
CITY OF KELOWNA

MEMORANDUM

Date: October 25, 2021
File No.: HAP20-0006
To: Community Planning Services (GA)
From: Development Engineering Manager (RO)
Subject: 1842 Abbott St.

ATTACHMENT A	
This forms part of application # HAP20-0006	
Planner Initials	GA
City of Kelowna DEVELOPMENT PLANNING	
Heritage Alteration Permit	

The Development Engineering Branch 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. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house. A Mechanical Engineer is to confirm service requirements.
2. Sanitary Sewer
 - a) Our records indicate that this property is currently serviced with a 100-mm 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) The subject lot is currently accessed via the neighbouring lot at 1836 Abbott St. This access onto Abbott St. must be removed and now be accessed by the lane. A formalized access agreement shall be registered. Abbott St. frontage must be urbanized without the letdown structure and install sidewalk, boulevard, and asphalt.
4. Storm Drainage
 - a) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.
 - b) The subject lot is within the Mill Creek Flood Plain. The subject lot's flood construction level is 344 m. The geotechnical report to be submitted for any future building is to address this flood construction level in the context of the Mill Creek Flood Plain Bylaw No. 10428.
5. Electric Power and Telecommunication Services
 - a) The proposed carriage house location is within close proximity to the electrical and telecommunication lines in the laneway. The applicant is to confirm with the respective overhead utility providers that the necessary setbacks can be achieved from the utility lines. **NOTE: This must be confirmed to address constructability and Worksafe BC requirements.**

- b) 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. Underground services will be required for all new power and telecommunications services.

A Sangster

For Ryan O'Sullivan
Development Engineering Manager

AS

Heritage Alteration Permit

HAP20-0006



This permit relates to land in the City of Kelowna municipally known as

1842 Abbott Street

and legally known as

LOT 16 BLOCK 3 DISTRICT LOT 14, OSOYOOS DIVISION YALE DISTRICT PLAN 1395

and permits the land to be used for the following development:

The construction of a carriage house

with a variance to the following sections of the Zoning Bylaw 8000:

Section 9: 9.5b –Carriage House Regulations

To vary the required minimum distance to a principal dwelling from 3.0 permitted to 2.0 proposed.

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: November 30, 2021

Decision By: City Council

Issued Date: November 30, 2021

Development Permit Area: Heritage Conservation Area

This permit will not be valid if development has not commenced by November 30, 2023

Existing Zone: RU1 – Large Lot Housing

Future Land Use Designation: S2Res – Single/Two Unit Residential

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Joann & Larry Kubas

Terry Barton, Divisional Director
Development Planning Department Manager

Date

ATTACHMENT		B
This forms part of application		
# HAP20-0006		
Planner Initials	GA	
		City of Kelowna DEVELOPMENT PLANNING

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B" and;
- c) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of Community Planning Department Manager approval, with no opportunity to extend.

3. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**



Blue Vision
Design Inc.
3448 Cougar Rd
West Kelowna, BC
V4T 2G9
250.864.6666
*blue.vision@hotmail.com

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Site Reviewed	06.02.20
3	Re-Zoning & Variance	25.05.20

Joann Kubas
1842 Abbott St.
Kelowna, BC V1Y 1B5
204.997.8199
riverst1@hotmail.com

