



CITY OF KELOWNA

MEMORANDUM

Date: October 23, 2019
File No.: Z19-0120
To: Community Planning (JB)
From: Development Engineering Manager (JK)
Subject: 338 Cadder 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. Development Permit and Site Related Issues

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.

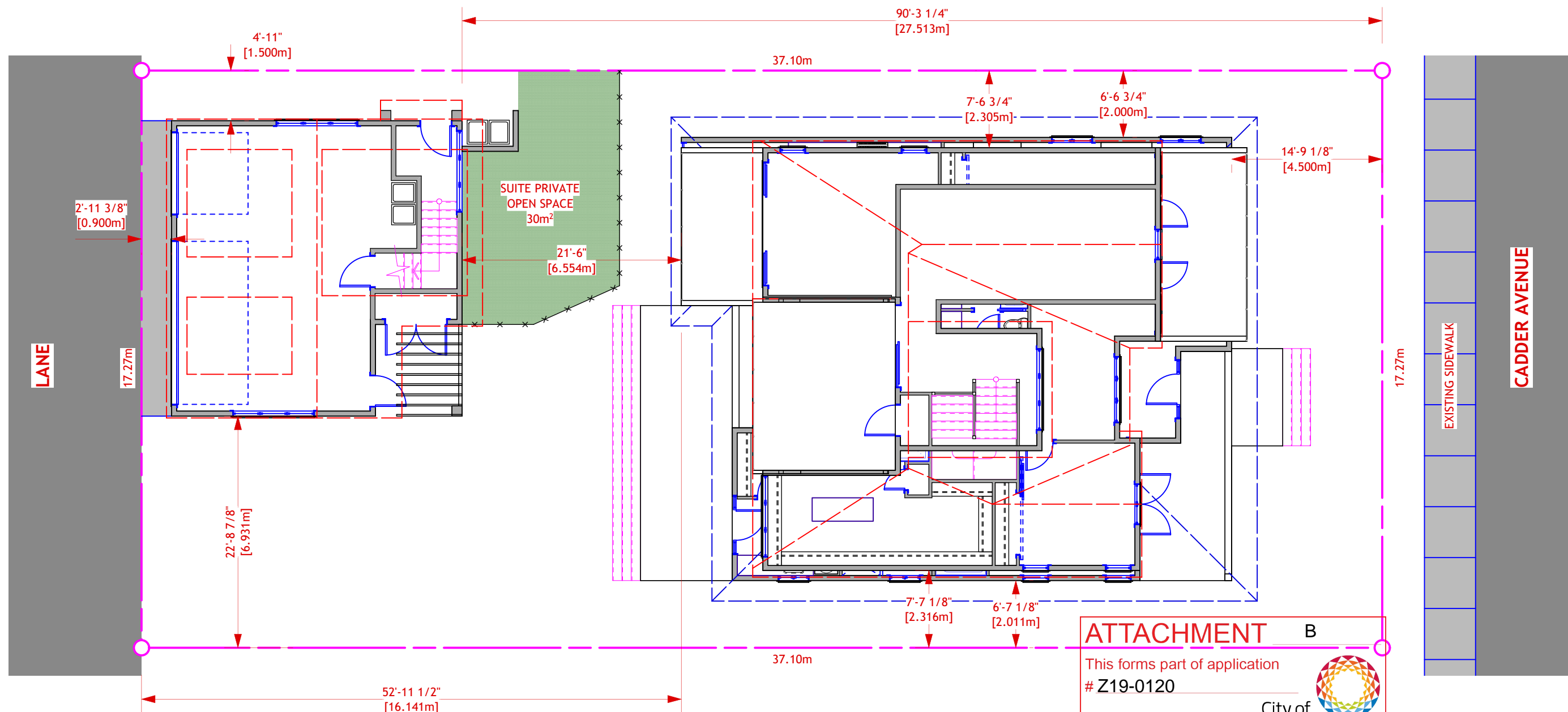
James Kay
James Kay, P. Eng.
Development Engineering Manager

