



CITY OF KELOWNA

MEMORANDUM

Date: May 22, 2019
File No.: Z19-0064
To: Urban Planning Management (JB)
From: Development Engineering Manager (JK)
Subject: 249 Fitzpatrick 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 Black Mountain Irrigation District (BMID) 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

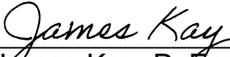
- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service with an inspection chamber which is adequate for this application. A brooks box will be required to be placed on the inspection chamber.

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

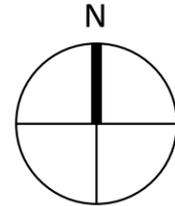
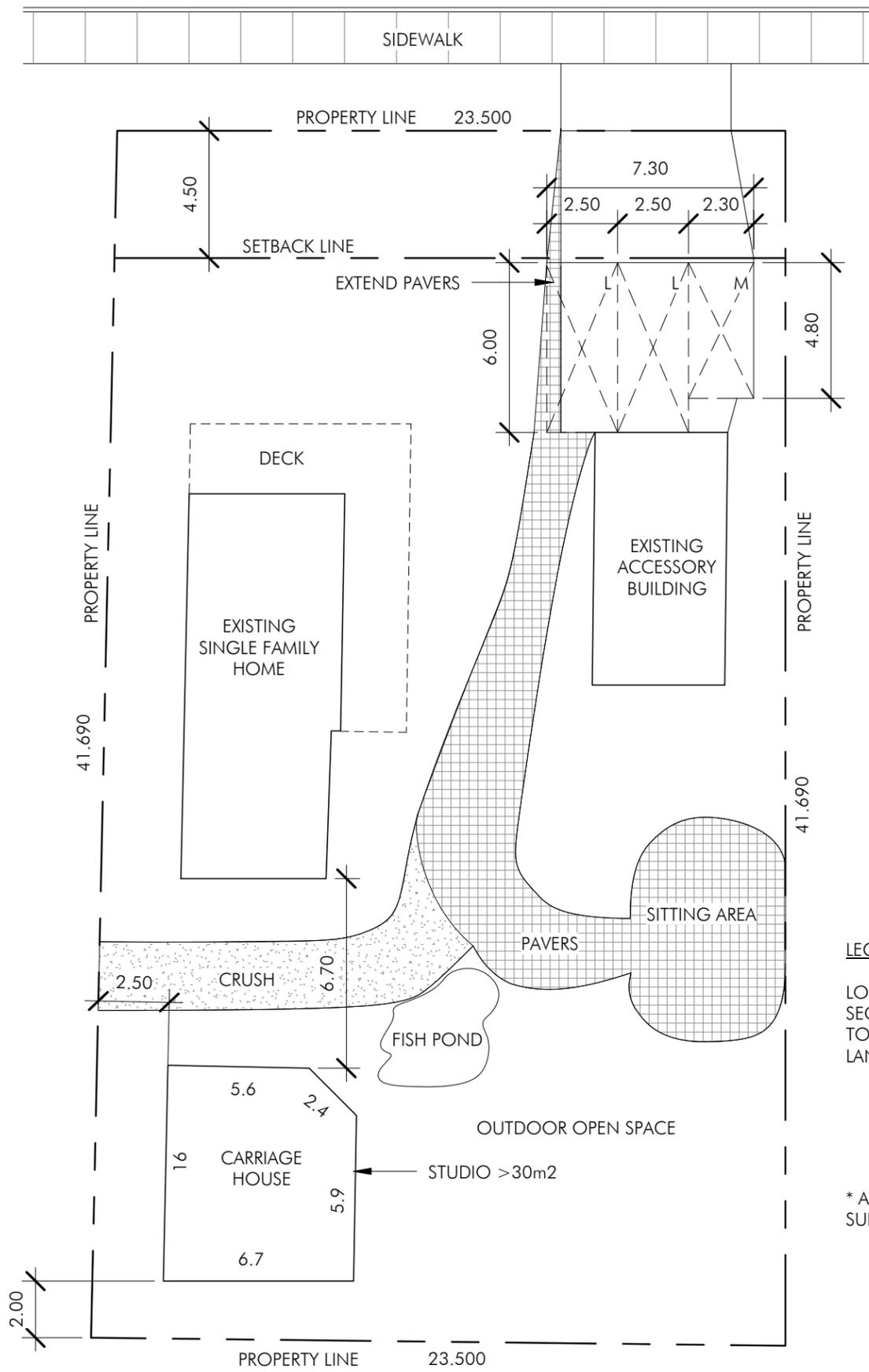
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.


James Kay, P. Eng.
Development Engineering Manager

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FITZPATRICK RD.



