
CITY OF KELOWNA
MEMORANDUM

Date: April 27, 2017
File No.: Z17-0031

To: Community Planning (EW)

From: Development Engineering Manager(SM)

Subject: 454 Glenwood 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 which is adequate for this application.

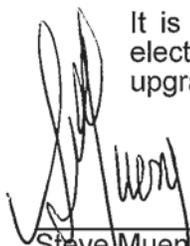
3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) per property as per bylaw.

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 A

This forms part of application
Z17-0031

Planner Initials EW


City of
Kelowna
COMMUNITY PLANNING

March 16, 2017

Development Proposal Rationale for 454 Glenwood Ave

ATTACHMENT B

This forms part of application
Z17-0031

City of Kelowna
COMMUNITY PLANNING



Planner Initials EW

We are proposing to build a 74.3 m² (800 square feet) single storey carriage house in the back left part of the property (northwest corner) at 454 Glenwood Ave. The carriage house is being built for co-owner Meghan Wise's parents as Meghan's father has a chronic health condition and requires regular access to the Kelowna General Hospital.

We feel that the proposed carriage house meets all of the objectives of the Abbott Street Heritage Conservation Area outlined in the City of Kelowna Official Community Plan. This includes: maintaining the residential and historical character of the Abbott Street Conservation Area; encouraging new development, additions and renovations to existing development which are compatible with the form and character of the existing context; and, ensuring that change to buildings and streetscapes will be undertaken in ways which offer continuity in the "sense of place" for neighbours and the broader community. Furthermore the building of a carriage house will increase urban density of Kelowna while also preserving the character of the neighbourhood.

We feel that the proposed design meets the landscape and architectural guidelines established in Chapter 16 of the City of Kelowna Official Community Plan. The building of the carriage house will not impact the established front yard setback on Glenwood Avenue. There has been a driveway at 454 Glenwood Avenue since it was built in 1950 and no changes are being made to the driveway or the front of the property. As there is no back lane access, three uncovered parking spaces have been provided on the property. The current spacing between the buildings on each side of 454 Glenwood Avenue have been retained and the minimum setbacks on the sides and rear of the property have been met.

The architectural design featured in the carriage house is similar to the principle residence, which is an early suburban bungalow. The main dwelling on the property was built in 1950 and is a single storey on a raised basement and features white stucco siding. The main floor is approximately 1.58 metres (5 feet 6 inches) above grade. The proposed carriage house is also a single-storey on grade design and will feature white stucco siding with wood accents. Although the carriage house features a sloped shed roof that is a different design than the main house, the carriage house will not be as tall as the main house. The eaves of the current house are 3.76 metres above grade, whereas the carriage house is 3.37 metres to finished grade at its lowest point, and 3.78 metres to the eaves and 4.06 metres to finished grade at its highest point, which is well below the height of the peak of the main house. Furthermore, the carriage house does not reduce or threaten the established massing of the streetscape. The carriage house will sit in the back left (northwest) corner of the lot and it will be difficult to see the carriage house from the front of the street because it is much smaller than the principle dwelling and the number of mature trees and foliage on the property.

The proposed carriage house fits with the established architectural pattern already featured in the Abbott Street Conservation Area. There are a variety of architectural designs and patterns for homes in the Abbott Street Conservation Area, and a flat roof or shed style roof is common among many of the homes built between 1950 and 1970. There are currently four principle dwellings on our block of Glenwood Avenue that feature flat roofs and are similar in

design to the proposed carriage house. Additionally, the window and door placement, shape, style, and design are similar to the principle dwelling on the property and the established architectural style in the neighbourhood.

Sight lines to the front yard and residence from the front street will remain the same, and only one mature tree from the rear of the property will be removed to build the carriage house. The rest of the historic trees on the property will remain which will preserve the visual style of the property. Due to the single-storey design of the carriage house there will not be any significant change to the casting of shadows on adjacent yards and buildings.

In conclusion, we feel that the proposed carriage house at 454 Glenwood Ave meets all of the objectives of the Abbott Street Heritage Conservation Area outlined in the City of Kelowna Official Community Plan, more specifically the landscape and architectural guidelines established in Chapter 16.

Sincerely,



Lindsay Smith Gibson

| | | |
|--------------------------------|-----------|--|
| ATTACHMENT | | B |
| This forms part of application | | |
| # Z17-0031 | | |
| Planner Initials | EW |  City of Kelowna COMMUNITY PLANNING |



2 PLY SBS ROOFING



WOOD SIDING



ARCTIC WHITE

HARDIETRIM COLOUR

STUCCO AND
FLASHING TO MATCH



ATTACHMENT **C**

This forms part of application
Z17-0031

Planner
Initials **EW**



City of
Kelowna
COMMUNITY PLANNING

GIBSON WISE CARRIAGE HOME

454 GLENWOOD AVE.
KELOWNA, B.C.

Calder
Design Inc.

