### **CITY OF KELOWNA**

### **MEMORANDUM**

**Date:** January 10, 2019

**File No.:** Z19-0038

**To:** Community Planning (LKC)

From: Development Engineering Manager (JK)

Subject: 455 Glenwood Ave RU1 to RU1c 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

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The service will be adequate for this application.

### 3. <u>Development Permit and Site Related Issues</u>

Direct the roof drains onto splash pads.

Driveway access is permitted from the lane as per bylaw.

### 4. Electric Power and Telecommunication Services

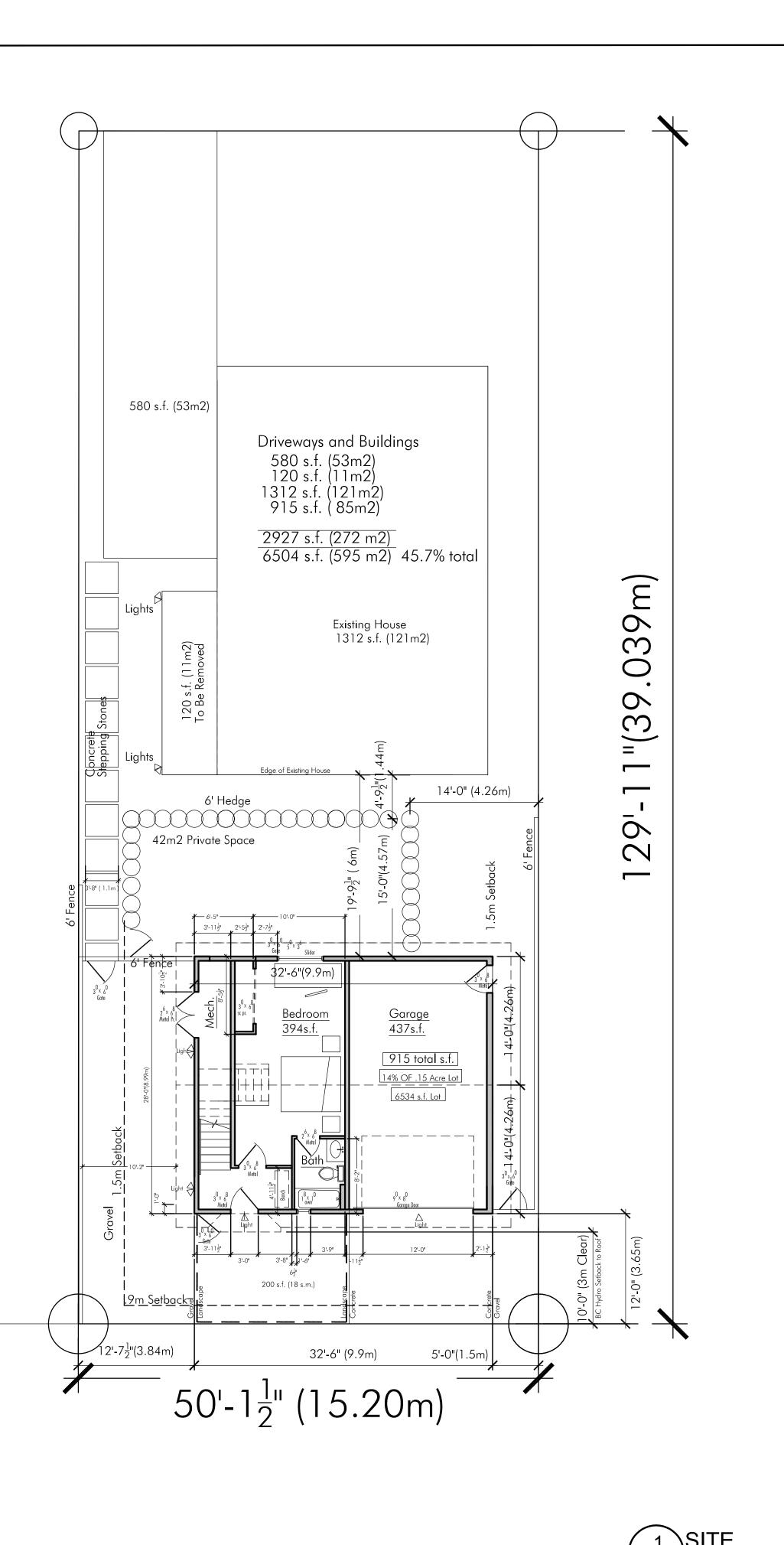
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Vames Kay, P. Eng.

