

To: City of Kelowna

Attn: Planning department

Re: Development proposal at 507 Oxford Ave, Kelowna BC



Rationale Statement

After approximately five years of living common law, Stacy Rintoul [property owner] and I, Ernie Fahrion [applicant], have decided to amalgamate properties at her residence at 507 Oxford Ave Kelowna, therefore making my existing property at 714 Turner Rd Kelowna available to become a rental property for families. This move will create two more rental properties on the market, as well as be much more economical and convenient for us moving forward.

We are proposing to construct a secondary building on the above mentioned property consisting of a garage and carport with an additional carriage home above. The sole use and purpose of the garage will be to house our primary and recreation vehicles, along with the typical miscellaneous garage storage items. The purpose of the above carriage house will be to provide a rental housing unit as well as supplementary income to help relieve the mortgage payment. This proposal provides primary parking of vehicles, including the carriage house, and requires no on street parking.

The design of the new building will flow through and match the cosmetics and roof lines of the existing primary house, as per attached drawings. The new building will conform to the existing cultural district standards and in our opinion add a great deal of value to the existing neighborhood with its looks and character. Hardy plank exterior, use of multiple large energy efficient windows, thirty year IKO fibreglass laminated shingles, hardwood flooring and granite countertops are just a few of the standard features with the construction of the primary house and new building proposed. The primary house was the flagship creation when the new cultural district standards were introduced back in 2011. To my knowledge this house is very widely accepted, and to this day passerbies willingly make complimentary statements regarding the design and street appeal of the house, and usually snap a few pictures.

The reason we need to build a garage of this size is to be able to get all of our vehicles and belongings inside. Coming from a large garage at the Turner Rd house with ample parking space, our down size to this degree is of the size it needs to be to fit everything in there. Further reduction in garage floor space would result in items having to be left outside, and that would create a huge theft problem. As indicated on the garage floor plan drawing, see attached, space is very limited and cramped at its current size; however we can make this work for us.

Our proposal exceeds current regulations in three ways:

- 1 – Overall lot coverage exceeds the limit of 14% to approx 18%
- 2 – Overall building footprint size exceeds the limit of 90m² to 92.9m²
- 3 – Side yard setback flanking the 2 meter east side set back is at 3m in lieu of 4.5m on the west Ellis St side. This 3m set back is measured from the north side post of the carport.

Although this proposal exceeds certain criteria, there are benefits to be noted:

- We have ample private space to maintain two separate dwellings, which far exceeds the minimum requirement.
- The overall size of the carriage house is considerably smaller than the minimum requirement, which will appear much more proportionate to the overall appearance of the new building.
- We will still be under the overall site coverage of 50%.
- We have available more than double the minimum distance between the primary house and the garage, which still leaves ample lawn space and spacious appeal.
- This proposal requires no on street parking.

As for our existing arrangement, we look forward to getting our vehicles off the street as the ongoing dust and soot fallout from the Tolko mill across the street makes it all but impossible to maintain a clean vehicle.

We choose to live here because of the area, proximity to bicycle and walk downtown, as well as hiking on Knox Mountain Park.

Regards

Ernie Fahrion, Applicant

CITY OF KELOWNA

MEMORANDUM

Date: November 10, 2016
File No.: DP16-0253

To: Community Planning (EW)

From: Development Engineering Manager (SM)

Subject: 507 Oxford Ave Carriage House

Development Engineering 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

Our records indicate that this property is currently serviced with a 19mm-diameter water service which is adequate for this application.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.
Access is permitted from the lane only.

