

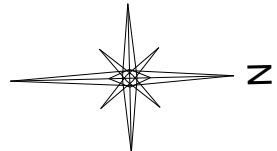
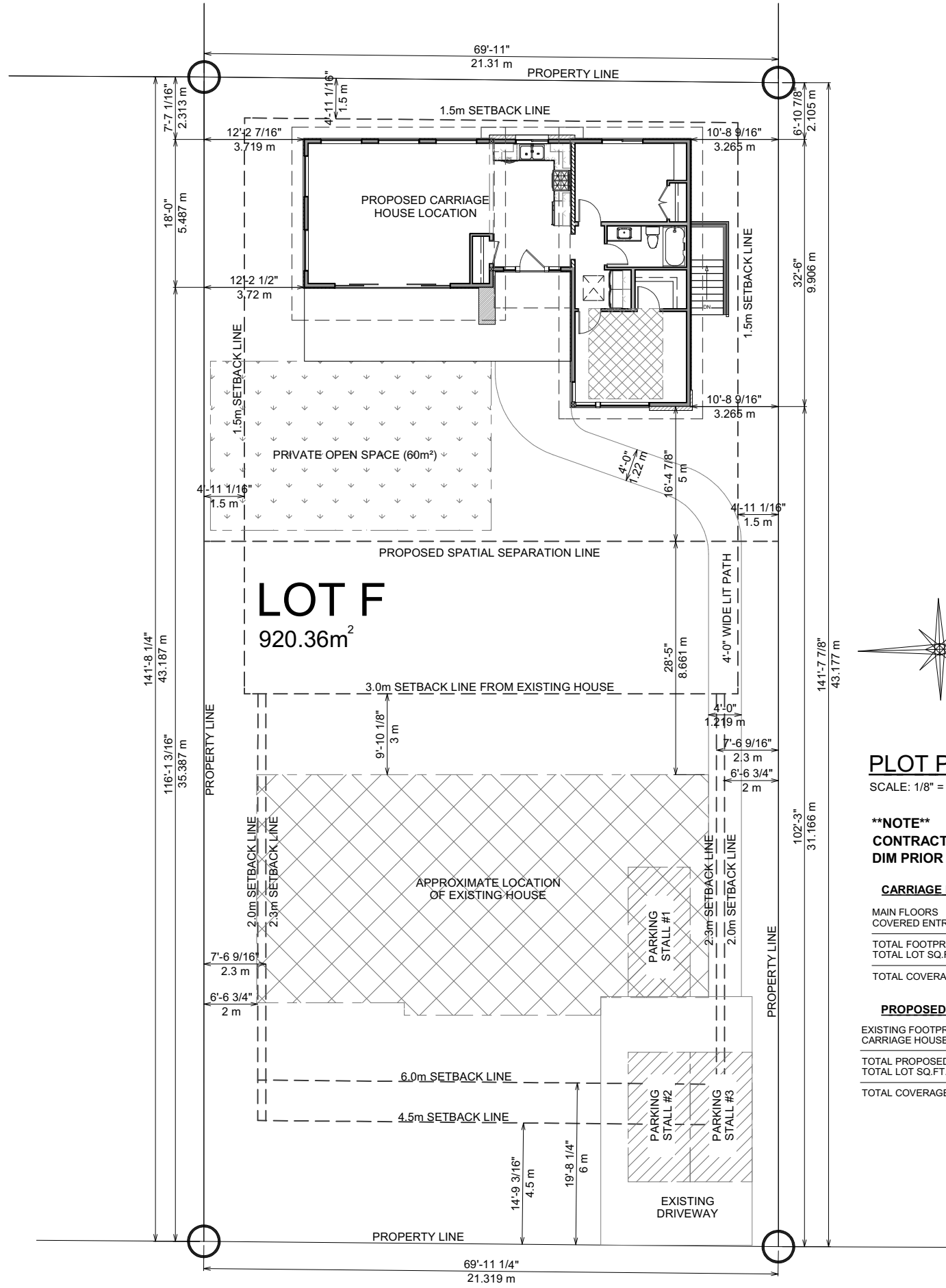
ATTACHMENT A

This forms part of application
Z22-0036

Planner Initials **AC**



City of Kelowna
COMMUNITY PLANNING



PLOT PLAN
SCALE: 1/8" = 1'

****NOTE****
CONTRACTOR TO CONFIRM DIM PRIOR TO CONST.

CARRIAGE HOUSE LOT COVERAGE

MAIN FLOORS	=	1,037 SQ.FT.
COVERED ENTRY(S)	=	43 SQ.FT.
TOTAL FOOTPRINT	=	1,080 SQ.FT.
TOTAL LOT SQ.FT.	=	9,906.68 SQ.FT.
TOTAL COVERAGE	=	10.8%

PROPOSED TOTAL LOT COVERAGE

EXISTING FOOTPRINT	=	1,554 SQ.FT.
CARRIAGE HOUSE FOOTPRINT	=	1,080 SQ.FT.
TOTAL PROPOSED FOOTPRINT	=	2,634 SQ.FT.
TOTAL LOT SQ.FT.	=	9,906.68 SQ.FT.
TOTAL COVERAGE	=	26.6%

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC.
V1Y 1J4

ATTACHMENT		B
This forms part of application # Z22-0036		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

Carriage house Re-zoning Application at 4510 Horak Road.

Dear Planner,

This rationale document outlines the details for the rezoning application at 4510 Horak Road from RU1 to RU1c. The following information provides context as to why this proposal is a positive upgrade within the community.

The request for a formal re-zoning from RU1 to RU1c comes as the landowner would like to take advantage of the larger-sized lot to provide housing for his sons, and their future families. Until that time, the landowner plans to live in the proposed carriage house and rent the existing SFD. As rental housing is scarce in the Kelowna area, we believe this property is the perfect location for families due to its proximity to all levels of public school and amenities such as the H2O Centre and Capital News Centre. Additionally, the area has several parks, bicycle travel lanes, and bus routes on Raymer Avenue and Gordon Drive.

Please refer to the provided drawings for site details and the zoning table for conformance with the RU1c zone. No variances are required as part of this application.

In the neighbourhood, there are currently 4 properties zoned RU1c, and several properties zoned RU2 and RU6 to allow for increased density in the area. Along with the aforementioned properties, this proposal aligns with the Future Land Use direction of S-Res, as a carriage house is permitted under this designation.

If you have any questions or require further information, please feel free to contact me at eric.fornwald@gmail.com.

Sincerely,

Eric Fornwald on behalf of Kevin Fornwald