
CITY OF KELOWNA
MEMORANDUM

Date: September 14, 2018
File No.: Z18-0098
To: Community Planning (LK)
From: Development Engineering Manager(JK)
Subject: 1969 Knox Cr.

ATTACHMENT A

This forms part of application
Z18-0098
HAP18-0013

Planner Initials LK


City of Kelowna
COMMUNITY PLANNING

RU1 – RU1c Carriage House

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 13mm-diameter water service. It is suggested that the property owner upgrade the water service to a minimum 19mm. One metered water service will supply both the main residence and the carriage house.

Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service c/w an inspection chamber (IC) and brooks box. No further improvements are needed at this time.


3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

All access to this property is permitted from the lane 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.



James Kay, P. Eng.
Development Engineering Manager

JA

CITY OF KELOWNA

MEMORANDUM

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Z18-0098

HAP18-0013

Planner
Initials

LK

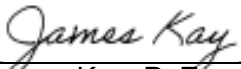


Heritage Alteration

The Development Engineering comments and requirements regarding this HAP application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Zoning Engineering Report under file Z18-0098



James Kay, P. Eng.
Development Engineering Manager

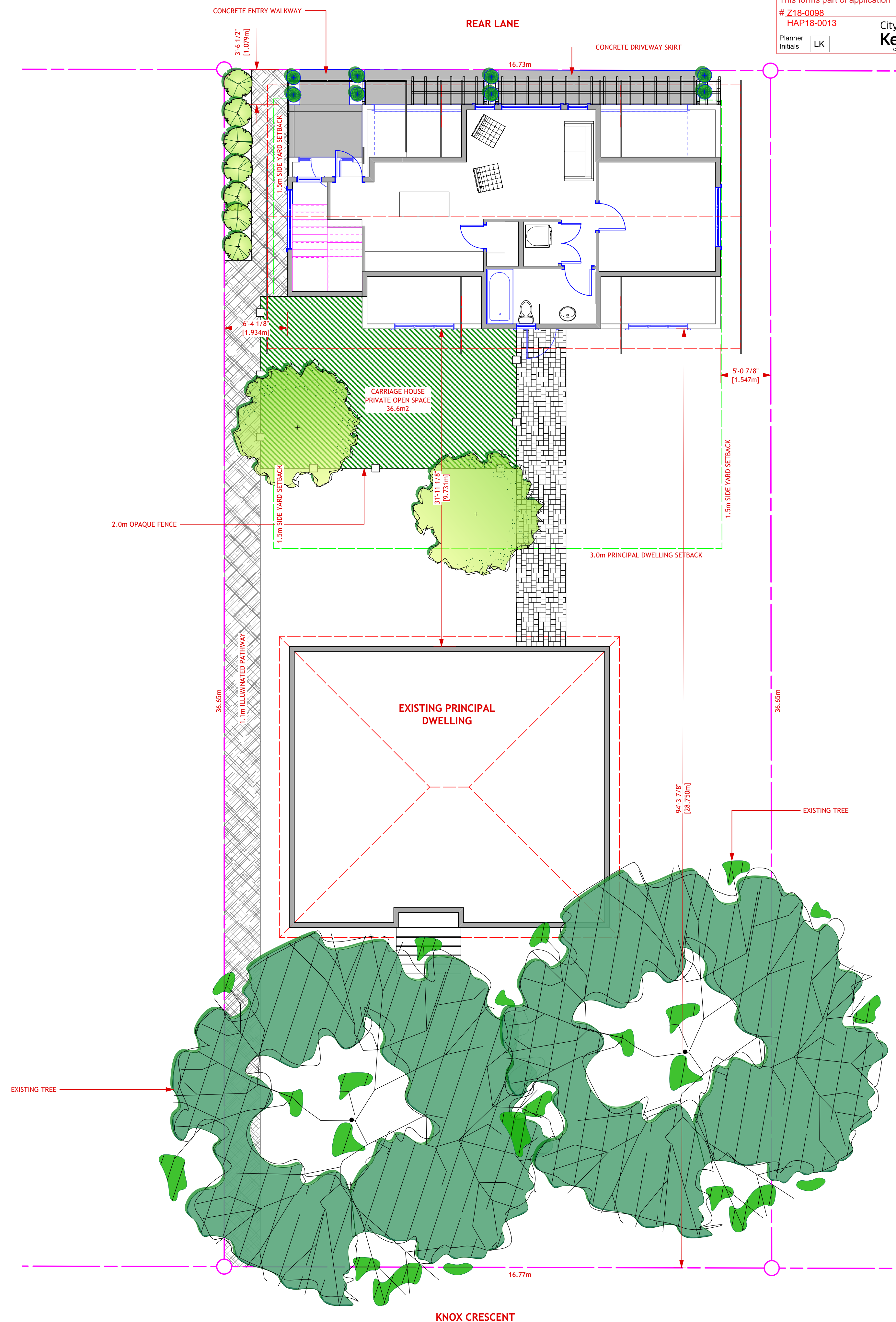
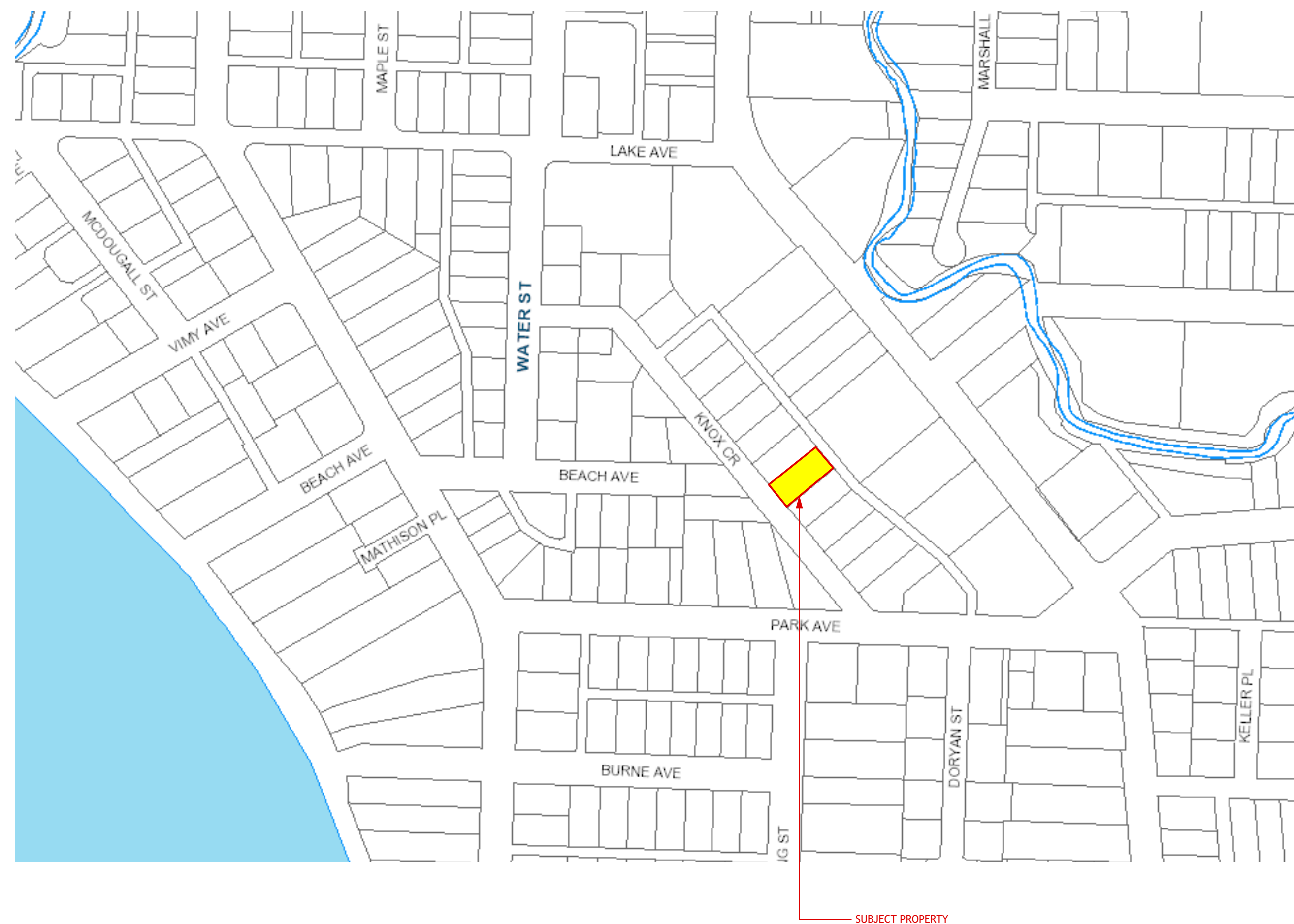
JA