4. Electric Power and Telecommunication Services

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.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

ATTACHMENT		B
This forms part of application		
# DVP16-0254 DP16-0253		
Planner Initials	EW	 City of Kelowna <small>COMMUNITY PLANNING</small>

DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP16-0253/DVP16-0254

Issued To: Stacy Isabelle Rintoul
Site Address: 507 Oxford Ave
Legal Description: Lot 11 Block 11 District Lot 9 Osoyoos Division Yale District Plan 3915
Zoning Classification: RU6 - Two Dwelling Housing
Development Permit Area: Intensive Residential - Carriage House & Character Neighbourhood

SCOPE OF APPROVAL

This 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 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 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.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0253 for Lot 11 Block 11 District Lot 9 Osoyoos Division Yale District Plan 3915, located at 507 Oxford Ave, Kelowna, BC to allow the construction of a carriage house be approved subject to the following:

- 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 THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 9.5b.14: Carriage House Regulations

To vary the minimum side yard setback for a carriage house from a flanking street from the required 4.5 m to the proposed 3.0 m.

Section 13.6.6(b): RU6 Zone Development Regulations

To vary the maximum combined lot coverage of all accessory building or structures and carriage houses from the required 14% to the proposed 18%.

Section 13.6.6(b): RU6 Zone Development Regulations

To vary the maximum combined area of all accessory buildings/structures and carriage houses (e.g. footprint size) from the required 90 m² to 92.9 m²;

Section 13.6.6(e): RU6 Zone Development Regulations

To vary the maximum height for a carriage house from the required 4.8 m to the proposed 4.9 m.

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. PERFORMANCE SECURITY

None required.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

SCHEDULE A

This forms part of application
DVP16-0254 DP16-0253

Planner
Initials EW

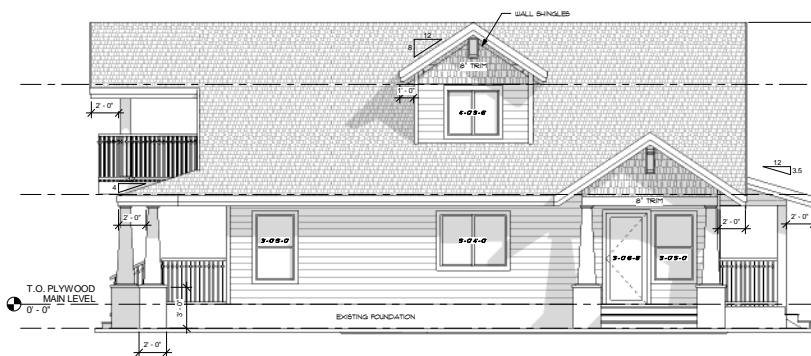


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DANA DIES 250.625.2394
dana@dantaydesign.com
CUSTOM 3D HOME DESIGN • RENDERING • DRAFTING

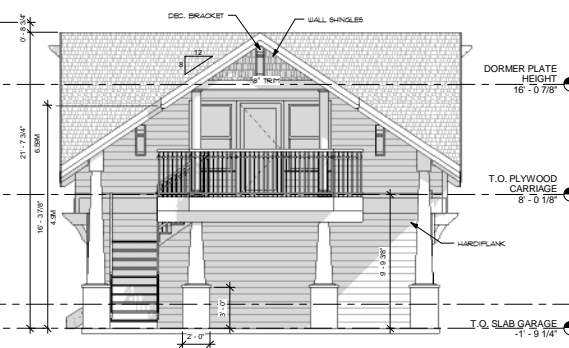


REPRESENTATION

② Ellis Street



EXISTING HOUSE - ELLIS STREET VIEW



PROPOSED CARRIAGE HOUSE

507 OXFORD AVE.
CARRIAGE HOUSE
PERSPECTIVES

Project Title

SCALE: 1/4" = 1'-0"

