
CITY OF KELOWNA

MEMORANDUM

Date: January 06, 2020
File No.: Z20-0106
To: Community Planning (AT)
From: Development Engineering Manager (JK)
Subject: 360 Burne 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
 - a. Our records indicate that this property is currently serviced with a 19-mm diameter water service
2. Sanitary Sewer
 - a. 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
 - a. Direct the roof drains onto splash pads.
 - b. Driveway access will only be permitted from the lane.
4. Electric Power and Telecommunication Services
 - a. 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, P. Eng.
Development Engineering Manager

AS

SCHEDULE		A
This forms part of application # Z20-0106		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING

ATTACHMENT

A

This forms part of application

Z20-0106

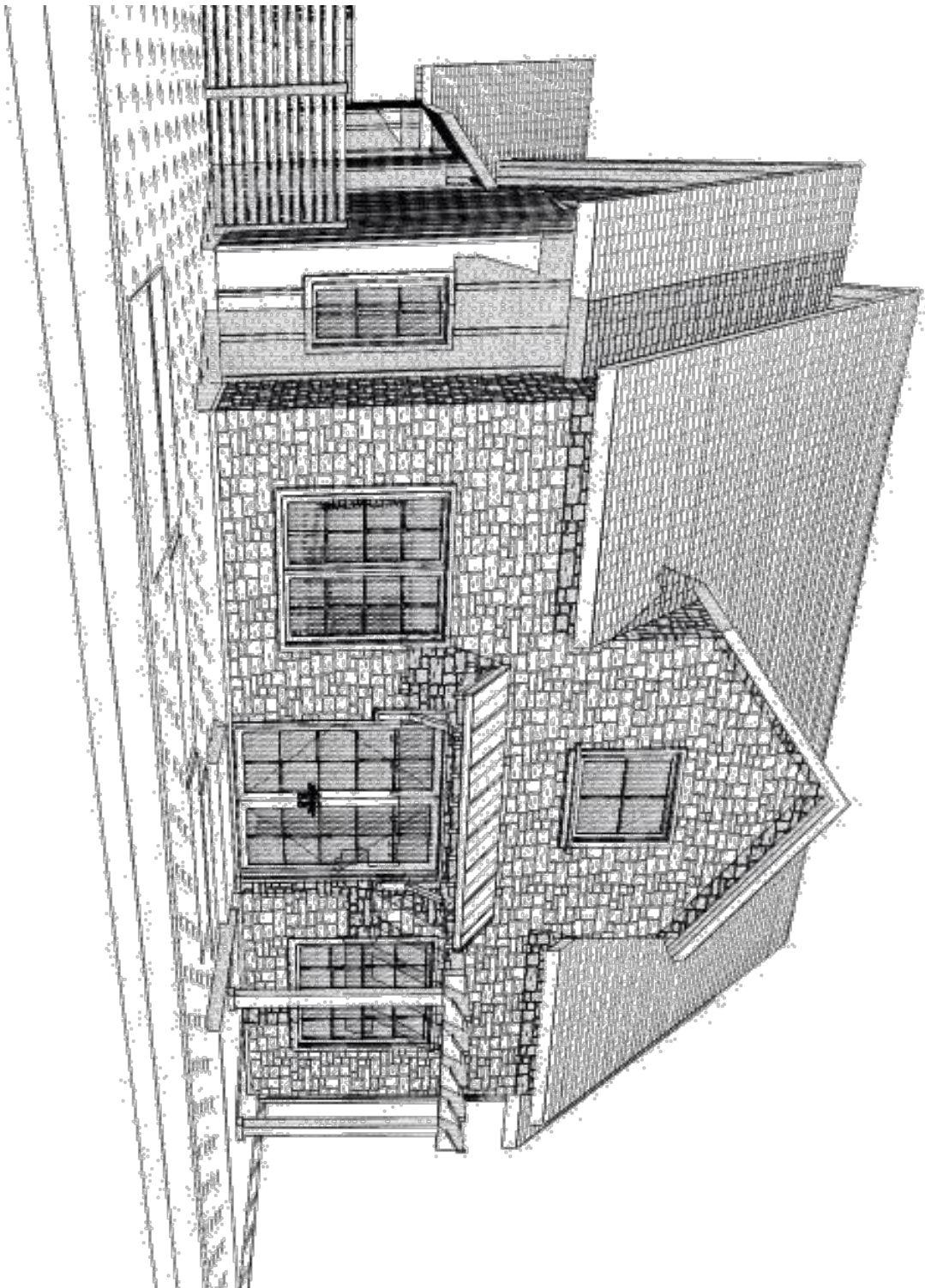
Planner
Initials

AT

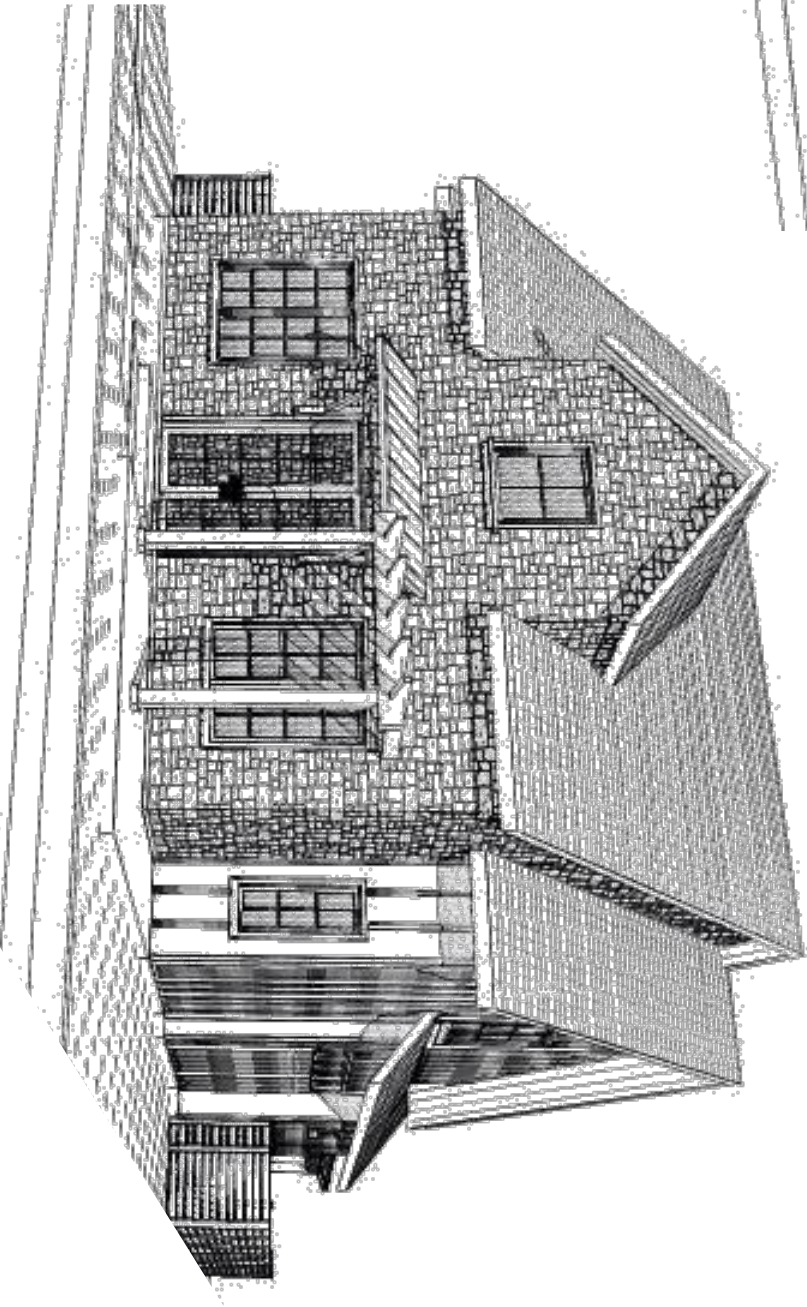
City of
Kelowna

COMMUNITY PLANNING

