



CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2016
File No.: Z16-0043

To: Community Planning (TB)

From: Development Engineering Manager

Subject: 1050 Kelly Road

RU1c

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c.

1. Domestic Water and Fire Protection

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

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service. The service is adequate for the proposed application.

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.

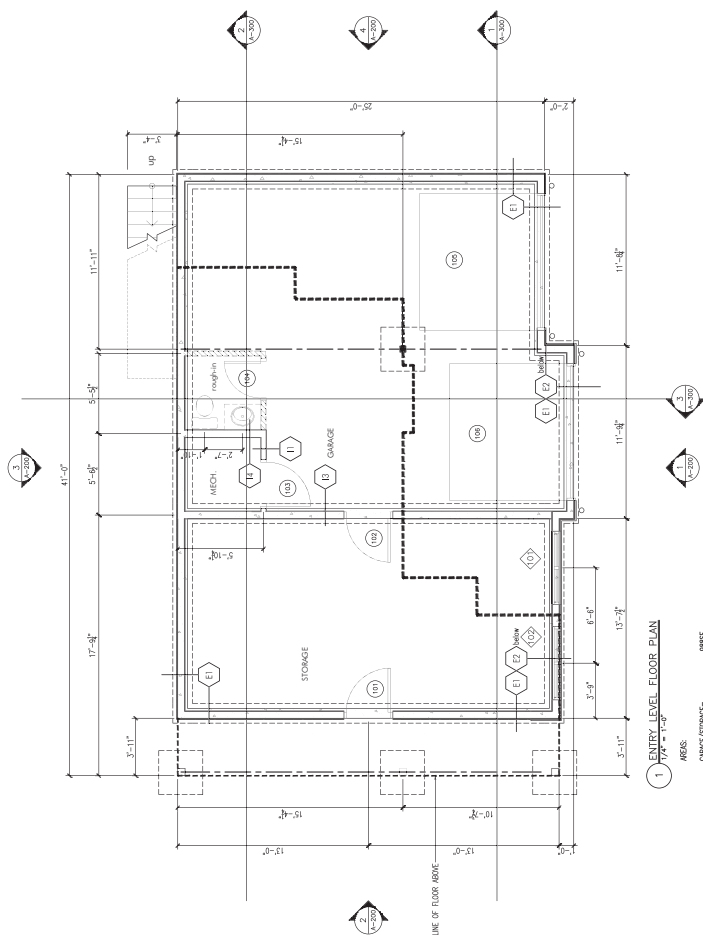
4. Electric Power and Telecommunication Services

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.

A handwritten signature in black ink, appearing to read 'Purvez Irani', written over a horizontal line.

Purvez Irani, MS, P Eng., PTOE
Development Engineering Manager

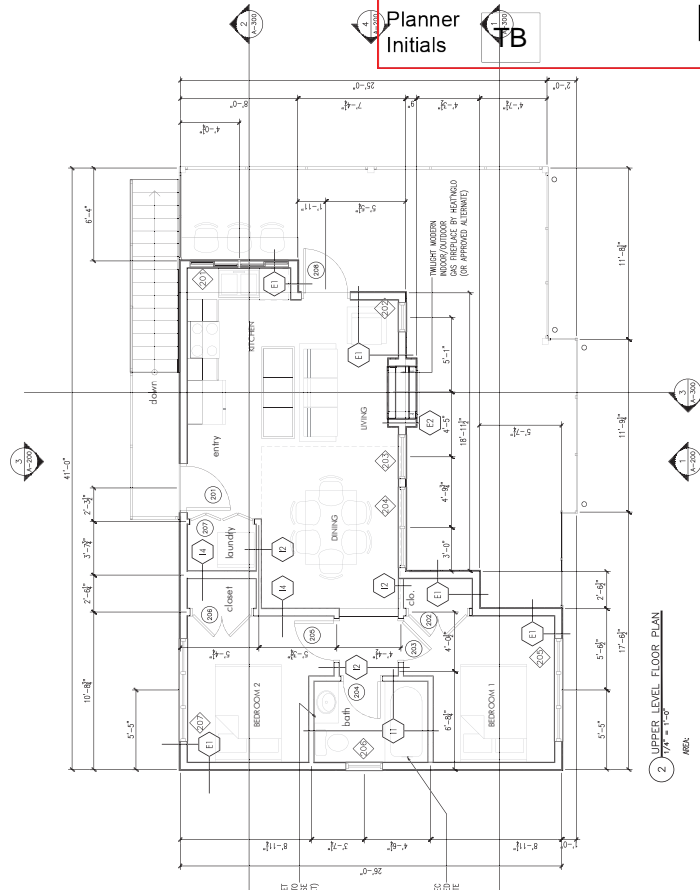
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1 ENTRY LEVEL FLOOR PLAN