LEGAL DESCRIPTION

LOT 1 PLAN KAP55899
SECTION 35
TOWNSHIP 26
LAND DISTRICT 41

* ALL DIMENSIONS WERE DERIVED FROM SURVEYORS CERT. BY FRITSCH BCLS.

1 PLOT PLAN
A203 SCALE - 1 : 200

DRAWING: PLOT PLAN		PROJECT NAME: 249 FITZPATRICK RD KELOWNA, B.C.		NO: 01	DATE: 20190607	ISSUE: REVIEW
FORMAT: 11" x 17"	SCALE: 1 : 200					

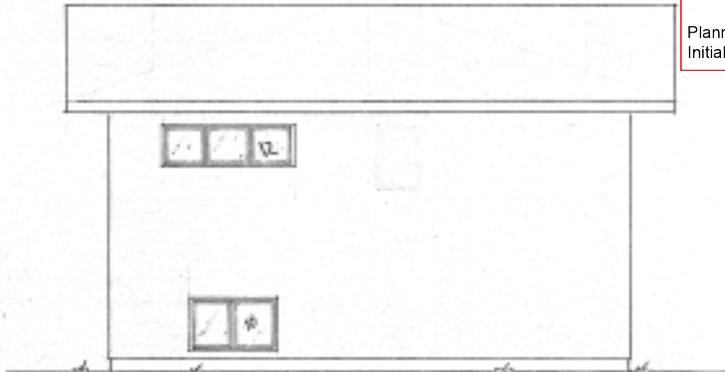
ATTACHMENT B

This forms part of application
Z19-0064



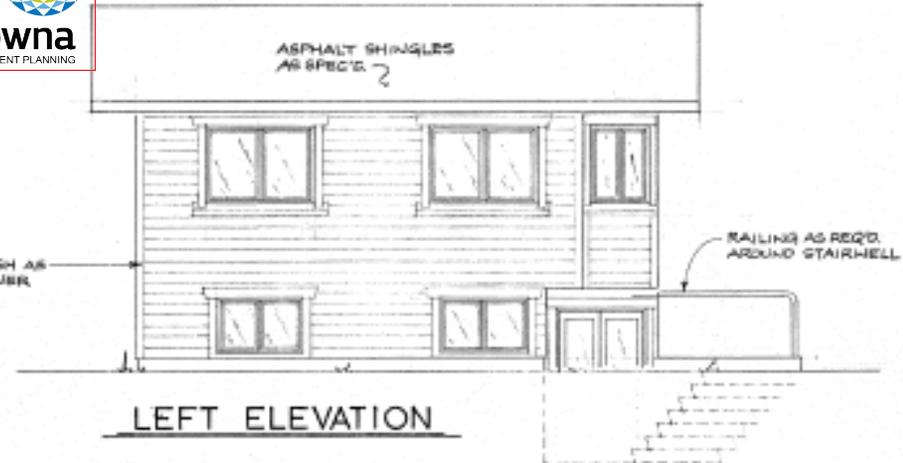
City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **JB**

