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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** May 25, 2017  
**File No.:** Z17-0042

**To:** Suburban and Rural Planning (EW)

**From:** Development Engineering Manager (SM)

**Subject:** 1561 Mountain Ave Lot A Plan EPP67922 RU1 to RU1c Carriage House

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Development Engineering has the following requirements associated with this application.

1. Domestic Water and Sanitary Sewer

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

2. Sanitary Sewer

- a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must 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](mailto:jangus@kelowna.ca) or phone, 250-469-8783.

3. Development Permit and Site Related Issues

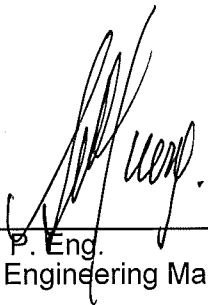
Direct the roof drains onto splash pads.


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.

5. Access and Parking Requirements

The proposed parking module location for the Carriage House must meet bylaw requirements.

  
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Steve Muenz, P. Eng.  
Development Engineering Manager  
JA

<b>SCHEDULE</b>		<b>A</b>
This forms part of application # Z17-0042		
Planner Initials	EW	 City of <b>Kelowna</b> COMMUNITY PLANNING

## Design Rationale Statement

Our purpose is to convert an existing free-standing 2-car garage on our property (1561 Mountain Ave) into a carriage house. We will use the existing structure and renovate it to create a 40.9 m<sup>2</sup> suite, connected to city sewage, water and electricity. The proposed carriage house will use its existing gray stucco walls with beige paint and cedar wood trim to match the principal dwelling. The existing roof is tin and will be modified to incorporate appropriate ventilation and insulation. The two garage doors will be replaced with decorative barn-style doors each including a small window. The door to the garage will remain in the same location, and the two existing windows will be enlarged. At least 3 parking spaces for the carriage house already exist in the driveway (the driveway can accommodate 6 vehicles). Behind the proposed carriage house will be designated 105.3 m<sup>2</sup> of private green space, directly behind the garage and separated from the rest of the yard with a row of tall grasses.

Decorative motion-sensing light sconces will be installed on the front and side of the proposed carriage house, but other than these changes, no other obvious changes will be made externally to the property, in keeping with the existing landscaping and design and minimizing disruption to the neighborhood.

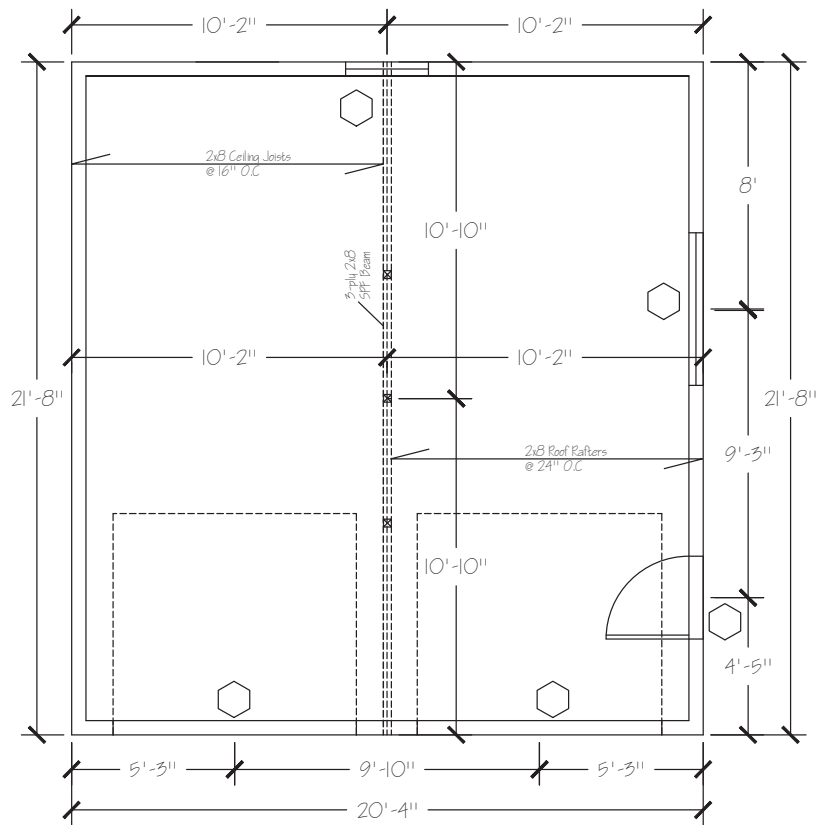
It is our intention to rent out the carriage house as an additional source of income, and to contribute to the city of Kelowna's need for suitable rental homes in urban areas. Since 1561 Mountain Ave is close to bus stops, schools and walking trails, it is ideally situated to provide a secondary dwelling.

