



**CITY OF KELOWNA**

**MEMORANDUM**

**Date:** June 24, 2016  
**File No.:** Z16-0031  
**To:** Land Use Management Department (TB)  
**From:** Development Engineering Manager  
**Subject:** 361 Yates Road Carriage House RUIC

Development Engineering has the following requirements associated with this rezoning application.

1. Domestic Water and Fire Protection

The property is located within the GEID service area. Servicing should be reviewed by GEID

2. Sanitary Sewer

Our records indicate that this property is serviced with two 100mm-diameter sanitary sewer services. An inspection chamber (IC) must be installed on the active service. The inactive service shall be capped at the main. **The applicant will be required to sign a Third Party Work Order and pay for the cost of the sanitary service upgrades.** For estimate inquiry's please contact John Filipenko, by email [jfilipenko@kelowna.ca](mailto:jfilipenko@kelowna.ca) or phone, 250-469-8581.

3. Site Related Issues

Adequate off-street parking is provided.

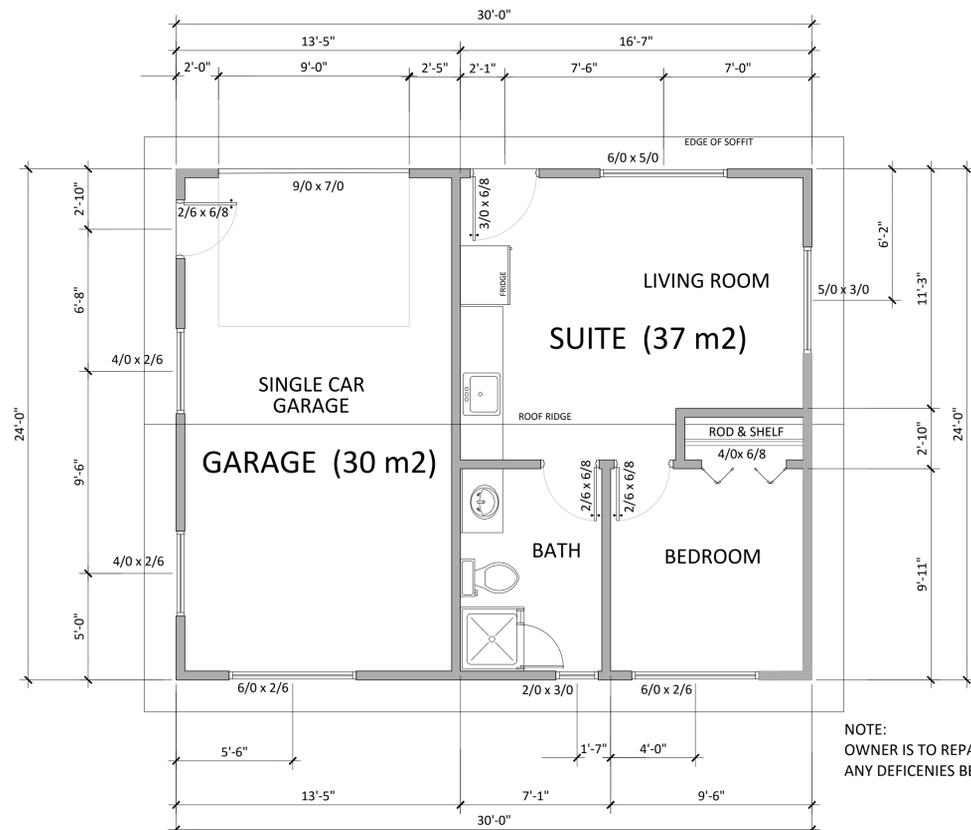
4. Electric Power and Telecommunication Services

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.