1787 Kekela Drive,
West Kelowna, BC V1Z 2Y3
Tel: 250-869-4882

DATE MAR. 13, 2017

ATTACHMENT C

This forms part of application # Z17-003



Planner Initials: N. SLD/W
MIN. REAR YARD SETBACK

remove existing 18" diameter Douglas Fir (note: tree has been topped)

PROPOSED 74.3 M² (800 SQ. FT.) CARRIAGE HOME

DEMOLISH GARAGE SHOWN DOTTED

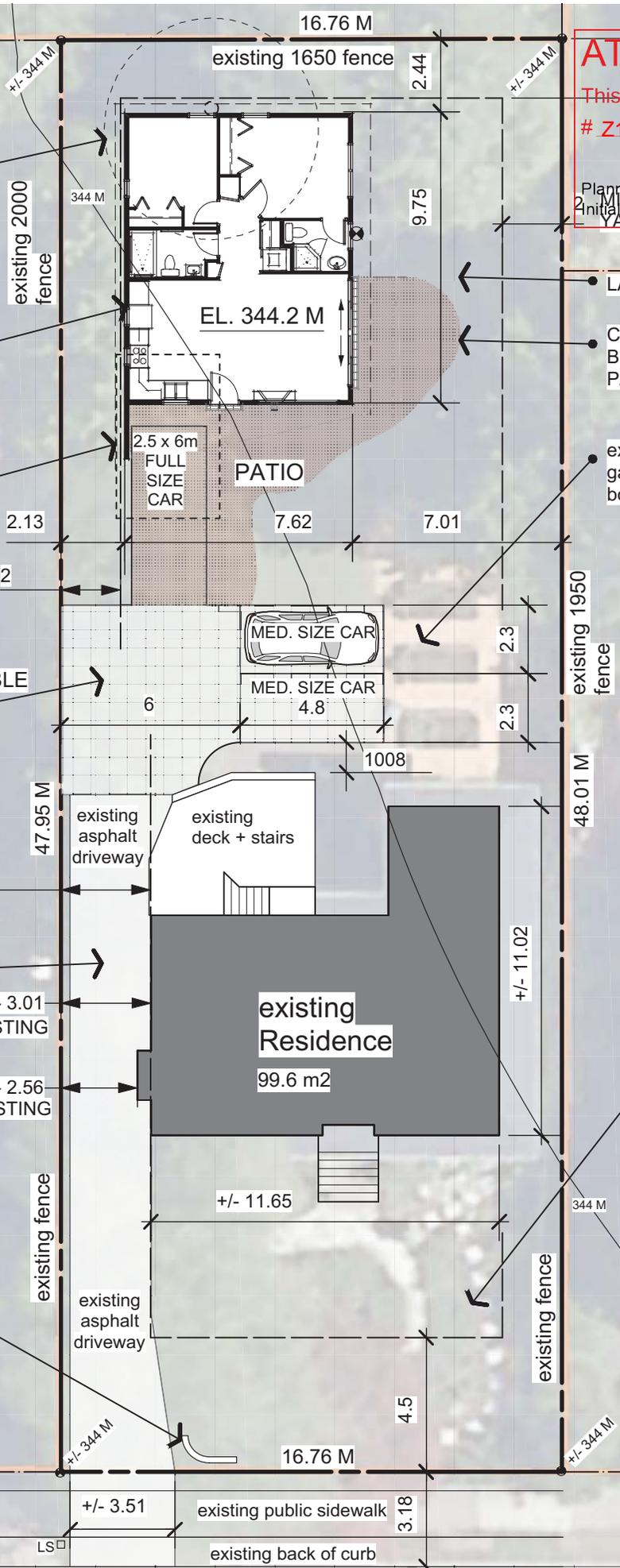
MIN. SIDE YARD SETBACK TO CARRIAGE HOME

PRECAST PERMEABLE PAVING UNITS

MIN. SIDE YARD SETBACK TO PRINCIPAL DWELLING

LIT PATHWAY TO CARRIAGE HOME

ADDRESS SIGN FOR CARRIAGE HOME



Property Information
 KID: 238547

Legal Description:
 Parcel A of Lot 3, Plan KAP3910, District Lot 14
 Osoyoos Division of Yale Land District, (DD 143142F and Plan B6681)

