

ZONING SUMMARY		766 NATHAN RD	
ADDRESS	766 NATHAN RD, KELOWNA, BC, V1W 1K5		
LEGAL DESCRIPTION	LOT A, DISTRICT LOT 358, ODYD, PLAN KAP18535		
DEVELOPMENT PERMIT AREA	N/A		
EXISTING ZONING	RU1		
PROPOSED ZONING	RU1 (NO CHANGE)		
EXISTING LEGAL USE	SINGLE FAMILY HOME		
PROPOSED LEGAL USE	SINGLE FAMILY HOME + CARRIAGE HOUSE		
ZONING REQUIREMENTS MAIN BUILDING		ZONING STANDARD	PROPOSED
FRONT SETBACK	4.5m house / 6.0m garage	12.57m HOUSE/ 6.0m GARAGE	
SIDE SETBACK	2.0m (1 storey) / 2.3m (2 storey)	2.0m (1 storey) / 2.3m (2 storey)	
REAR SETBACK	7.5m	7.5m	
PARCEL SIZE	550 SM	1,395.3 SM (15,019 SF)	
BUILDING HEIGHT	9.5m or 2.5 storeys	6.55m (21'-6")	
DISTANCE BTWN BUILDINGS	3.0m	7.5m	
LEVEL 1 PARCEL COVERAGE AREA	558.1 SM (40%)	167 SM (1,797 SF)	
TOTAL PARCEL COVERAGE %	40%	12.0%	
TOTAL PARKING COVERAGE %	10%	9.2%	
ZONING REQUIREMENTS CARRIAGE HOUSE		ZONING STANDARD	PROPOSED
FRONT SETBACK	9.0m	30.07m	
SIDE SETBACK	1.5m	1.5m	
REAR SETBACK	1.5m	1.93m	
PARCEL SIZE	550 SM	1,395.3 SM (15,019 SF)	
BUILDING HEIGHT	4.8m	3.8m (12'-6")	
DISTANCE BTWN BUILDINGS	3.0m	7.5m	
LEVEL 1 PARCEL COVERAGE AREA	100sm (1 storey)	90sm	
TOTAL PARCEL COVERAGE %	14%	6.5%	
CARRIAGE HOUSE / MAIN HOUSE FLOOR AREA (%)	75%	90sm / 167sm = 53.9%	
PRIVATE OPEN SPACE	60sm	75sm	
ZONING REQUIREMENTS BUILDINGS COMBINED		ZONING STANDARD	PROPOSED
PARCEL SIZE	550 SM	1,395.3 SM (15,019 SF)	
TOTAL PARCEL COVERAGE (AREA)	558.12sm (40%)	257sm (CARRIAGE + HOUSE)	
TOTAL PARCEL COVERAGE (%)	40%	18.4%	
TOTAL PARKING COVERAGE (%)	10%	9.4%	
TOTAL PARCEL COVERAGE (INCLUDING PARKING)(%)	50%	27.8%	

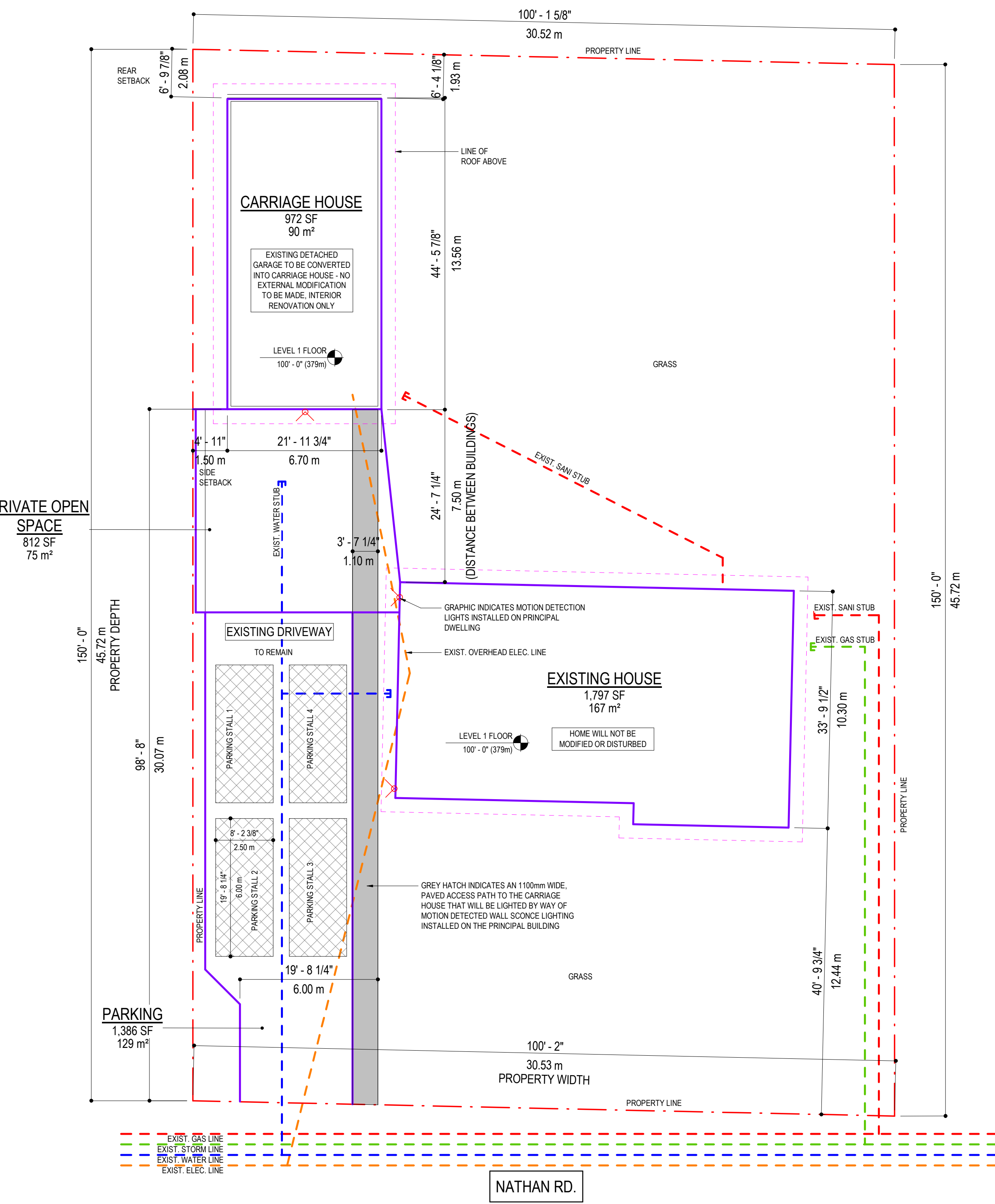
PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	15,019 SF	1,395.3 m ²
	15,019 SF	1,395.3 m ²