DATE: OCT. 11, 2016

DRAWN BY: D.Dies

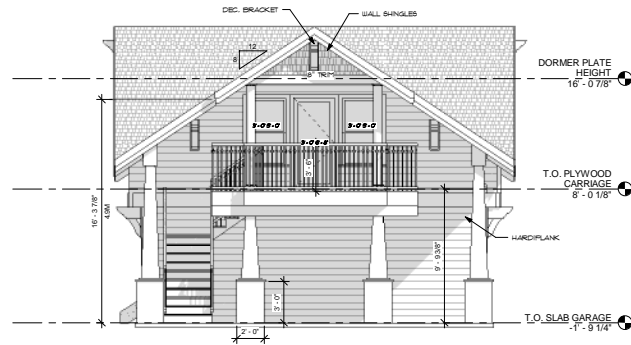
REVISED: NOV. 2, 2016

REVISED:

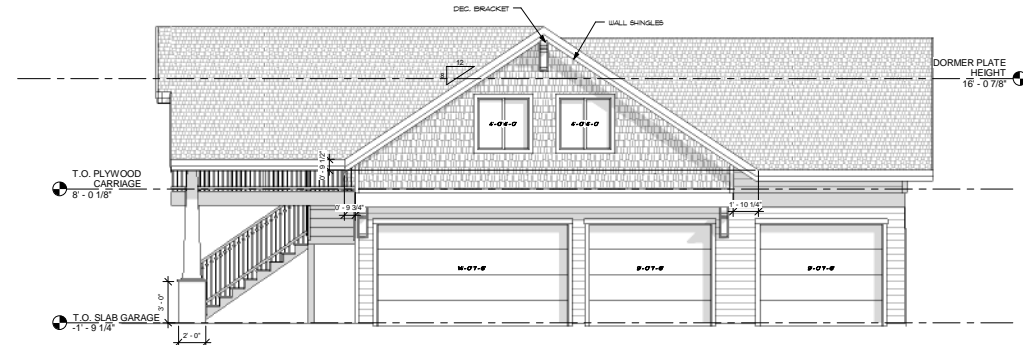
SHEET:

A1

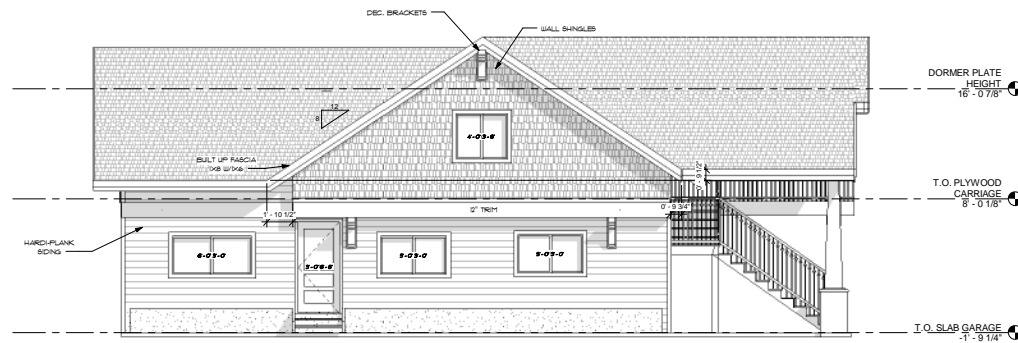
LOT 1 BLOCK 11 DISTRICT LOT 9
2650005 DIVISION YALE DISTRICT
PLAN 295
APPLICANT NAME: ERNIE FARRON
250-641-0581



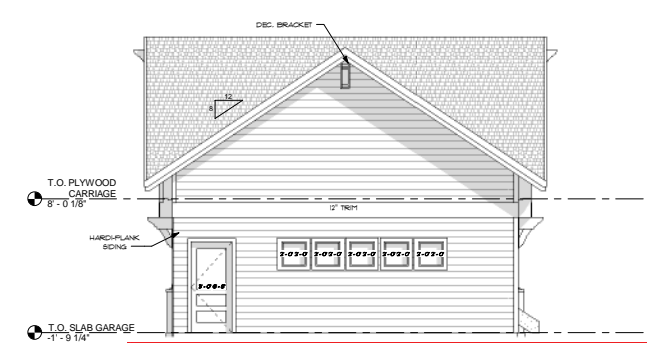
① ELLIS ST. ELEVATION
1/4" = 1'-0"