Parcel Identifier Number:
 010-699-511

Lot Size: 0.2 Acres
 804.1 m²

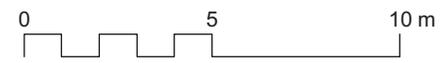
Site Coverage = 21.6%

EXISTING ZONING: RU1
 REQUIRED ZONING: RU1C

466

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SITE AND LANDSCAPE PLAN



GIBSON WISE CARRIAGE HOME

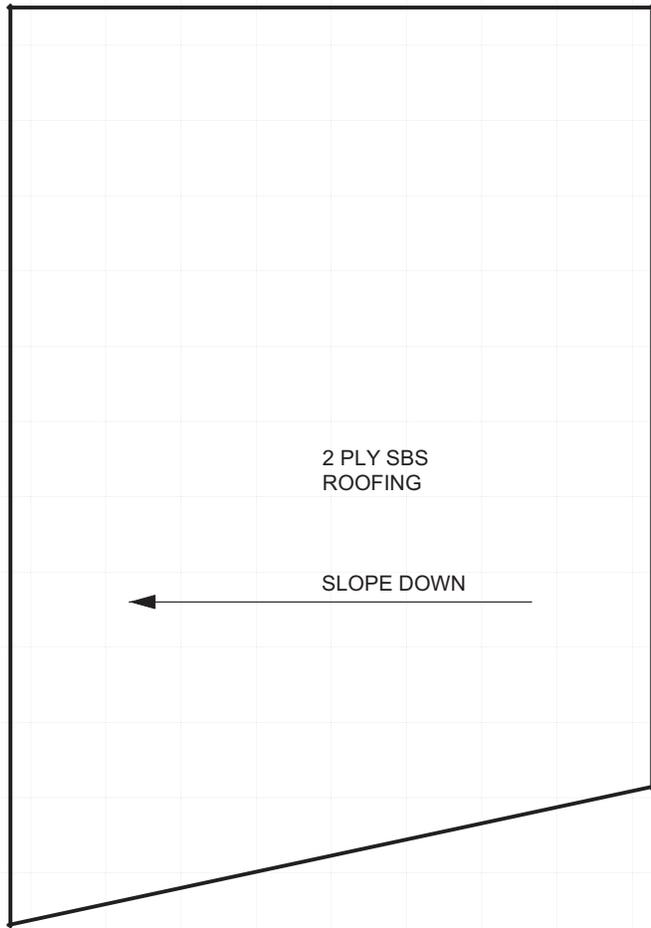
454 GLENWOOD AVE. KELOWNA, B.C.

Calder Design Inc.

1787 Keloka Drive, West Kelowna, BC, V1Z 2Y3 Tel. 250-769-4882

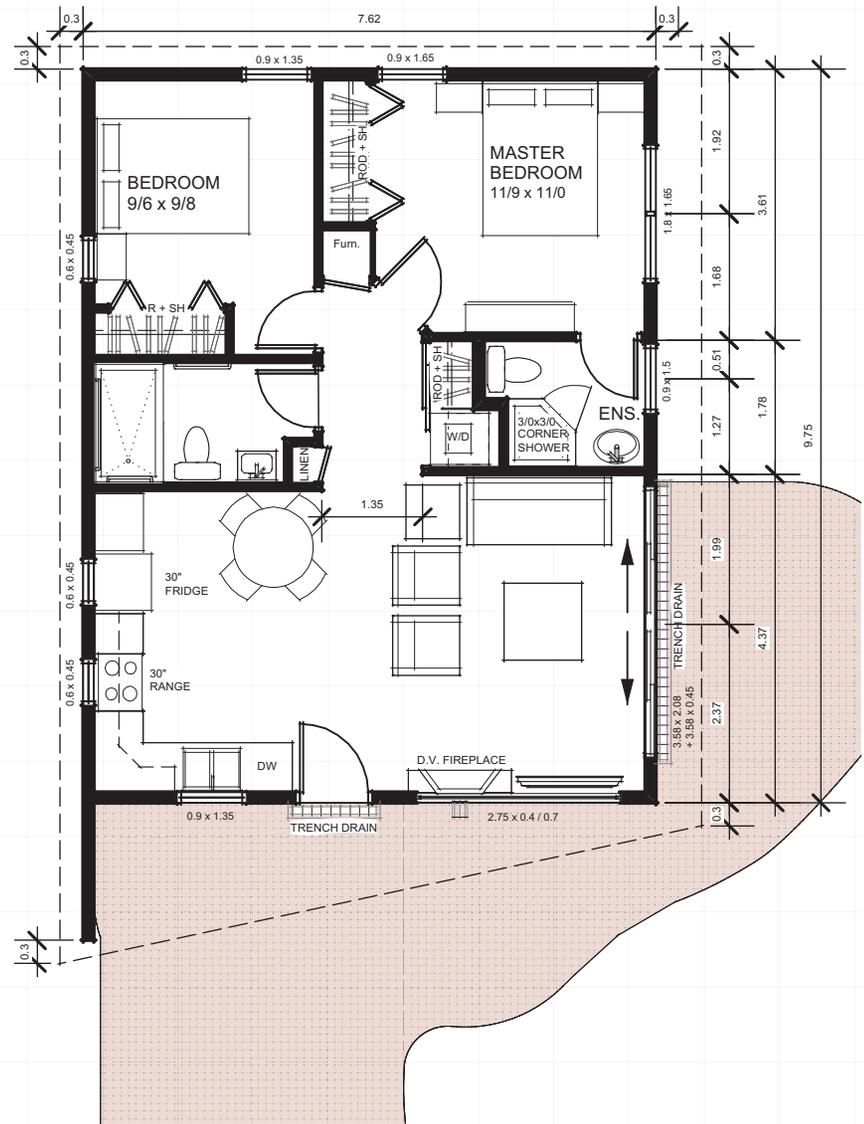
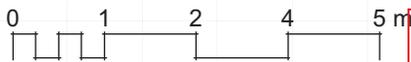
DATE MAR. 13, 2017