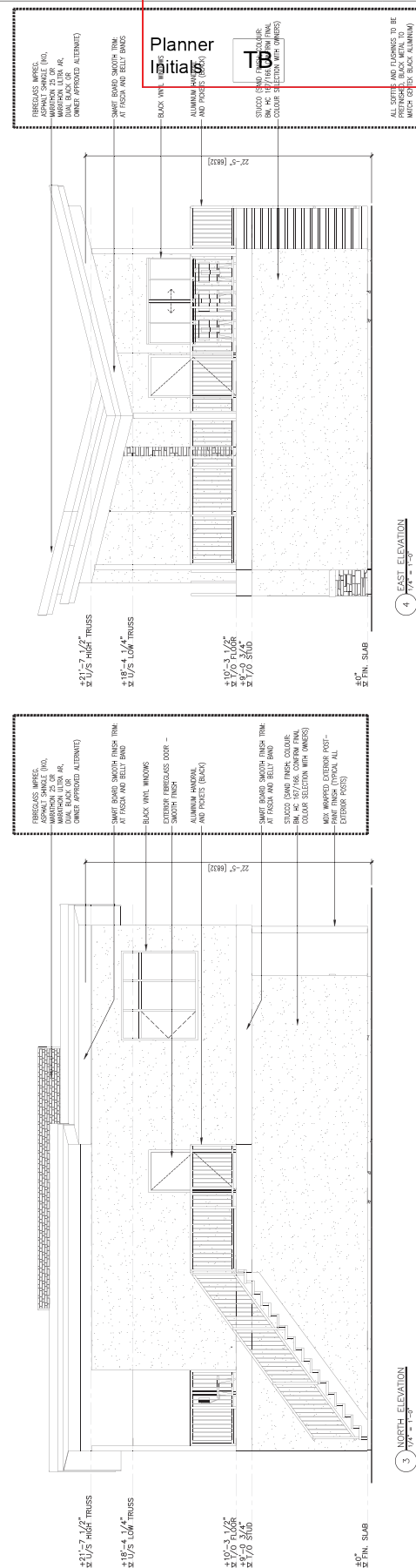
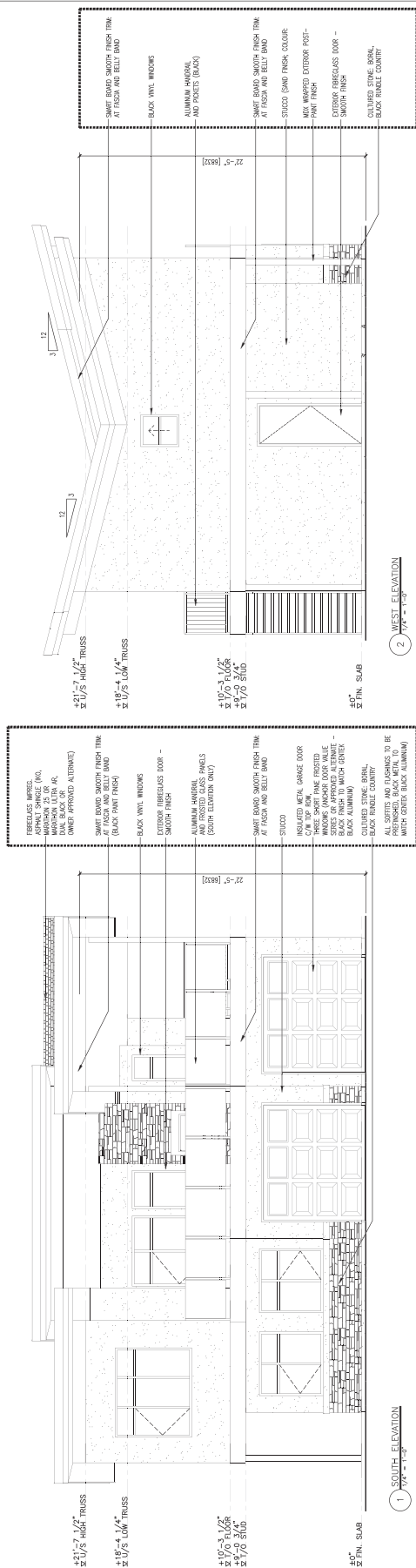
DOOR		SIZE	Type	Style	NOTES
MARK	WD	HGT			
281	2'	6'	Standard	Double	
282	2'	6'	Hinged	Double	
283	2'	6'	Standard	Double	
284	2'	6'	Standard	Double	
285	2'	6'	Standard	Double	
286	2'	6'	Hinged	Double	
287	2'	6'	Hinged	Double	

