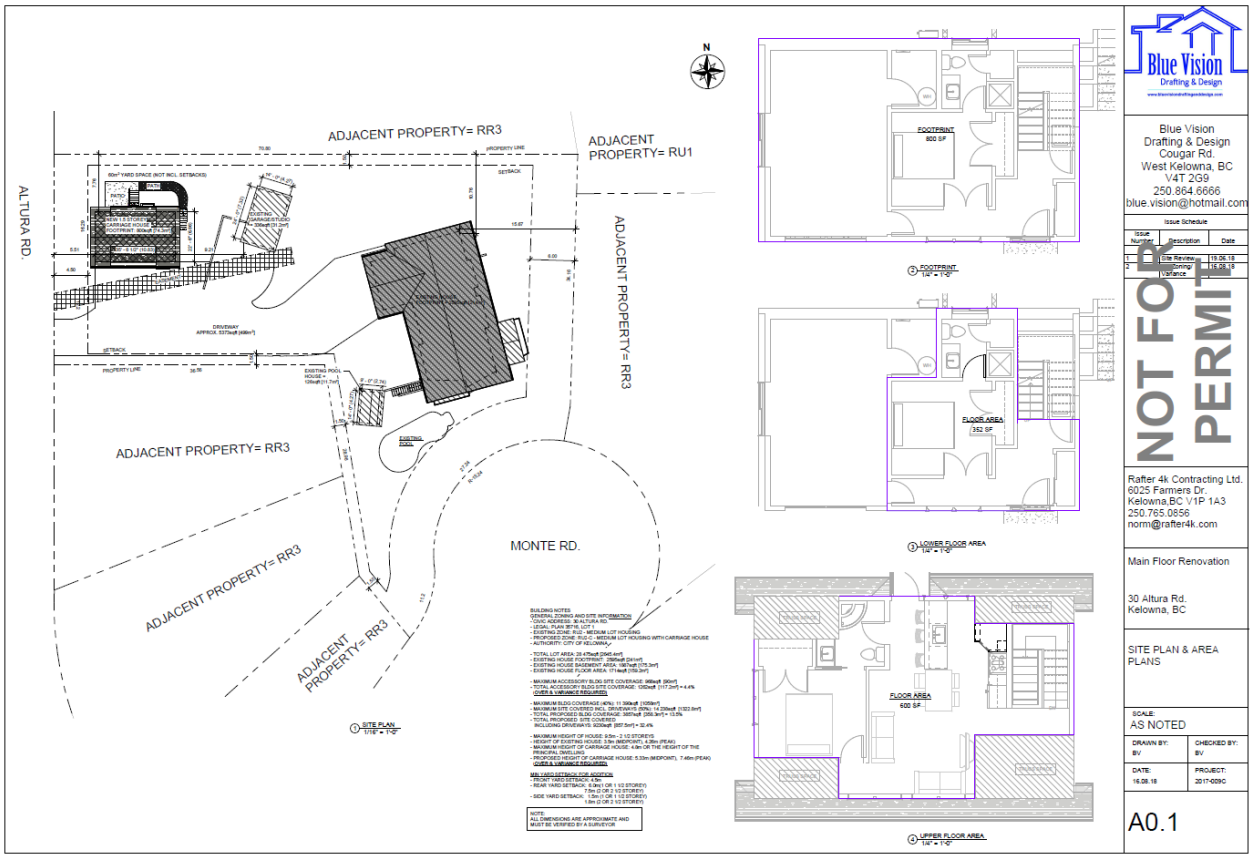
SCHEDULE A – Site Plan

Subject: 30 Altura Rd. (Application Z18-0102)



SCHEDULE B – Application Letter

Subject: 30 Altura Rd. (Application Z18-0102)

City of Kelowna

URBAN OPTIONS

August 21, 2018

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

RE: Rezoning and Development Variance Permit Applications for a Carriage House at 30 Altura Road

Dear Urban Planner:

We are planning to construct a carriage house at 30 Altura 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 ensuring that it best suites the site grade conditions of the property.

A 1½ storey carriage house is proposed for the west portion of the lot, adjacent to Altura Road. The main entrance to the home is planned off of the existing driveway.

The private open space for the carriage house is accessed from a doorway and stairs from the upper level kitchen area, located on the north side of the building. It is expected to be a nice place to site in the summer time. Much care has been taken to locate the building in such a way that retains much of the existing mature vegetation since the site has many trees, as well as to avoid an existing registered right-of-way on the property.

The carriage house design incorporates design elements to complement the existing home on the site. No changes are proposed for the principal dwelling. However the exterior colour palettes of both buildings will be complementary. The existing free-standing garage and amenity room will remain. The Zoning Analysis table is provided for reference.

As the existing accessory building is to remain, the resulting site coverage for accessory buildings is 117m². A Development Variance Permit application has also been made, as the Zoning Bylaw limits the maximum site coverage to 90m². However, the site coverage of the accessory buildings is only 4.5% of the site area, where the bylaw allows up to 14%.

This area has a good mix of single family, and nearby multiple residential dwellings. There are some homes with carriage houses as well as secondary suites in the area, thus we believe this carriage house is a good fit for the area and will contribute to positive infill density in this area of Kelowna.

Regards,

Birte Decloux

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

SCHEDULE C – Development Engineering Memo

Subject: 30 Altura Rd. (Application Z18-0102)

CITY OF KELOWNA

MEMORANDUM

Date:	September 20, 2018		
File No.:	Z18-0102		
To:	Community Planning (AK)		
From:	Development Engineering Manager (JK)		
Subject:	30 Altura Road	RU2 to RU2c	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 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

2. Sanitary Sewer

   a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service from Monte Rd. This proposed Carriage house cannot be service with this sanitary service. A new sanitary Service can be provided from Altura Rd 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 Ryan O'Sullivan, by email rosullivan@kelowna.ca or phone, 250-469-8519.

3. Development Permit and Site Related Issues

   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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