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

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**Date:** March 1, 2015  
**File No.:** Z16-0005  
**To:** Community Planning (TB)  
**From:** Development Engineering Manager(SM)  
**Subject:** 268 Lake Ave

RU1c

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Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c.

1. Domestic Water and Fire Protection

Our records indicate this property is currently serviced with a 19mm-diameter water service. The service is adequate for the proposed application.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. 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 Sergio Sartori, by email [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

3. Roads

Provide an additional highway allowance widening of 2.76m for the widening of Lake Ave. This widening is to be accomplished by:

- i) A Road Reservation Agreement with the City of Kelowna.

4. Development Permit and Site Related Issues

Direct the roof drains into on-site splash pads.

5. 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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Steve Muenz, P. Eng.  
Development Engineering Manager

SS

|                                |
|--------------------------------|
| SCHEDULE <u>A</u>              |
| This forms part of development |
| Permit # <u>Z16-0005</u>       |



FELIX WESTKAMP, dpl(ing)(Pl)  
 1680 WATER STREET  
 KELOWNA, B.C. V1Y 5T8  
 (250) 879-5846  
 www.fwwestkamp.com

CONSULTANTS

ISSUED FOR DP

PROPOSED NEW  
 CARRIAGE HOUSE  
 &  
 REZONING FROM  
 RUI TO RUIc

268 Lake Ave. Kelowna BC  
 LOT A, DL 14, ODDY  
 PLAN 42536

| MARK | DATE | DESCRIPTION |
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DATE: 14/2018  
 MODEL FILE:  
 DRAWN BY:  
 CHKD BY:  
 COPYRIGHT:

SHEET TITLE  
 SITE PLAN

DP-001  
 SHEET 28



268 LAKE AVENUE

ZONING: RUIc

SITE DETAILS:

LOT AREA: 55.66 m<sup>2</sup>  
 LOT WIDTH: 15.24 m  
 LOT DEPTH: 36.55 m

FOOTPRINT AREA OF PRINCIPAL DWELLING: 96.81 m<sup>2</sup>  
 FOOTPRINT AREA OF CARRIAGE HOUSE: 77.92 m<sup>2</sup>  
 AREA OF DECKS: 48.80 m<sup>2</sup>  
 AREA OF DRIVEWAYS) & PARKING: 10.66 m<sup>2</sup>

SITE COVERAGE (%):

CARRIAGE HOUSE ONLY: 14.00 %  
 BUILDING + DECK: 39.38 %  
 BUILDINGS, DECKS & DRIVEWAYS: 41.89 %

PRINCIPAL DWELLING DETAILS:

TOTAL FLOOR AREA: 260.55 m<sup>2</sup>  
 HEIGHT OF BUILDING: 8.07 m (2.5 STOREYS)  
 SETBACKS (IN METRES):  
 FRONT: 10.57 m  
 SIDE (WEST): 2.37 m  
 SIDE (EAST): 4.20 m  
 REAR: 17.92 m

CARRIAGE HOUSE DETAILS:

TOTAL FLOOR AREA: 62.70 m<sup>2</sup>  
 HEIGHT OF BUILDING (TO MIDPOINT OF ROOF): 4.77 m  
 SETBACKS (IN METRES):  
 FRONT: 37.43 m  
 SIDE (WEST): 2.31 m  
 SIDE (EAST): 2.56 m  
 REAR: 1.50 m  
 DISTANCE BETWEEN CARRIAGE HOUSE AND PRINCIPAL BUILDING: 5.80 m  
 LOT COVERAGE OF ALL ACCESSORY BUILDINGS (INCLUDING CARRIAGE HOUSE): 77.92 m<sup>2</sup>  
 NUMBER OF PARKING STALLS: 3  
 SIZE OF PARKING STALL: 3.32m x 6.03m  
 PRIVATE OPEN SPACE PER UNIT (m<sup>2</sup>): 40.48 m<sup>2</sup>



Site Plan  
 SCALE: 1/8" = 1'-0"

Landscape Plan  
 SCALE: 1/8" = 1'-0"



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 CARRIAGE HOUSE  
 &  
 REZONING FROM  
 RU1 TO RU1c

268 Lake Ave. Kelowna BC  
 LOT A, DL14, ODYD  
 PLAN 42536

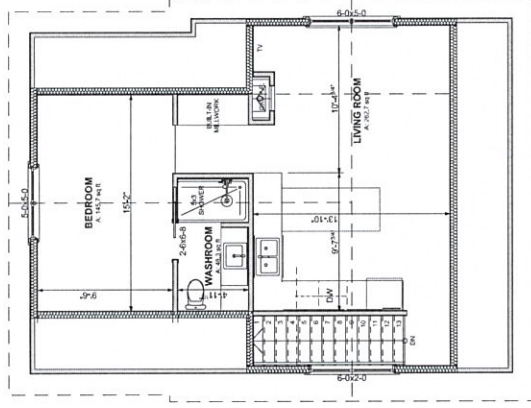
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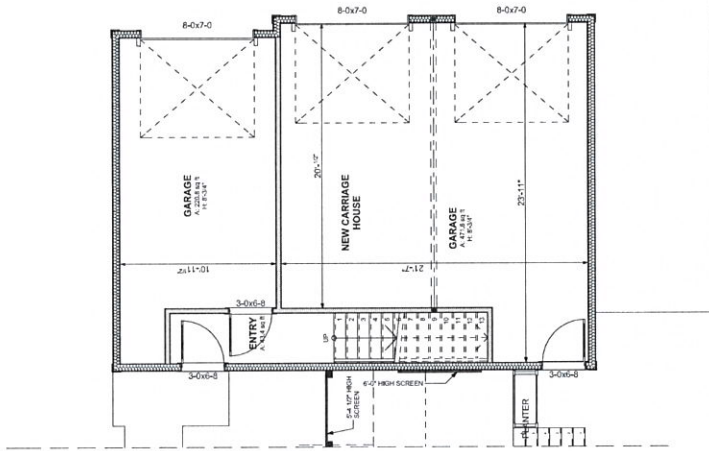
SHEET TITLE  
 CARRIAGE HOUSE FLOOR  
 PLANS

DP-002

SHEET 29



DP-Carriage House Upper Floor  
 SCALE: 1/4" = 1'-0"



DP-Carriage House Main Floor  
 SCALE: 1/4" = 1'-0"