Street View from South-West



Street View from South-East



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PROJECT :

BURNE AVENUE RESIDENCE
360 BURNE AVENUE KELOWNA, BC

TITLE :

Cover Sheet

CLIENT :

L. GAUCHER

CIVIC :

360 BURNE AVENUE KELOWNA, BC

LEGAL :

PLAN KAP1178, LOT 8, DISTRICT LOT 14

REVISED :

REVISED :

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SCALE :

AS NOTED

DATE :

12/10/2020

SHEET :



STREET VIEW FROM SOUTH-WEST



STREET VIEW FROM SOUTH-EAST

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Z20-0106

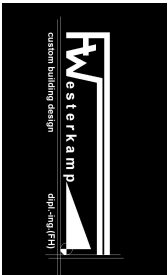
Planner Initials

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City of Kelowna

COMMUNITY PLANNING

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PROJECT :

BURNE AVENUE RESIDENCE
360 BURNE AVENUE KELOWNA, BC

TITLE :

Renderings

CLIENT :

L. GAUCHER

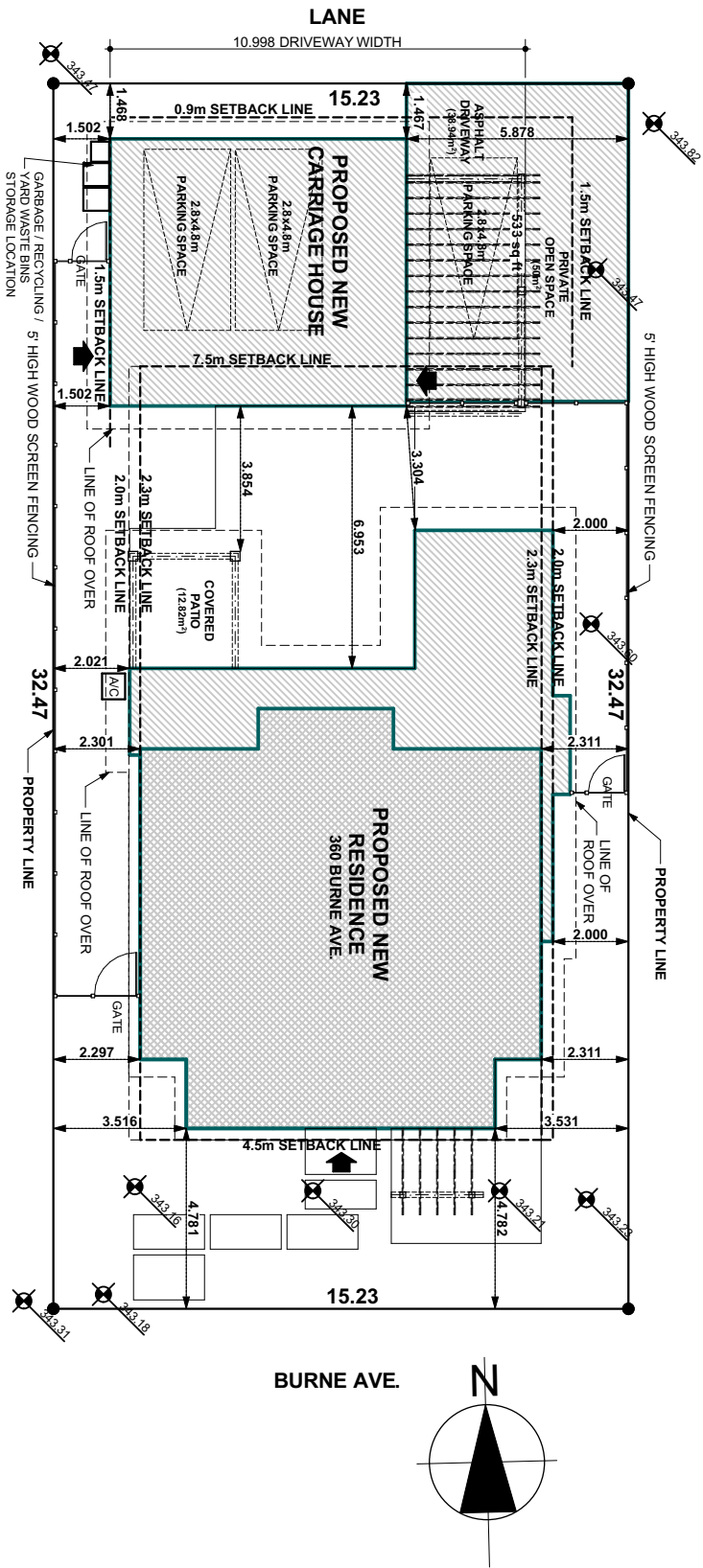
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360 BURNE AVENUE KELOWNA, BC