**Development Engineering Manager** 

JA







Planner Initials JR



## Drawing List

- A-0 Site Plan
- A-1 Foundation Plan
- A-2 Main Plan
- A-3 Upper Plan
- A-4 Roof Plan
- A-5 Elevations (Exsiting House)
- A-6 Elevations (Carriage House)
- A-7 Section/General Notes

### Vicinity Map



# Project Notes:

PROJECT		<u>PROJ</u>	ECT D	<u>ATA</u>	
DESCRIPTION					
New Carriage Hou	se 394 s.f. Lower 560 s.f. U	560 s.f. Up		REQUIRED PARKING	2 Off-street spaces
Garage 493 s.f. ( 966 s.f. Total Lower )		۲		GOVERNING CODES	B.C. Building Code Classification: Group C Single Family Occupancy
Driveways and Buildings				BUILDING USES	Part 9 Code Review
580 s.f. (5			DENSITY SEPARATE PERMITS	Single Family Residence	
1312 s.f. (121m2) 915 s.f. ( 85m2)				TYPE OF CONSTRUCTION	Type V Non-rated
2927 s.f. (2 6504 s.f. (3	<del>272 m2)</del> 595 m2) 45.7% t	rotal		LOT COVERAGE	37% with addition of Carriage House
PROJECT LOCATION	455 Glenwood Ave. Kelowna BC			HEIGHT/STORIES	15'-0" (4.5m) to Roof Midpoint
LEGAL	Plan 5899 Lot2		SOIL		Compact Fill
DESCRIPTION			SEISMI	C DESIGN PARAMETERS	N/A
ZONING	RU1	CODES	B.C. Building code Classificat Part 9 Code Review		ation: Group C Single Family Occupan
SETBACKS	CKS 6m Front, 3m Side		Most Current BC Building Code Energy Code Review Provided by Others		



2416 Mountains Hollow Lane
West Kelowna BC
V 4 T 3 H 5 9 0
2 5 0 · 5 7 5 · 0 5

Procknow Carriage House

455 Glenwood Ave. Kelowna BC

DRAWN BY: KJH

PROJECT: 17-18

FILE:

ISSUE DATE

Drawing Issued 6/12/19

SCALE:

