

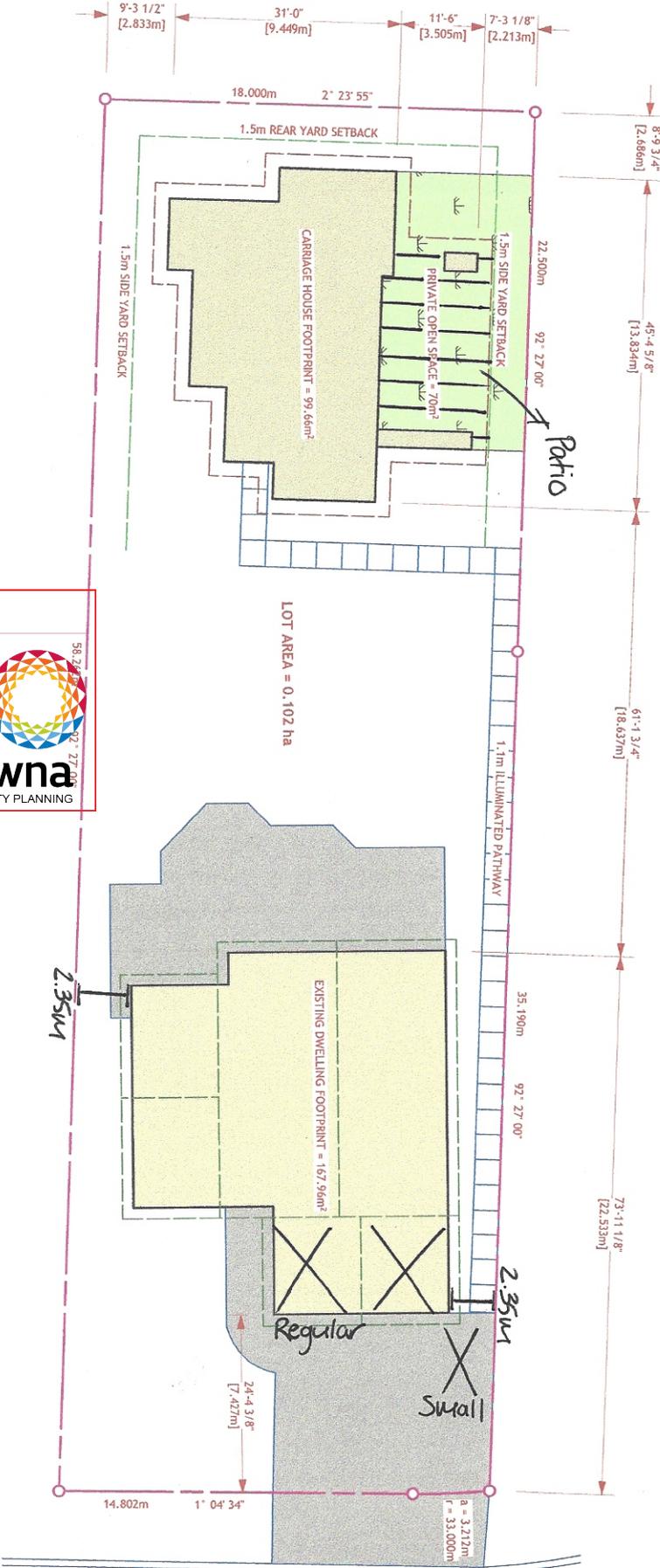
CARRIAGE HOUSE DEVELOPMENT, 4642 BARTON STREET, KELOWNA, BC

