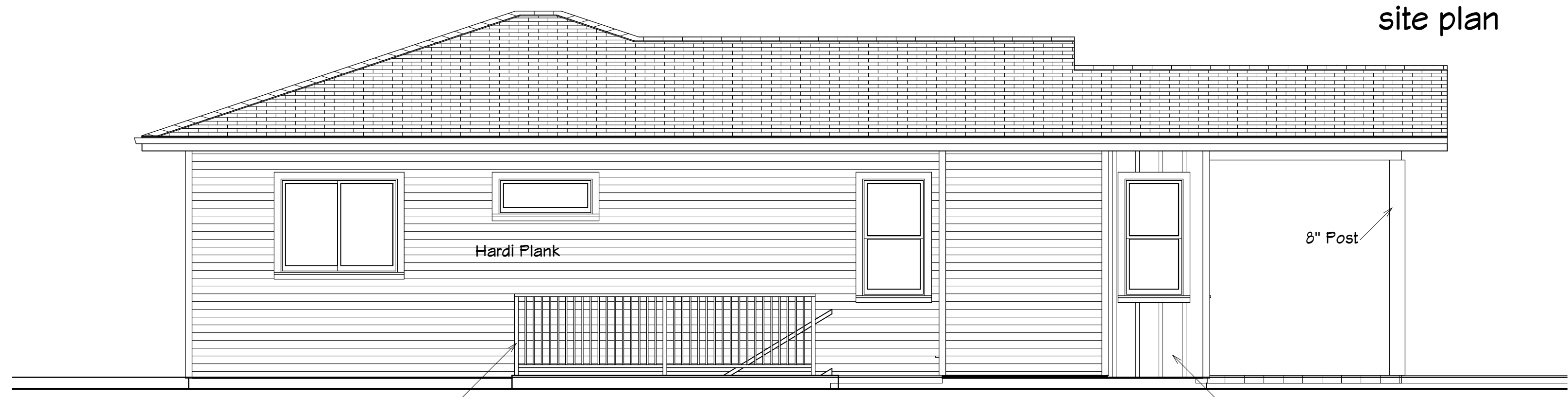


REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

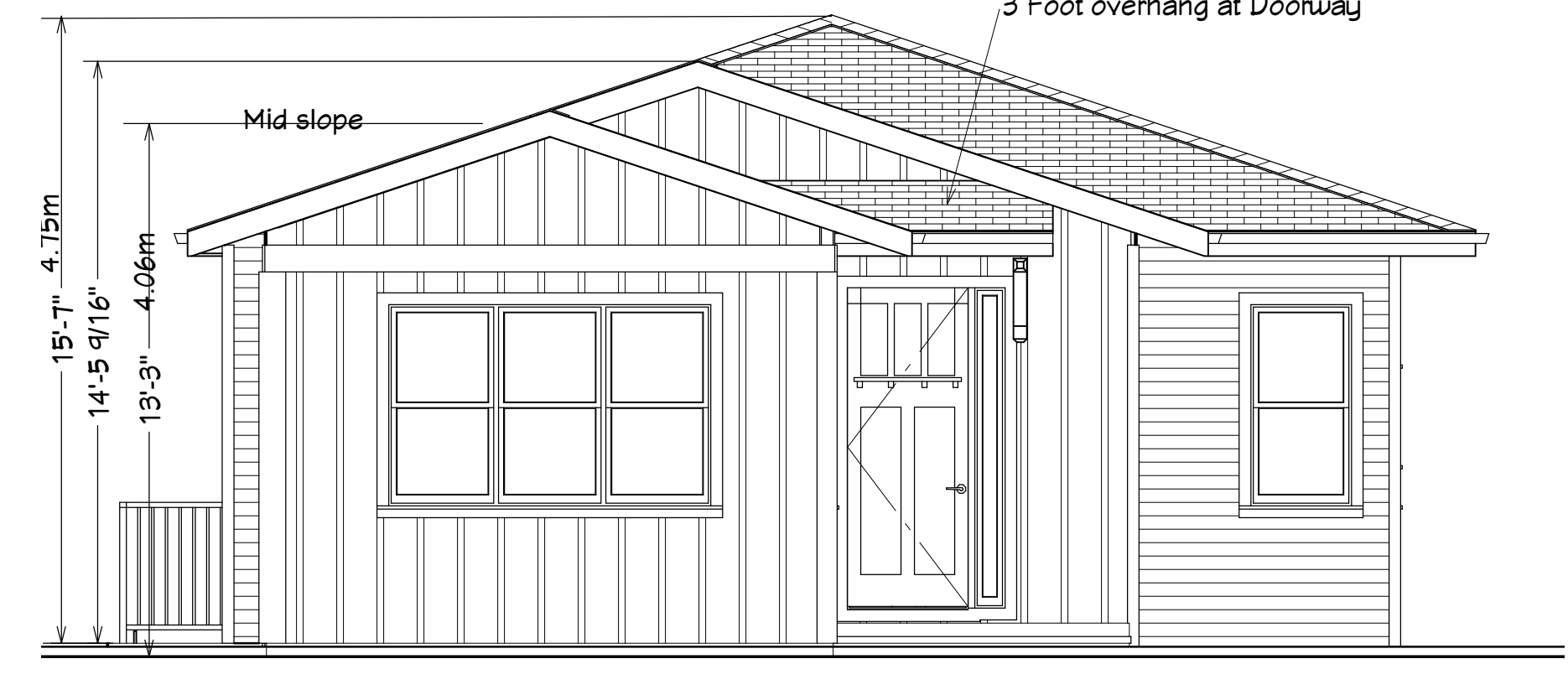
GINO AND LINDA SERVEDIO RESIDENCE
 661 Del Monte Court Kelowna BC

