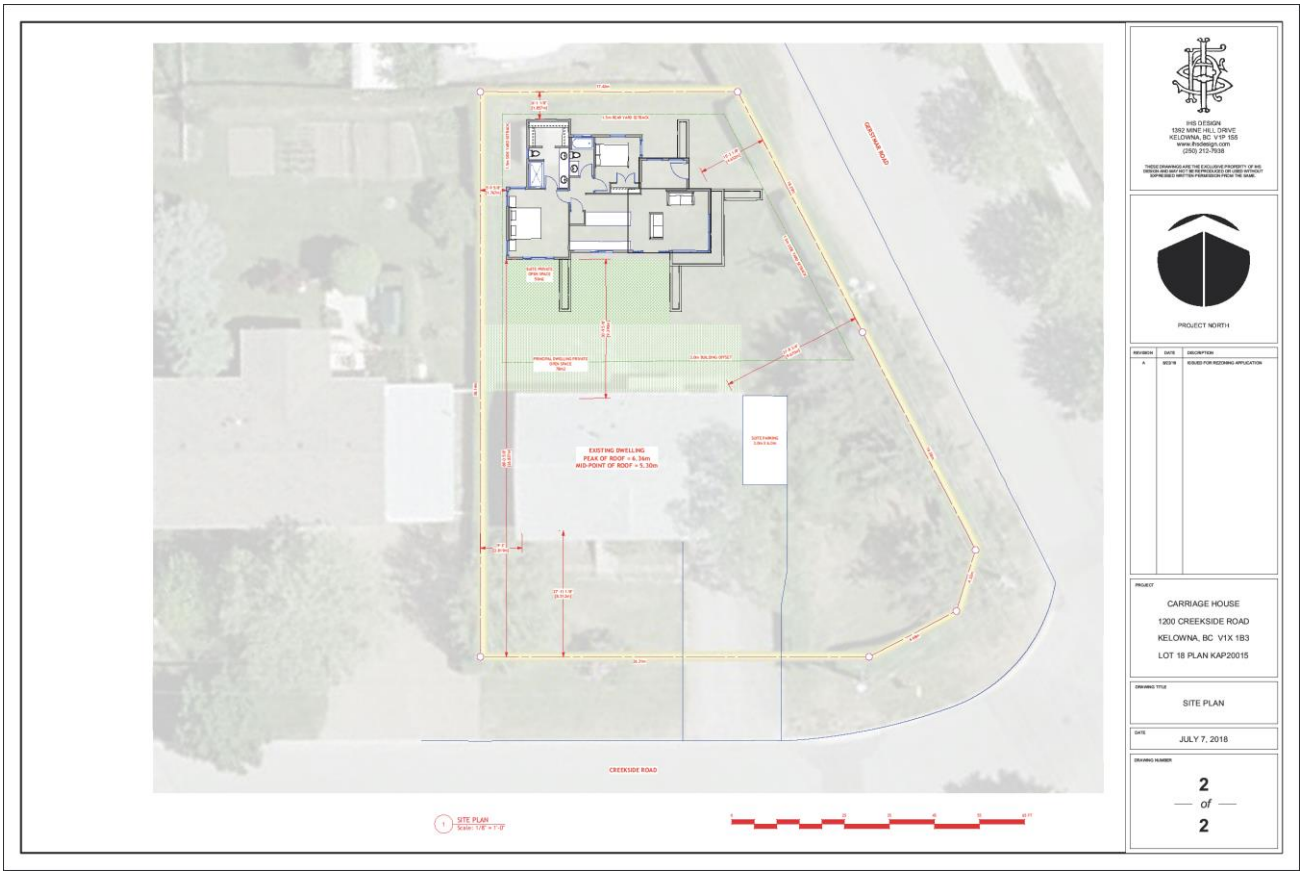
SCHEDULE A – Site Plan

Subject: 1200 Creekside (Application Z18-0095)



SCHEDULE B – Application Letter

Subject: 1200 Creekside (Application Z18-0095)

City of Kelowna

URBAN OPTIONS

August 24, 2018

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

RE: Rezoning for a Carriage House at 1200 Creekside Road

Dear Urban Planner:

We are planning to construct a carriage house at 1200 Creekside Road. The property is ideal for this type of infill development as it is located in an established residential neighbourhood, is ample in size, and is close to urban amenities. Careful consideration has been given to the location of the carriage house and its design.

A 1-storey carriage house is proposed for the north section of the lot, with pedestrian access off Gerstmar Road, as the carriage house will face this road. Parking for the carriage house will be located at the end of the existing carport of the principal dwelling, accessed from the existing driveway. The carriage house has been designed for livability featuring a modern design with big windows, deep cantilevered overhangs, and concrete water and planter features to define the space.

The 2-bedroom unit is being planned for the landowners who live in Kelowna part time. A family member lives in the principal dwelling. If the carriage house rezoning is successful upgrades to the existing dwelling are planned. The Zoning Analysis table is provided for reference.

This area has a good mix of single family and duplexes utilizing the RU1 and RU6 zones. Some of the homes in the immediate neighbourhood have secondary suites. The property has easy access to schools, parks, transit and other amenities. This proposal is anticipated to be good infill development that is easily integrated into the existing form of the neighbourhood, adding quality housing stock to the area.

Regards,

Birte Decloux on behalf of Dan and Wendy Hilbrecht

URBAN OPTIONS Planning & Permits ■ Kelowna, BC ■ ☎250.575.6707 ■ ✉birte@urbanoptions.ca

SCHEDULE C – Development Engineering Memo

Subject: 1200 Creekside (Application Z18-0095)

CITY OF KELOWNA

MEMORANDUM

Date:	Aug 28, 2018	
File No.:	Z18-0095	
To:	Suburban and Rural Planning (AK)	
From:	Development Engineering Manager (JK)	
Subject:	1200 Creekside Rd..	RU1 to RU1c

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c to facilitate the development of a carriage house. The servicing requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

   The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements.

2. Sanitary Sewer

   a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service with an inspection chamber which is adequate for this application. A brooks box will be required to be placed on the inspection chamber.

   b) This property is located within Sewer Specified Area #23. The proposed carriage house triggers a spec area fee of 0.5 Single Family Equivalent (SFE). The total sewer Specified Area fee is 0.5 SFE X $5,093.72 = **$2,546.86**

3. Development Permit and Site Related Issues

   a) Direct the roof drains onto 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.

James Kay

James Kay, P. Eng.
Development Engineering Manager

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