1 SITE PLAN  
 Scale: 1:175

**ATTACHMENT A**

This forms part of application  
 # Z20-0034

Planner Initials **AT**



BARTON STREET

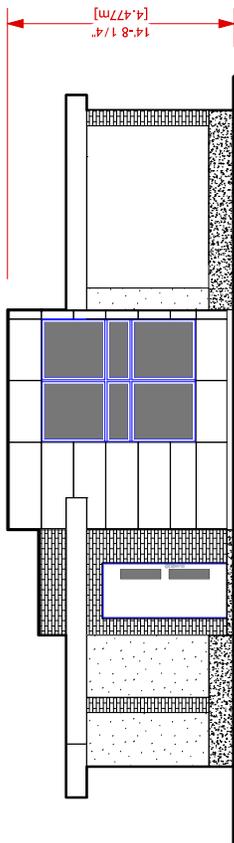


# ATTACHMENT A

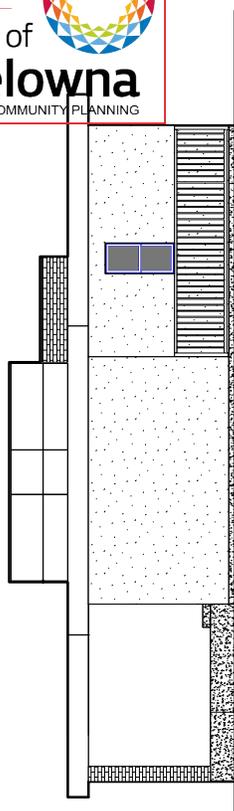
This forms part of application

# Z20-0034

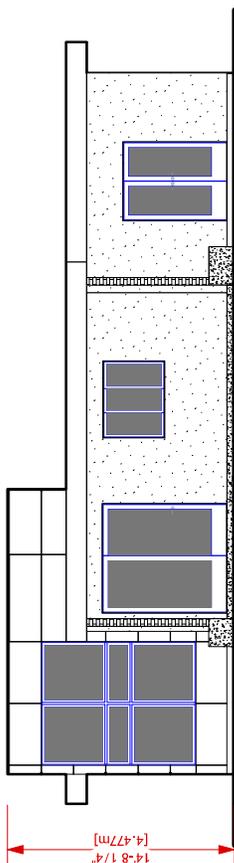
Planner Initials AT



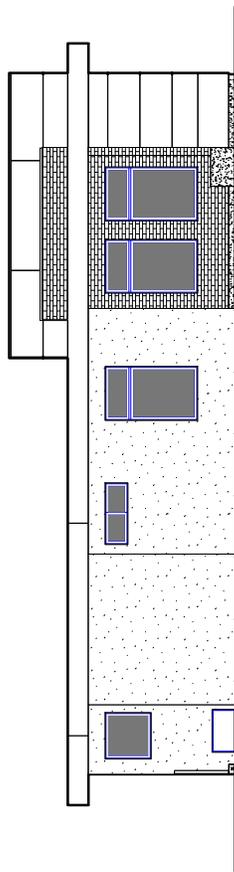
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS

MARCH 30, 2020

SCALE: 1/8" = 1'-0"

3 OF 4

CARRIAGE HOUSE DEVELOPMENT, 4642 BARTON STREET, KELOWNA, BC

202-1470 ST. PAUL STREET  
KELOWNA, BC V1Y 2E6  
(250) 712-7938  
www.ihdesign.com



IHS DESIGN



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Planner Initials



**City of Kelowna**  
COMMUNITY PLANNING

CARRIAGE HOUSE DEVELOPMENT, 4642 BARTON STREET, KELOWNA, BC

202-1470 ST. PAUL STREET  
KELOWNA, BC V1Y 2E6  
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RENDERINGS

MARCH 30, 2020

SCALE: 1/8" = 1'-0"

4 OF 4



March 31, 2020

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



RE: Rezoning to Construct a Carriage House at 4642 Barton Street

Dear Planning Staff,

The purpose of this application is to rezone the property at 4642 Barton Street to the RU1c – Large Lot Housing with Carriage House zone. As outlined in the attached drawings, the carriage house will be located at the rear of the property. With regards to size, the property is very large and can easily accommodate a carriage house, yet still provides ample private open space for the primary dwelling. An existing shed in the rear yard will be removed to provide space, therefore the proposed carriage house will be the only additional structure on the property. All Zoning Bylaw requirements will be easily met.

The Statutory Right of Way at the rear of the property is in the process of being released. Both parties have signed the release and we are awaiting registration. Once this occurs an updated state of title will be provided to the file manager.

The proposed two-bedroom carriage house is 1 storey in height with a large open plan living area. Both the master bedroom and the living room are directly connected to the covered patio and private open space on the north side of the carriage house. With regards to access, a foot pathway will connect the carriage house to the allocated parking on the existing driveway apron.

To this point, the neighbourhood has seen some additional housing in the form of carriage houses or RU6 - Two Dwelling Housing. For example, the neighbouring property at 4658 Barton Street was recently approved for rezoning to allow for a carriage house. Therefore, many of the Official Community Plan objectives for creating good infill housing are easily met for the subject property and the greater community. The property has easy access to schools, parks, transit and other natural amenities.

In conclusion, this proposal is anticipated to provide positive infill development that is easily integrated into the existing form of the neighbourhood, contributing quality housing stock in a desirable area of Kelowna.

Please contact me directly should you have any questions regarding our application.

Regards,

Birte Decloux on behalf of the Clark family