
CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

Date: May 7, 2017
File No.: Z17-0038
To: Community Planning (EW)
From: Development Engineering Manager(SM)
Subject: 2375 Abbott Street

This forms part of application
Z17-0038

Planner
Initials EW



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

The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service must be provided to meet current by-law requirements. **The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades.** For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

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 Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

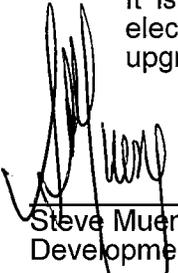
3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access is permitted from the lane 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



IHS DESIGN
1392 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
www.ihdesign.com
(250) 212-7938

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PROJECT NORTH

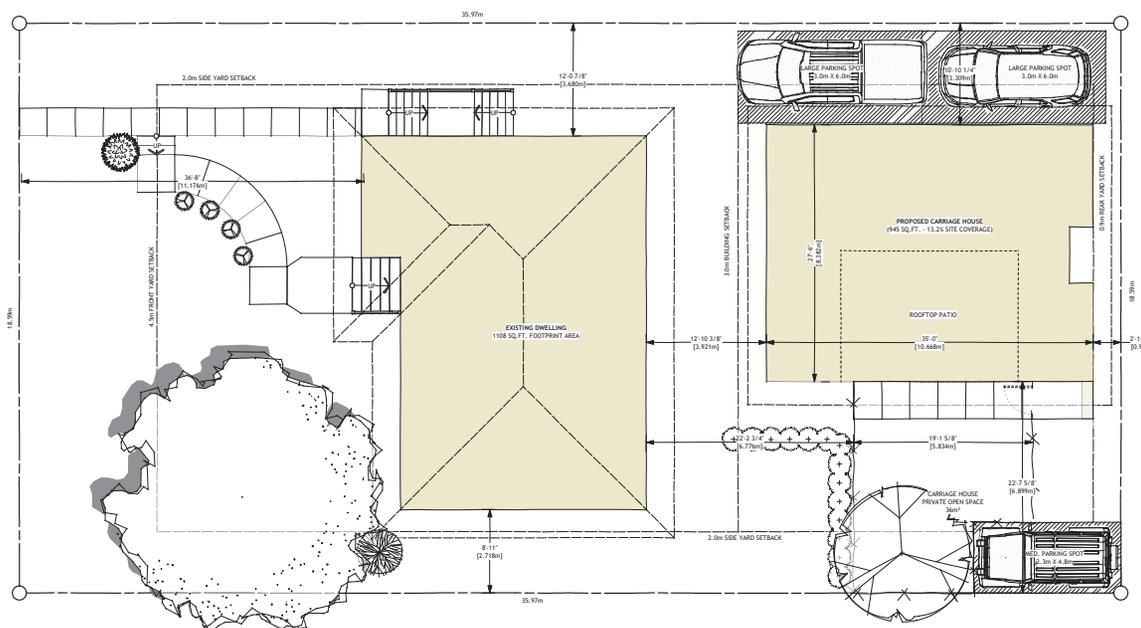
REVISION	DATE	DISCUSSION
A	29/FEB/2016	ISSUED FOR TRUSS DESIGN

PROJECT
CARRIAGE HOUSE DEVELOPMENT
2375 ABBOTT STREET
KELOWNA, BC V1Y 1E7
LOT 10 PLAN KAP6701

DRAWING TITLE
ELEVATIONS

DATE
JANUARY 18, 2016

DRAWING NUMBER
1
of
3



1 SITE PLAN
Scale: 1:75

ATTACHMENT B

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Z17-0038

Planner Initials **EW**

City of Kelowna
COMMUNITY PLANNING



IHS DESIGN
 1392 MINE HILL DRIVE
 KELOWNA, BC V1P 1S5
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PROJECT NORTH

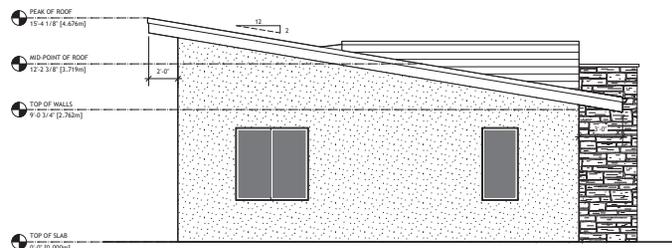
REVISION	DATE	DESCRIPTION
A	29FEB2016	ISSUED FOR TRUSS DESIGN

