



## 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

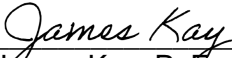
- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service with an inspection chamber which is adequate for this application. A brooks box will be required to be placed on the inspection chamber.

3. Development Permit and Site Related Issues

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

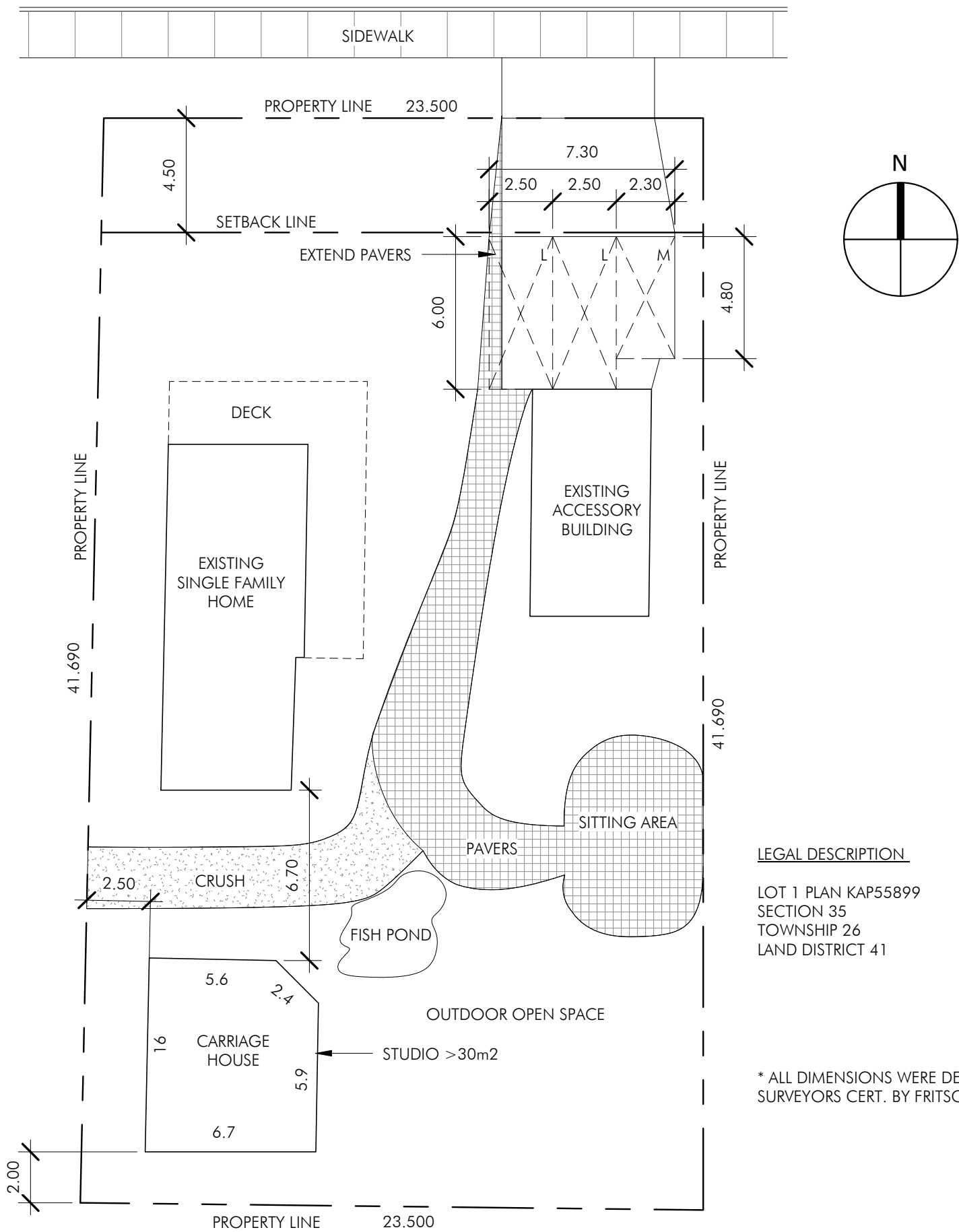
4. Electric Power and Telecommunication Services

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

agm

FITZPATRICK RD.