site plan

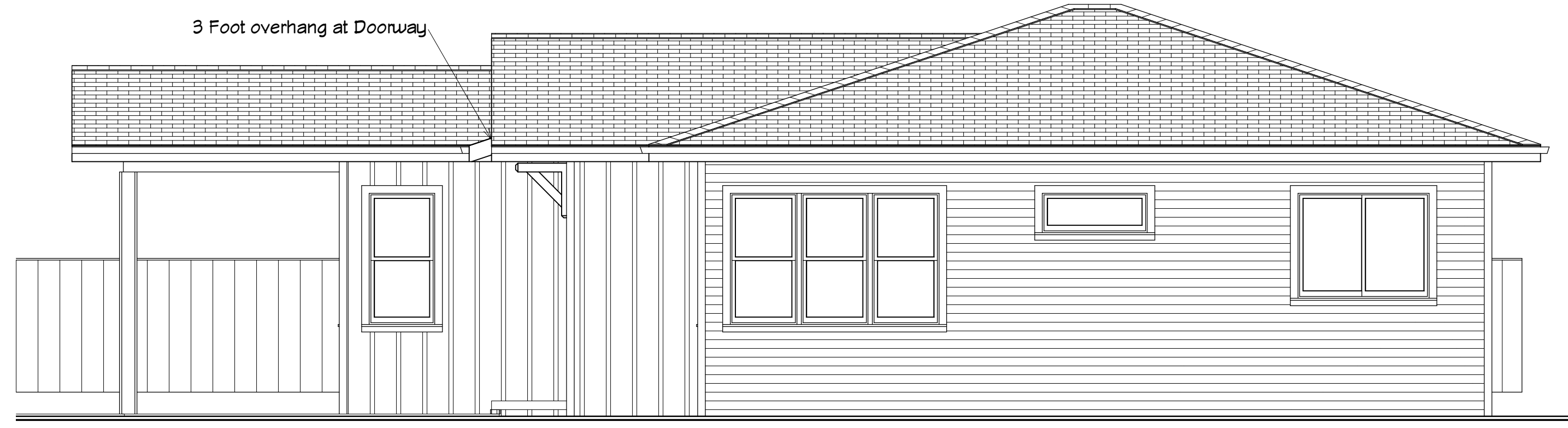


LEFT ELEVATION

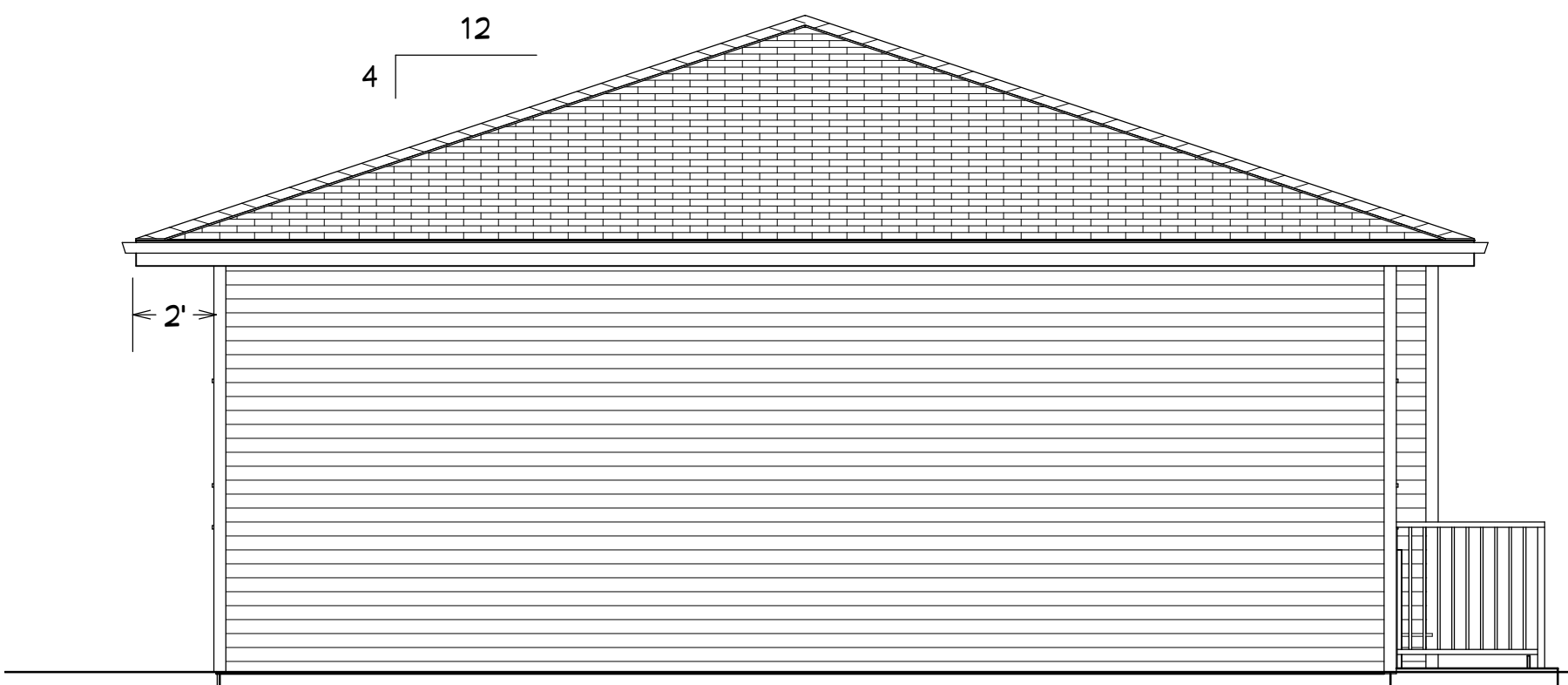
Wall Area 424sf UPO=50.33sf 11.87% Max allowed 12%



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

SCHEDULE A
 This forms part of application
 # Z22-0012

Planner Initials GA

DATE:
2022-01-19

SCALE:

SHEET:
P-1

CITY OF KELOWNA
MEMORANDUM

Date: February 24, 2022
File No.: Z22-0012
To: Community Planning Services (GA)
From: Development Engineering Manager (NC)
Subject: 661 Del Monte Ct.

ATTACHMENT A	
This forms part of application # Z22-0012	
Planner Initials	GA
 City of Kelowna DEVELOPMENT PLANNING	
RU1 to RU1c	

The Development Engineering Branch has the following comments and requirements associated with this application to rezone application to rezone the subject property from RU1 to RU1c for the construction of a carriage house.

1. General

- a. The following requirements are valid for one (1) years from the reference date of this memo, or until the application/PLR has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. 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.

2. Domestic Water and Fire Protection

- a. The subject property is currently serviced with one 19mm water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements and establish hydrant requirements and service needs. Should service upgrades be required, they will be at the developer's cost and additional bonding will be required. Only one service will be permitted for this subject property. For estimate inquiry's please contact Aaron Sangster, by email asangster@kelowna.ca.

3. Sanitary Sewer

- a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

4. Road Improvements and Site Access

- a. Existing driveways will not be permitted to exceed 6m.
- b. Only one driveway, with a maximum width of 6m, will be permitted per frontage. No parking is permitted within City boulevard.

5. 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.
