
CITY OF KELOWNA

MEMORANDUM

Date: August 20, 2015
File No.: Z15-0044
To: Urban Planning (AC)
From: Development Engineering Manager (SM)
Subject: 190 Homer Road – Lot 9, Plan 14897, Sec. 27, Twp. 26, ODYD

The Development Engineering comments and requirements regarding this application to rezone from RU-1 to RU-1c (carriage) are as follows:

1. General
 - a) Provide easements as required.
 - b) This application does not trigger any offsite upgrades.

2. Domestic water and fire protection.

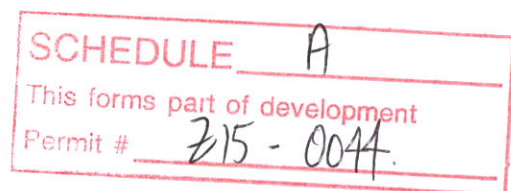
This development is within the service area of the Black Mountain Irrigation District (BMID). All the fees and charges are to be paid directly to BMID.

3. Sanitary Sewer.

The subject property is located within the Local Area Service (LAS) #1. This application does not trigger any Specified Area charges.

Steve Muenz, P.Eng.
Development Engineering Manager

B²





WESTERKAMP DESIGN INC.
 #201-600 WATER STREET
 KELOWNA, B.C. V1Y-5T8
 (778) 864-2519

email: bw@westk.com
 web: www.westk.com

CONTRACTING:

CONSULTANTS:

190 HOMER ROAD
 KELOWNA, B.C.

LOT 10
 PLAN 14897

ISSUED FOR
 ZONING CHANGE

MARK: / / DESCRIPTION

DATE: 2/14/2016
 MODEL FILE: 2/14/2016
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 COPYRIGHT: [blank]

SHEET TITLE
 Site / Landscape Plan

DP-001

SHEET 11 OF 13

190 HOMER ROAD

ZONING: RUC - LARGE LOT HOUSING WITH CARRIAGE HOUSE

SITE DETAILS:

LOT AREA: 1447.16 m² 550m² MIN.
 LOT WIDTH: 23.47 m 15.5m MIN.
 LOT DEPTH: 61.66 m 30.0m MIN.

FOOTPRINT AREA OF PRINCIPAL DWELLING: 138.70 m²
 FOOTPRINT AREA OF CARRIAGE HOUSE: 87.70 m²
 AREA OF DECK: 26.85 m²
 AREA OF DRIVEWAYS & PARKING: 299.89 m²