PROJECT DATA: CIVIC ADDRESS 1969 KNOX CRESCENT
 LEGAL ADDRESS KELOWNA, BC V1Y 1K9
 CURRENT ZONING LOT 6 PLAN KAP2767 ODYD
 PROPOSED ZONING RU1c LARGE LOT HOUSING WITH CARRIAGE HOUSE

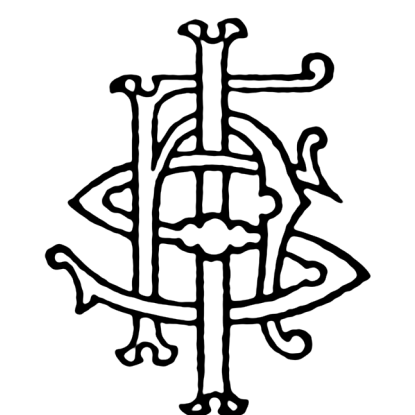
ZONING INFORMATION

RU1c - LARGE LOT HOUSING WITH CARRIAGE HOUSE	PERMITTED	PROPOSED
SITE AREA	550.00m ²	613.93m ²
EXISTING BUILDING FOOTPRINT AT GRADE		83.52m ²
CARRIAGE HOUSE FOOTPRINT AT GRADE		85.01m ²
DRIVEWAY AREA		10.35m ²
ACCESSORY BUILDING SITE COVERAGE	14.0%	13.8%
SITE COVERAGE	40.0%	27.5%
SITE COVERAGE W/ HARDSURFACE	50.0%	29.1%
PRINCIPAL DWELLING BUILDING HEIGHT (PEAK OF ROOF)	9.5m/2 1/2 STOREYS	6.18m/1.5 STOREYS
CARRIAGE HOUSE BUILDING HEIGHT (MID-POINT OF ROOF)	4.8m/1 1/2 STOREYS	4.794m/1.5 STOREYS
CARRIAGE HOUSE BUILDING HEIGHT (PEAK OF ROOF)	6.18m	6.09m
FLOOR AREAS		
PRINCIPAL DWELLING BASEMENT GROSS FLOOR AREA		83.92m ²
PRINCIPAL DWELLING MAIN FLOOR GROSS FLOOR AREA		80.29m ²
CARRIAGE HOUSE GROSS FLOOR AREA	90.00m ²	63.83m ²
PERCENTAGE OF CARRIAGE HOUSE GFA TO PRINCIPAL GFA	75.0%	38.9%
SETBACKS		
FRONT (SOUTH) YARD SETBACK	9.500m	28.750m
REAR (NORTH) YARD SETBACK	0.900m	1.079m
SIDE (EAST) YARD SETBACK	1.500m	1.547m
SIDE (WEST) YARD SETBACK	1.500m	1.934m
PARKING & PRIVATE OPEN SPACE		
PARKING STALLS (LARGE)	3	3
SUITE PRIVATE OPEN SPACE (AT SECOND FLOOR DECK)		10.28m ²
SUITE PRIVATE OPEN SPACE (AT GRADE)	30.00m ²	36.60m ²

SITE CONTEXT

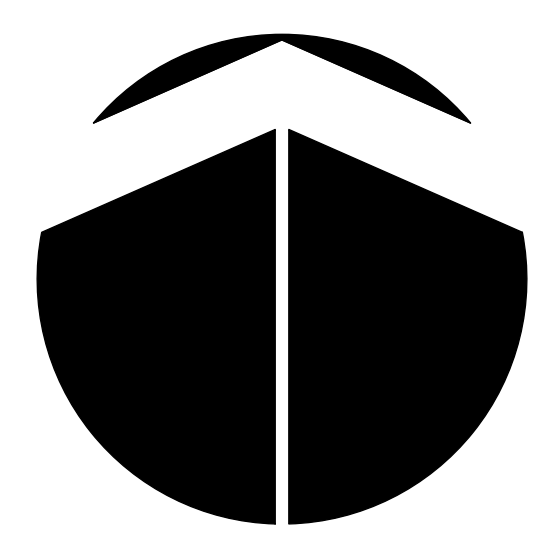


SCHEDULE A
 This forms part of application
 # Z18-0098
 HAP18-0013
 City of Kelowna
 Planner Initials LK



IHS DESIGN
 1392 MINE HILL DRIVE
 KELOWNA, BC V1P 1S5
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PROJECT NORTH

REVISION	DATE	DISCRIPTION

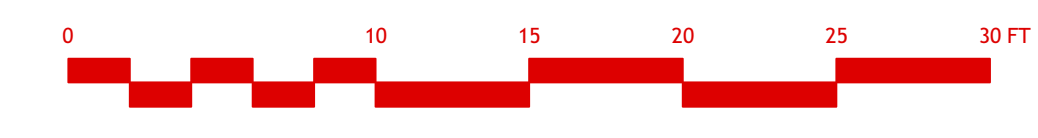
PROJECT
CARRIAGE HOUSE
 1969 KNOX CRESCENT
 KELOWNA, BC V1Y 1K9
 LOT 6 PLAN KAP2767

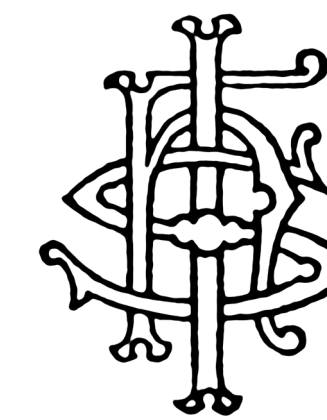
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SITE PLAN