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ZONING INFORMATION

RU1-c - LARGE LOT HOUSING WITH CARRIAGE HOUSE	PERMITTED	PROPOSED
SITE AREA	550m ²	640.7m ²
PRINCIPAL BUILDING FOOTPRINT AT GRADE		186.9m ²
CARRIAGE HOUSE FOOTPRINT AT GRADE	90m ²	69.68m ²
PROPOSED COVERED FRONT ENTRY		15.47m ²
PROPOSED DRIVEWAY		7.96m ²
SITE COVERAGE	40%	40%
SITE COVERAGE W/ HARDSURFACE	50.0%	41.3%
PRINCIPAL BUILDING HEIGHT	9.5m/2.5 STOREYS	9.40m/2.5 STOREYS
PRINCIPAL DWELLING SETBACKS		
FRONT (SOUTH) YARD SETBACK - CADDER AVE.	4.500m	4.500m
REAR (NORTH) YARD SETBACK - LANE	7.500m	16.141m
SIDE (EAST) YARD SETBACK - INTERIOR RU1	2.000m	2.000m
SIDE (EAST) YARD SECOND FLOOR SETBACK - INTERIOR RU1	2.300m	2.300m
SIDE (WEST) YARD SETBACK - INTERIOR RU1	2.000m	2.011m
SIDE (WEST) YARD SECOND FLOOR SETBACK - INTERIOR RU1	2.300m	2.316m

RU1-c - LARGE LOT HOUSING WITH CARRIAGE HOUSE	PERMITTED	PROPOSED
CARRIAGE HOUSE BUILDING HEIGHT	4.8m/1.5 STOREYS	4.549m/1.5 STOREYS
CARRIAGE HOUSE PEAK OF ROOF	10.533m	6.641m
CARRIAGE HOUSE TOTAL FINISHED FLOOR AREA		63.27m ²
PRINCIPAL DWELLING TOTAL FFA		341.59m ²
PERCENTAGE CARRIAGE HOUSE FFA TO PRINCIPAL FFA	40.0%	18.5%
PERCENTAGE CARRIAGE HOUSE MAIN GFA TO SECOND GFA	75.0%	74.5%
TOTAL PRIVATE OPEN SPACE	30.00m ²	42.00m ²
CARRIAGE HOUSE SETBACKS		
FRONT (SOUTH) YARD SETBACK - CADDER AVE.	9.500m	27.513m
REAR (NORTH) YARD SETBACK - LANE	0.900m	0.900m
SIDE (EAST) YARD SETBACK - INTERIOR RU1	1.500m	1.500m
SIDE (WEST) YARD SETBACK - INTERIOR RU1	1.500m	6.931m
SETBACK BETWEEN BUILDINGS	4.500m	6.554m



