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CITY OF KELOWNA

MEMORANDUM

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**Date:** February 11, 2016

**File No.:** Z16-0004

**To:** Community Planning (LK)

**From:** Development Engineer Manager (SM)

**Subject:** 1791 Mountain Ave


RU1 to RU1c

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The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Subdivision Engineering Report under file: S15-0024.
- b) This rezoning application does not trigger additional requirements.

  
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Steve Muenz, P. Eng.  
Development Engineering Manager

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CITY OF KELOWNA

MEMORANDUM

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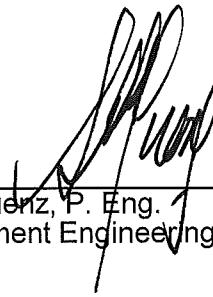
**Date:** February 11, 2016  
**File No.:** DP16-0011  
**To:** Community Planning (LK)  
**From:** Development Engineer Manager (SM)  
**Subject:** 1791 Mountain Ave

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The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. **General.**

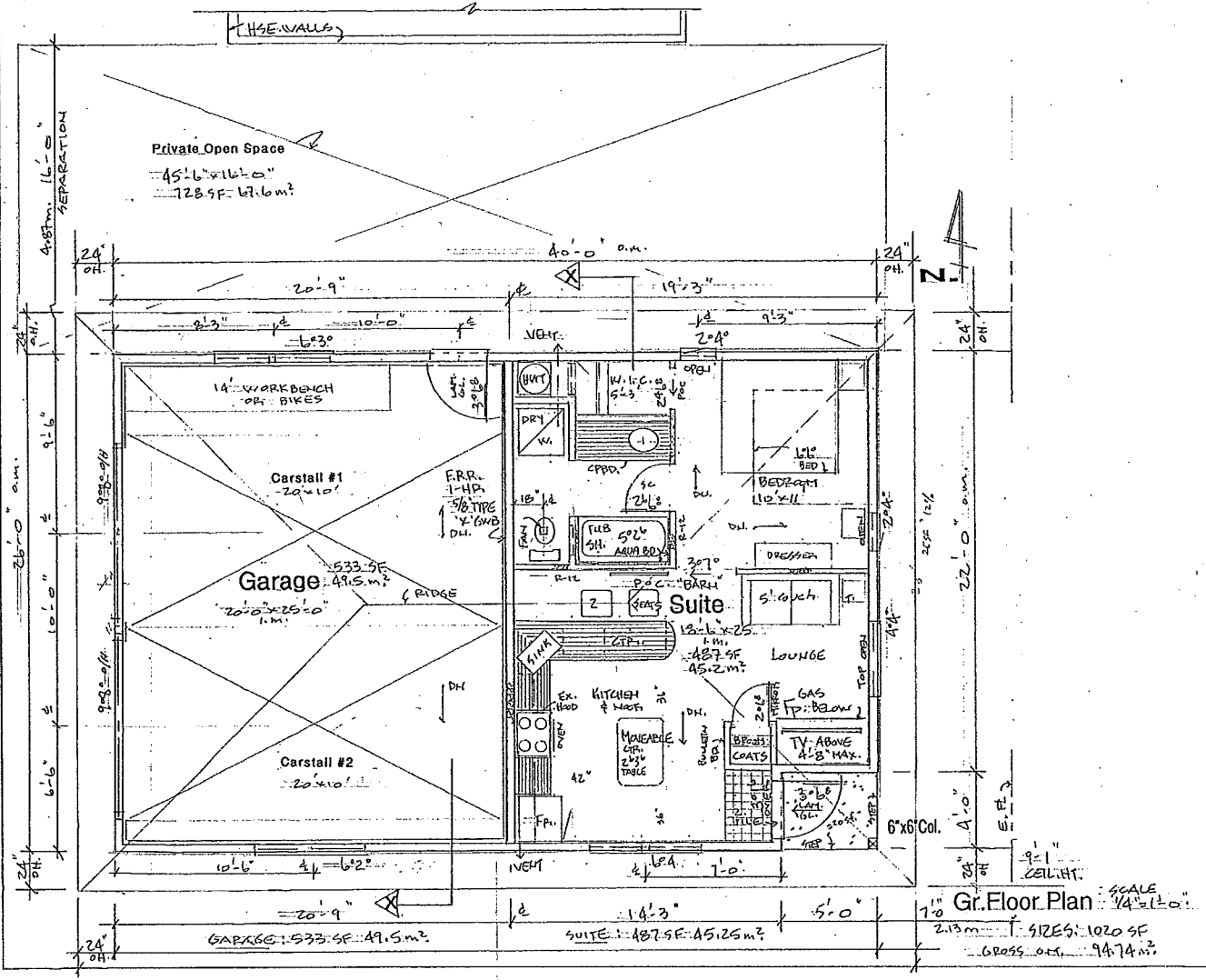
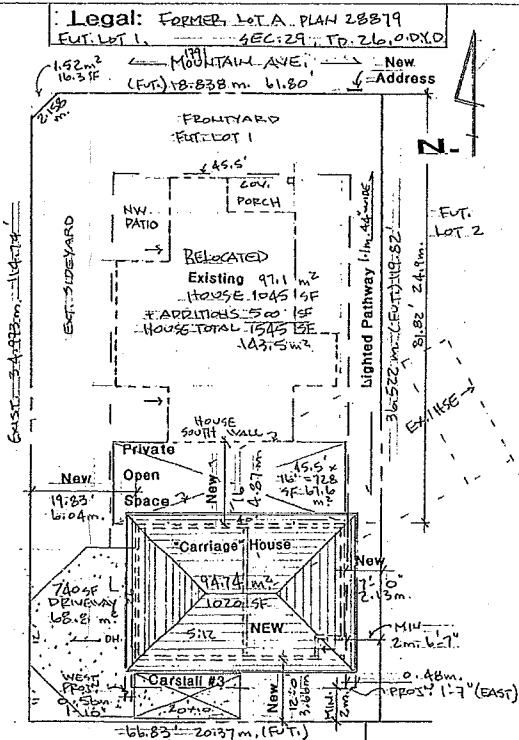
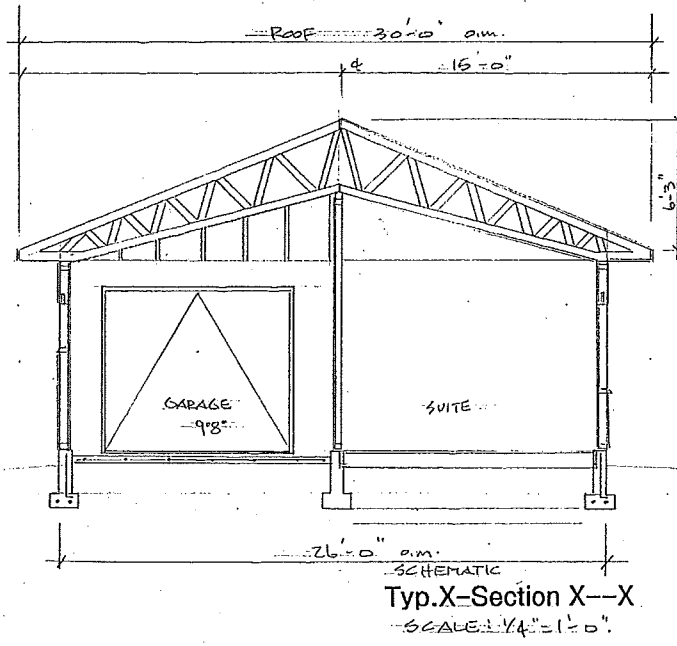
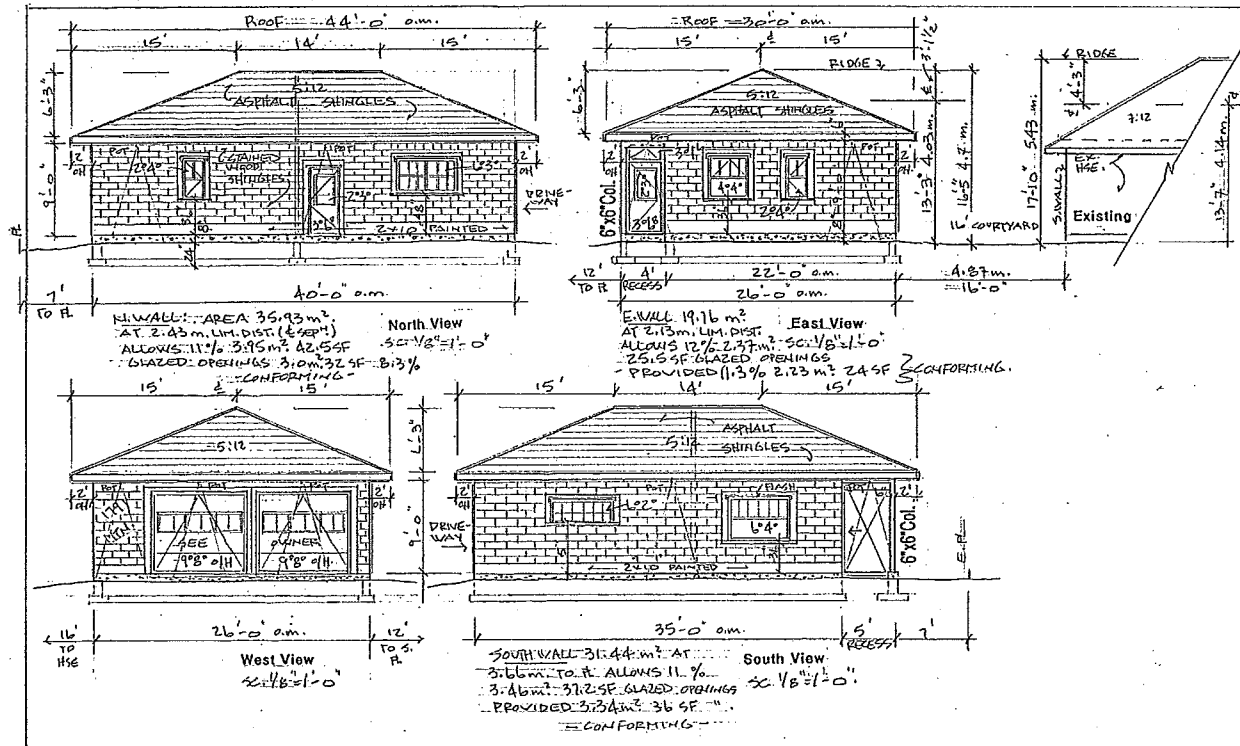
- a) All the offsite infrastructure and services upgrades are addressed in the Subdivision Engineering Report under file: S15-0024.