The interior of the carriage house will include a full bathroom, full kitchen, and an open living area/bedroom as per attached floor plans. Small dwellings such as this proposed one are ideal because they have a smaller environmental impact, and converting and upgrading the existing structure will minimize the impact to the environment of the building and development process. Because we are proposing to use the existing garage structure, there are several bylaw variances that will need to be taken into consideration, including the distance to the principal dwelling and the east side yard setback. However, the garage structure is already legally existing on the property and would simply be developed and used for a more productive purpose, so we do not feel these variances are insurmountable.

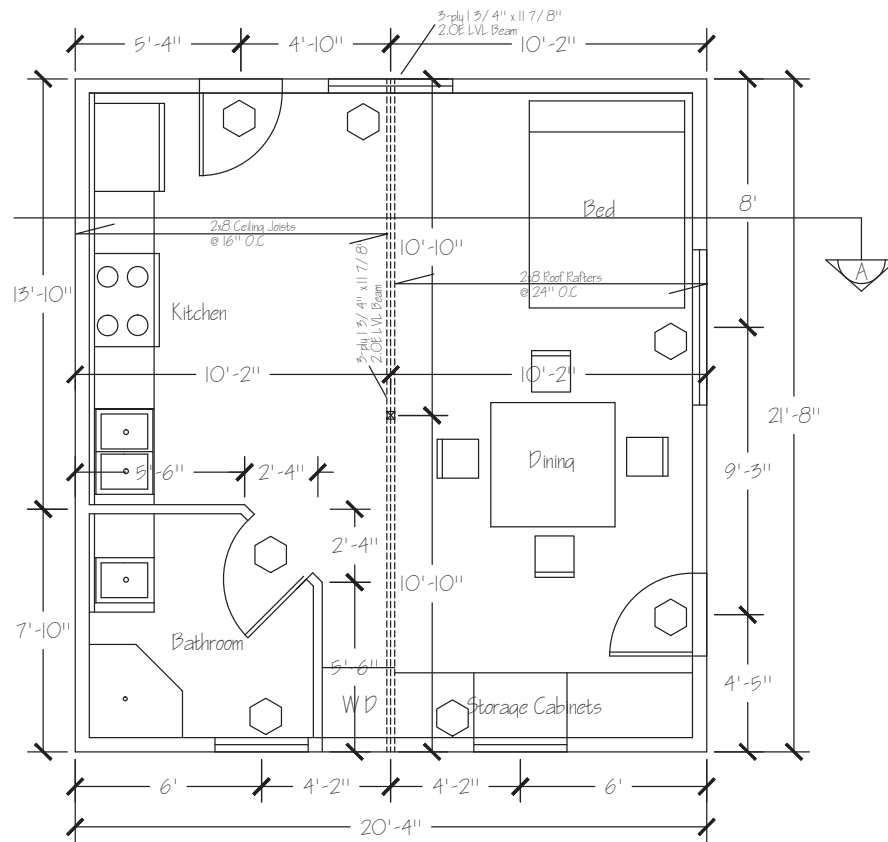
Thank you for your consideration of our project.