PROJECT
 CARRIAGE HOUSE DEVELOPMENT
 2375 ABBOTT STREET
 KELOWNA, BC V1Y 1E7
 LOT 10 PLAN KAP6701

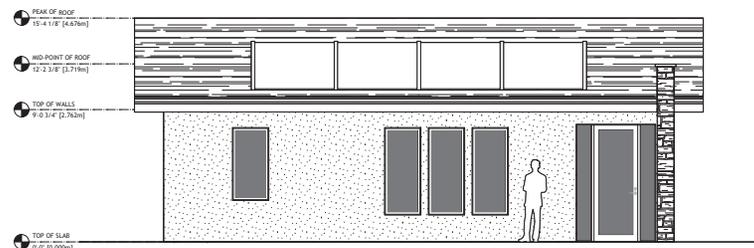
DRAWING TITLE
 ELEVATIONS

DATE
 MARCH 25, 2017

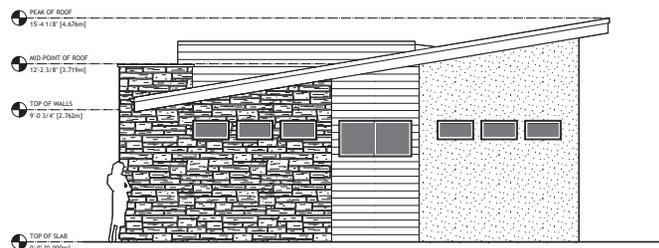
DRAWING NUMBER
 2
 of
 3



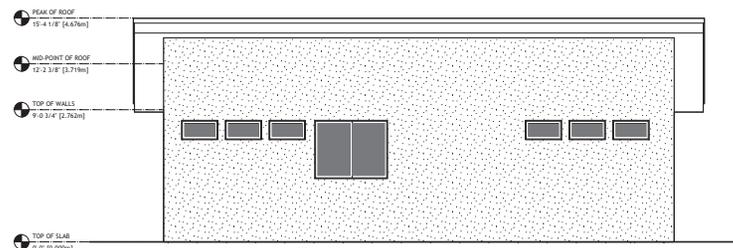
1 WEST ELEVATION
 Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
 Scale: 1/4" = 1'-0"



3 EAST ELEVATION
 Scale: 1/4" = 1'-0"



4 NORTH ELEVATION
 Scale: 1/4" = 1'-0"

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PROJECT NORTH

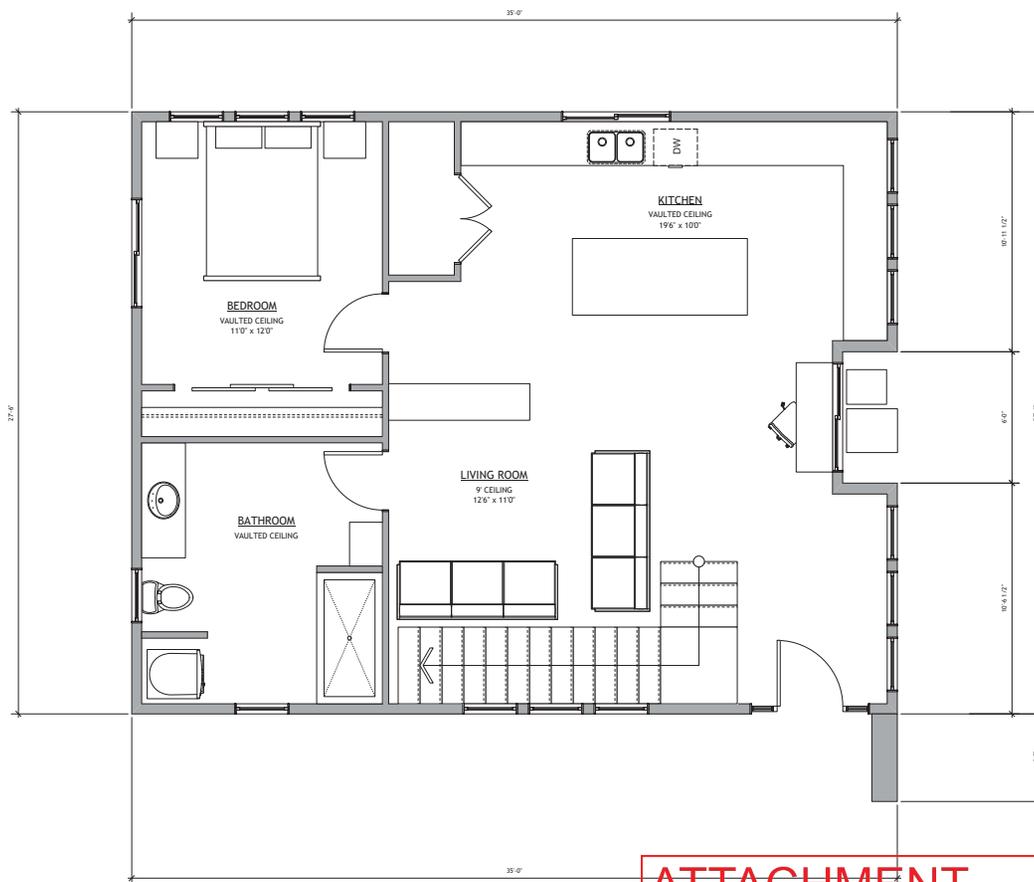
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PROJECT
 CARRIAGE HOUSE DEVELOPMENT
 2375 ABBOTT STREET
 KELOWNA, BC V1Y 1E7
 LOT 10 PLAN KAP6701

DRAWING TITLE
 FLOOR PLAN

DATE
 MARCH 25, 2017

DRAWING NUMBER
 3
 of
 3



1 MAIN FLOOR PLAN
 Scale: 3/8" = 1'-0" FFA = 948 SQ.FT.

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City of Kelowna
 COMMUNITY PLANNING