

SITE DATA

LEGAL

LOT 21 BLOCK 3
DISTRICT LOT 14
O.D.V.D.

STREET ADDRESS

1884 ABBOTT STREET
KELOWNA BC

ZONING

URBAN RESIDENTIAL ZONE
EXISTING - RU1 LARGE LOT HOUSING
PROPOSED - RU1c - LARGE LOT HOUSING WITH CARRIAGE HOUSE

AREA CALCULATIONS

LOT AREA	7145.422 SQ. FT.	663.831 SQ.M.
EXISTING HOUSE AREA	1448.625 SQ. FT.	134.882 SQ.M.
PROPOSED PORCH ADDITION	160.000 SQ. FT.	14.884 SQ.M.
PROPOSED CARRIAGE HOUSE	860.000 SQ. FT.	79.839 SQ.M.
TOTAL BUILDING AREA	2468.625 SQ. FT.	227.485 SQ.M.
MAX. LOT COVERAGE AT 40%	2888.149 SQ. FT.	265.633 SQ.M.
PROPOSED LOT COVERAGE AT 34.268%	2468.625 SQ. FT.	227.485 SQ.M.
MAX. AREA OF ACCESSORY BUILDINGS AT 14%	1000.359 SQ. FT.	92.956 SQ.M.
PROPOSED MAX. AREA OF ACCESSORY BUILDINGS AT 11.756 %	= 840.000 SQ. FT.	

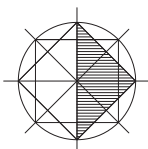
CARRIAGE HOUSE

MAXIMUM NET FLOOR AREA - THE LESSER OF 90 SQ.M. FOR A CARRIAGE HOUSE GREATER THAN ONE STOREY, TO A MAXIMUM OF 75% OF THE NET FLOOR AREA OF THE PRINCIPAL DWELLING.

NET FLOOR AREA OF PRINCIPAL BUILDING	1448.625 SQ. FT.	134.882 SQ.M.
FINISHED BASEMENT AREA	1448.625 SQ. FT.	134.882 SQ.M.
FINISHED MAIN FLOOR AREA	100.000 SQ. FT.	9.290 SQ.M.
SECOND FLOOR DORMER	2997.250 SQ. FT.	278.454 SQ.M.
TOTAL NET AREA	2997.250 SQ. FT.	278.454 SQ.M.
PROPOSED CARRIAGE HOUSE GARAGE AREA 840 SQ. FT. = 28.02% OF THE PRINCIPAL DWELLING NET FLOOR AREA		
UPPER STOREY FLOOR AREA MAY 75% OF THE CARRIAGE HOUSE FOOTPRINT AREA 840 SQ. FT. = 630.000 SQ. FT.		
PROPOSED UPPER FLOOR GROSS AREA = 629.75 SQ. FT. = 74.97 %		



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PROJECT
FEIST CARRIAGE HOUSE
AND ADDITION

1884 ABBOTT STREET
KELOWNA, BC

DRAWING TITLE
**SITE PLAN
SITE PROFILE**

PROJECT NO.	2018-2291
DATE	NOV 05, 2018
DRAWN	Reg. Edition
SCALE	1/8" = 10'
DRAWING NO.	



April 25, 2019

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

RE: Proposed rezoning and Heritage Alteration Permit at 1884 Abbott Street

Dear Urban Planner:

We are applying to rezone the subject property from the existing "RU1 - Large Lot Housing" zone to the "RU1c - Large Lot Housing with Carriage House" zone in order to permit the construction of a 1½ storey carriage house.

The subject property is located within the Abbott Street Heritage Conservation area and will also require an application for a Heritage Alteration Permit to authorize construction of the carriage house. The existing dwelling is not listed on the Heritage Register, but is identified in Abbott Street & Marshal Street Heritage Conservation Area Development Guidelines as an "Early Vernacular Cottage" style building, located within an area of dominant "Early Vernacular Cottage" style.

The new carriage house will be located behind the existing dwelling, adjacent to the lane. The two parking stalls to be located within the garage portion of the carriage house will provide parking for the principal dwelling, while the parking for the residential portion of the carriage house will be surface parking stalls located adjacent to the carriage house.

The proposed carriage house will incorporate design elements to complement the existing dwelling on the site, including the use of complementary building materials and colours for both buildings. The private open space, as well as the entrance to the carriage house will be located on the north side of the building to provide easy access to the parking stall as well.

As part of the site development, a small 14.85m² covered porch addition to the front of the principal dwelling is being proposed. The porch addition is designed to utilize the same finish materials and colours as the existing dwelling and the proposed carriage house.

The downtown area was developed with single unit dwellings on large lots dating back to the early 1900's, a time associated with the early incorporation of the City of Kelowna. The neighbourhood has seen a resurgence of development in the last 20 years. The property located directly to the south of the subject property was rezoned to add the "c" designation to the site to allow for the development of a carriage house in 2017.

As well, the location of the subject property will provide walking access to many employment and commercial uses in the nearby downtown business district as well as to several beach accesses to Okanagan Lake.

We believe this proposal is a good fit for the area and will contribute to positive infill density in this area of Kelowna.

Regards

Birte Decloux on behalf of Bill Feist.