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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** October 22, 2020  
**File No.:** Z20-0090  
**To:** Community Planning (BW)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1226 Mountainview St.                      RU1 to RU1c                      Carriage House

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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) The subject lot is within the Glenmore Elision Irrigation District (GEID) water supply area. The Developer is required to make satisfactory arrangements with GEID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.

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.

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.

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James Kay, P. Eng.  
Development Engineering Manager

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## Design Rationale Statement

Our purpose is to convert an existing free-standing 2-car garage (87.865 m square) on our property (1226 Mountainview Street) into a carriage house. We will use the existing structure and renovate it to create a suite, connected to city sewage, water and electricity. The exterior of the proposed carriage house will remain unchanged. At least 4 parking spaces for the carriage house already exist in the driveway. No changes will be made externally to the property, in keeping with the existing landscaping and design and minimizing disruption to the neighborhood.

The interior of the carriage house will include a full bathroom, full kitchen, and an open living area and bedroom as per floor plans. There will also be a one car garage space and a golf cart space. Small dwellings such as this proposed one are ideal because they have a smaller environmental impact, and converting and upgrading the existing structure will minimize the impact to the environment of the building and development process. Because we are proposing to use the existing garage structure, and it is already legally existing on the property we would simply be developing and using it for a more productive purpose.

It is our intention to live in the carriage house on and off through the year as our daughter, son-in-law and grandson live in the house on the property. Since 1226 Mountainview Street is close to bus stops, schools and walking trails, and a golf course, it is ideally situated to provide a perfect dwelling for us as a semi-retired couple.

Thank you for your consideration of our project.

Jim and Norlyn Tangjerd