GARAGE/CARRIAGE
HOUSE ADDITION

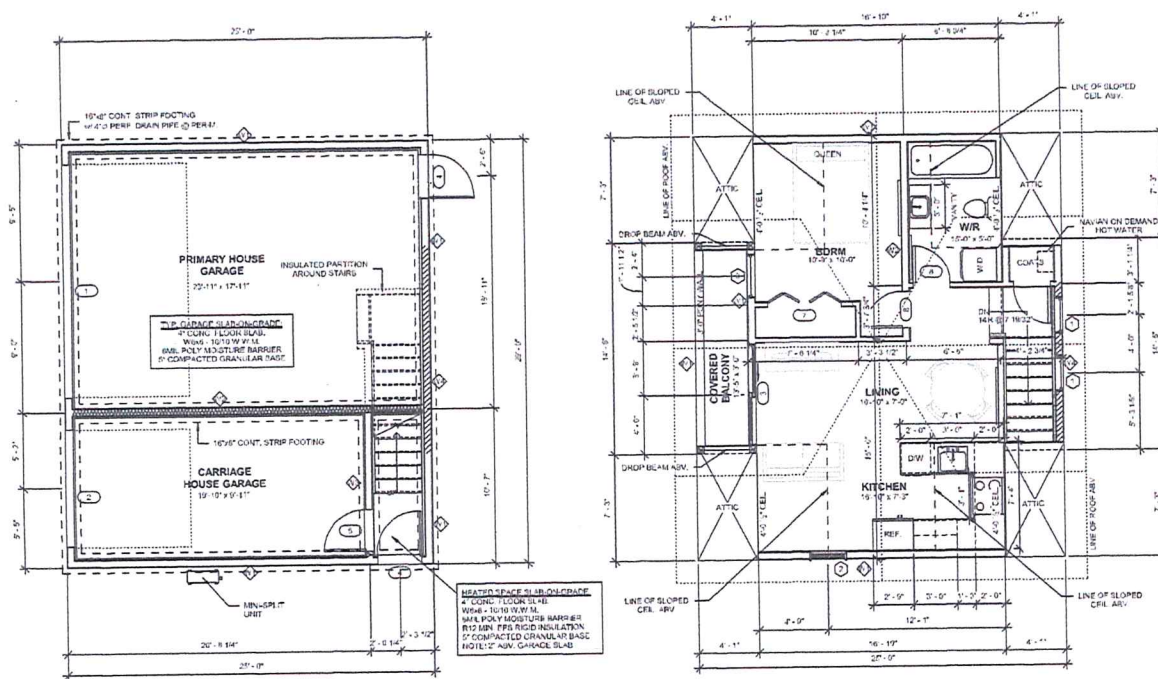
1842 Abbott St.
Kelowna, BC

PLANS

SCALE:
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 25.05.20	PROJECT: 2017-001

A3.1

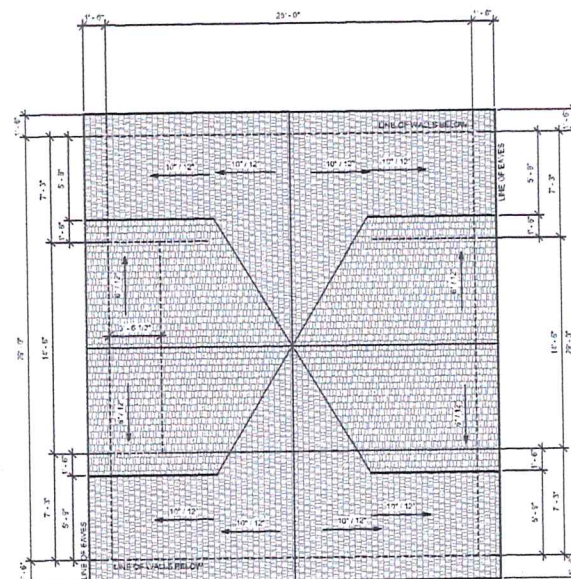


① GARAGE FLOOR PLAN
1/4" = 1'-0"

LOWER FLOOR DWELLING AREA:	50m ² [4,6m ²]
TOTAL FOOTPRINT:	725m ² [67,4m ²]
GARAGE CEIL. HEIGHT:	8-2'-0"
DWELLING CEIL. HEIGHT:	8-0'-0"

② UPPER FLOOR PLAN
1/4" = 1'-0"

FLOOR AREA OF DWELLING: 532sqft (50.0m)
DWELLING CEIL. HEIGHT: 8'-0 1/2"



③ ROOF PLAN
1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES:

- 12" WALL STAIR CASES TO BE 42" HIGH OR AS PER PLAN
- PROVIDE 1/2" MIN. CLEARANCE UNDER STAIRS.
- PROVIDE 1/2" MIN. CLEARANCE UNDER ALL EXTERIOR WALLS TO PROVIDE AT LEAST 1" AIR CHANGE PER HOUR.
- PROVIDE 1/2" MIN. CLEARANCE UNDER ALL EXTERIOR WALLS TO PROVIDE AT LEAST 1" AIR CHANGE PER HOUR.
- PROVIDE 1/2" MIN. CLEARANCE UNDER MECHANICAL FLUES TO PROVIDE AT LEAST 1" AIR CHANGE PER HOUR.
- PROVIDE 1/2" MIN. CLEARANCE UNDER EXTERIOR DOORS AND WINDOWS TO PROVIDE AT LEAST 1" AIR CHANGE PER HOUR.
- NON-KITCHEN EXTERIOR CALLING COMPOUND TO BE 1/2" OR LESS OVER AROUND ALL EXTERIOR OPENINGS. E SERVICE EJECT.
- ALL EXTERIOR INTERIOR FLOOR BEARING LIFTS TO BE 1/2" OR LESS OVER AROUND ALL EXTERIOR OPENINGS.
- ALL EXTERIOR SILLING STRUCK PRIMES TO BE 1/2" MIN. AND 1/2" MIN. OVERHANGING AND SILLING TO CONFORM TO THE STANDARDS OF GOOD BUILDING PRACTICES & CURRENT LOCAL CODES.
- WHERE THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE EXISTING CONDITIONS, THE BUILDING CODE SHALL TAKE PRECEDENCE.
- ELONG CASHWASH WALLS TO BE PROVIDED AS REQUIREMENT.

