CITY OF KELOWNA

MEMORANDUM

Date:	February 11, 2016	
File No.:	Z16-0004	
To:	Community Planning (LK)	
From:	Development Engineer Manager (SM)	
Subject:	1791 Mountain Ave	RU1 to RU1c

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.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA

MEMORANDUM

Date: February 11, 2016

File No.: DP16-0011

To: Community Planning (LK)

From: Development Engineer Manager (SM)

Subject: 1791 Mountain Ave

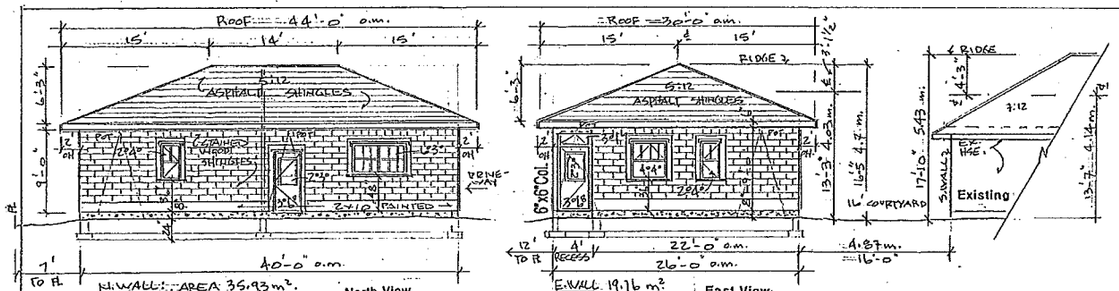
The Development Engineering comments and requirements regarding this Development Permit application are as follows:

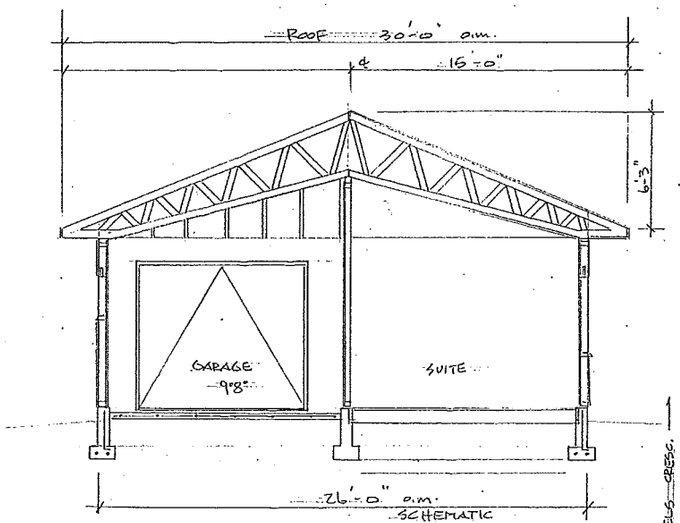
1. General.

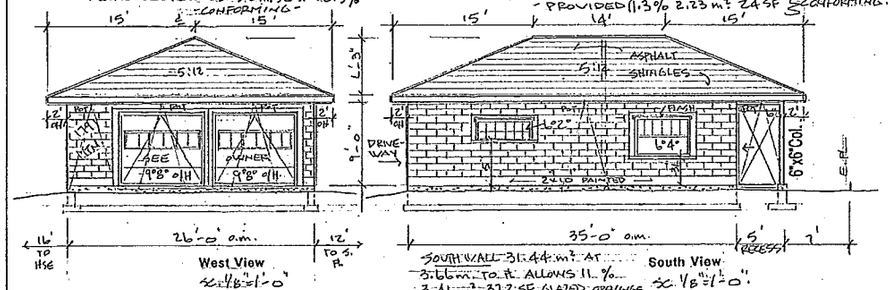
a) All the offsite infrastructure and services upgrades are addressed in the Subdivision Engineering Report under file: S15-0024.