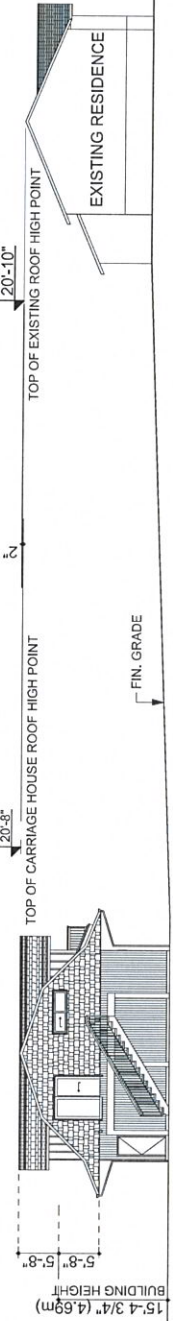
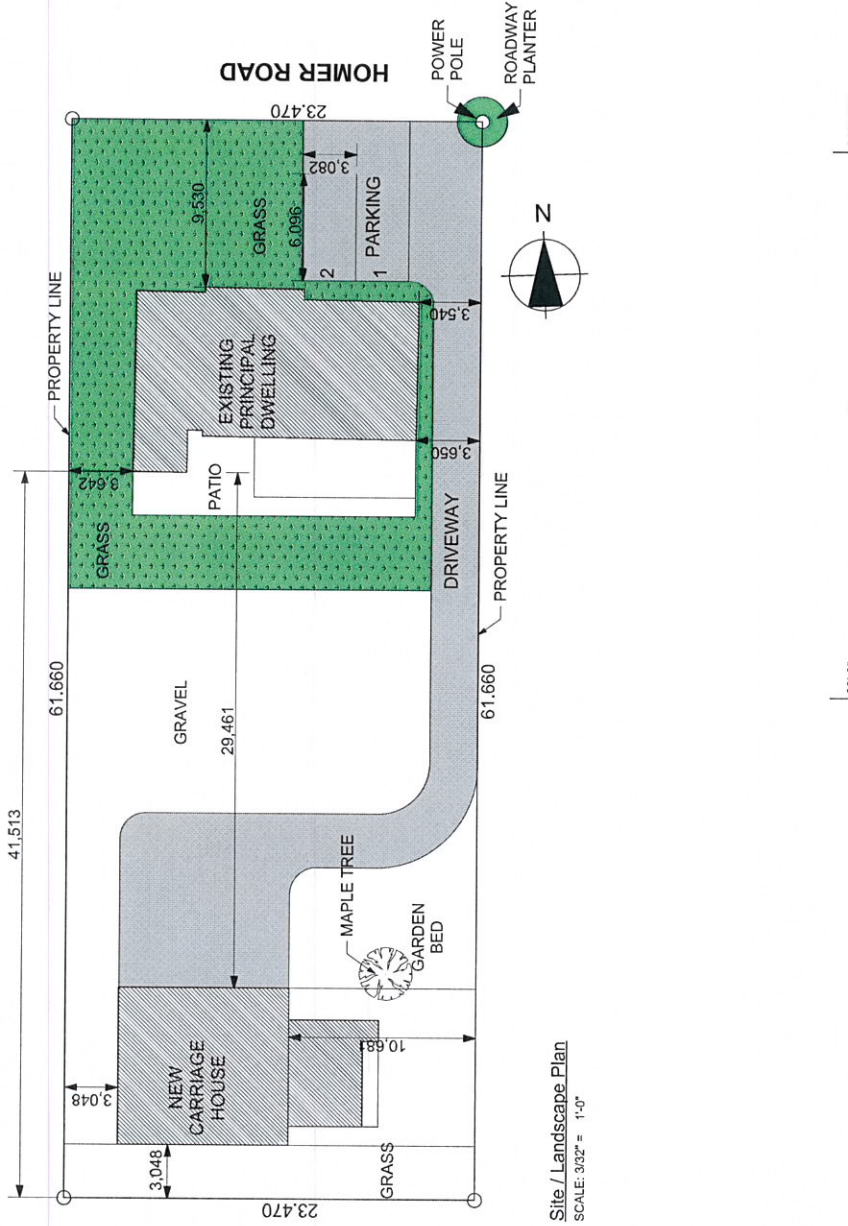
SITE COVERAGE (%):
 CARRIAGE HOUSE ONLY: 6.06 % 14% MAX.
 BUILDING + DECK: 17.50 % 40% MAX.
 BUILDINGS, DECKS & DRIVEWAYS: 38.22 % 50% MAX.

PRINCIPAL DWELLING DETAILS:

TOTAL FLOOR AREA: 138.70 m² (1 STOREY)
 HEIGHT OF BUILDING: [blank]
 SETBACKS (IN METRES):
 FRONT: 9.530 m 4.5m MIN.
 SIDE (WEST): 3.642 m 2.3m MIN.
 SIDE (EAST): 3.540 m 4.5m MIN.
 REAR: 41.513 m 6.0m MIN.

CARRIAGE HOUSE DETAILS:

TOTAL FLOOR AREA: 87.70 m²
 HEIGHT OF BUILDING (TO MIDPOINT OF ROOF): 4.67 m 4.8m MAX.
 SETBACKS (IN METRES):
 FRONT: 41.590 m 7.5m MIN.
 SIDE (WEST): 3.048 m 2.0m MIN.
 SIDE (EAST): 10.681 m 4.5m MIN.
 REAR: 3.048 m 1.5m MIN.
 DISTANCE BETWEEN CARRIAGE HOUSE AND PRINCIPAL BUILDING: 8.09 m 4.5m MIN.
 LOT COVERAGE OF ALL ACCESSORY BUILDINGS (INCLUDING CARRIAGE HOUSE): 87.7 m²
 NUMBER OF PARKING STALLS: 2 2 MIN.
 SIZE OF PARKING STALL: 3.048 x 6.096 m
 PRIVATE OPEN SPACE PER UNIT (m²): 877.1 m² 30m² MIN.