Heather and Robin Mercer





Existing Floor Plan



Proposed Main Floor Plan

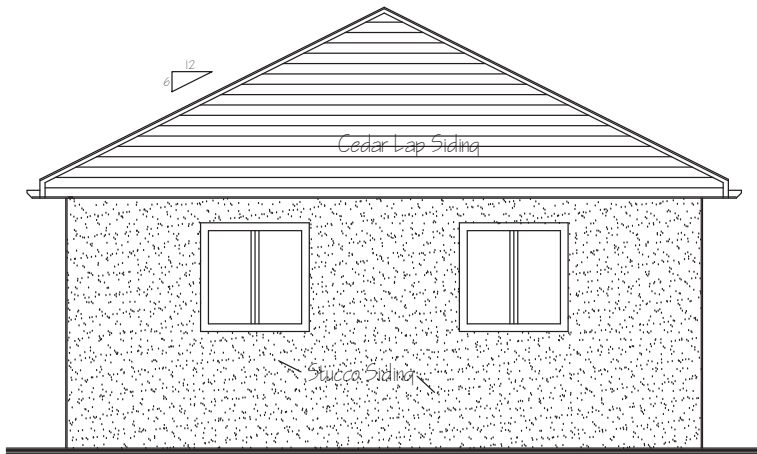
**ATTACHMENT B**

This forms part of application  
# Z17-0042

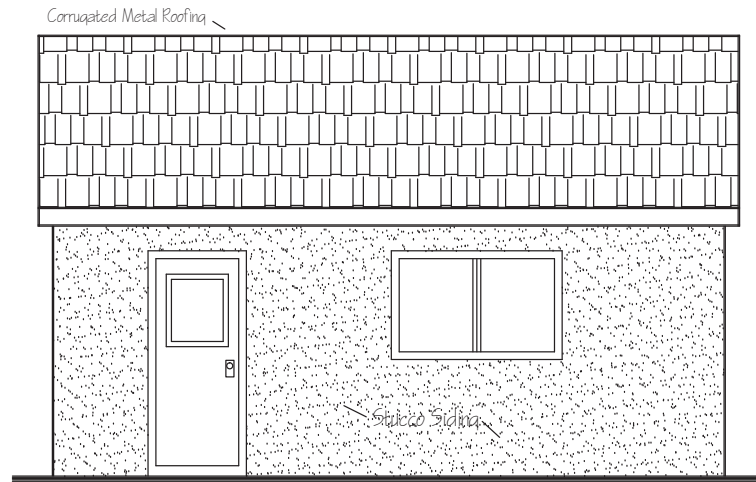
Planner Initials EW



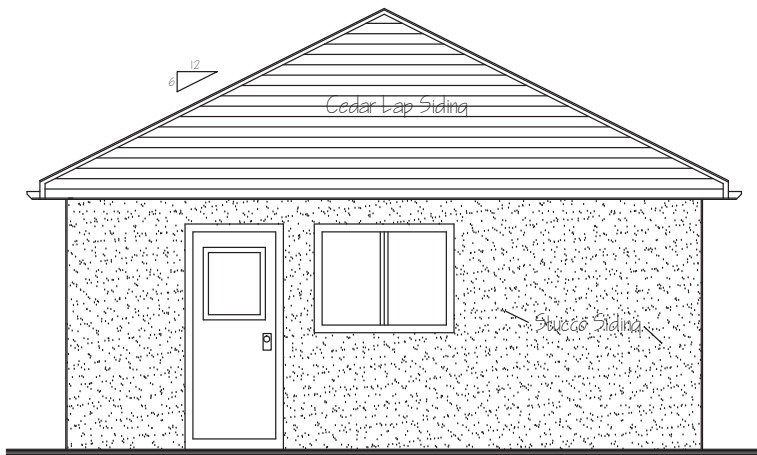
PROJECT: Mercer Residence Carriage House	
JOB NAME: MERCER	
ADDRESS: 1561 MOUNTAIN AVE.	
DRAWN BY: GT	DATE: 6/22/2017
NAME:	
SCALE:	DWG NO:
APPROVED BY:	DWG-1