DATE
JULY 30, 2018

DRAWING NUMBER
1 of 4

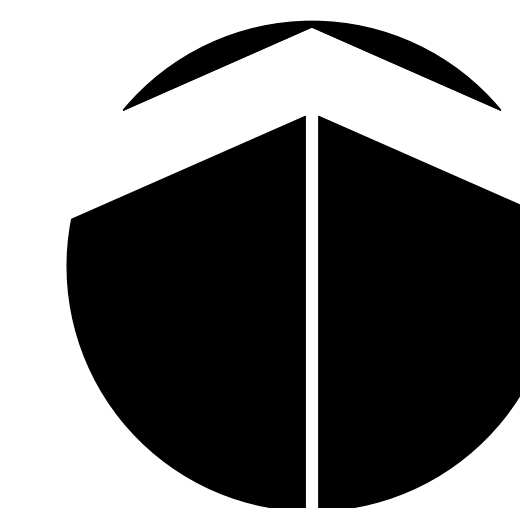
1 SITE PLAN
 Scale: 1:75





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PROJECT NORTH

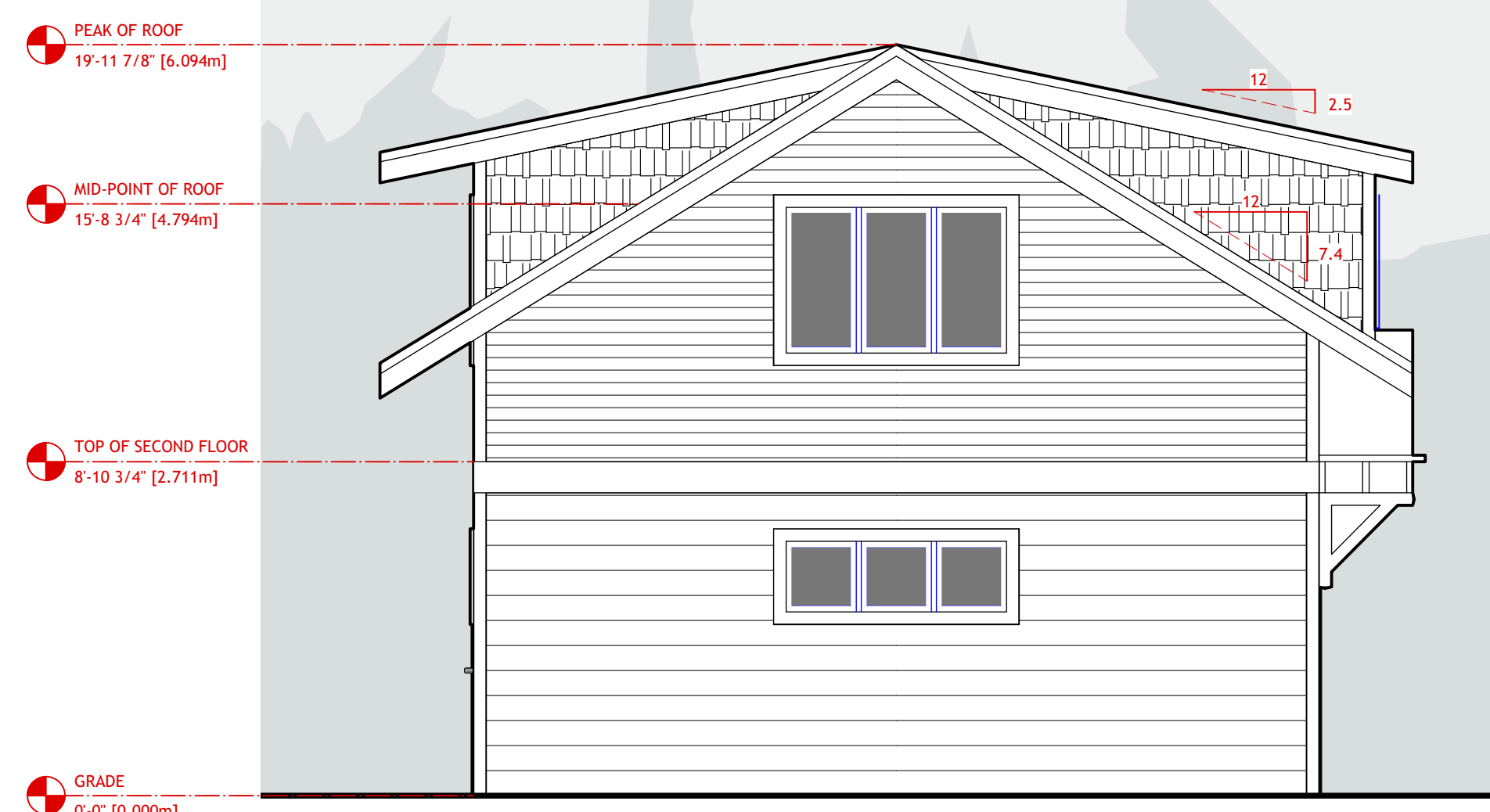
REVISION	DATE	DISRIPTION

PROJECT
CARRIAGE HOUSE
 1969 KNOX CRESCENT
 KELOWNA, BC V1Y 1K9
 LOT 6 PLAN KAP2767

DRAWING TITLE
ELEVATIONS

DATE
 JULY 30, 2018

DRAWING NUMBER
2
 of
4



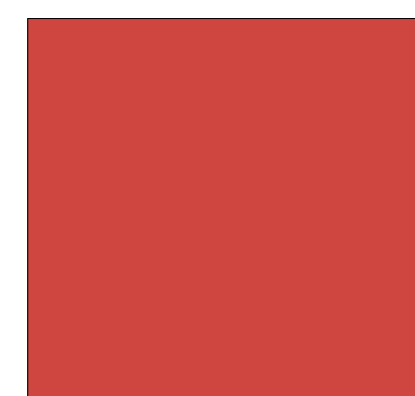
1 EAST ELEVATION
 Scale: 1/4" = 1'-0"