LEGAL :

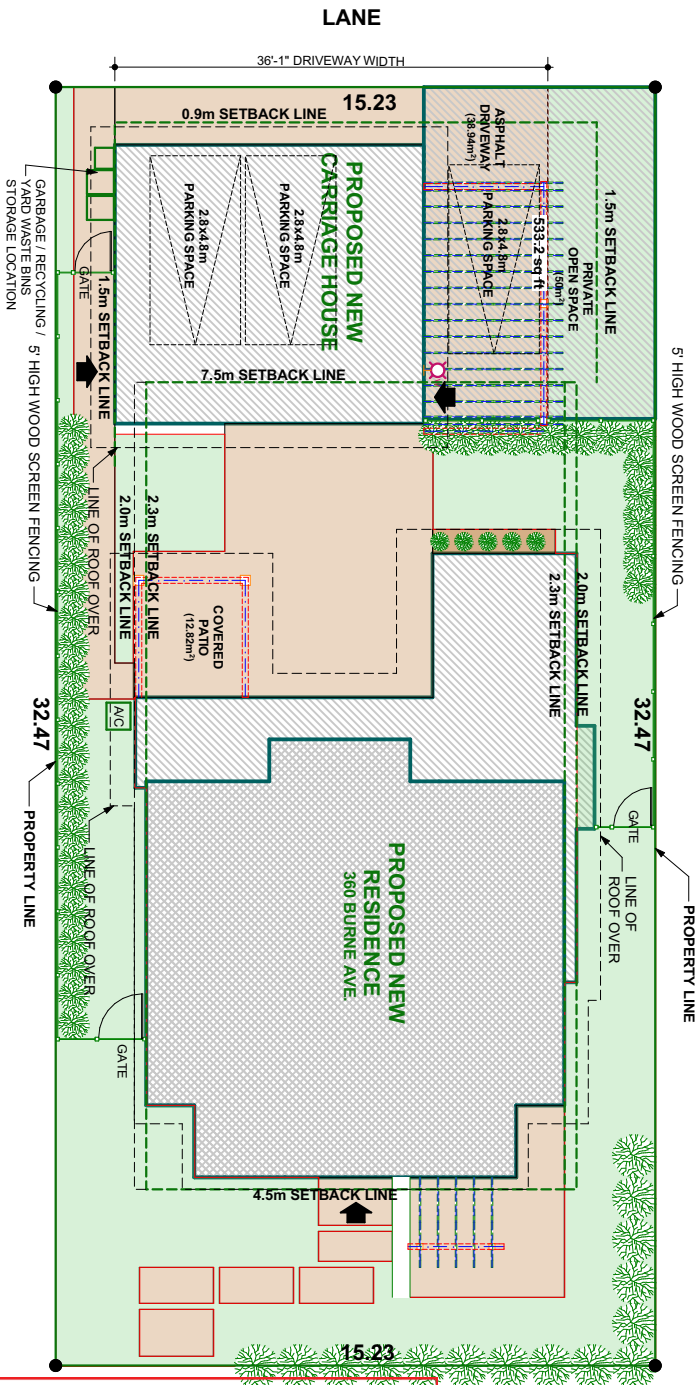
PLAN KAP1178, LOT 8, DISTRICT LOT 14

REVISED :	
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SCALE :	DATE :
AS NOTED	12/10/2020
SHEET :	



Site Plan

SCALE: 1/16" = 1'-0"



Landscape Plan

SCALE: 1/16" = 1'-0"

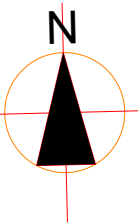
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Planner
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City of
Kelowna
COMMUNITY PLANNING



360 BURNE AVENUE

LEGAL DESCRIPTION: PLAN KAP 1187, LOT 8, DISTRICT LOT 14

PROPOSED ZONING: RULC - LARGE LOT HOUSING WITH CARRIAGE HOUSE

SITE DETAILS:

LOT AREA: 494.52 m² 550m² MIN.
LOT WIDTH: 15.24 m 15m MIN.
LOT DEPTH: 32.50 m 30.0m MIN.
FOOTPRINT AREA OF PRINCIPAL DWELLING: 142.46 m²
AREA OF DRIVEWAY & PARKING: 38.94 m²
AREA OF COVERED OUTDOOR LIVING> 23m² (12.82m²) 0.00 m²
FOOTPRINT AREA OF CARRIAGE HOUSE: 55.57 m² 90m² MAX.