② LANE ELEVATION
1/4" = 1'-0"



③ LEFT ELEVATION
1/4" = 1'-0"



④ REAR ELEVATION
1/4" = 1'-0"

SCHEDULE A

This forms part of application
DVP16-0254 DP16-0253

Planner
Initials

EW



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DANA DEES 250.625.2394
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507 OXFORD AVE. CARRIAGE HOUSE ELEVATIONS

Project: Title:

SCALE: 1/4" = 1'-0"

DATE: OCT. 11, 2016

DRAWN BY: D. Dees

REVISED: NOV. 2, 2016

REVISED:

SHEET:

A2

LOT 1, BLOCK 1 DISTRICT LOT 9
CSD/CDSD DIVISION TALES DISTRICT
PLAN 395
APPLICANT NAME: ERNE PARRON
250-861-0561

SCHEDULE

A

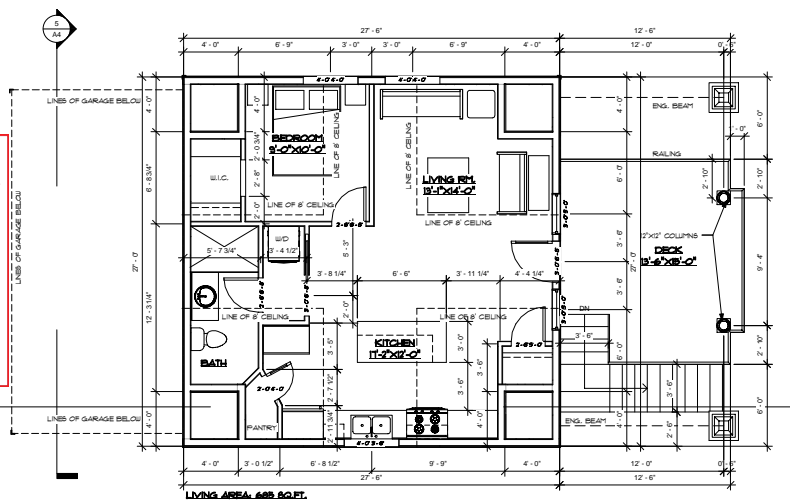
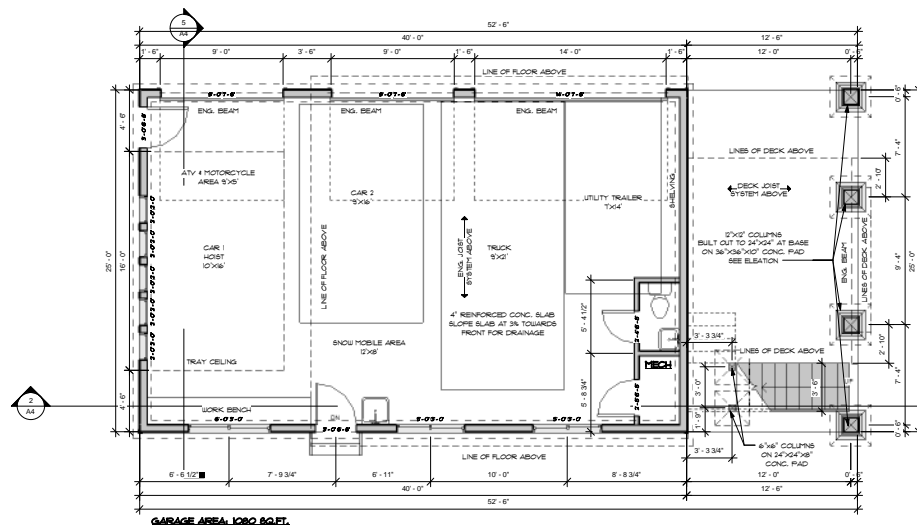
This forms part of application
DVP16-0254 DP16-0253