Steve Muenz, P. Eng.
Development Engineering Manager

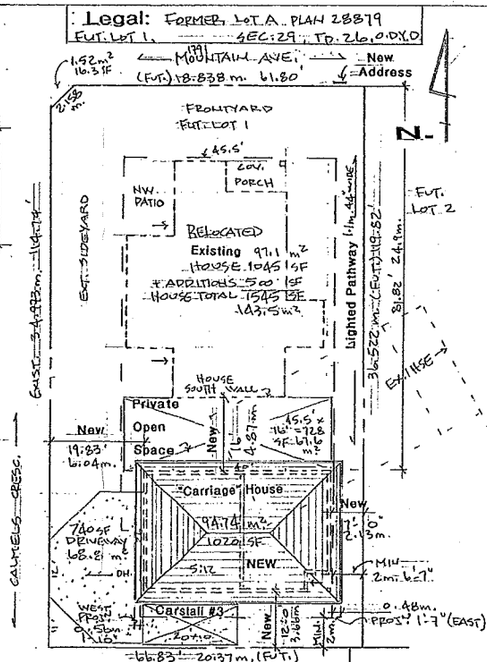
SS





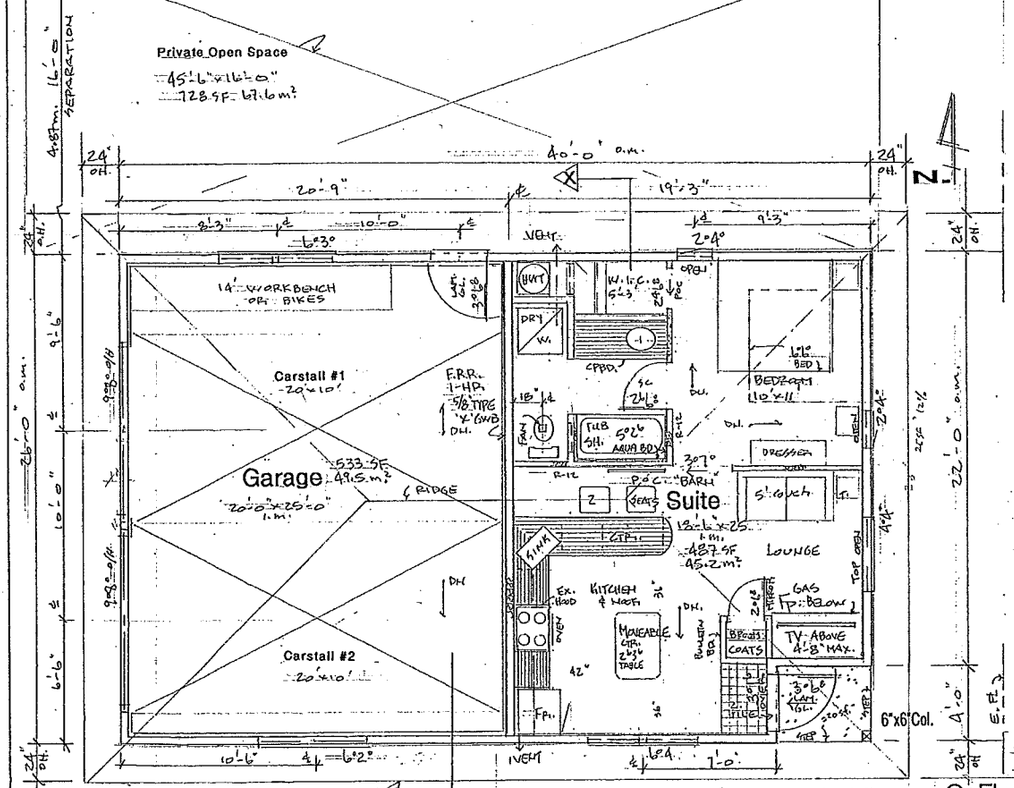


SOUTH WALL 31.44 m² AT
3.66 m. TO P.L. ALLOWS 11.%
3.46 m² 37.2 SF GLAZED OPENINGS
PROVIDED 3.34 m² 36 SF
CONFORMING

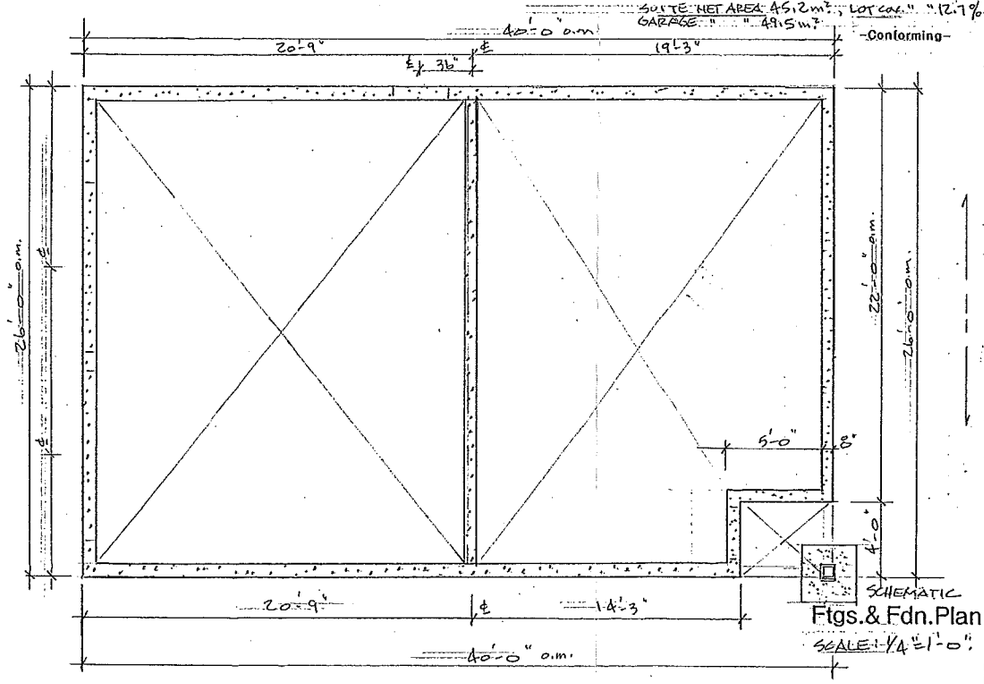


Zoning: RU 1
RU 1c (Proposed) FUT: LOT 1
- LARGE LOT HOUSING CHA CARRIAGE HOUSE
- SUB-DIV. REGS. = CONFORMING
- DEV. REGS.: SITE CON. BLDGS 238.3 m² SITE CON. INCL. PAVING 307.1 m² 41.36 % / 32.1 %
- HT. TO ½ ROOF 4.03 m. (EX. HSE. 4.14 m.) DIFF. .11 m. (4") LESS ✓
- HT. TO RIDGE 4.7 m. (" " 5.43 m.) (SEE EAST VIEW ABOVE)
- BLDG. SETBACKS: FRONTYARD 24.9 m.; INT. SIDEYARD (E.) 2.13 m., EXT. SIDE (W.) 6.04 m.; REARYARD 3.66 m.
- BLDG. SEPARATION: 4.87 m. (WALLS) 3.76 m. (OVERHANGS).
- SECT. 6: EAST YARD PROJ.: 0.48 m. (1'-7") & 0.56 m. (1'-10") WEST
- SECT. 7: MAX FENCE HT.: 2 m. 6'-7" FOR ROOF OVERHANGS
- SECT. 8: 3 CAR STALLS PROVIDED.
- SECT. 9.16: ONE-STOREY; 46.5% OF HOUSE, LIGHTED PATHWAY 1.1m WIDE
- PRIVATE OPEN SPACE 67.6 m², ACC. BLDG. 94.74 m²
- SUITE NET AREA 45.1 m², LOT COV. " 12.7%
- GARAGE " " 49.1 m² —Conforming—

NOTES: R.C. = REINF. CONC., SC = SOLID CORE DOOR



Gr. Floor Plan SCALE 1/4"=1'-0"
2.13m SIZES: 1020 SF
GROSS o/a 94.74 m²



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HOUSE PLANS AND DESIGN
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Home: (250) 763-5367
E-mail: munsha@telus.net