SITE COVERAGE (%):

BUILDINGS: 40.0 % 40% MAX.
CARRIAGE HOUSE ONLY: 11.24 % 14% MAX.
BUILDINGS, COVERED PATIOS & DECKS: 40.0 % 40% MAX.
BUILDINGS, COVERED PATIOS, DECKS & DRIVEWAYS: 47.92 % 50% MAX.

PRINCIPAL DWELLING DETAILS:

TOTAL FLOOR AREA: 215.96 m² 9.5m MAX. OR 2 1/2 STOREYS
HEIGHT OF BUILDING: 6.450 m (WHICHEVER IS THE LESSER)

SETBACKS (IN METRES):

FRONT (SOUTH): 4.781 m 4.5m MIN.
EAST SIDE (TO 1 STOREY PORTION): 2.000 m 2.0m MIN.
EAST SIDE (TO 2 STOREY PORTION): 2.311 m 2.3m MIN.
WEST SIDE (TO 1 STOREY PORTION): 2.021 m 2.0m MIN.
WEST SIDE (TO 2 STOREY PORTION): 2.301 m 2.3m MIN.
REAR (DIST. FROM CARRIAGE HOUSE): 3.304 m 3.0m MIN.

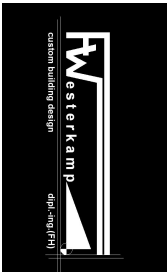
CARRIAGE HOUSE DETAILS:

TOTAL FLOOR AREA: 51.78 m² 90m² MAX.
HEIGHT OF BUILDING: 4.580 m 4.8m MAX.
SETBACKS (IN METRES):
FRONT (DIST. FROM PRINCIPAL DWELLING): 3.304 m 3.0m MIN.
SIDE (EAST): 5.787 m 1.5m MIN.
SIDE (WEST): 1.502 m 1.5m MIN.
REAR (NORTH) WITH A LANE: 1.467 m 0.9m MIN.
PRIVATE OPEN SPACE PER UNIT (m²): 50 m² 30m² MIN.
NUMBER OF PARKING STALLS: 3 3 MIN.

LANDSCAPE LEGEND:

GRASS AREAS
MULCH AREAS
BUILDINGS
WALKWAYS / PATIOS / HARD SURFACES
EXTERIOR WALL LIGHTING LOCATIONS
AIR CONDITIONING UNIT
TREES - CEDAR
SHRUBS: CORNUS ALBA 'BAILEHALO' - IVORY HALO DOGWOOD

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PROJECT :
BURNE AVENUE RESIDENCE
360 BURNE AVENUE KELOWNA, BC
TITLE :
Site Plan & Landscape Plan

CLIENT :
L. GAUCHER
CIVIC :
360 BURNE AVENUE KELOWNA, BC
LEGAL :
PLAN KAP1178, LOT 8, DISTRICT LOT 14

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DATE :
12/10/2020

SHEET :
DP-003

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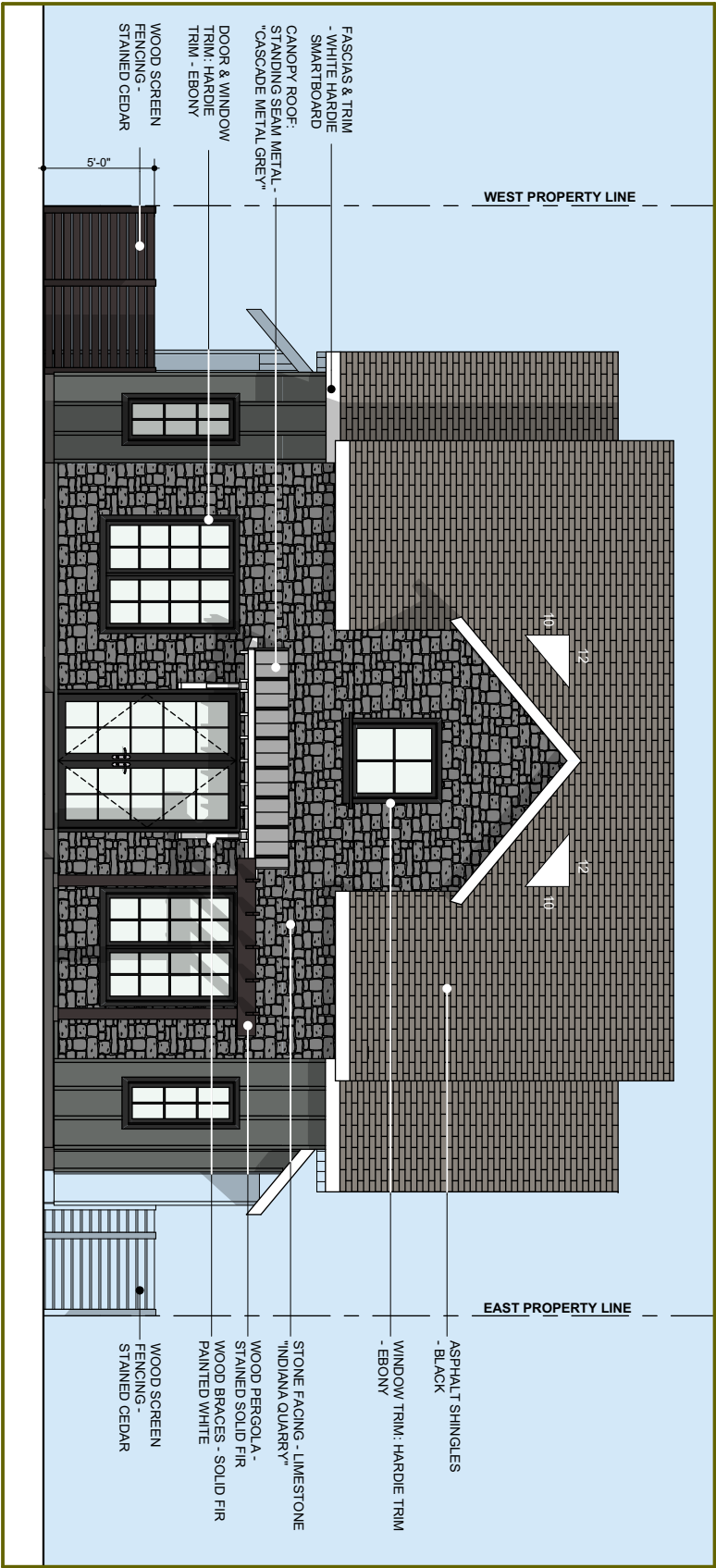
Planner Initials