ATTACHMENT B

This forms part of application
Z19-0120

Planner Initials **JB**

City of Kelowna
DEVELOPMENT PLANNING



IHS DESIGN

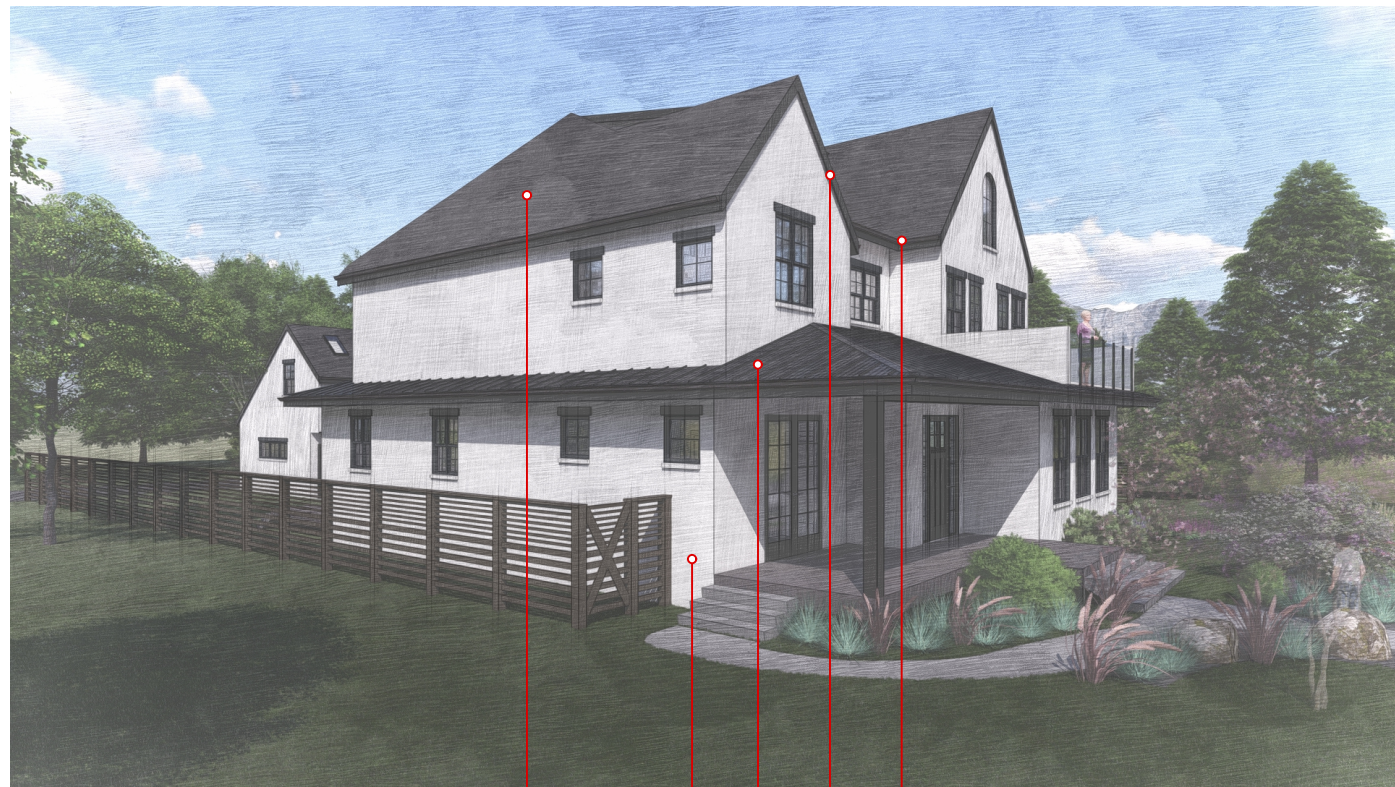