Site / Landscape Plan
 SCALE: 3/32" = 1'-0"

2 SITE SECTION
 SCALE: 1/8" = 1'-0"



WESTERKAMP DESIGN INC.
 #201-600 WATER STREET
 VANCOUVER, B.C. V7Y-6T8
 (778) 484-2215

BARBARA WESTERKAMP
 www.westerkampdesign.com

CONTRACTING:

CONSULTANTS:

190 HOMER ROAD
 KELOWNA, B.C.

LOT 10
 PLAN 14897

ISSUED FOR
 ZONING CHANGE

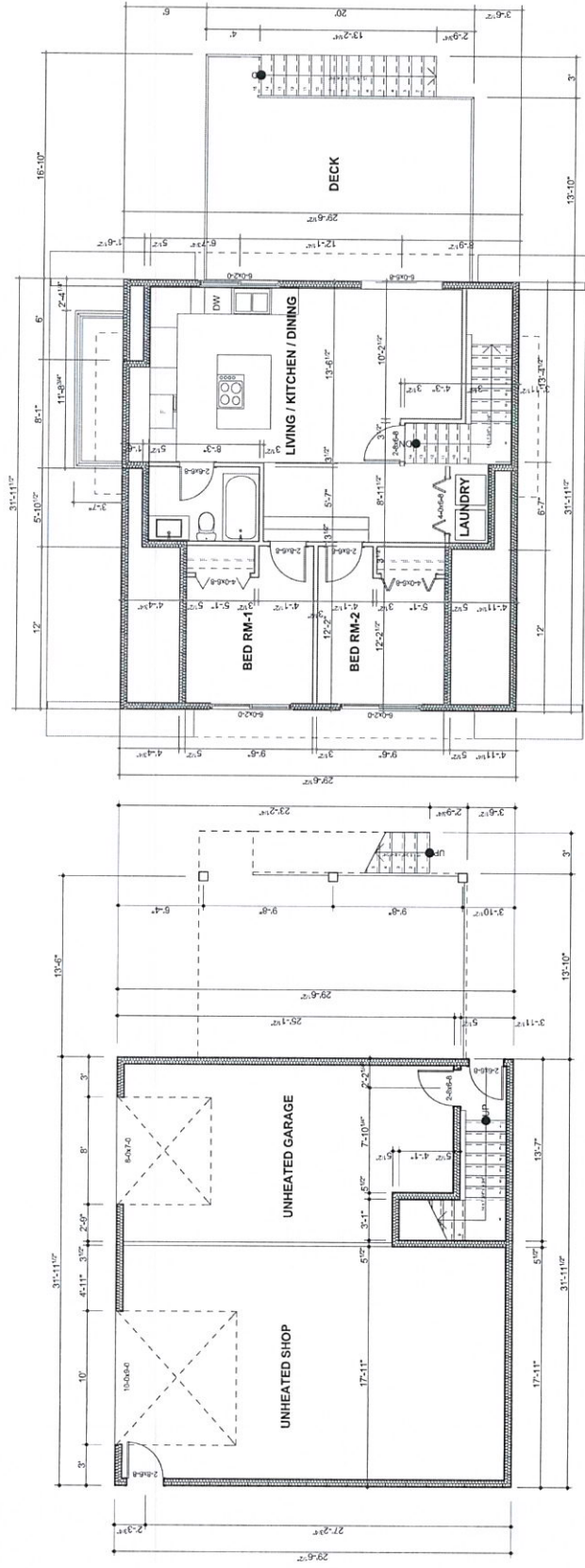
MARK	DATE	DESCRIPTION
1/1		

DATE:	2/9/2016
FILE:	
DESIGNED BY:	
CHECKED BY:	
COPYRIGHT:	

Floor Plans

DP-002

SHEET 12 OF 13



Upper (Main) Floor Plan
 SCALE: 1/4" = 1'-0"

DP Lower (Garage) Floor Plan
 SCALE: 1/4" = 1'-0"



WESTERKAMP DESIGN INC.
 #201-1600 WATER STREET
 KELOWNA, B.C. V1Y 4S18
 (778) 484-2515

email: benjamin@wkd.ca
 www: www.westerkampdesign.com

CONTRACTING:

CONSULTANTS:

190 HOMER ROAD
 KELOWNA, B.C.

LOT 10
 PLAN 14897

ISSUED FOR
 ZONING CHANGE

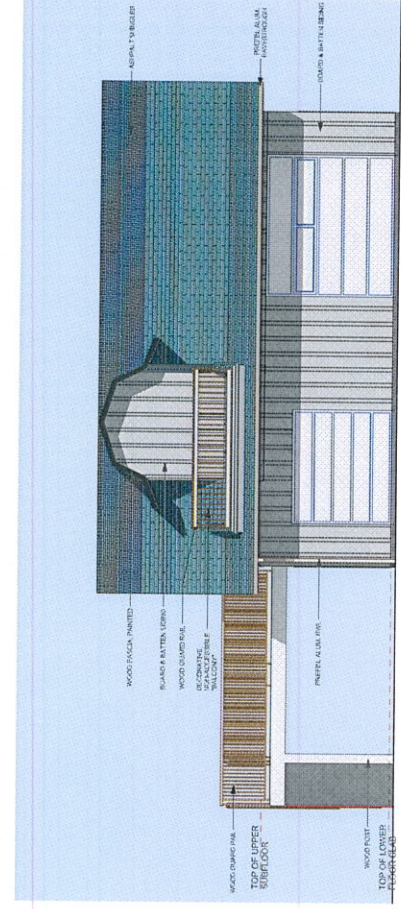
MARK	DATE	DESCRIPTION

DATE:	2/19/2016
DWG FILE:	
DATE PLOTTED:	
CHKD BY:	
COPYRIGHT:	