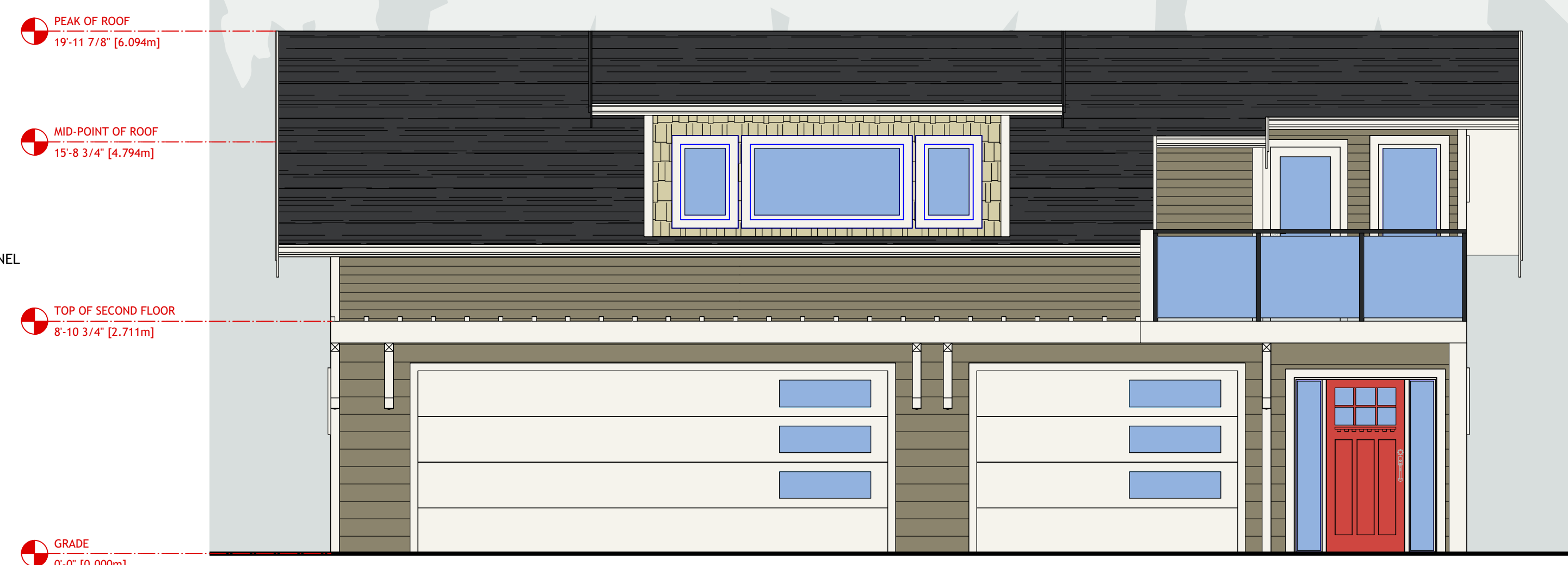

 HORIZONTAL SIDING
 HARDIEPLANK LAP SIDING SELECT CEDARMILL
 5" & 8" EXPOSURE
 MONTEREY TAUPE


 HORIZONTAL SIDING
 HARDIESHINGLE SIDING STAGGERED EDGE PANEL
 NAVAJO BEIGE

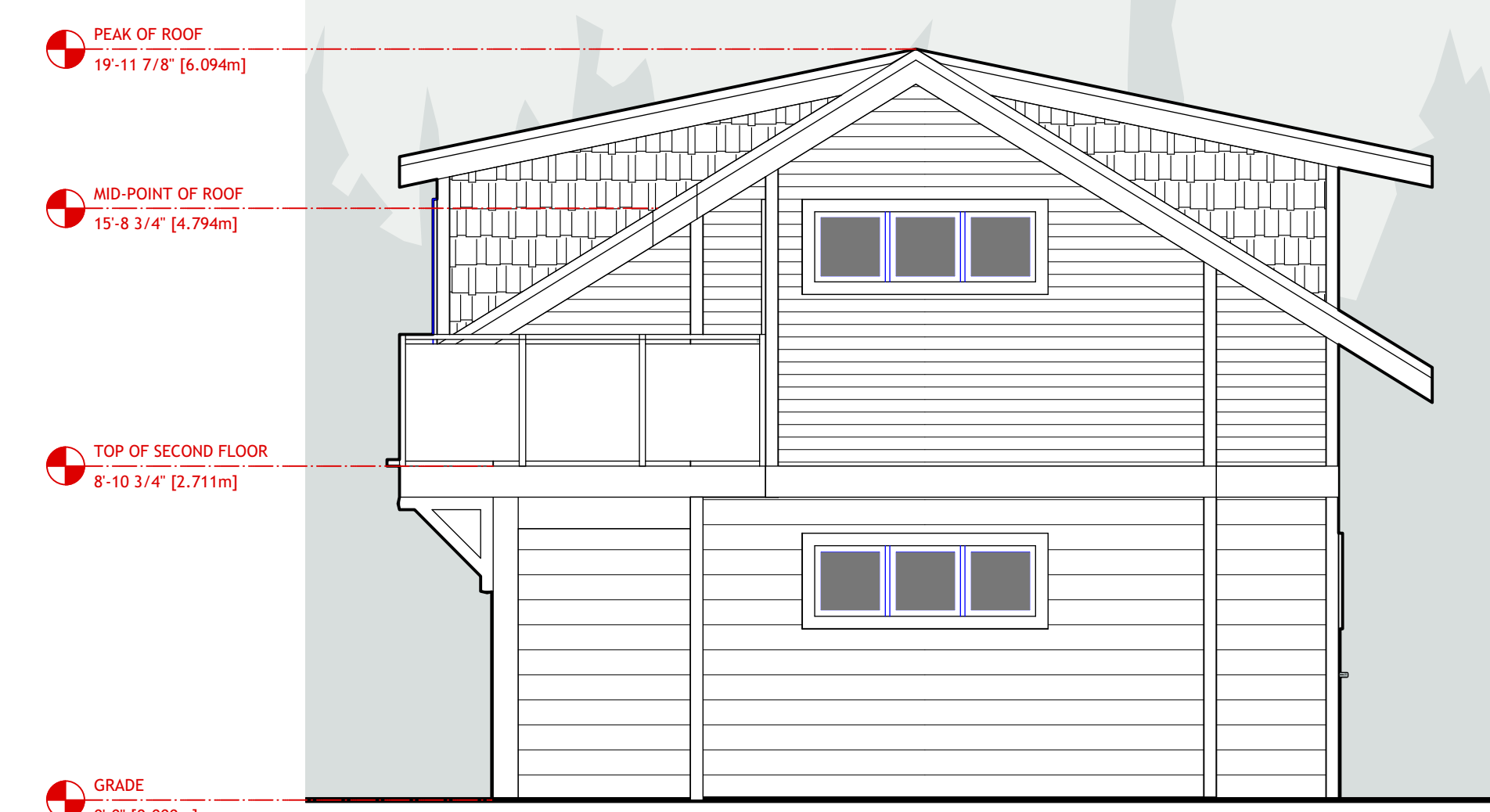

 FIBERGLASS REINFORCED LAMINATE SHINGLES
