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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** December 10, 2018  
**File No.:** Z18-0114  
**To:** Urban Planning Management (AJ)  
**From:** Development Engineering Manager (JK)  
**Subject:** 545 Taylor Rd RU1 to RU1c

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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 will trigger an additional cost share for 0.5 Single Family Equivalent (SFE) of the current pay-out rate for Sewer Specified Area #23, which is \$5093.72 per SFE. The cost for one SFE has previously been paid out for this property and the additional cost for the proposed carriage house is **\$2546.86** (\$5093.72 x 0.5 SFE).

3. Development Permit and Site Related Issues

- a) Direct the roof drains onto splash pads.
- b) Original driveway width is acceptable for this application.

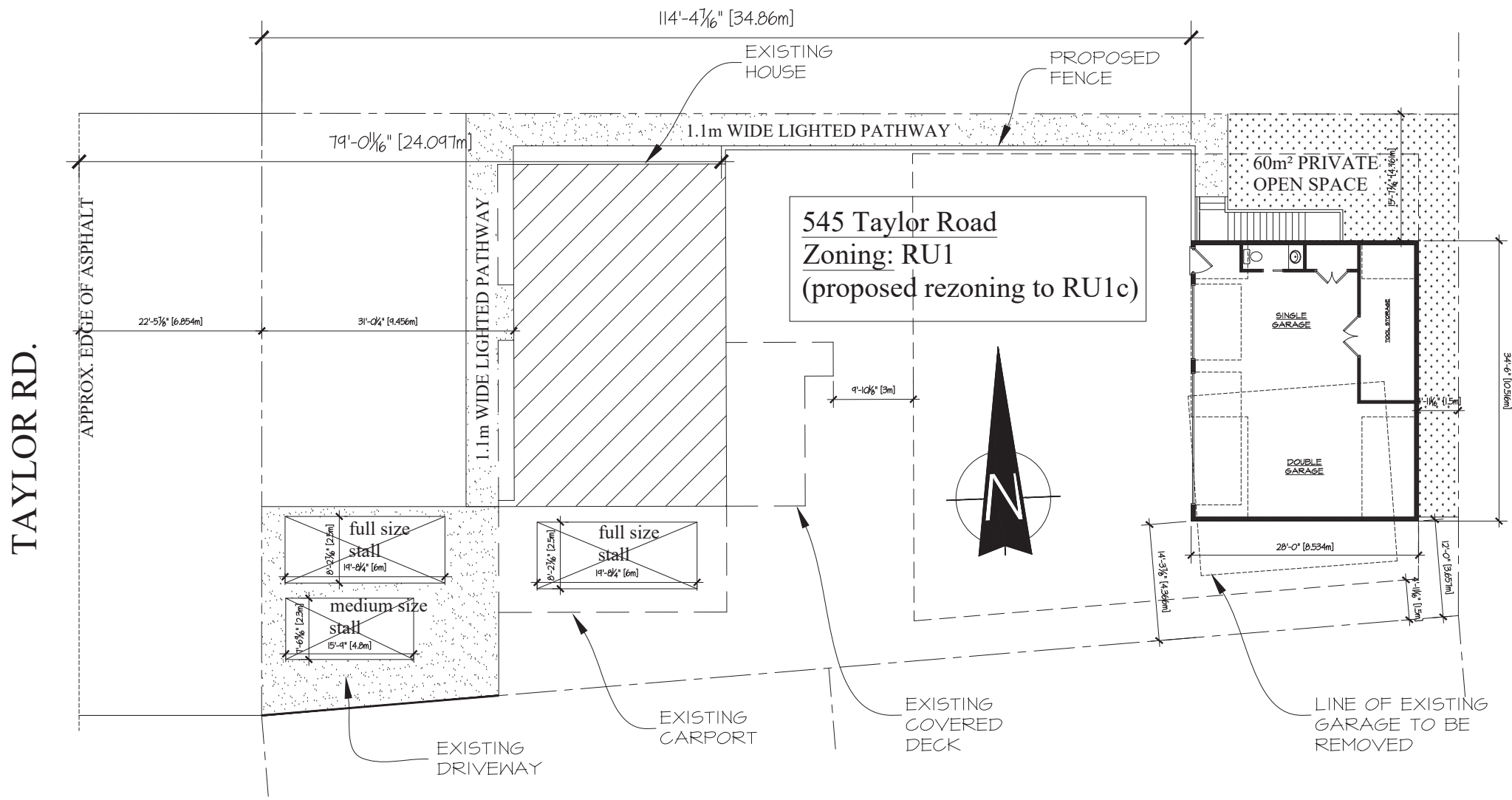
4. Electric Power and Telecommunication Services

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.