GLENWOOD AVENUE



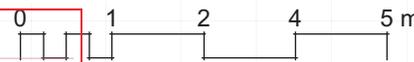
ROOF PLAN

SCALE:



FLOOR PLAN

SCALE:



ATTACHMENT C

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Planner Initials **EW**



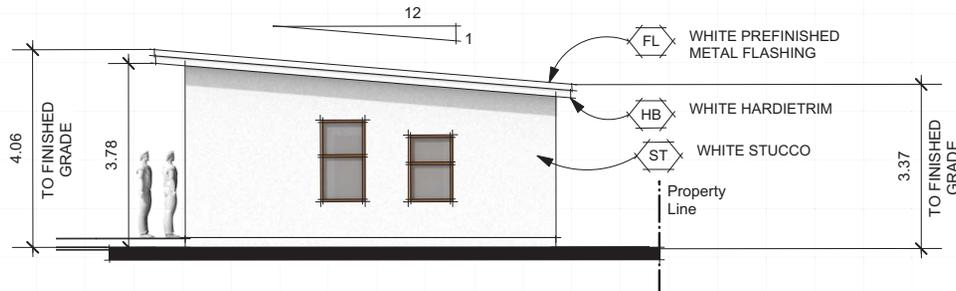
GIBSON WISE CARRIAGE HOME

454 GLENWOOD AVE.
KELOWNA, B.C.

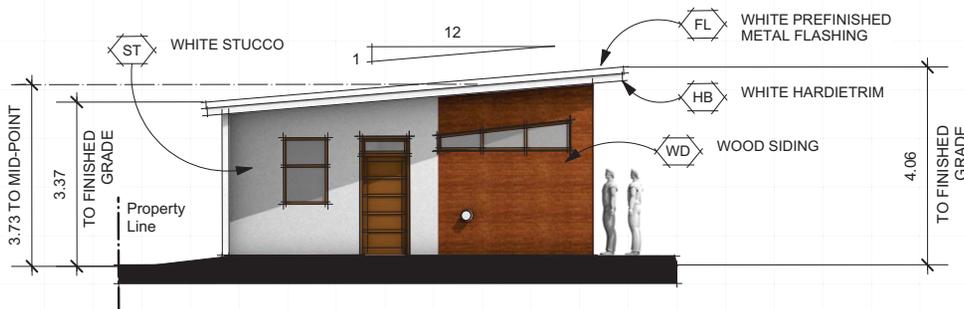
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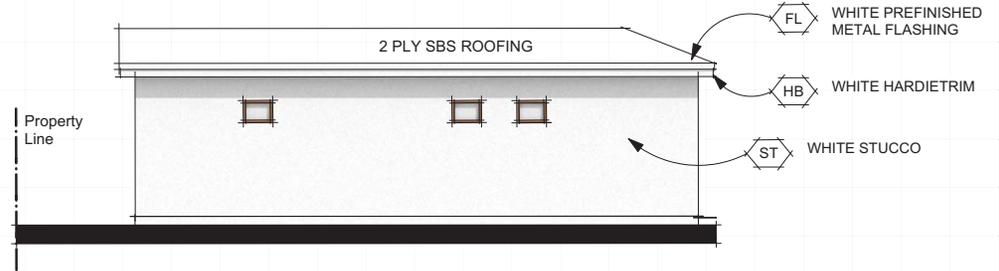
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NORTH ELEVATION



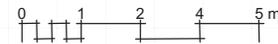
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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Calder Design Inc.

1787 Kekela Drive,
West Kelowna, BC V1Z 2Y3
Tel: 250-769-4862

DATE MAR. 13, 2011