 IKO ROOFING PRODUCTS
 CAMBRIDGE DUAL BLACK


 SMART TRIM FASCIA & WOOD DETAILS
 BENJAMIN MOORE
 OC 117 - SIMPLY WHITE

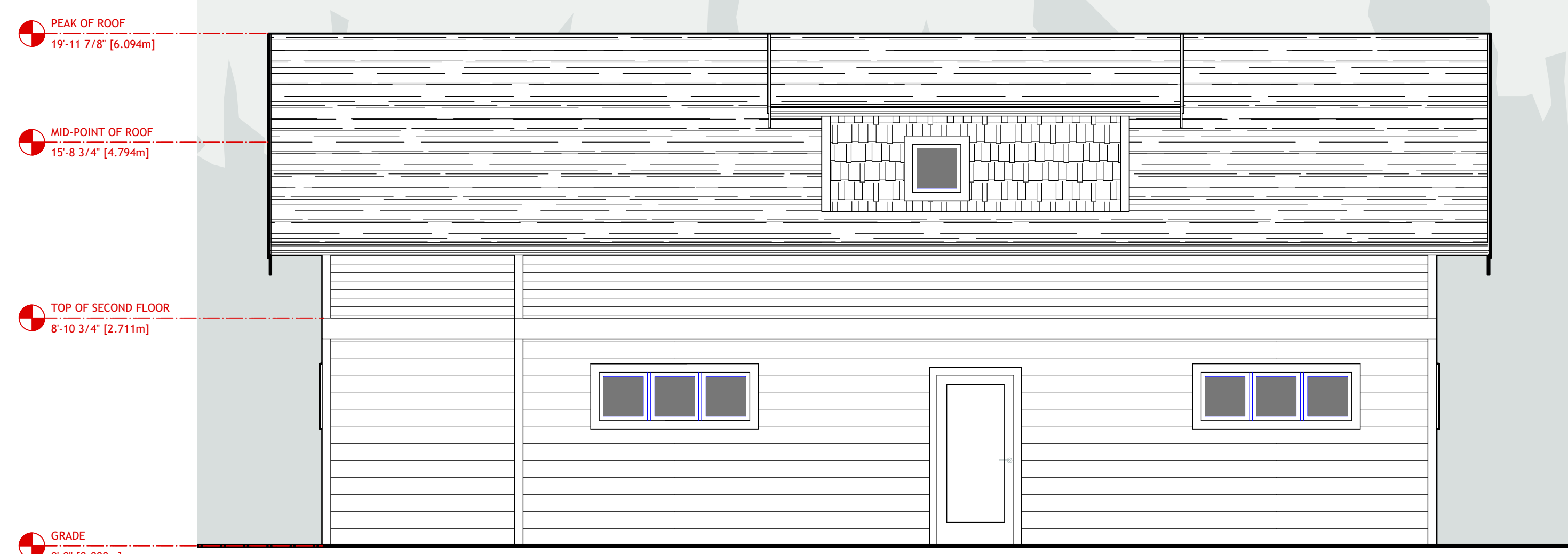

 FRONT DOOR
 BENJAMIN MOORE
 2087-20 WATERMELON RED



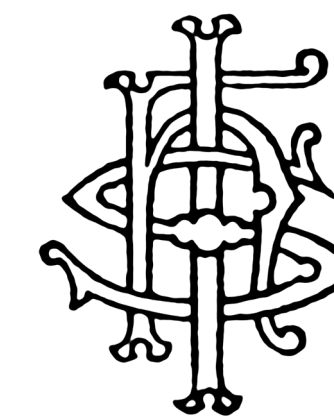
2 NORTH ELEVATION
 Scale: 1/4" = 1'-0"