Site Plan

<u>A-0</u>







2416 Mountains Hollow Lane West Kelowna BC V 4 T 3 H 5 9 0 2 5 0 · 5 7 5 · 0 5

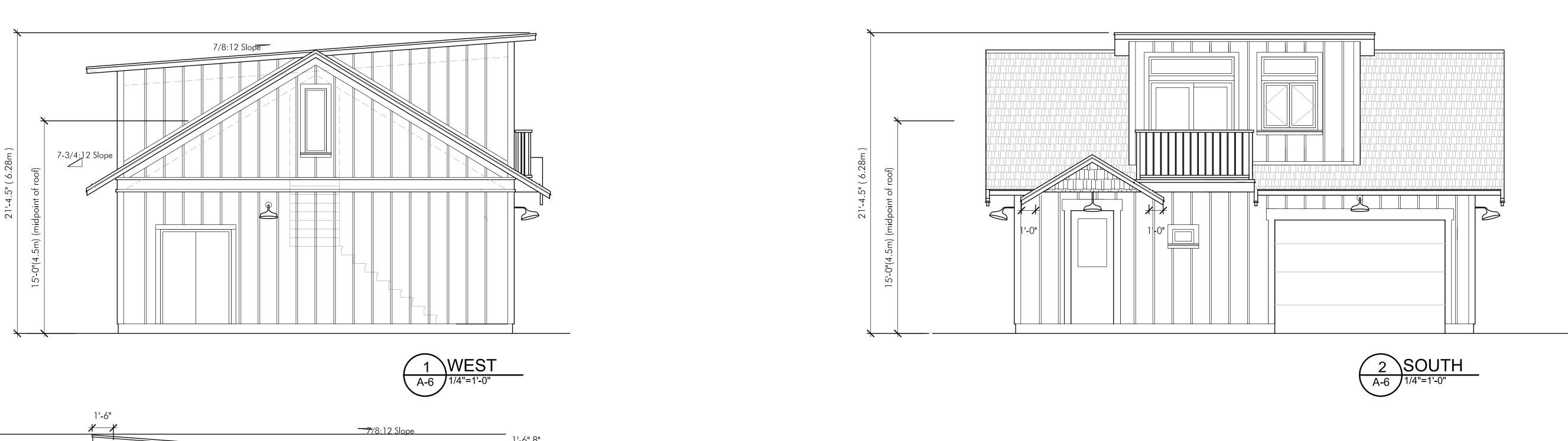
Procknow Carriage House

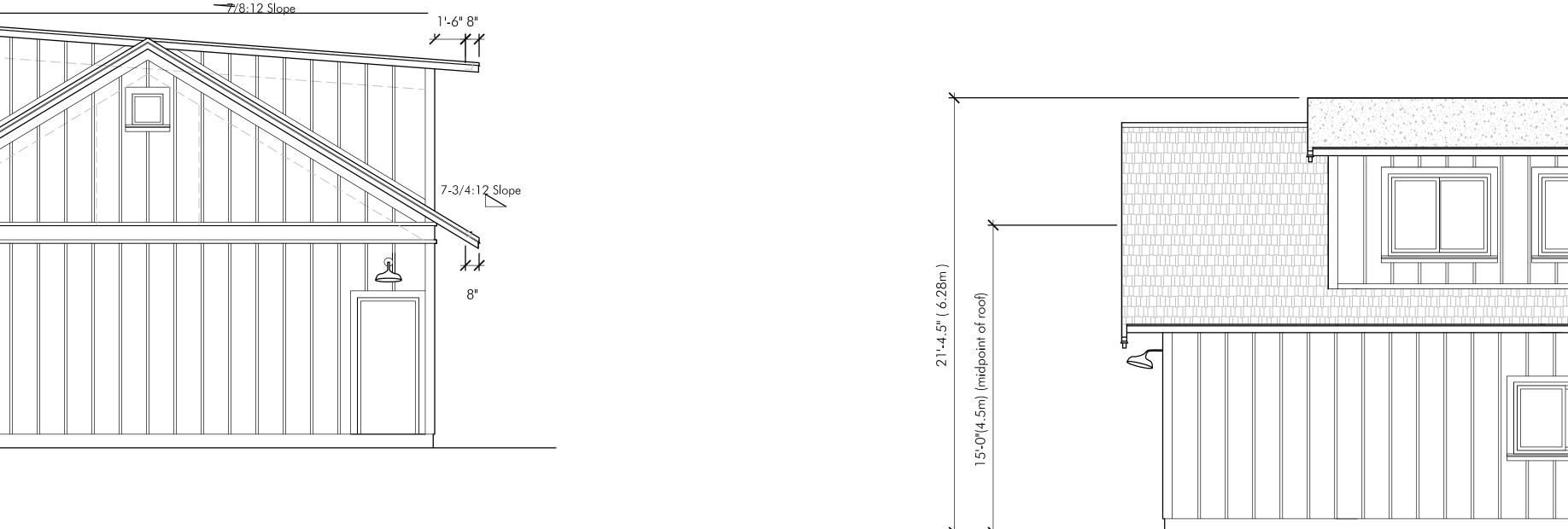
455 Glenwood Ave. Kelowna BC

DRAWN BY: KJH 17-18 PROJECT : FILE: ISSUE Drawing Issued 6/12/19

Elevations

SCALE:







#### Letter of Rationale to Rezone from RU1 to RU1-C

#### 455 Glenwood Avenue, Kelowna, BC

I purchased the Glenwood home in 2018, as it represented a convenient lakeside location in a mature urban neighborhood, with the visually appealing streetscape that the Abbott-Pandosy corridor is known for.

The dwelling was built in 1959 by T.A Haugseth, with an original purpose-built basement suite, and has had multiple owners throughout its life. The ownership from circa 2002-2007 appears responsible for most of the cosmetic repairs on the house. Repairs on the property from 2007 onwards appear to be done on an asrequired basis due to the tenant occupancy. When I purchased the property in 2018 the landscaping was beyond salvage, and the curb appeal from the front and back yards was displeasing. The chimney was in need of repairs or replacement.

It is my intention to rezone to RU1-C and subsequently build a carriage home on the back yard to the South. The result would be basement tenants would be moved out of the main dwelling into the rear laneway, while undertaking much-needed maintenance of the main dwelling. On November 28, 2018, the legal suite in the basement has been de-commissioned (BP # 59727) in accordance with the Carriage house Requirements Bulletin #14-01. The maintenance underway on the main home shall include front landscaping, front door replacement, foundation shim, and chimney replacement.

The Heritage Conservation Area Design Guidelines have identified this property as 'vernacular cottage' style, and the dominant style for the block is deemed 'Mediterranean Revival'. Glenwood Avenue has a visually attractive mix of Flat-Roofed Mid Century modern revivals and Gable Roofed cottage homes.

It is my desire to build a Carriage home that would be congruent with the neighborhood carriage homes. With than in mind, I contracted Kevin Halchuk who has experience designing carriage homes. My instructions were to design a two story carriage home that matched main dwelling while meeting current guidelines, and drawing on facets of the Vernacular Cottage designation in the 1997 Heritage Guidelines Document.

No mature trees exist on the property, however I have recently planted 3, Autumn Blaze Maple trees (12') in the front yard facing Glenwood Avenue, which are congruent with the species of trees in the neighborhood. Sod and extensive landscaping replacement will follow in the Spring of 2019.

Neighbors directly across the Street at 454 Glenwood have recently rezoned to Ru1-C and constructed a carriage home. Neighbors the North, East, and West on Glenwood were verbally supportive of the application to rezone. The general tone was that the carriage home would be a welcome addition to the neighborhood, as it would add visual value to the alleyway on the South. Immediately behind 455 Glenwood, (South facing) is the parking lot for the Emergency Room at KGH, resulting in unaffected neighboring resident views. Please give me a call for any clarification or questions.

Warm Regards,

Mark Procknow