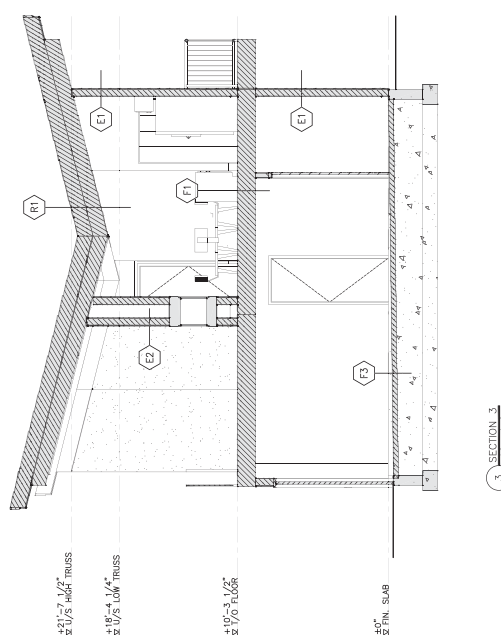
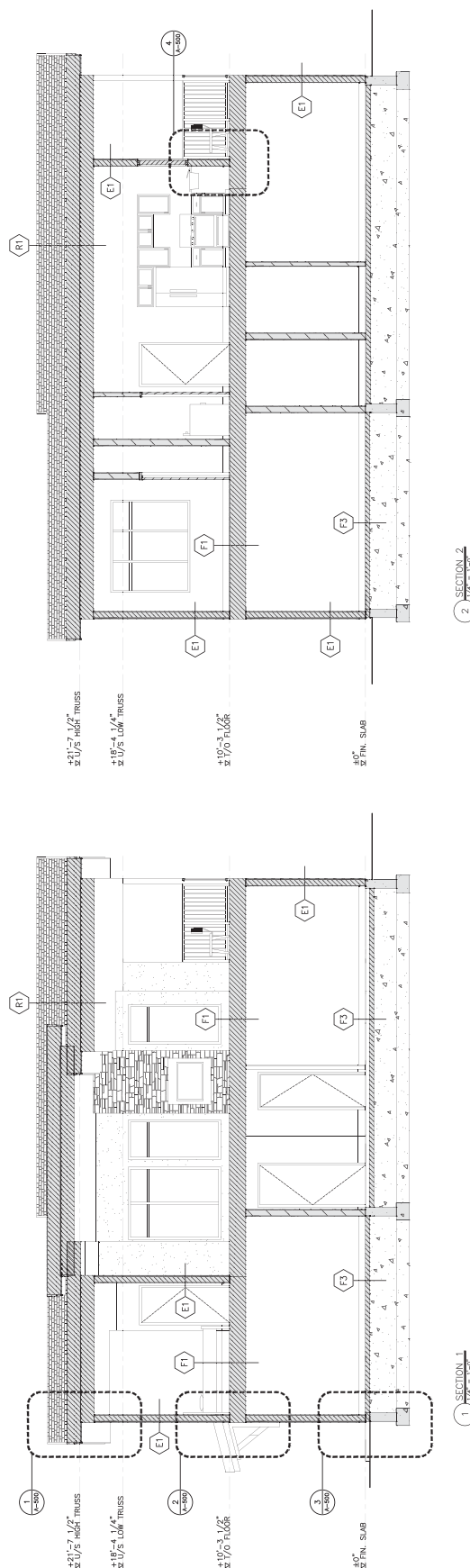
MARK	SIZE		Head Height	NOTES
	Width	HEIGHT		
201	6	3	7'-0"	-
202	6	3	7'-0"	-
203	7	3	7'-0"	-
204	7	3	7'-0"	-
205	7	3	7'-0"	-
206	7	3	7'-0"	-



