
CITY OF KELOWNA
MEMORANDUM

Date: July 10, 2017
File No.: Z17-0046
To: Suburban and Rural Planning (EW)
From: Development Engineering Manager (JK)
Subject: 1373 Tanemura Cr RU1 to RU1C

The Development Engineering Department has the following comments and requirements associated with this rezoning application to rezone the subject property to facilitate the construction of a Carraige House.

1. Domestic Water and Fire Protection

This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to BMID.

2. Sanitary Sewer

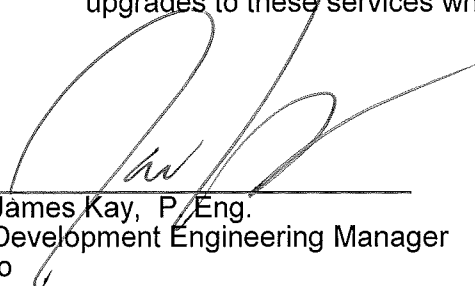
Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.


3. Access and Site Related Issues

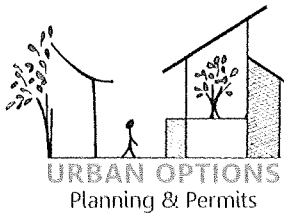
- a) Direct the roof drains into on-site rock pits or splash pads.
- b) Provide a dust free surface for access to Tanemura Cr
- c) Provide a lot grading plan.

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.


James Kay, P. Eng.
Development Engineering Manager
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SCHEDULE		A
This forms part of application # Z17-0046		
Planner Initials	<input type="text" value="EW"/>	 City of Kelowna COMMUNITY PLANNING



April 28, 2017

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC



Re: Rezoning to facilitate a Carriage House at 1373 Tanemura Crescent

Dear Planning Staff

This application is to rezone the property at 1373 Tanemura Crescent to the RU1c – Large Lot Housing with Carriage House zone to allow the construction of a carriage house. The property is unique as it is the remnant parcel from the subdivision that has grown around it and is home to the original 1950's dwelling. The lot is spacious and slopes down to Highway 33 in the rear. The state of title notes a number of Statutory Right of Ways that were required for the subdivision and have no bearing on the site.

The location of the carriage house was carefully considered. The client would like to ensure that the mature evergreen trees on the site are preserved. It became obvious that the carriage house would need to be incorporated into the slope of the site. The proposed carriage house is one storey in height for the garage and the dwelling unit is located in the walk out portion below the garage. From the street level the building looks like a modern garage. The living space is accessed via a staircase that leads directly into the living space. A large patio is located adjacent to the living area so that the view to Kelowna may be enjoyed. The building has a two-vehicle garage with space for storage.

A landscape plan has been submitted as part of the package as an overall upgrade to the site and road frontage is being proposed. The carriage house is being planned for a family member to allow support close by.

The property has easy access to schools, parks, transit and other natural amenities. The proposal is anticipated to be good infill development that is easily integrated into the existing form of the neighbourhood, adding quality housing stock to the area.

Regards,

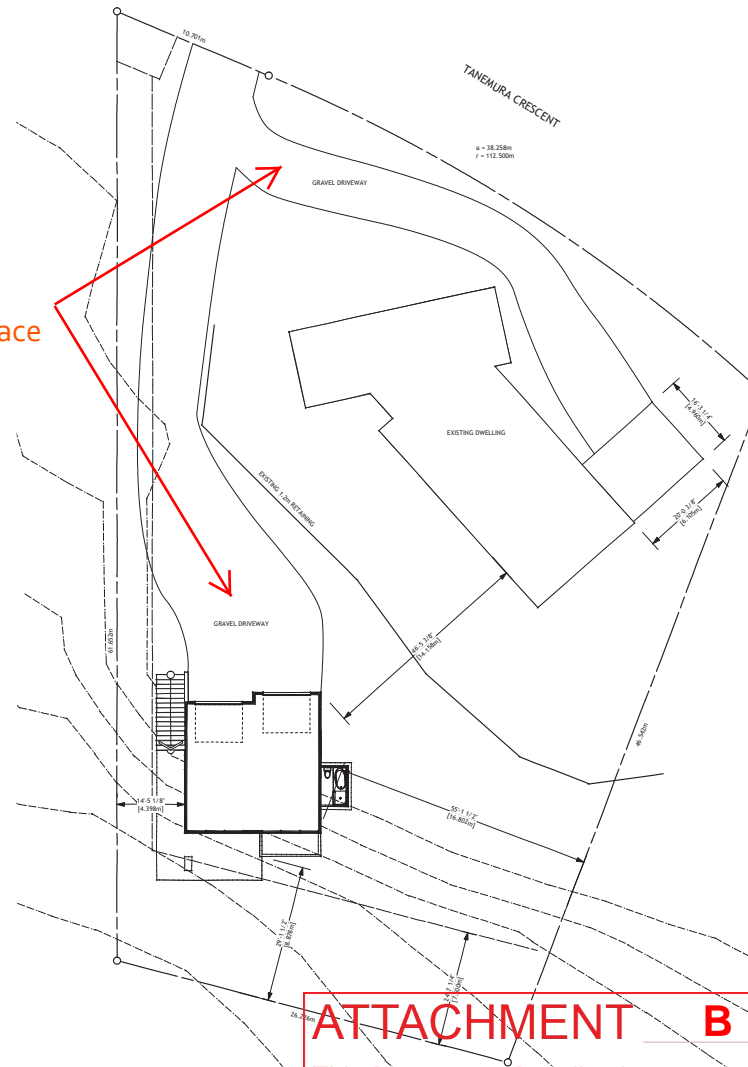
Birte Decloux

PROJECT DATA: CIVIC ADDRESS 1373 TANEMURA CRESCENT
 KELOWNA, BC V1P 1R5
 LEGAL ADDRESS LOT 1 PLAN KAP86150
 CURRENT ZONING RU1C - LARGE LOT HOUSING
 PROPOSED ZONING RU1C - LARGE LOT HOUSING WITH CARRIAGE HOUSE
 FUTURE LAND USE S2RES - SINGLE/TWO FAMILY RESIDENTIAL