PARKING AREA		
Name	Area	Area (SM)
PARKING	Not Placed	
	1,386 SF	128.8 m ²
	1,386 SF	128.8 m ²

PARCEL COVERAGE		
Name	Area	Area (SM)
CARRIAGE HOUSE	972 SF	90.3 m ²
EXISTING HOUSE	1,797 SF	167.0 m ²
PRIVATE OPEN SPACE	812 SF	75.4 m ²
	3,582 SF	332.7 m ²

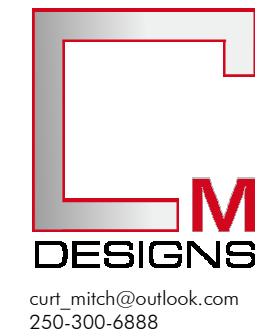
NOTES:

- ALL EXISTING GRADES AND SURVEY INFORMATION BASED ON SURVEY FILE BY RUNNALLS DENBY, DATED NOV 8, 2012.
- ALL SERVICING IS APPROX. CIVIL TO CONFIRM UPON BUILDING PERMIT APPROVAL.



1 LEVEL 1 - SITE PLAN
 A2.01 3/32" = 1'-0"

LOCATION PLAN - N.T.S.

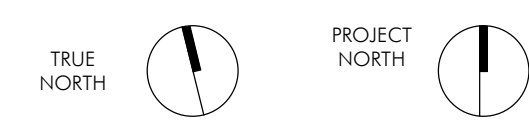


BUILDING VARIANCE PERMIT

APPLICANT: DONYA EPP
 CONTACT: donyaep@hotmai.com

No.	Date	Revision
01	2022-01-24	ISSUED FOR BUILDING VARIANCE PERMIT

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Project Title
 766 NATHAN RD

Drawing Title
 SITE PLAN & ZONING

766 NATHAN RD, KELOWNA, BC, V1W 1K5
 LOT A, DISTRICT LOT 358, ODYD, PLAN KAP18535

Drawing Number

A2.01

Job No. 18 - 1816
 Scale As indicated

CITY OF KELOWNA
MEMORANDUM

Date: September 20, 2021
File No.: Z21-0091
To: Suburban and Rural Planning (GA)
From: Development Engineering Manager (RO)
Subject: 766 Nathan Rd.

ATTACHMENT A

This forms part of application
Z21-0091

Planner
Initials GA



RU1 to RU1c

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from RU1 to RU1c for the conversion of an existing workshop into a carriage house. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

- a) This property is currently serviced with a 19mm-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. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Aaron Sangster by email asangster@kelowna.ca or phone, 250-469-8487.

2. Sanitary Sewer

- a) Our records indicate that this property is currently serviced with a 100-mm diameter sanitary sewer service. Inspection Chamber and Brooks box will need to be installed at Property line

3. Development Permit and Site Related Issues

- a) Direct the roof drains onto splash pads.
b) One driveway only will be permitted. Maximum driveway width of 6.0m per fronting road as per Bylaw 7900.

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.

A handwritten signature in black ink that reads "Ryan O'Sullivan".

Ryan O'Sullivan
Development Engineering Manager

AS

Jan. 24/2022

To Whom it May Concern:

ATTACHMENT **B**

This forms part of application
Z21-0091

Planner Initials **GA**

City of **Kelowna**
DEVELOPMENT PLANNING



It has been suggested that I will need a variance in relation to the net floor area for my rezoning request for a carriage house on my property. We have an existing building that was built 9 years ago. The building is already connected to sewer, water and electrical. Even at that time we had full intentions of eventually changing this to a carriage house. Therefore we were careful to check those requirements. At that time we were told that the basement square footage was not included for any application. The one story above ground would conform to the required size. As the interpretation appears to have changed, we will now be requesting a variance to include the square footage of the basement. This has been a long term project for myself and my sons, taking the steps as we could afford to make them happen. Please except our proposal so we can continue our project and fill the need for the extra living space of the family. The current cost of housing in Kelowna makes it extremely unlikely that any of my sons will afford to remain living in the valley if we are unable to maximize the use of this building as a dwelling

Thankyou for your consideration,
Donya Epp
766 Nathan Rd.