LEGAL DESCRIPTION

LOT 1 PLAN KAP55899  
SECTION 35  
TOWNSHIP 26  
LAND DISTRICT 41

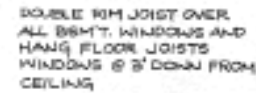
\* ALL DIMENSIONS WERE DERIVED FROM  
SURVEYORS CERT. BY FRITSCH BCLS.

1 PLOT PLAN  
A203 SCALE - 1 : 200

**B**

# Z19-0064

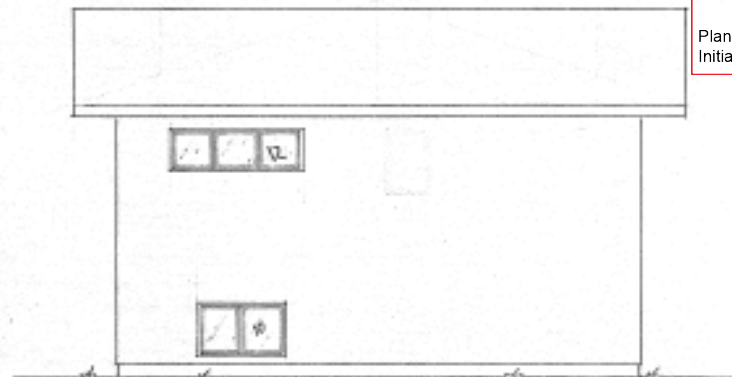
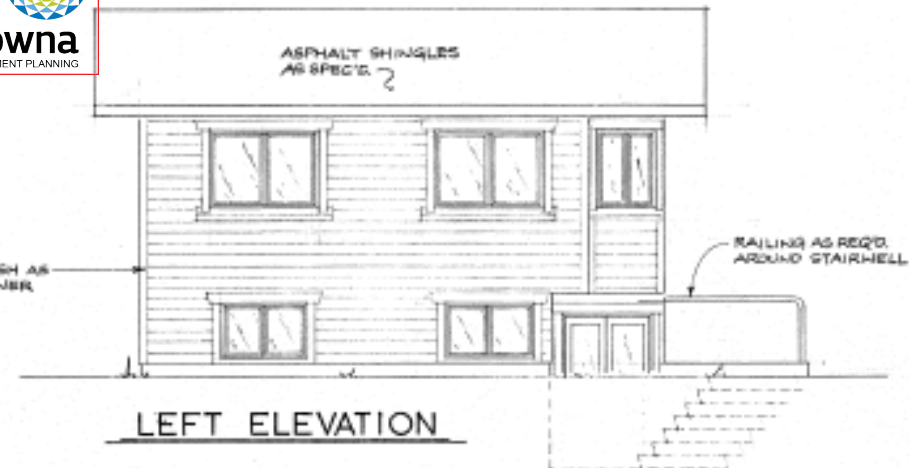
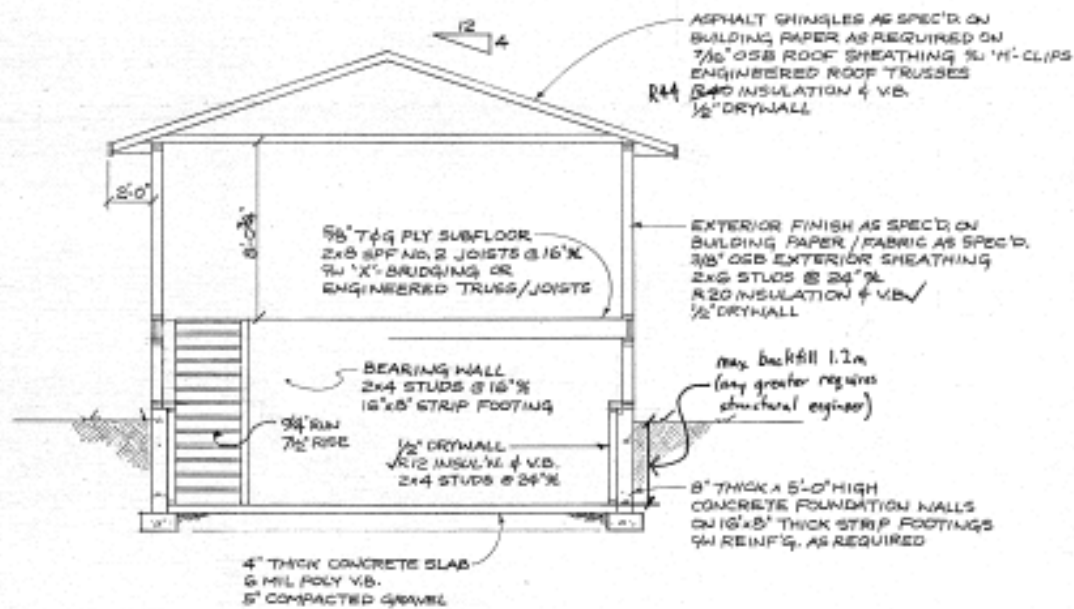
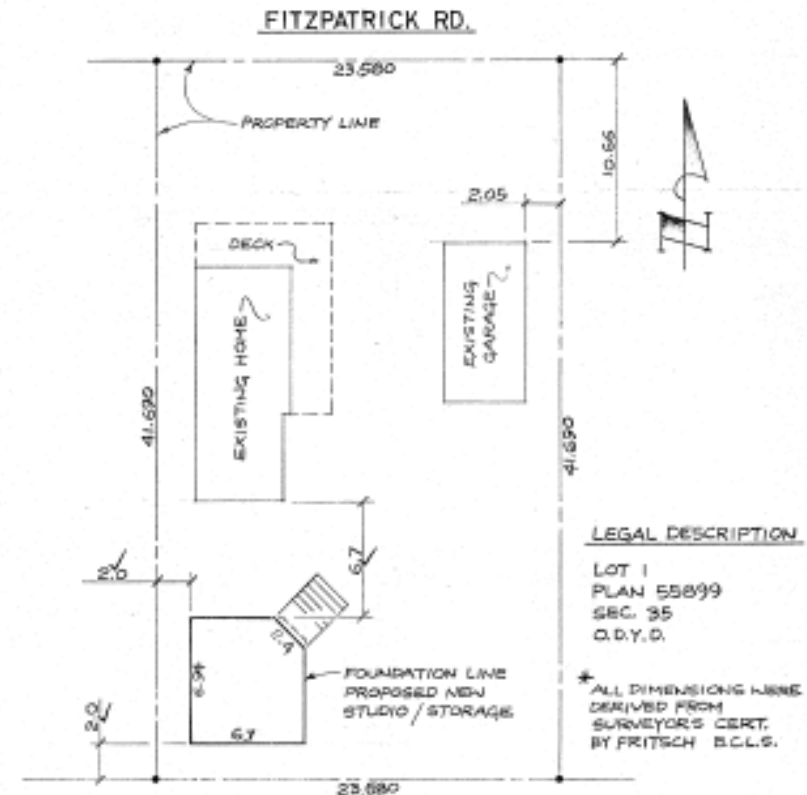
JB



REVIEWED BY CITY OF KELLOWNA INSPECTIONS SERVICES  
FORMING PART OF BUILDING PERMIT # B04489 THESE  
DRAWINGS SHALL REMAIN ON SITE AVAILABLE TO CITY BUILDING  
INSPECTORS  
DATE Dec. 9/10 PLAN CHECKER IF



TSquare  
SQUAD  
REA  
ON  
FITZPATRICK  
JEROME  
CITY

**RIGHT ELEVATION**SCALE:  $\frac{1}{4}" = 1'-0"$ **LEFT ELEVATION****SECTION**SCALE:  $\frac{1}{4}" = 1'-0"$ **PLOT PLAN**

SCALE = 1:200 (METRIC)



<b>ATTACHMENT</b>		<b>C</b>
This forms part of application		
# Z19-0064		
Planner Initials	JB	 City of <b>Kelowna</b> 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 102.32m<sup>2</sup>, where the zoning regulations limit this site coverage to a maximum of 90m<sup>2</sup>. 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