#202-1470 ST. PAUL ST.
KELOWNA, BC
250.212.7938
info@ihdesign.ca



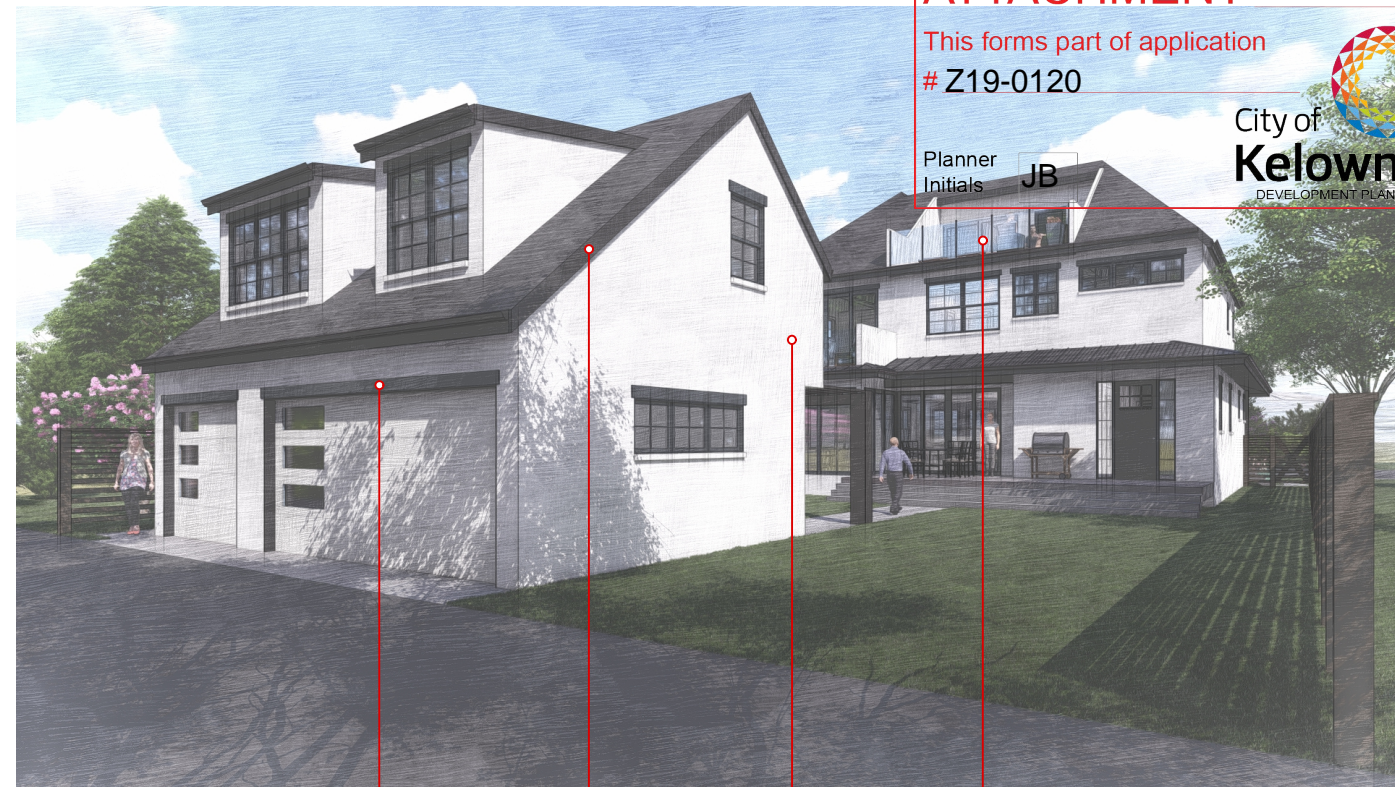
RESIDENTIAL DEVELOPMENT
338 CADDER AVENUE
KELOWNA, BC V1Y 5N1