Planner
Initials EW



COPY RIGHT RESERVED.
THIS PLAN AND DESIGN MAY NOT BE USED
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2 T.O. PLYWOOD CARRIAGE
1/4" = 1'-0"



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dana@danataydesign.com

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507 OXFORD AVE.
CARRIAGE HOUSE
FLOOR PLANS

Project: Title:

SCALE: 1/4" = 1'-0"

DATE: OCT. 11, 2016

DRAWN BY: D. Dees

REVISED: NOV. 2, 2016

REVISED:

SHEET:

A3

LOT 1 BLOCK 1 DISTRICT LOT 5
CARRIAGE HOUSE TALE DISTRICT
PLAN 385

APPLICANT NAME: ERNE PARRON
250-861-0261

A	ROOF CONSTRUCTION
B	EXTERIOR WALL CONSTRUCTION
C	INTERIOR WALL CONSTRUCTION
D	FLOOR CONSTRUCTION - OVER INTERIOR SPACE
D	FLOOR CONSTRUCTION - OVER GARAGE
D	FLOOR CONSTRUCTION - OVER EXTERIOR
E	GARAGE FLOOR SLAB
F	UNCONDITIONED SPACE

NOTE: DOOR AND WINDOW TO MEET MIN. U.S. 1800-0-32 FRONT ENTRY DOOR TO MEET MIN. U.S. 1800-0-32 G.H. DOORS TO MEET MIN. U.S. 1800-0-32 BULDOZ TO MEET MIN. U.S. 1800-0-32 AT EXTERIOR JOINTS/WALL OPENINGS AS REQUIRED.

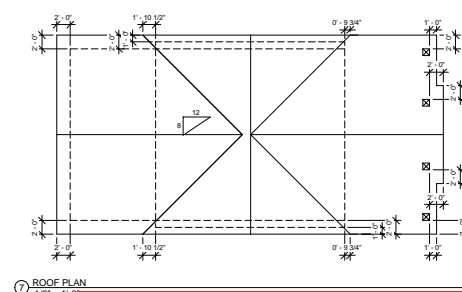
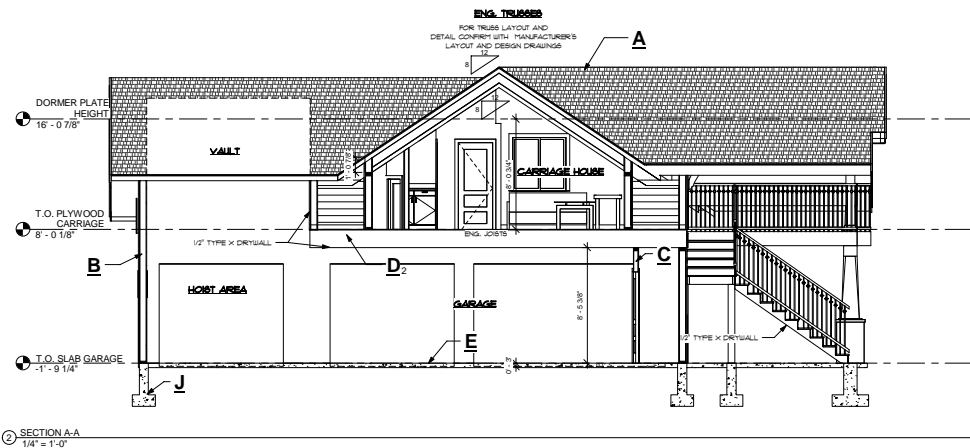
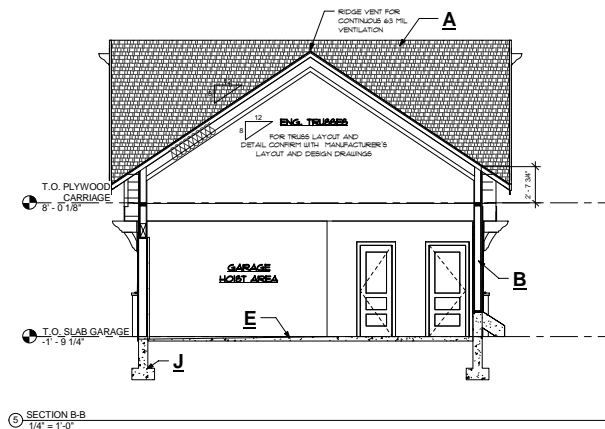
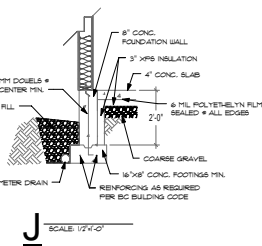
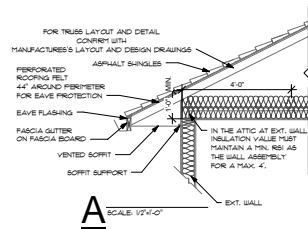
NOTE: WINDOW SPECIFICATIONS ARE TO BE CONFIRMED BY OWNER/CONTRACTOR PRIOR TO ORDERING FOR PROPER VENTING AND EGRESS.