AT

City of Kelowna

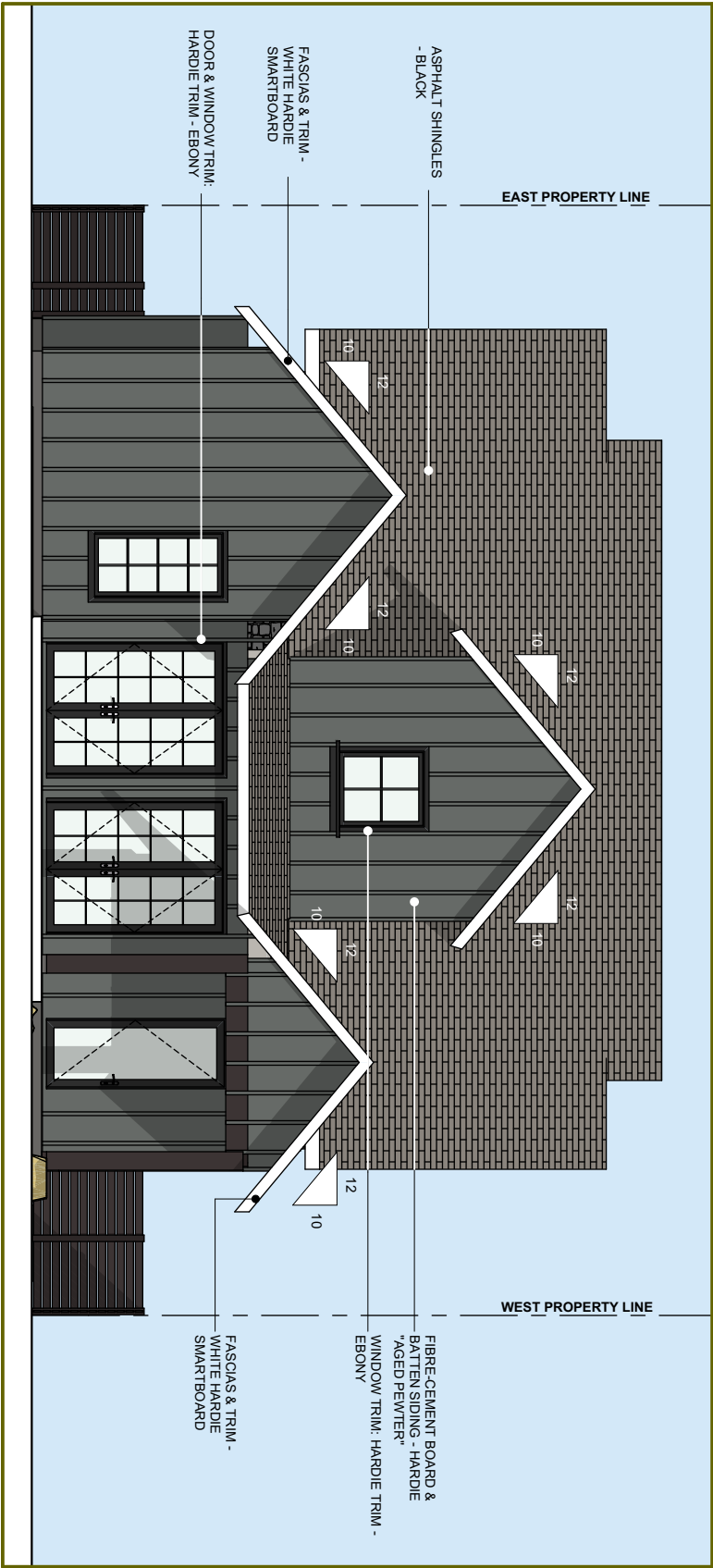
COMMUNITY PLANNING





DP South Elevation

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



DP North Elevation

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

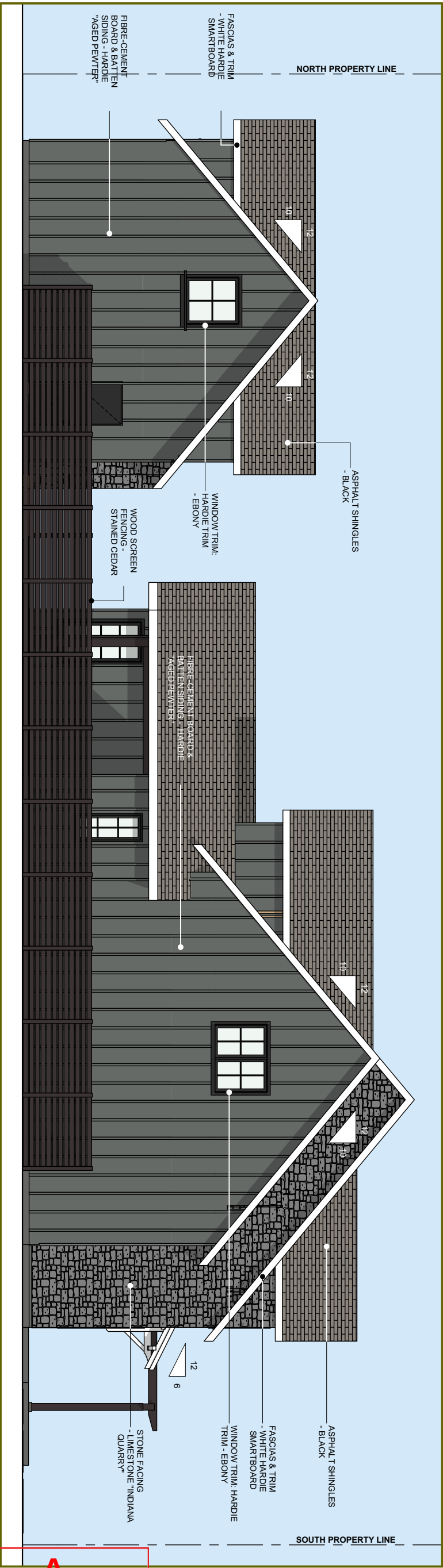