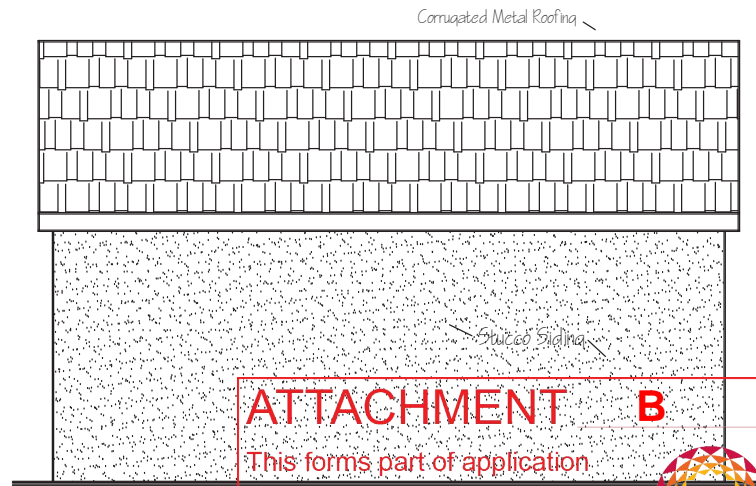
Front Elevation



Right Elevation




Rear Elevation



Left Elevation

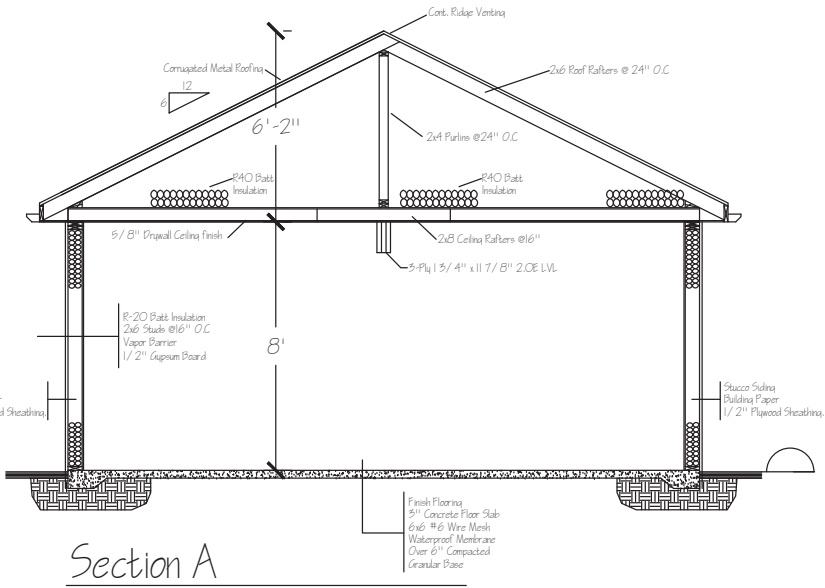
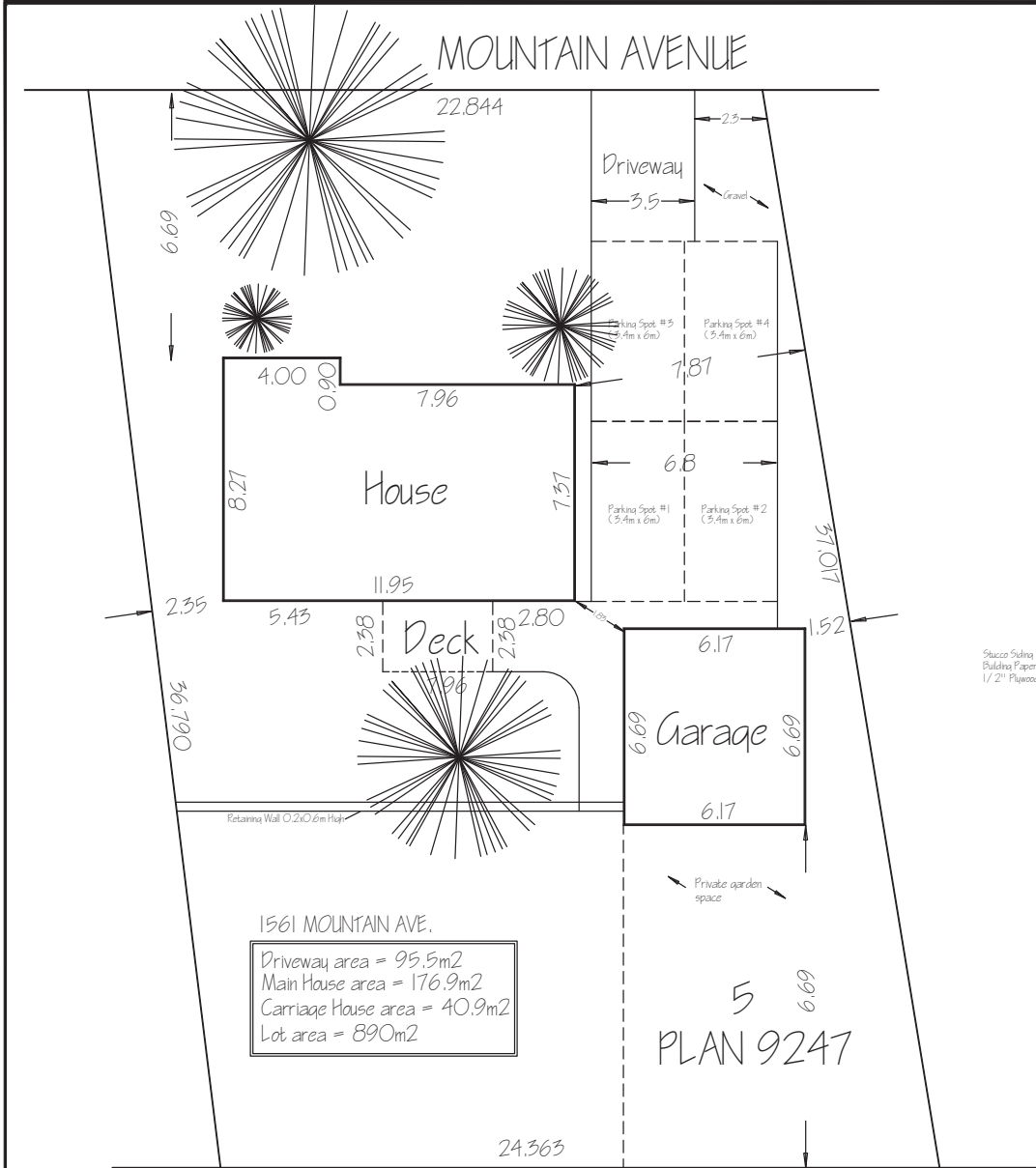
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Planner Initials EW



City of Kelowna  
COMMUNITY PLANNING

PROJECT: Mercer Residence Carriage House	
JOB NAME:	MERCER
ADDRESS 1561 MOUNTAIN AVE.	
DRAWN BY: GT	DATE: 6/22/2017
NAME:	
SCALE:	DWG NO:
APPROVED BY:	DWG-2



**ATTACHMENT B**

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Planner Initials **EW**

**City of Kelowna**  
 COMMUNITY PLANNING

PROJECT: Mercer Residence Carriage House	
JOB NAME:	MERCER
ADDRESS 1561_MOUNTAIN_AVE.	
DRAWN BY: GT	DATE: 6/22/2017
NAME:	
SCALE:	DWG NO:
APPROVED BY:	DWG-3