ZONING ANALYSIS

	RU1-C ZONE STANDARDS	PROPOSED
SITE AREA	550.00m ²	1970.00m ²
EXISTING BUILDING FOOTPRINT AT GRADE		228.71m ²
EXISTING BUILDING TOTAL FINISHED FLOOR AREA		199.23m ²
PROPOSED CARRIAGE HOUSE FOOTPRINT		89.86m ²
PROPOSED CARRIAGE HOUSE FINISHED FLOOR AREA		89.86m ²
PROPOSED CARRIAGE COVERED PATIO		11.90m ²
PROPOSED DRIVEWAY AREA (CONCRETE)		0.00m ²
ACCESSORY BUILDING SITE COVERAGE	14%	5.2%
SUITE AREA TO MAIN DWELLING AREA	75%	45.1%
SITE COVERAGE	40.0%	16.8%
SITE COVERAGE INCLUDING HARD SURFACES	50.0%	16.8%
BUILDING HEIGHT OF EXISTING HOUSE	9.5m/1 1/2 STOREYS	6.870m/1 1/2 STOREYS
BUILDING HEIGHT OF PROPOSED CARRIAGE HOUSE	4.8m/1 1/2 STOREYS	4.693m/1 STOREY
PEAK OF CARRIAGE HOUSE ROOF		4.693m
PEAK OF EXISTING DWELLING ROOF		7.921m
PARKING STALLS PROVIDED	3	4
PRIVATE OPEN SPACE CARRIAGE HOUSE	30.00m ²	60.00m ²
SETBACK TO PRINCIPLE BUILDING	3.000m	14.158m
REAR (SOUTH) YARD SETBACK	2.000m	8.878m
SIDE (EAST) YARD SETBACK	2.000m	16.802m
SIDE (WEST) YARD SETBACK	2.000m	4.398m
1 IN 200 YEAR FLOOD CONSTRUCTION LEVEL	343.660m	575.000m

Hard, dust-free surface



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

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PROJECT NORTH

REVISION	DATE	DESCRIPTION

PROJECT
 CARRIAGE HOUSE DEVELOPMENT
 1373 TANEMURA CRESCENT
 KELOWNA, BC V1P 1R5
 LOT 1 PLAN KAP86150

DRAWING TITLE
 SITE PLAN

DATE
 APRIL 26, 2017

DRAWING NUMBER
 1
 of
 4

ATTACHMENT B

This forms part of application
 # Z17-0046

Planner Initials EW

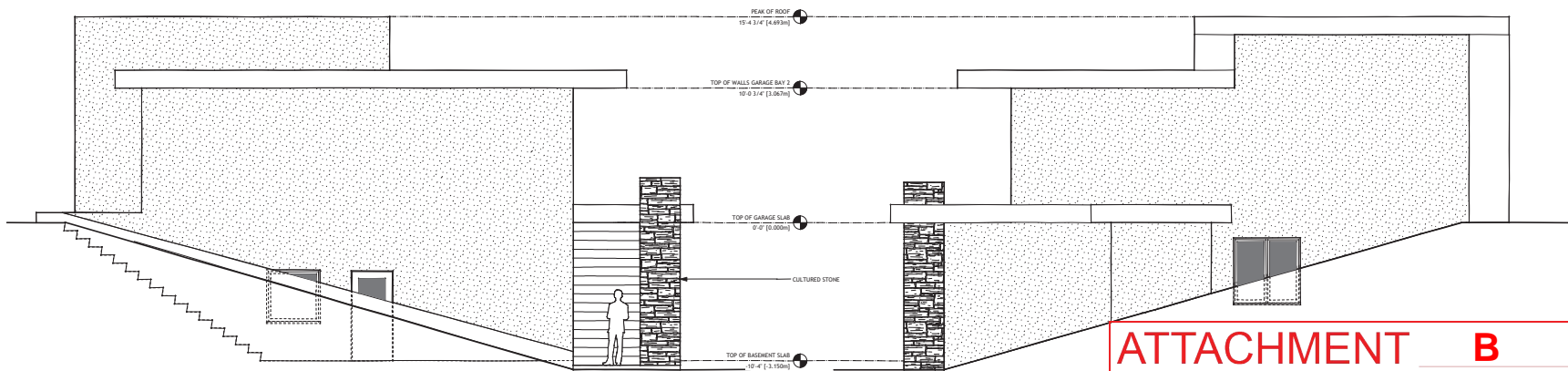




1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



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



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

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



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1392 MINE HILL DRIVE
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PROJECT NORTH

REVISION	DATE	DESCRIPTION

PROJECT
CARRIAGE HOUSE DEVELOPMENT
1373 TANEMURA CRESCENT
KELOWNA, BC V1P 1R5
LOT 1 PLAN KAP86150

DRAWING TITLE
ELEVATIONS

DATE
APRIL 26, 2017

DRAWING NUMBER
2
of
4

ATTACHMENT B

This forms part of application
Z17-0046

Planner Initials EW