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

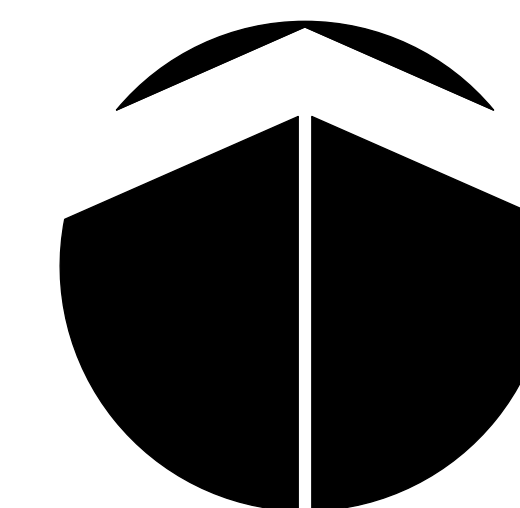


4 SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

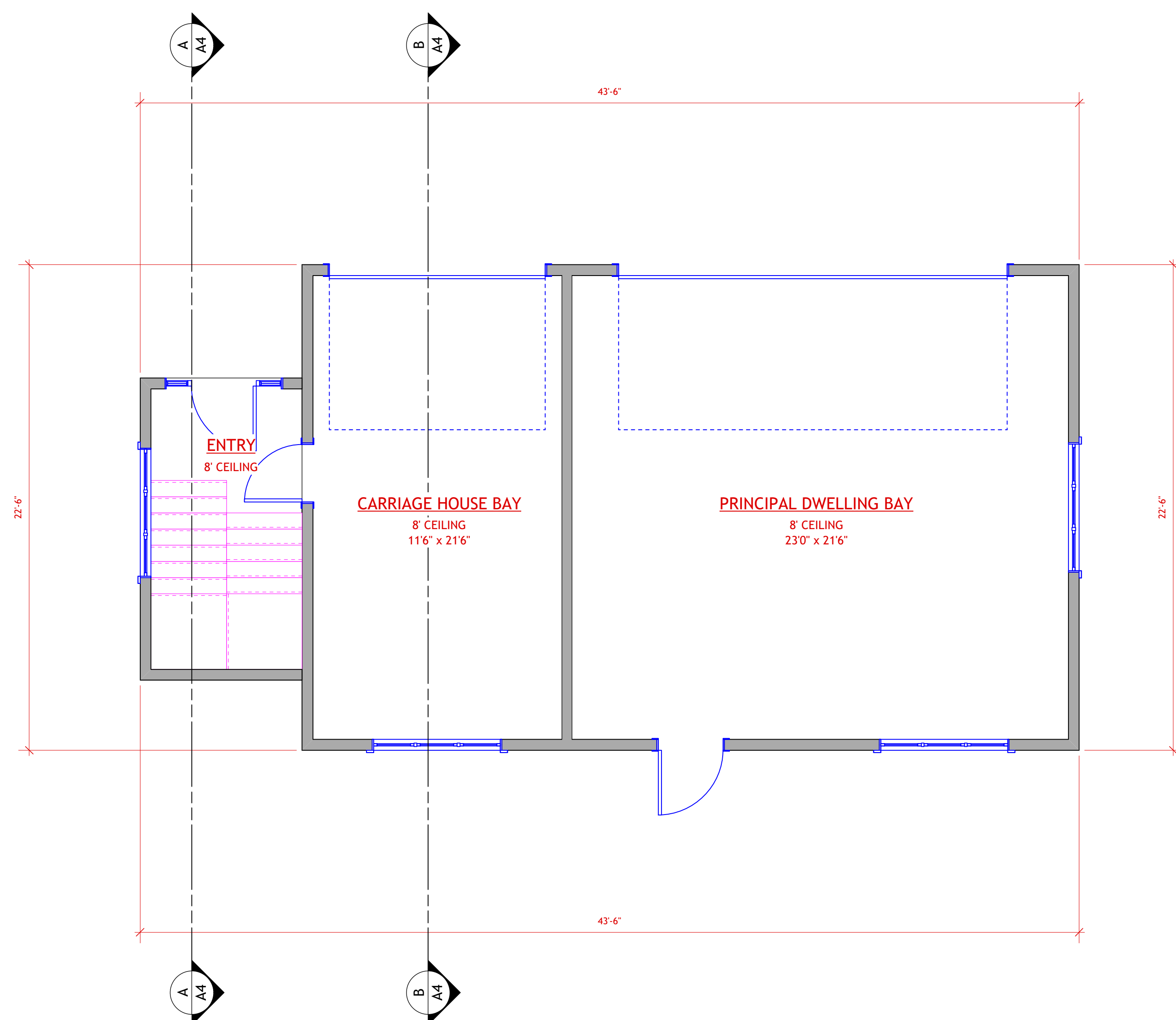


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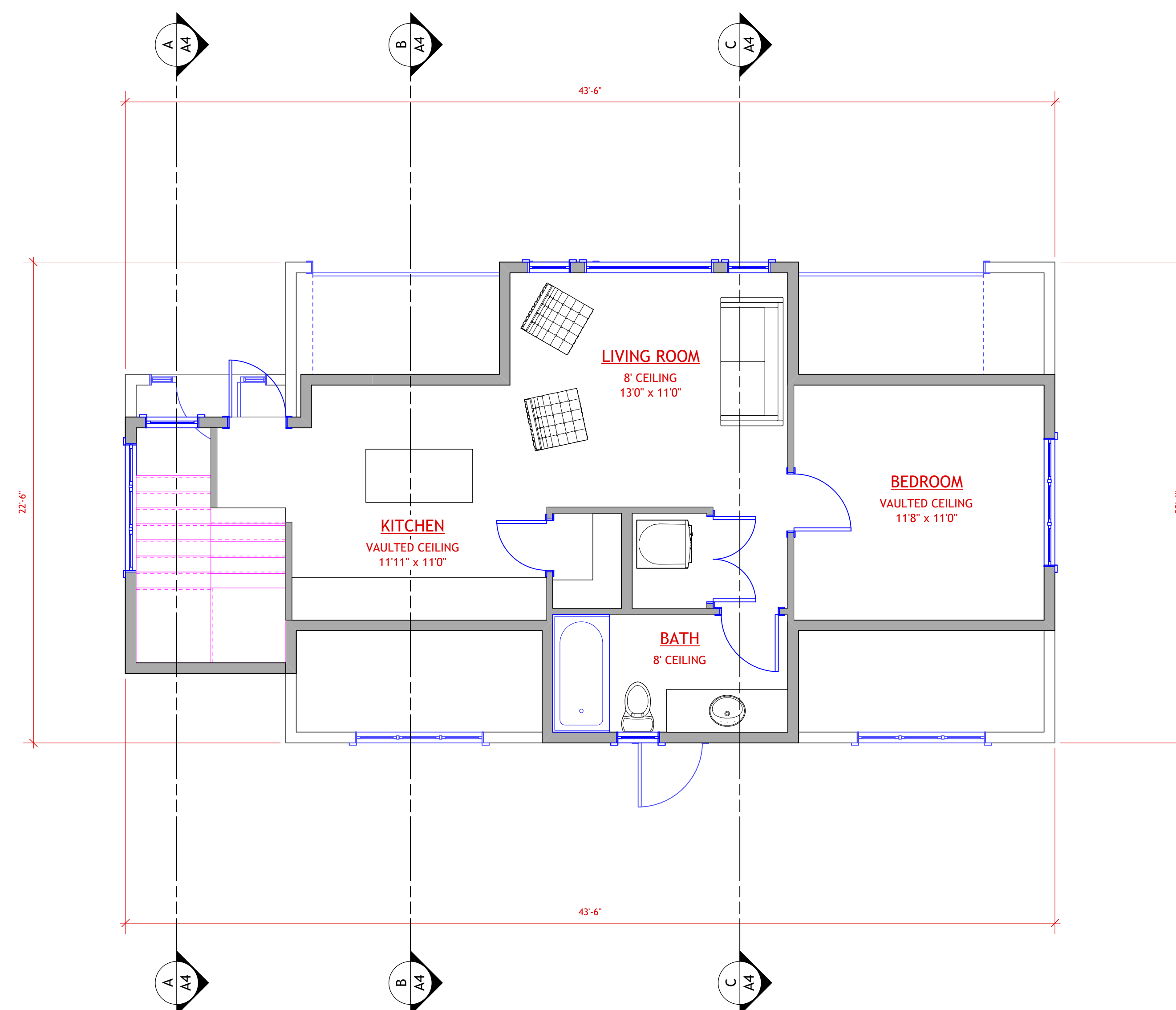
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PROJECT NORTH



1 MAIN FLOOR
 Scale: 1/4" = 1'-0"



2 SECOND FLOOR
 Scale: 1/4" = 1'-0"

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 LOT 6 PLAN KAP2767

DRAWING TITLE
 FLOOR PLANS

DATE
 JULY 30, 2018

DRAWING NUMBER
 3
 of
 4