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PROJECT :	BURNE AVENUE RESIDENCE 360 BURNE AVENUE KELOWNA, BC
TITLE :	Elevations

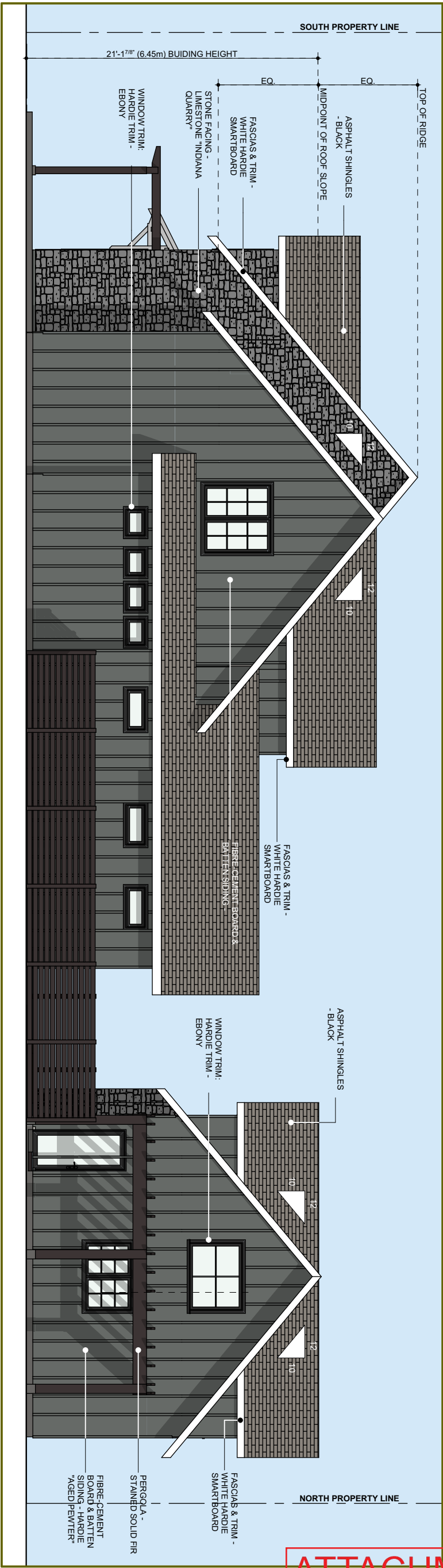
CLIENT :	L. GAUCHER
CIVIC :	360 BURNE AVENUE KELOWNA, BC
LEGAL :	PLAN KAP1178, LOT 8, DISTRICT LOT 14
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DP-008