UPPER LEVEL FLOOR PLAN

AREA= 646SF





Design Rationale – 1050 Kelly Road

Little House Contracting, on behalf of our clients, Jock and Heather Tyre, are applying to build a carriage home at 1050 Kelly road. In order to do so, the lot needs to be rezoned from RU1 to RU1-C and have three zoning variances. The first variance would allow for the carriage home to be built in the side yard of this pie-shaped lot, as there is large unused space at the side, not the back. This location will also allow for direct access to the cul-de-sac. The second and third variances are for the height and midpoint of the roofline of the proposed building.

The lot is perfectly positioned for rezoning to RU1-C. The property is off of Raymer Avenue, between Ethel and Gordon, half a block from the RU6 zone that allows for carriage homes. The lot is .4 of an acre (1618 sq m), ample space for a secondary dwelling. There is an extreme shortage of rental properties in Kelowna at this time. Adding a rental in such close proximity to the amenities of Pandosy and Guisachan Villages, Okanagan Lake, the hospital and the college makes good sense.

Three variances are required. The first variance is needed to allow the dwelling to be constructed in the side yard. This is important so that the home has access to the street for off road parking purposes and emergency vehicle requirements. The fact that the new dwelling will have garage parking and storage space below will allow clean-up of an area of yard this currently awkward for upkeep and cluttered due to lack of storage. Currently there is only driveway and carport parking. The garage will hide two cars and all storage from street view. The site location of the building is sensitive to the rear neighbors and preserves their rear yard privacy (7.5 m as opposed to the required 2 m).

The second and third variances are for the height of the building and the midpoint of the roof. The modern style of the structure does not incorporate dormers which prevents it from meeting height restrictions. Aesthetically, this style will enhance the look of the existing neighborhood and ties in nicely with the 70s and 80s homes. The carriage home is rectangular like the other homes, but with more of a modern twist. The style of roof allows for easy incorporation of simple grey water systems to irrigate the landscaping. This is a benefit in the Okanagan with our annual water restrictions. The height is important for storage in both the garage and the small rental unit. Using height maximizes the volume of the space without increasing the footprint. Finally, the vaulted ceilings in the small homes are beneficial for creating a more open feeling. This decreases feelings of claustrophobia and depression for tenants in winter months. Happy neighbors make good neighbors.

The roof style (hence the height) and overall building concept for the carriage home is a design that is more sensitive to our environment in addition to making monthly living costs more

affordable. The design takes into account many of today's sustainable characteristics as well as passive heating and cooling best practices, namely:

1. Orientation of kitchen on the east side of the home where early warming sunlight enters the home and adds to person comfort.
2. Reducing the exterior penetration on both the north and west facing walls thereby eliminating the excessive solar gain often experienced on the west and providing excellent insulation value along the north where windows eliminating loss of conditioned interior air (whether cooled or heated).
3. Exaggerated overhangs on the east and south portion of the carriage home reduce excessive solar gain in the summer while allowing warming sun into the home when the sun is lower in the sky during winter months.
4. Provision of majority of glazing along the south wall to allow solar gain in the home when preferred as well as to allow natural light to bathe the home thereby reducing the use of artificial light during typical daylight hours.