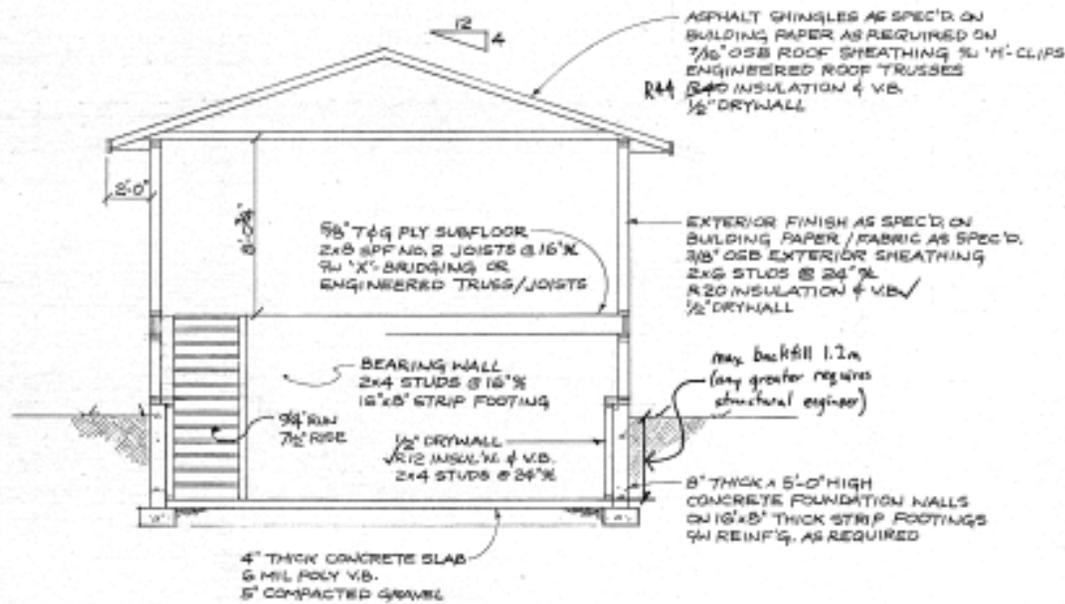


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

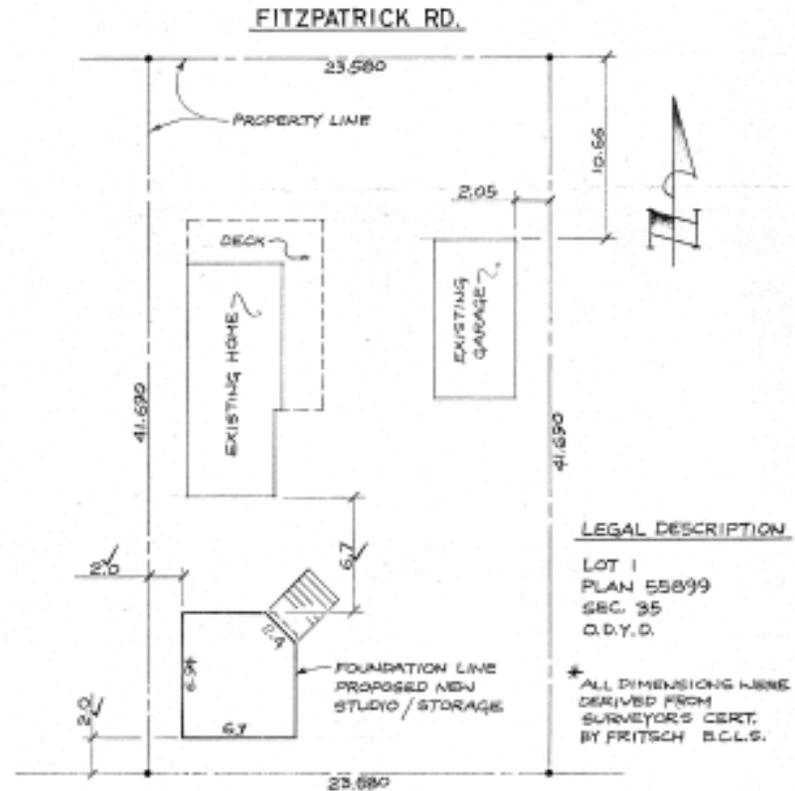


LEFT ELEVATION



SECTION

SCALE: 1/4" = 1'-0"



PLOT PLAN

SCALE = 1:200 (METRIC)



ATTACHMENT	C
This forms part of application # Z19-0064	
Planner Initials	JB
City of Kelowna DEVELOPMENT PLANNING	

May 7, 2018

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

RE: Rezoning and Development Variance Permit at 249 Fitzpatrick Road

Dear Urban Planning Department:

We are planning to convert the existing accessory building located behind the existing dwelling into a carriage house. We are seeking to rezone the subject property to the RU1c – Large Lot Housing with Carriage House zone. The existing accessory building located near Fitzpatrick Road will be retained. The additional parking stall required for the carriage house will be provided on the east side of existing paved driveway by removing the shrubs that are currently located there.

Owing to the configuration of the existing carriage house, with the main floor being constructed over a basement that is set partially into the ground, the upper floor is approximately the same size as the lower floor. Therefore, we have applied for a Development Variance Permit to allow for the upper level floor area to be larger than the lower level floor area of the carriage house. As well, because we are keeping the existing accessory building, the total site coverage for both the carriage house and the accessory building is 102.32m², where the zoning regulations limit this site coverage to a maximum of 90m². However, this site coverage area is only 10.4% site coverage, where the regulation allows up to 14%.

The property also has sufficient lot area to provide useable private open space for both the carriage house and the principal dwelling. The existing principal dwelling and the accessory buildings have been recently finished with cement board materials in complementary colours. The property has several mature, well established trees, which will not be disturbed. As well, the site has been landscaped with some deck areas and established walking paths to the dwellings.

The neighbourhood is characterized by an older housing stock. The properties located on the north side of Fitzpatrick Road are located within the Agricultural Land Reserve and represents a more rural standard of development.

The Zoning Analysis is provided as a separate page to provide a ready reference for review.

We hope that you accept this proposal as I believe this carriage house conversion is a good fit for the area and will contribute to positive infill density in this area of Kelowna.

Regards

Birte Decloux for the owners, Patrick and Hendrika Hayden