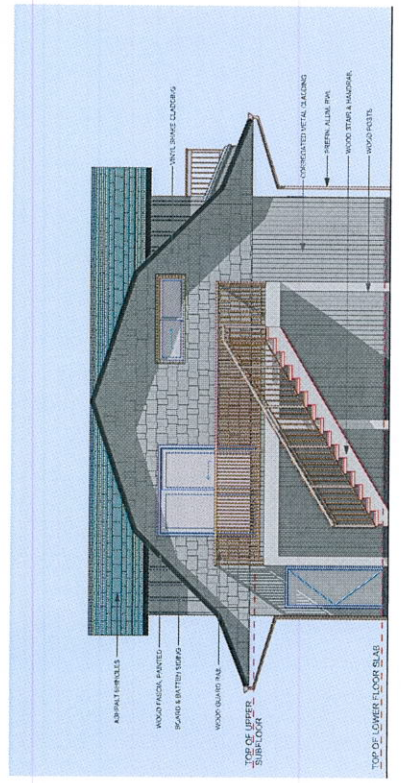
Elevations

DP-003

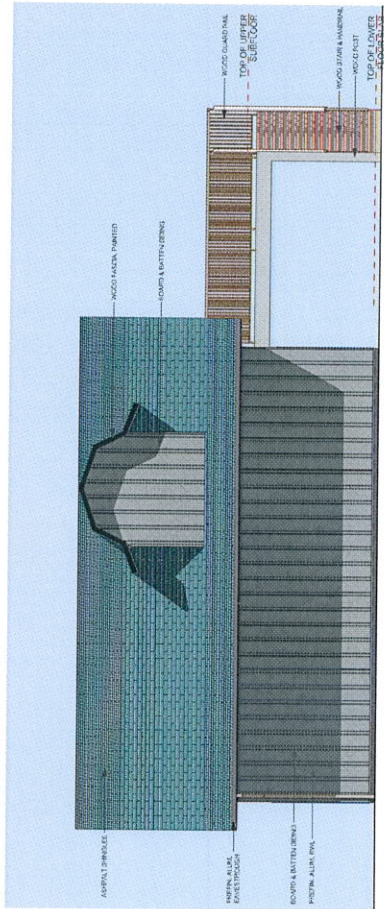
SHEET 13 OF 13



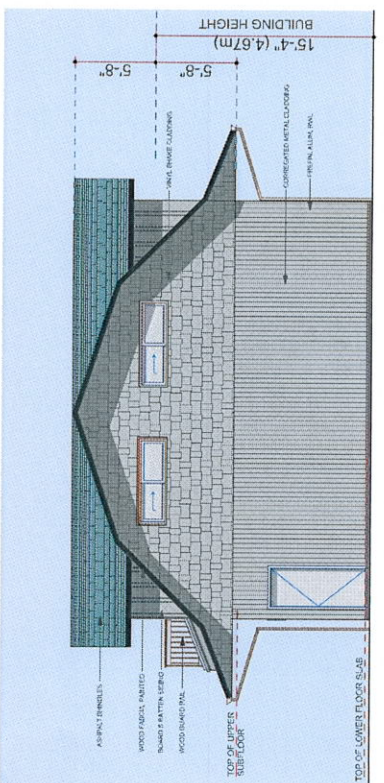
DP NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



DP EAST ELEVATION
 SCALE: 1/4" = 1'-0"



DP SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



DP WEST ELEVATION
 SCALE: 1/4" = 1'-0"

- EXTERIOR FINISHES LEGEND:**
- ASPHALT ROOFING: IRON GREY
 - VINYL SHAKES & BATTEN SIDING: CHELSEA GREY BY BENJAMIN MOORE
 - BOARD & BATTEN SIDING: CHELSEA GREY BY BENJAMIN MOORE
 - GALVANIZED CORRUGATED METAL SIDING: NATURAL FINISH
 - DOORS, DOOR FRAMES & WINDOW FRAMES: WHITE
 - FASCIAS & TRIM: CHELSEA GREY BY BENJAMIN MOORE