SITE PLAN
DATE: 27-Sep-19

SCALE: AS NOTED
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: A2



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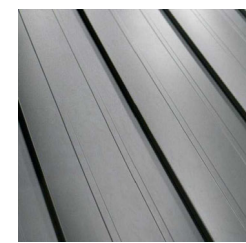
2 3 1 7



SHINGLES
IKO CAMBRIDGE
DUAL BLACK



TRIM/FIR TRELLIS
EXTERIOR STAIN
CHARCOAL



STANDING SEAM
METAL ROOF
INTERLOCK
BLACK

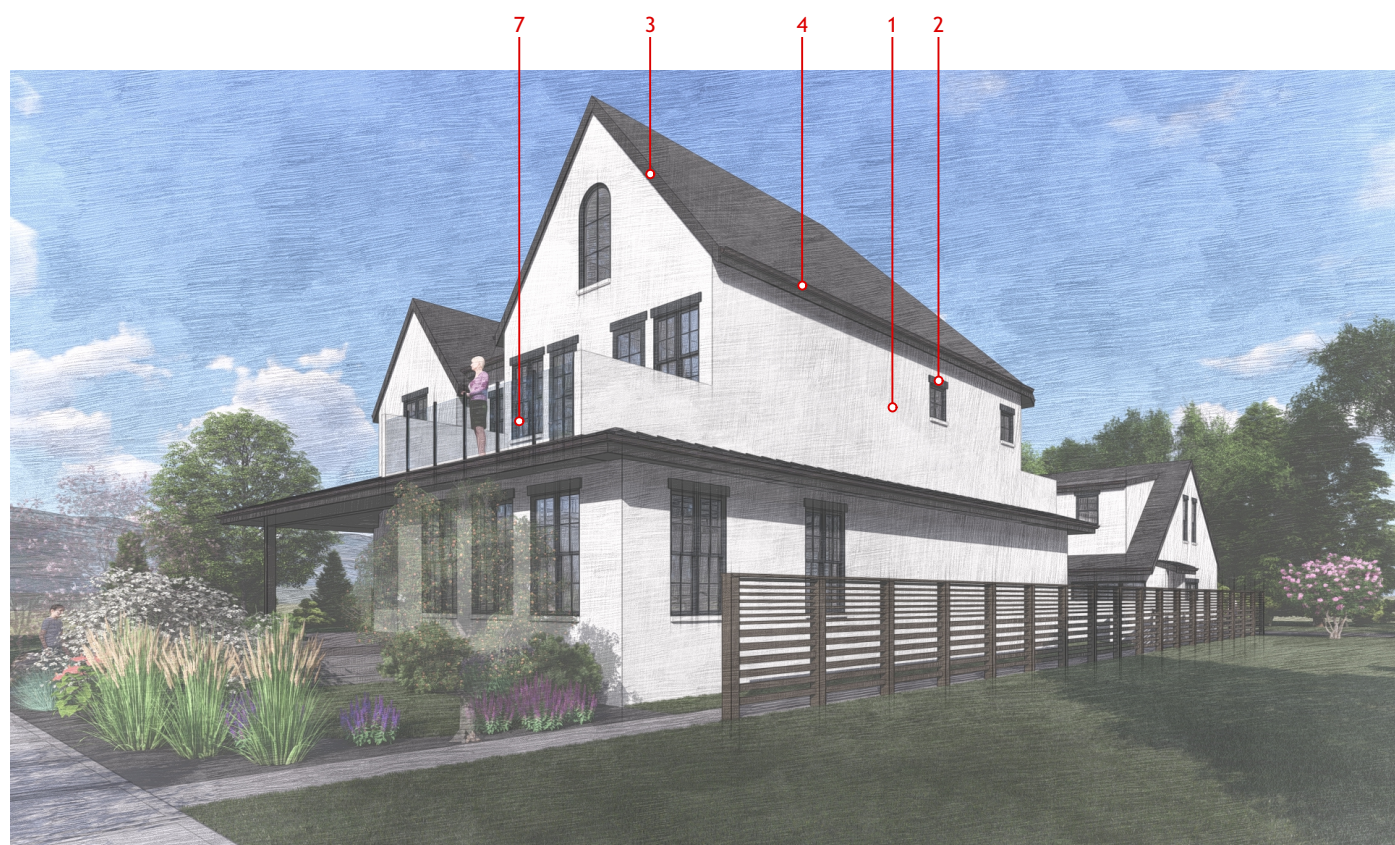


ACRYLIC STUCCO
BENJAMIN MOORE
SIMPLY WHITE OC-117

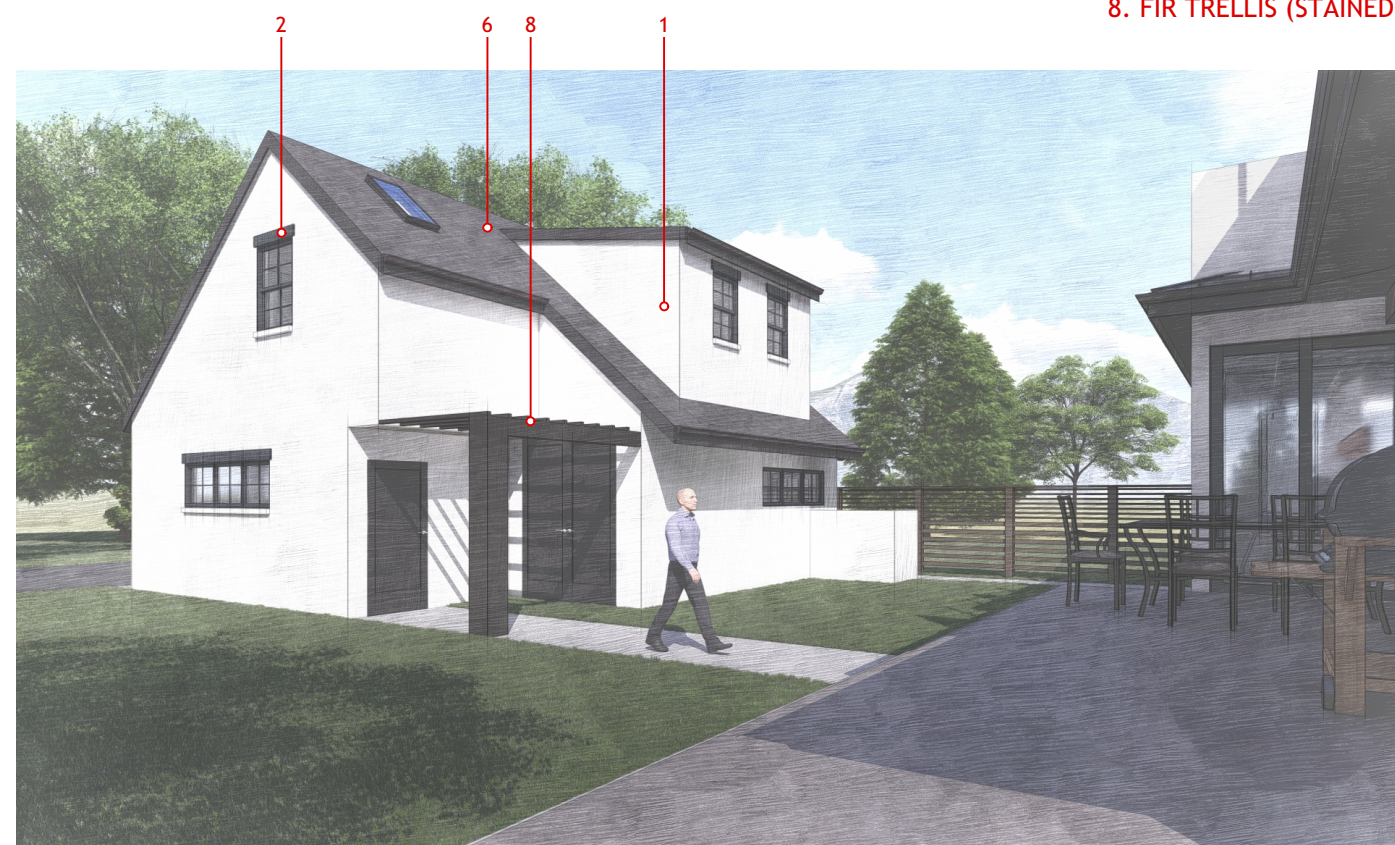


ALUMINUM GUTTERS
GENTEK
BLACK

- EXTERIOR MATERIAL LEGEND**
1. ACRYLIC STUCCO
 2. 6" LINTEL FIR TRIM BOARD (STAINED)
 3. 8" SMART BOARD FASCIA
 4. ALUMINUM GUTTERS & DOWNSPOUTS
 5. STANDING SEAM METAL ROOF
 6. FIBERGLASS REINFORCED LAMINATE SHINGLES
 7. ALUMINUM FRAME GLASS RAIL - BLACK
 8. FIR TRELLIS (STAINED)



7 3 4 1 2



2 6 8 1



ATTACHMENT C

This forms part of application

Z19-0120

Planner
Initials JB



September 30, 2019

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

RE: Proposed Rezoning and Heritage Alteration Permit at 338 Cadder Avenue

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 new single-family dwelling and carriage house. The dwelling that is currently located on the property is to be moved off the site and relocated within the City.

The subject property is located within the Abbott Street Heritage Conservation area and thus also requires an application for a Heritage Alteration Permit to authorize construction of the new dwelling and carriage house. The existing dwelling is not listed on the Heritage Register but is identified as within the “Early Vernacular Cottage” dominant style in the “Abbott Street & Marshall Street Heritage Conservation Area Development Guidelines”.