DP West Elevation

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



DP East Elevation

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

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Planner Initials AT

BURNE AVENUE RESIDENCE
360 BURNE AVENUE KELOWNA, BC
City of Kelowna
Elevations

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CLIENT :	L. GAUCHER
CIVIC :	360 BURNE AVENUE KELOWNA, BC
LEGAL :	PLAN KAP1178, LOT 8, DISTRICT LOT 14
PROJECT :	BURNE AVENUE RESIDENCE
TITLE :	
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DATE :	12/10/2020
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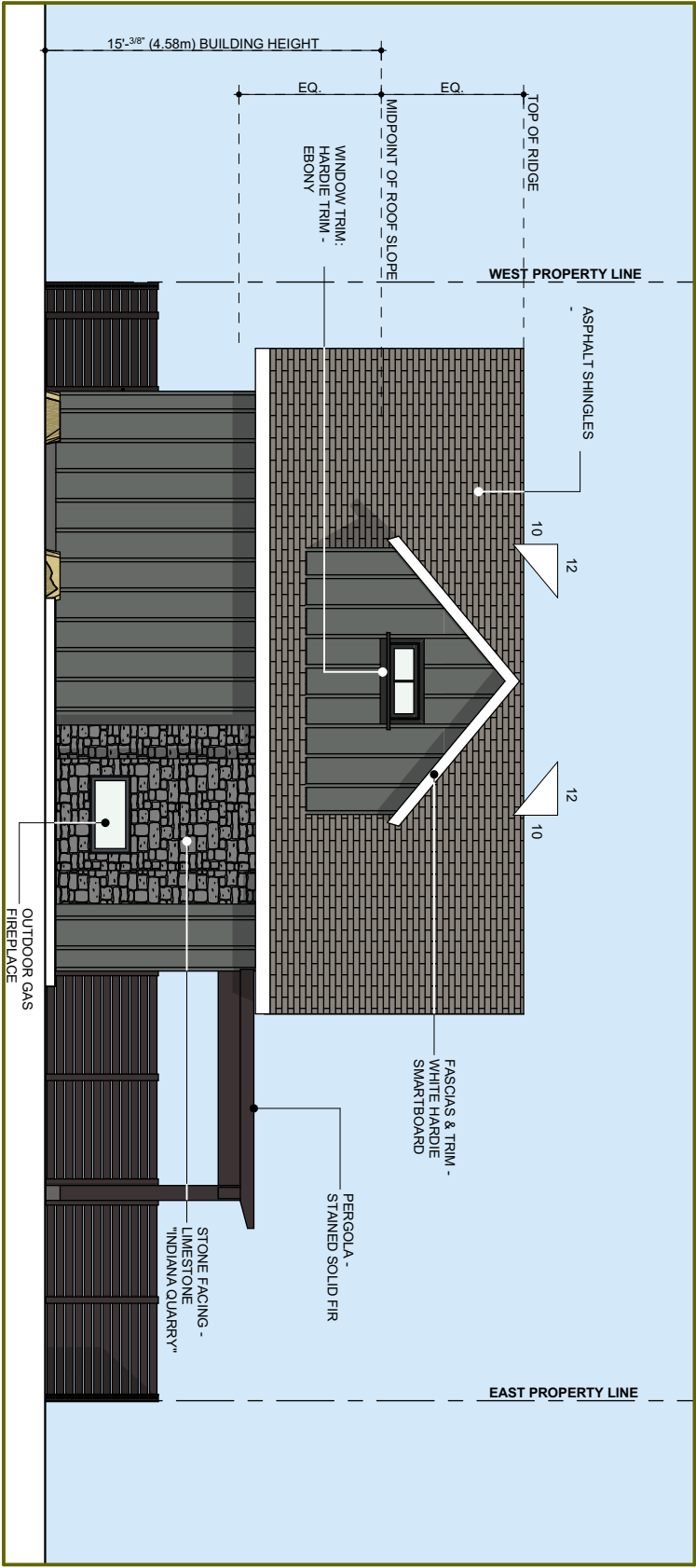
DP-009

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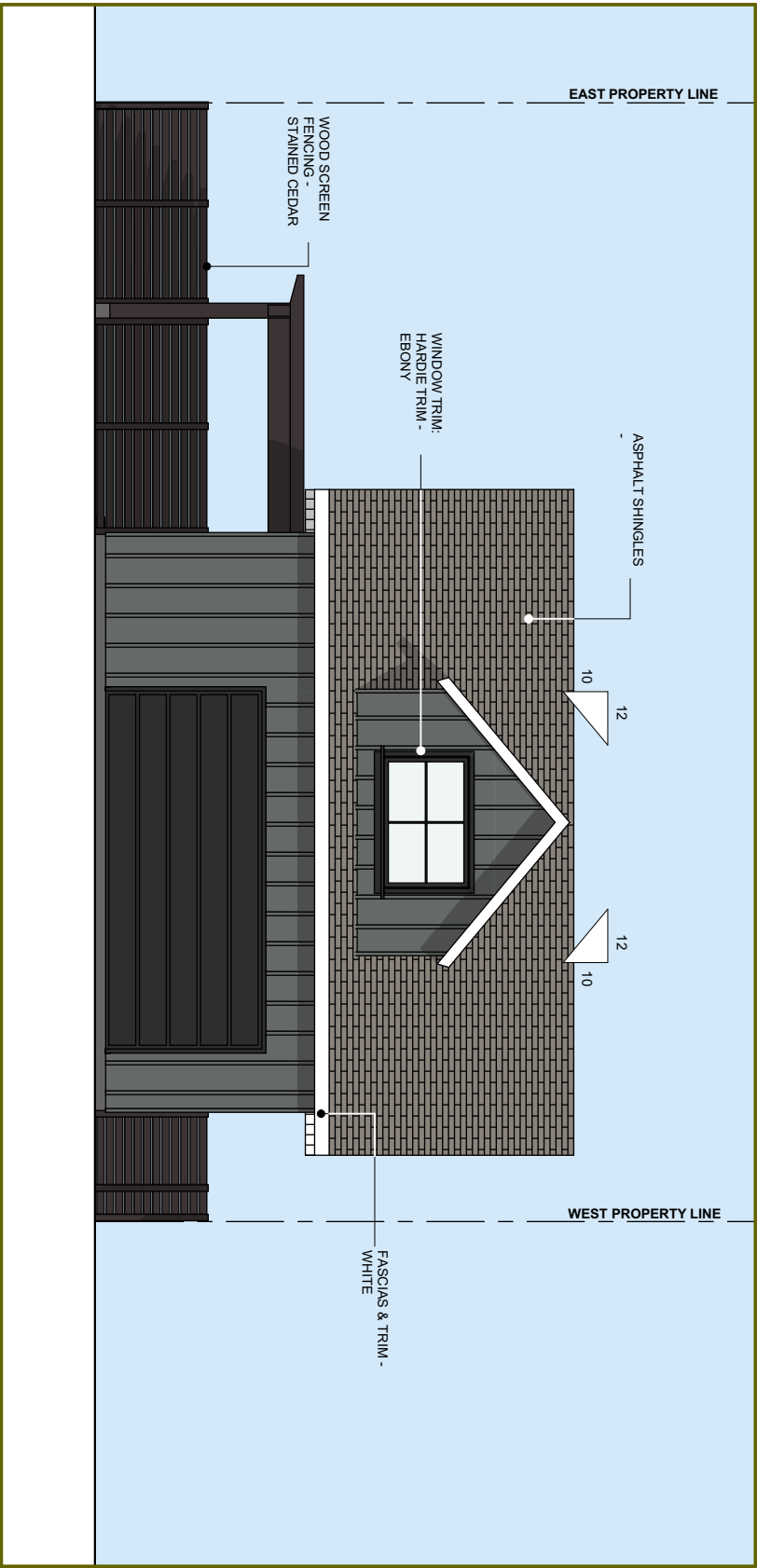
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DP Carriage House South Elevation