  
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James Kay, P. Eng.  
Development Engineering Manager  
agm

<b>ATTACHMENT</b> <b>A</b>	
This forms part of application # Z18-0114	
Planner Initials	AJ
 City of <b>Kelowna</b> COMMUNITY PLANNING	

REVISIONS		
REV	DATE	DESCRIPTION
A	03/04/18	ISSUED FOR TENDER
B	24/04/18	PLAN CHANGES
C	12/12/18	PLAN CHANGES
NOTE:		



**545 Taylor Road**  
**Zoning: RU1 (rezoning to RU1c)**

**Site Calculations**

<p><b>Site Area</b>            = 929.47 m<sup>2</sup> (10,004.77 sq. ft.)</p>	<p>Existing Principal Building Net Floor Area:            = 202.41m<sup>2</sup> (2178.70 sq. ft.)            Carriage House Area (Upper Floor) total = 67.08m<sup>2</sup> (722 sq. ft.)            Carriage House = 33.14 % of Principal Building            Total Allowed of = 75 % of Principal Building</p>
<p>1. <b>Proposed Building Footprint</b>            = 89.74m<sup>2</sup> (966.00 sq. ft.)</p>	<p>Proposed Building Garage Floor Area:            = 89.74m<sup>2</sup> (966 sq. ft.)            Carriage House (Upper Floor) total area = 67.08m<sup>2</sup> (722 sq. ft.)            Carriage House = 74.74 % of Principal Building            Total Allowed of = 75 %</p>
<p>2. <b>Existing Principal Building Footprint</b>            (Includes existing carport &amp; covered deck)            = 156.18m<sup>2</sup> (1,681.08 sq. ft.)</p>	<p>Existing building coverage = 16.80 %            (not including driveway)            Proposed Building Coverage = 9.66 %</p>
<p>3. <b>Existing Driveway</b>            = 66.36m<sup>2</sup> (714.32 sq. ft.)</p>	<p>Total Site Coverage without driveway = 26.46%            Total Allowed (maximum) = 40 %             Total Site Coverage with driveway = 33.6%            Total Allowed (maximum) = 50 %</p>

**SCHEDULE A**

This forms part of application  
 # Z18-0114

Planner Initials **AJ**

**ERRORS AND OMISSIONS**

I shall not be responsible for any variances in structural drawings and specifications, or adjustments required in conditions encountered at the job site, and is the sole responsibility of the owner or contractor. I shall make every effort to provide complete and accurate construction drawings. However, we assume no liability for omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all details before commencing with their portion of the work. Should any discrepancies be found on these plans, it is the responsibility of our office so we can make the necessary corrections.

**EVAN GILBERT**  
 drafting & design  
 www.egdrafting.ca  
 egdrafting@outlook.com 778.478.7722

PROJECT TITLE  
**545 TAYLOR RD.**  
 KELOWNA, BC

DATE: 12/12/18  
 DRAWING SCALE: 1/8" = 1'0"  
 DRAWN BY: EKG  
 CHECKED BY: SR  
 APPROVED BY:  
 SHEET NAME  
**SITE PLAN**

PROGRESS  
**PRELIMINARY**

REVISION <b>D</b>	PLAN NUMBER: <b>686</b>
SHEET NUMBER <b>A1</b>	SHEET <b>1 OF 2</b>

CONTRIBUTOR: EVAN GILBERT DRAFTING CAD/CAM/PROJECT INDEX/3D/BIM/ DREAM  
 CADD/3D/HOME - 360 TAYLOR RD. CARRIAGE HOUSE/2018/12