The dwelling has been designed with elements reminiscent of the “Vernacular Cottage (late)” style in order to complement the heritage design elements of other dwellings located in the neighbourhood. The proposed home creates a transition from modern to the west and the basic 1950’s bungalow to the east. The building meets the following character defining qualities:

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical facade design
- Gable roof forms
- Side or rear yard parking

The new dwelling adjacent to the Cadder Avenue frontage is 2½ storeys in height incorporating a front veranda. Plenty of outdoor spaces are provided including a deck area within the attic roof structure oriented towards the rear yard, other small balconies located off bedrooms and the abundant gardens at the front and rear of the site. Although the

existing rear garden will be lost during the construction the landowner is planning on recreating it.

The carriage house will be located behind the new dwelling, adjacent to the lane. Three vehicle parking stalls are allocated within the lower floor of the building providing parking for both the principal dwelling and the residential portion of the carriage house. The proposed carriage house will incorporate design elements of the new principal dwelling, including the use of complementary building materials and colours for both buildings. The entrance to the carriage house is on the east side of the building, close to the private open space area.

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. There are properties located to the north and east of the subject property that have the "c" designation. Further, 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 on Okanagan Lake.

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

Regards

Birte Decloux on behalf of the owners

ATTACHMENT		C
This forms part of application		
# Z19-0120		
Planner Initials	JB	City of Kelowna <small>DEVELOPMENT PLANNING</small>