- b. If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.



Nelson Chapman, P.Eng.
Development Engineering Manager

AS



January 20, 2021

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

Application to Rezone the Property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House at 661 Del Monte Ct.

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 to RU1c to allow for the construction of a carriage house. The existing garage in the rear yard will be demolished, and the building envelope will be re-used for the carriage house. Although the current zoning is RU1 – Large Lot Housing, the property is located outside of the core area and therefore a Rezoning application is required. The lot size is very large at 1174m² and can easily support a carriage house.

This proposal conforms to the 2040 OCP – Future Land Use guidance of *Suburban Residential*, as carriage houses are a supported use. In addition, the following pillars are met:

1. Stop planning new suburban neighbourhoods.

Creating sensitive infill within existing suburban neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, those who wish to live in a suburban neighbourhood can do so without constructing a new home in a new neighbourhood.

2. Promote more housing diversity.

Although suburban neighbourhoods do not support as much housing diversity as the core area, the addition of carriage houses and secondary suites is a great way to use existing properties and services to create diverse housing options in areas of lower density.

3. Protect our environment.

Constructing a carriage house on an existing building envelope reduces the need for environmental impacts such as blasting, site grading, and tree removal.

As shown on the attached site plan, the proposed carriage house is single-storey and is located within the Permanent Growth Boundary. The proposal conforms to all regulations under the RU1 and Specific Use sections of *Zoning Bylaw 8000*. The footprint and total floor area of the structure is