\_\_\_\_\_  
 Steve Muenz, P. Eng.  
 Development Engineering Manager  
 JF/jf





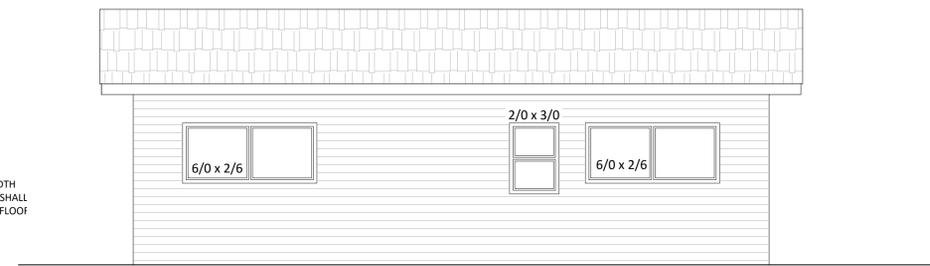


1 MAIN FLOOR PLAN  
A 2 1/4" = 1'-0"

NOTE:  
ENSURE THAT ALL BEDROOM WINDOWS  
HAVE A Min. AREA OF: 35M<sup>2</sup> / 3.75 s.f.  
WITH AN UNOBSTRUCTED HEIGHT AND WIDTH  
OF 380 mm / 15". THE WINDOW OPENING SHALL  
BE A MAXIMUM OF 1.5M / 5 ft ABOVE THE FLOOR

GENERAL NOTES:  
1. WINDOWS AND DOORS TO REQUIRE  
NAFS LABEL  
2. VENTILATION AS PER B.C. B.C. 9.32  
3. CARBON MONOXIDE ALARMS TO BE INSTALLED  
AND INTERCONNECTED  
4. APPROVED SMOKE ALARM DETECTORS TO BE  
INSTALLED AND INTERCONNECTED

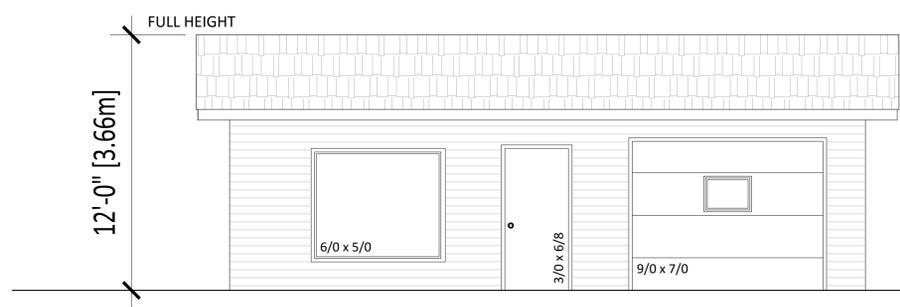
NOTE:  
OWNER IS TO REPAIR AND MAKE GOOD  
ANY DEFICIENCIES BEFORE RENTING



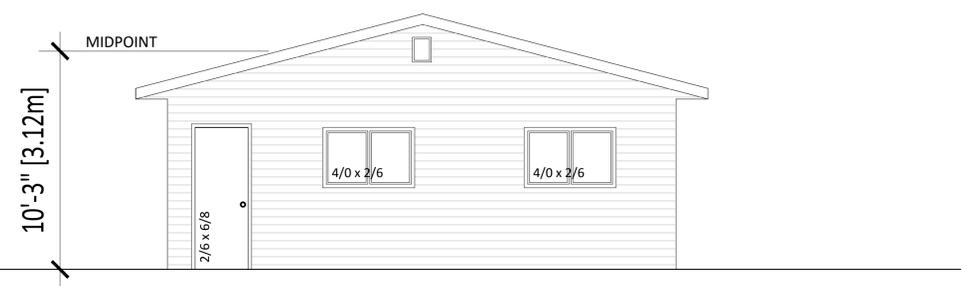
3 REAR SOUTH ELEVATION  
A 2 1/4" = 1'-0"



4 EAST ELEVATION  
A 2 1/4" = 1'-0"



2 FRONT NORTH ELEVATION  
A 2 1/4" = 1'-0"



5 WEST ELEVATION  
A 2 1/4" = 1'-0"

DATE	NO.	BY	REVISION

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PROJECT  
CARRIAGE HOUSE LEGALIZATION  
361 YATES ROAD  
KELOWNA, B.C.

SHEET TITLE  
FLOOR PLAN  
AND ELEVATIONS

DRAWN RAH	SHEET NO. <b>A 2</b>
CHECKED D.L.	Rev. 0
SCALE 1/8" = 1'-0"	
DATE 2016.05.11	