DOOR SCHEDULE					
Door Type	Count	Type	Width	Height	Comments
1	1	192" x 96" Double Oily Garage	192" 0" 0"	96" 0" 0"	
2	1	186" x 96" O-11 Garage	186" 0" 0"	96" 0" 0"	
3	1	84" x 80" Exterior Glass Sliding	7' 0" 6" 8"	6' 8" 0"	
4	1	36" x 80" Exterior Craftsman Entry	3' 0" 0" 8"	8' 0" 0"	
5	1	36" x 80" Exterior Craftsman Entry	3' 0" 0" 8"	8' 0" 0"	
6	1	34" x 80" Exterior	2' 10" 6" 8"	6' 8" 0"	
7	1	60" x 80" Interior Double B-Ield	6' 0" 0" 8"	8' 0" 0"	
8	1	36" x 80" Interior	2' 6" 6" 8"	6' 8" 0"	
Grand Total:		10			

WINDOW SCHEDULE					
Window Type	Count	Type	Width	Height	Comments
1	2	30" x 48" Fixed Arch	2' - 6"	3' - 6"	
2	1	30" x 42" Double Hung	2' - 6"	3' - 6"	
3	1	36" x 48" Double Hung	3' - 0"	4' - 0"	
Grand Total: 4					

[illegible]



Blue Vision
Design Inc.
3448 Cougar Rd
West Kelowna, BC
V4T 2G9
250.864.6666
blue.vision@hotmail.com

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Site Reviewed	05.02.20
2	Review	02.03.20
3	Re-Zoning & Variance	25.05.20

Joann Kubas
1842 Abbott St.
Kelowna, BC V1Y 1B5
204.997.8199
riverst1@hotmail.com

**GARAGE/CARRIAGE
HOUSE ADDITION**

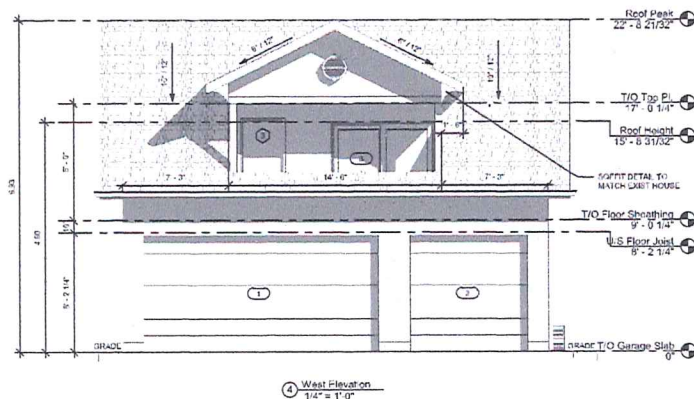
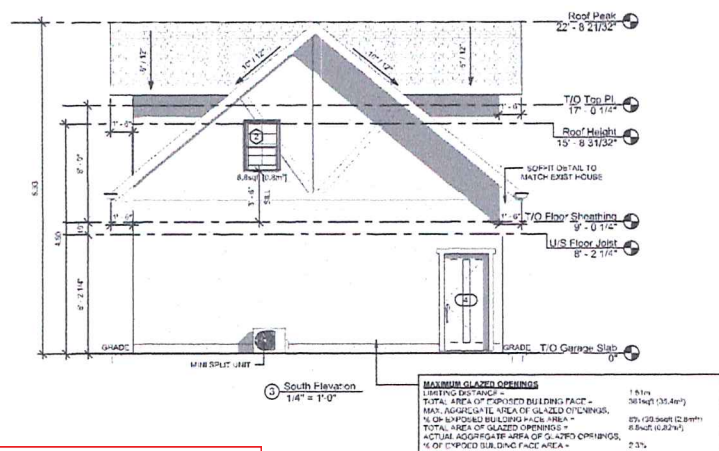
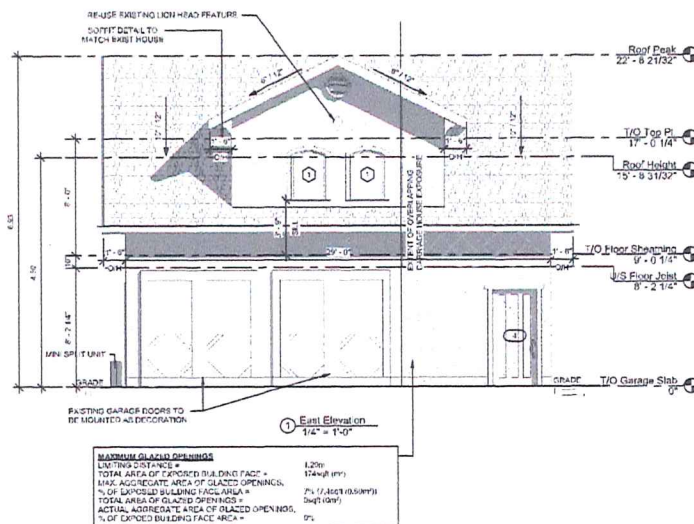
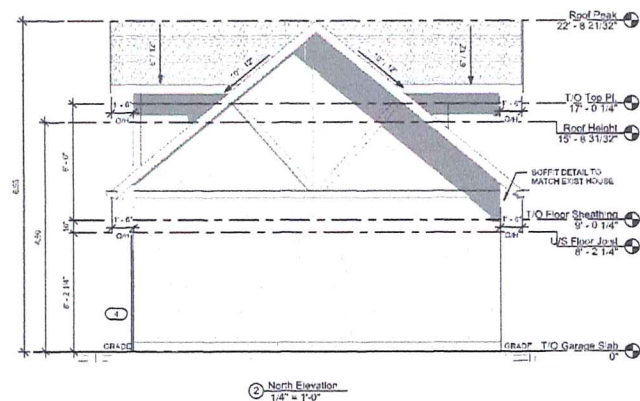
1842 Abbott St.
Kelowna, BC