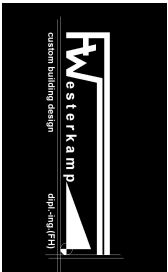
SCALE: 1/8" = 1'-0"



DP Carriage House North Elevation

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

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PROJECT :
BURNE AVENUE RESIDENCE
360 BURNE AVENUE KELOWNA, BC

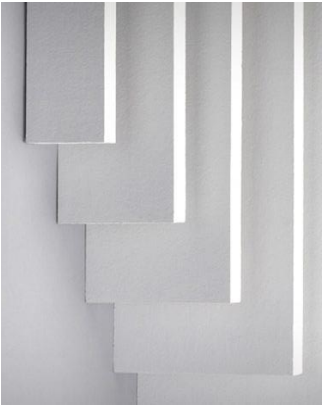
TITLE :
Elevations

CLIENT : L. GAUCHER	CIVIC : 360 BURNE AVENUE KELOWNA, BC	LEGAL : PLAN KAP1178, LOT 8, DISTRICT LOT 14
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DP-010



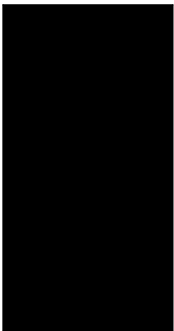
Fibre-Cement Board &
Batten Siding; Battsens
spaced @ 16" o.c.
- "Aged Pewter"



Hardie Smartboard
Fascias - Arctic
White



Stone Facing
- Limestone
"Indiana Quarry"



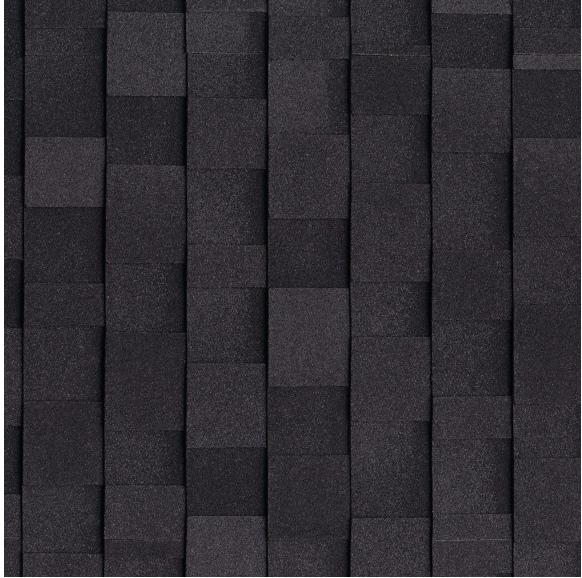
Exterior Door &
Window Trim,
Frames, & Sills -
Black



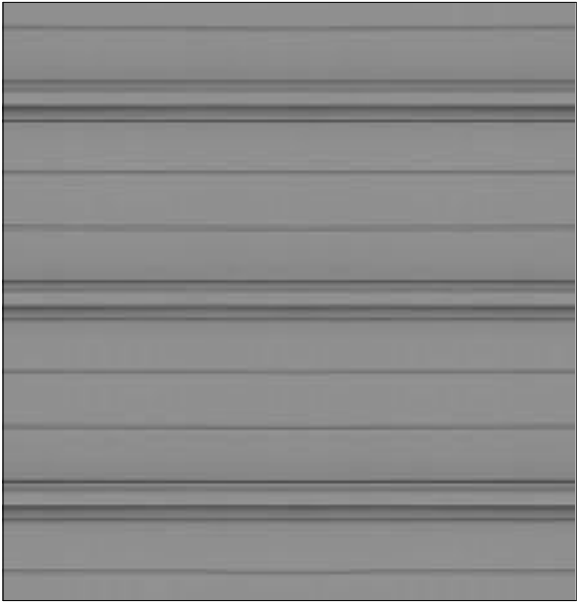
Alum. Soffits
- Black



Gutters,
Downspouts
& Flashings
- White



Asphalt Shingles
- Dual Black



Standing Seam Metal
Roofing - "Cascade
Metal Grey"

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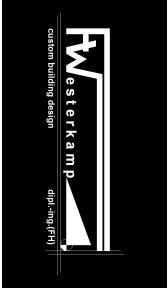
Planner
Initials

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City of
Kelowna

COMMUNITY PLANNING

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KELOWNA, B.C. V1Y - 5Y7
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PROJECT : BURNE AVENUE RESIDENCE 360 BURNE AVENUE KELOWNA, BC	
TITLE :	Materials

CLIENT : L. GAUCHER	CIVIC : 360 BURNE AVENUE KELOWNA, BC	LEGAL : PLAN KAP1178, LOT 8, DISTRICT LOT 14
REVISED :		
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