NOTE: ALL CONSTRUCTION SHALL FOLLOW THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL THE LOCAL LAWS AND BYLAWS. BEFORE CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND ENSURE THAT THERE ARE NO DISCREPANCIES.

IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE CORRECT PLACEMENT OF THE BUILDING ON THE SITE AND TO CONFORM WITH THE REQUIRED SETBACKS.

EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DRAWINGS. THEREFORE WE ARE NOT LIABLE FOR ANY ERRORS OR OMISSIONS.

WINDOW SPECIFICATIONS ARE TO BE CONFIRMED BY OWNER/CONTRACTOR PRIOR TO ORDERING FOR PROPER VENTING AND EGRESS.



SCHEDULE A

This forms part of application
DVP16-0254 DP16-0253

Planner Initials EW



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507 OXFORD AVE,
CARRIAGE HOUSE
SECTIONS & ROOF PLAN

Project: Title:

SCALE: As Indicated

DATE: OCT. 11, 2016

DRAWN BY: D. Dees

REVISED: NOV. 21, 2016

REVISED:

SHEET:
A4
LOT 1, BLOCK 11, DISTRICT LOT 9
CITY OF KELLOWNA DIVISION 1A DISTRICT
PLAN 395
APPLICANT NAME: BRUCE HARRISON
20-16-0251

SCHEDULE " "

This forms part of development

Permit # DP0 -0

SCHEDULE

B

This forms part of application

DVP16-0254 DP16-0253

Planner
Initials

EW

City of

Kelowna
COMMUNITY PLANNING



The following finishes are proposed for the Principal and Secondary Dwellings:

Roofing Material: IKG
Colour: Laminated Shingle



Harvard Slate.

Attach a colour photo here
of roofing material

Main Body:

Material: Hardy Plank
Colour: Timberbank

Attach a colour chip here
Main Body

Second Colour/Accent Colour:
(If applicable):

Material: Hardy Plank
Colour: Arctic White

Attach a colour chip here
of second/accent colour

Window/Door/Trim Colour:

Material: Hardy Plank
Colour: Arctic White
Cobblestone

Attach a colour chip here
of window/trim colour



SCHEDULE B

This forms part of application
DVP16-0254 DP16-0253

Planner
Initials

EW





SCHEDULE		B
This forms part of application		
# DVP16-0254 DP16-0253		
Planner Initials	<div>EW</div>	 City of Kelowna <small>COMMUNITY PLANNING</small>



SCHEDULE		B
This forms part of application		
# DVP16-0254 DP16-0253		
Planner Initials	EW	 City of Kelowna <small>COMMUNITY PLANNING</small>