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Steve Muenz, P. Eng.  
Development Engineering Manager

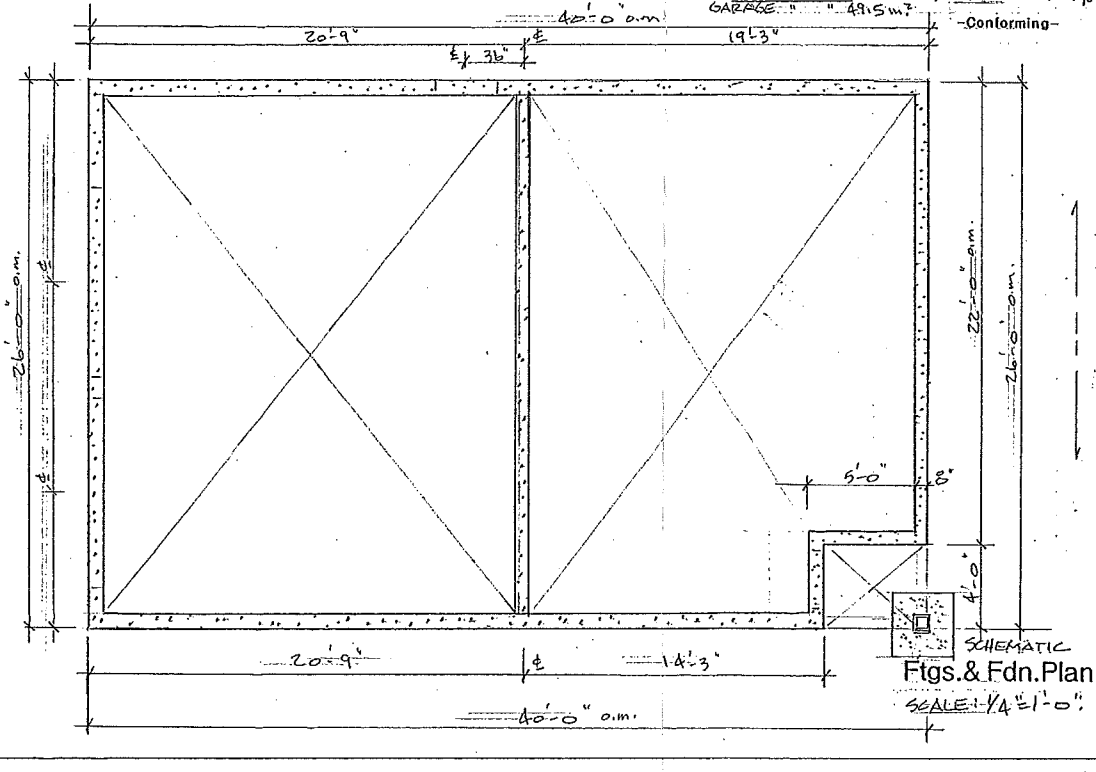
SS



Zoning: RU 1  
RU 1c (Proposed) Fut. Lot 1  
LARGE LOT HOUSING CAR CARRIAGE HOUSE  
SUB-DIV. REGS. CONFORMING  
DEV. REGS. SITE COV. BUDG. 238.3 m<sup>2</sup>  
SITE COV. INCL. PAVING 32.1%  
307.1 m<sup>2</sup> 41.36%  
HT. TO E. ROOF 4.03 m (EX. USE 4.14 m) DIFF. 11 m (A'S LESS)  
HT. TO RIDGE 4.7 m ( " 5.43 m) (SEE EAST VIEW ABOVE)  
BLOG. SETBACKS: FRONT YARD 2.4 m; INT. SIDE YARD (E) 2.13 m;  
EAST SIDE (W) 1.04 m; REAR YARD 3.66 m;  
BLOG. SEPARATION: 4.87 m (WALLS) 3.76 m (OVERHANGS)  
SECT. 7: FENCE HEIGHT 2 m; 6.7' FENCE OVERHANGS  
SECT. 8: 3 CAR STALLS PROVIDED  
SECT. 9: 5% ONE-STORY; 46.5% OF HOUSE, LIGHTED PATHWAY  
PRIVATE OPEN SPACE 67.6 m<sup>2</sup>; ACC. BLDG. 94.74 m<sup>2</sup>  
SUITE NET AREA 45.2 m<sup>2</sup>; LOT COV. 12.1%  
GARAGE 49.5 m<sup>2</sup>

Site Plan  
SCALE: 1/16" = 1'-0"  
LOT AREA 742.4 m<sup>2</sup> NEW  
1991 SF

NOTES: P.C. = REIN. CONC., S.C. = SOLID CORE DECK



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J. & M. HENRY "Carriage" House  
1791 Mountain Ave., Kelowna, B.C. V1Y 7J4  
SCALE: AS SHOWN  
PROJ. NO: 2015-11-10  
DATE: DEC 8, 2015  
DWG. NO. 7  
DWG. SET