # HAP15-0012

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HOUSE PLANS AND DESIGN 388 CADDER AVE.
Kelowna, B.C. V1Y 5N1
Office: (250) 763-1334
Home: 763-5367
E-mail: muncha@cnx.net

NOTES: SC E.S&I.D. CORE DOOR.

Donovan House Addition
1960 Water Street, Kelowna, B.C. V1Y 1K6

SCALE: AS SHOWN | PROJ NO.: 2015-06-08
Date: Oct. 26'15. | DWG: PJC

H.A.P. Appln.

DWG. No. 2- OF 2