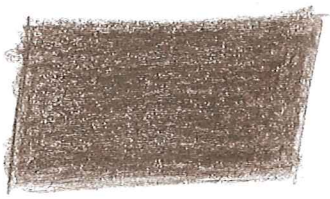
J. & M. HENRY "Carriage" House
1791 Moutain Ave., Kelowna, B.C. V1Y 7J4
SCALE: AS SHOWN
PROJ. No. 2015-11-10.
DATE: DEC. 8, 2015.
DWG. PTC
DWG. No. 1 OF 1

Colour Board

matches existing house colour scheme

Roof : mid-tone browns

Walls :



cedar shingle siding

VC32 Craftsman. Benjamin Moore Historical Colours

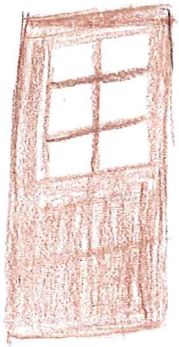
Trim :

white.

VC1 Oxford Ivory.

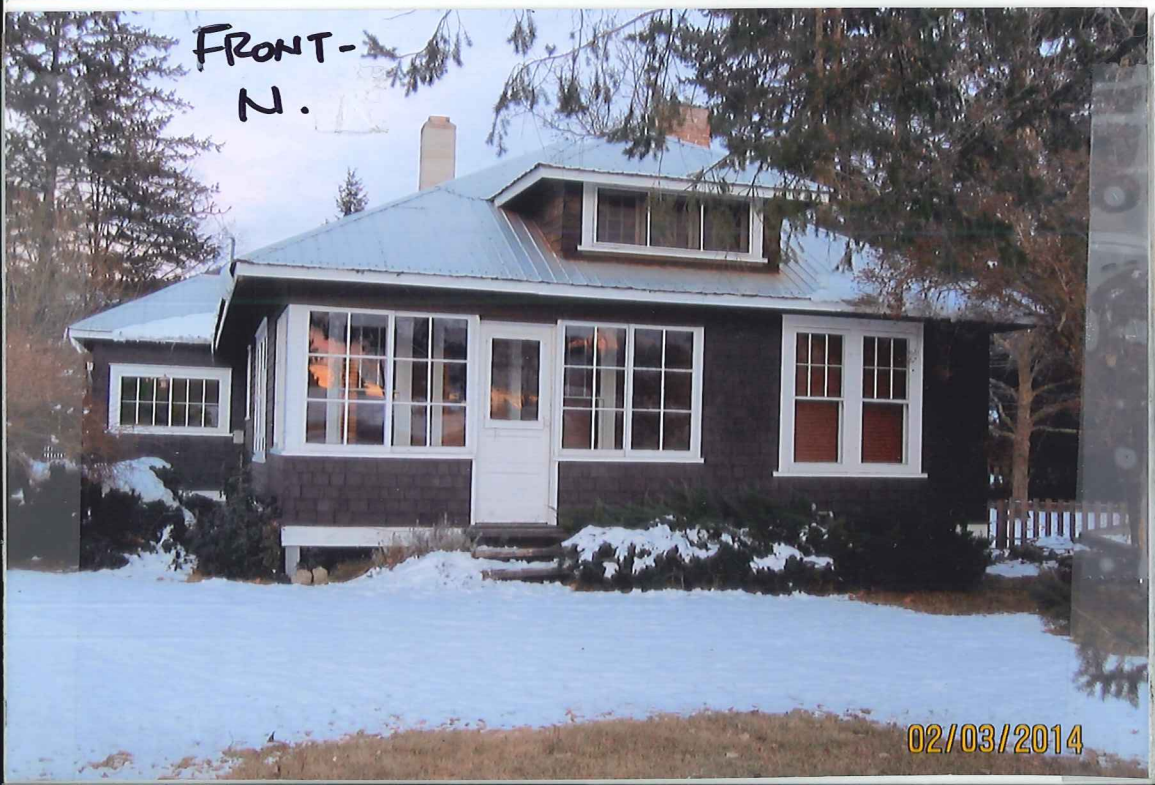
Sash :

Other : Doors - Railings



REAR S.E.
1791
02/03/2014

L. SIDE - EAST


FRONT - N.
02/03/2014

R. SIDE - W.
NEW ADDITION