ELEVATIONS

SCALE:
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 25.05.20	PROJECT: 2017-091

A2.0



SCHEDULE

B

This forms part of application

HAP20-0006



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **GA**

DOOR SCHEDULE				
Door Type	Count	Type	Width Height	Comments
1	1	192" x 96" Double O/H Garage	16'-0" 8'-0"	
2	1	96" x 56" O/H Garage	8'-0" 4'-0"	
3	1	84" x 80" Exterior Glass Sliding	7'-0" 6'-8"	
4	1	36" x 80" Interior Craftsman Entry	3'-0" 6'-8"	
5	1	34" x 80" Exterior	2'-10" 6'-8"	
7	1	60" x 80" Interior Double H-Fold	5'-0" 6'-8"	
8	3	30" x 80" Interior	2'-6" 6'-8"	
Grand total: 10				

WINDOW SCHEDULE				
Window Type	Count	Type	Width Height	Comments
1	2	30" x 45" Fixed Arch	2'-6" 3'-6"	
2	1	30" x 42" Double Hung	2'-6" 3'-6"	
3	1	36" x 45" Double Hung	3'-0" 4'-0"	
Grand total: 4				



Blue Vision
Design Inc.
3448 Cougar Rd
West Kelowna, BC
V4T 2G9
250.864.6666
blue.vision@hotmail.com

Issue Schedule

Issue Number	Description	Date (dd.mm.yy)
1	Site Reviews	06.02.20
2	Review	02.03.20
3	Re-Zoning & Variance	25.05.20

Joann Kubas
1842 Abbott St.
Kelowna, BC V1Y 1B5
204.997.8199
riverst1@hotmail.com

**GARAGE/CARRIAGE
HOUSE ADDITION**

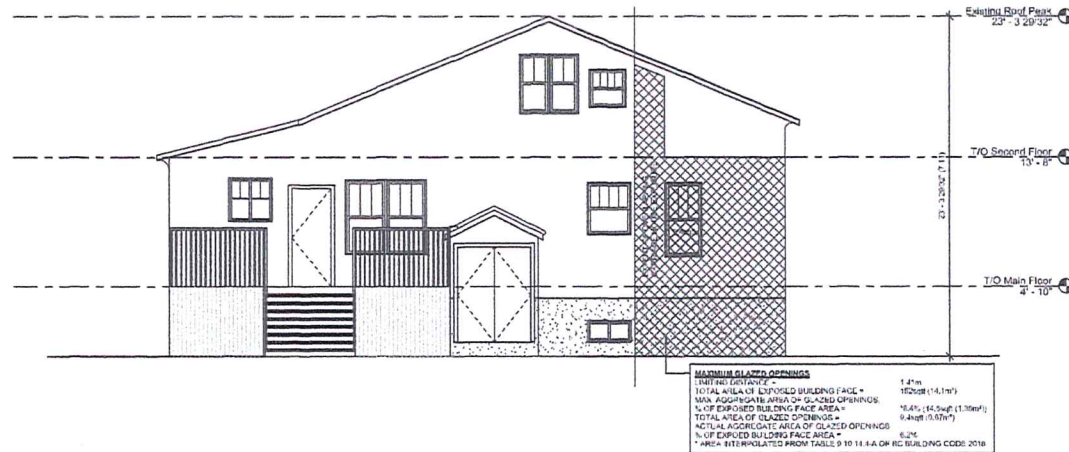
1842 Abbott St.
Kelowna, BC

EXISTING ELEVATION

SCALE:
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 25.05.20	PROJECT: 2017-001

A2.1



1 Existing House West Elevation
1/4\" = 1'-0"