Generally speaking, orienting the longest portion of the home east to west with glazing oriented along the south wall as well as incorporating overhangs and reduced openings along the north will help with the energy performance of the home. Additionally, the home's compact shape and form help reduce raw material use and will also contribute to energy efficiency of the home. Building environmentally conscious structures not only impacts the immediate neighbourhood in which it is built, but the larger community and the world in which we live.

Little House contracting takes pride in the fact that we guide our clients through the process of their carriage home design to ensure the home reflects the character of the neighborhood in which it is being built and the principal dwelling on the lot upon which they intend to build. Homes on Kelly Road were built between the 1970s and 1980s with this existing dwelling being constructed in 1972. The neighboring house at 1060 Kelly road is currently being completely remodeled from the studs, effectively creating a new 2016 home. As such, the design of the carriage home includes architectural elements such as a vaulted style roof, stucco finish and a two story design.

It is important to note that the massing of this carriage home build is in proportion to the design of the buildings in the neighborhood. The 70s and 80s homes are typically 2000 to 3000 sq ft (185-279 sq m), much larger than the 800 to 1400 sq ft (74-130 sq m) homes in the mid-century neighborhoods with carriage homes. Despite the difference in size of the existing homes in this particular neighborhood, the carriage home still has a footprint under the

required 90 sq m. This footprint contains the garage, storage, a small two bedroom rental suite and a beautiful outdoor living space. We did not need to increase the footprint of the building in order to achieve this, only the height. The massing is in proportion with the existing homes in the neighborhood.

Landscaping themes are in line with neighborhood standards, maintaining lawn and garden space in the rear yard. Building setbacks, scale and materials are all within the RU1-C zoning requirements. The design of the carriage home allows for the preservation of an abundance of usable outdoor space. There is over 464 sq meters of open space on the property leaving 232 sq meters of open space for the carriage home and 232 for the main home. The large tree cherry tree behind the carriage home on left rear side will be maintained for shade and privacy. All of the trees in the back and front yards of the existing home will be maintained. New privacy trees will be planted between the carriage home and the neighboring property. Shrubs will be planted in the front yard to separate the carriage home space from the existing home space. All new landscaping will be drought tolerant. Stepping stones from the driveway to the sidewalk of the existing home will be placed to create a path between the two buildings.

The streetscape is enhanced due to the high quality of design and architectural detail in the street facing elevation of the carriage home. The privacy of adjacent properties is not affected by the construction of the carriage home as all of the large windows are facing the street. There is a small kitchen widow that opens on to the side deck on the east elevation of the building. This window will not infringe on the privacy of the neighbors as there is a deck and railing space to obscure the sight line. The outdoor deck space at the front of the building that faces the street will be the area most utilized by tenants as they enjoy the indoor/outdoor fireplace behind the privacy of a frosted glass railing. The north facing elevation (backyard) has the staircase and entrance to the home and one window. The established cherry tree in the back yard as well as the generous 7.5 meter setback (in contrast to the required 2 meter setback for carriage homes on lots with no lane) will ensure no privacy issues for the neighbors to the rear of the property.

The building will cast shadow into the space between the carriage home and the existing house in the morning and onto the driveway of the neighboring property (1060 Kelly rd) in the afternoon creating no impact on private open space of neighboring dwellings. The new carriage home dwelling incorporates an abundance of daylight throughout the day via large south facing windows. Direct sunlight is avoided in the hot afternoon as there are no windows on the west elevation of the building.

Light fixtures will be placed in front of the garage to light the driveway. Lighting at the side entrance to the storage area and alongside the pathway and stairs to the carriage home entrance will be directed down towards to pathway as not to disturb the neighbors. There is an

existing fence beside the pathway to the carriage home entrance and privacy trees will also be planted to mitigate any light pollution.

Parking for the carriage home and main home will be incorporated into the new structure. Two large parking spaces for the main home will be within the closed garage. An additional parking spot for the carriage home will be along the east side of the dwelling for ease of access to the carriage home entrance.

All gas, electrical and mechanical equipment housings are not visible from the road.