

CITY OF KELOWNA
MEMORANDUM

Date: August 28, 2017
File No.: Z17-0080
To: Community Planning (EW)
From: Development Engineering Manager(JK)
Subject: 588 Radant Road

SCHEDULE A

This forms part of application
Z17-0080



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials EW

RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus

1) Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service can be provided by the City at the owner's cost. 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. No further utility upgrades are needed.

3) Road Improvements

- i. Radant Road must be upgraded to an urban standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$27,900.00** not including utility service cost.
- i. Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Radant Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Sidewalk	\$5,000.00
Street Lighting	\$1,500.00
Road Fillet	\$6,000.00

Storm Drainage	\$13,900.00
Blvd Landscaping	\$1,500.00
Total	\$27,900.00

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4) Development Permit and Site Related Issues

- i) Direct the roof drains into on-site rock pits or splash pads.
- ii) Site access to the development will be from the lane.
- iii) By registered plan, Grant Statutory Rights-of-Way if required for utility services
- iv) Dedicate 1.5m width along the full frontage of Radant Road as a road reserve.
- v) Grade lane way with additional gravel to suit drainage
- vi) Access to Lakeshore Rd from the lane will only be used for emergency access. Access to the lane will only be permitted from Radant Rd.

5) Survey, Monument and Iron Pins

- i) If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

6) Electric Power and Telecommunication Services

- i) The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7) Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- i) Area ground water characteristics.
- ii) Site suitability for development, unstable soils, etc.
- iii) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- iv) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- v) Additional geotechnical survey may be necessary for building foundations, etc.

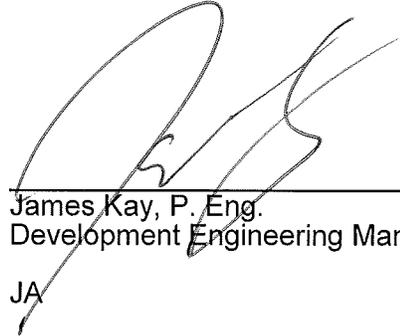
8) **Bonding and Levy Summary**

i. Levies

Radant Road Frontage Improvements **\$27,900.00**

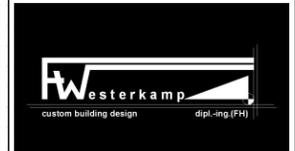
ii. Bonding

Service Upgrades **To Be Determined**



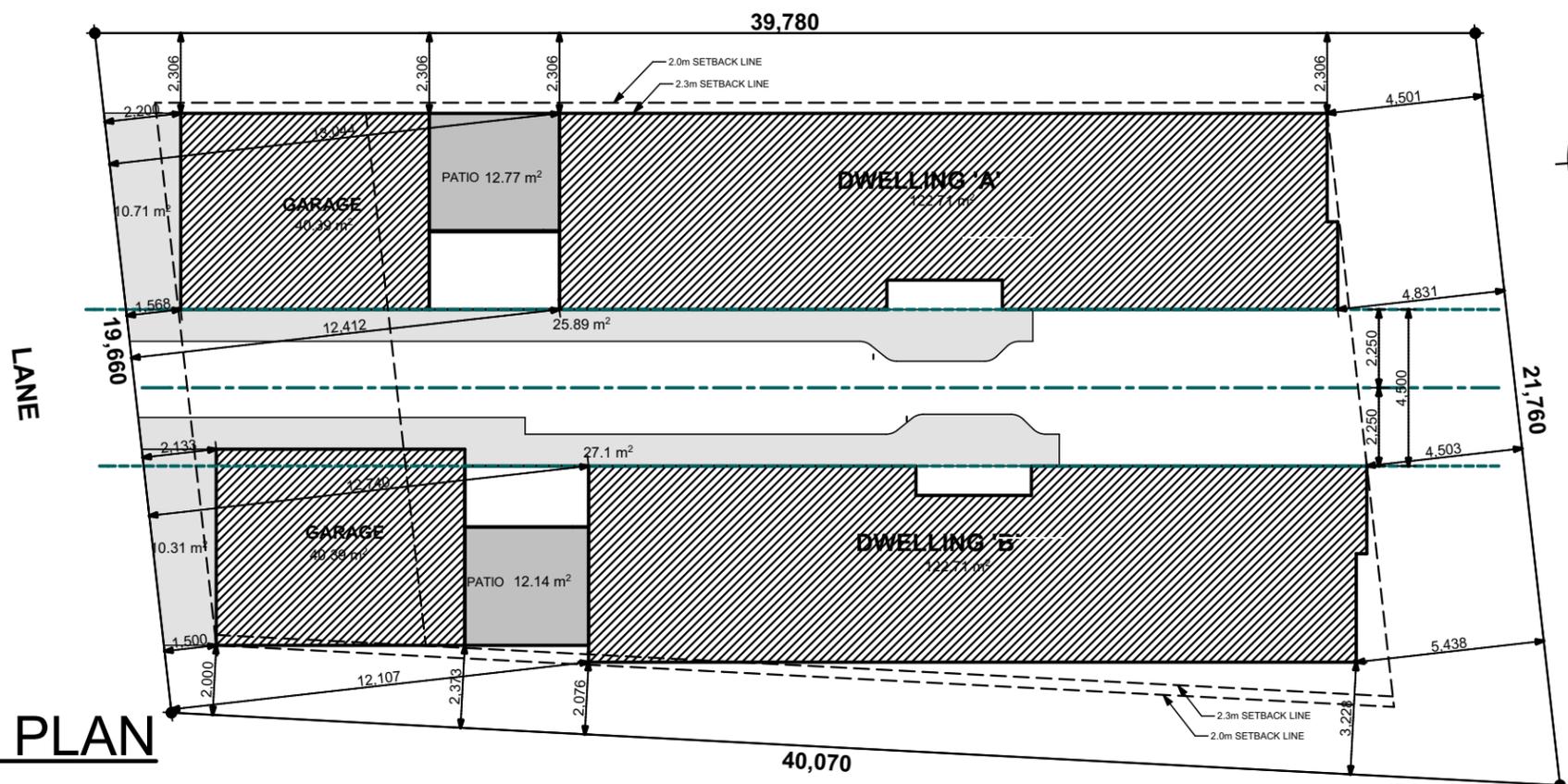
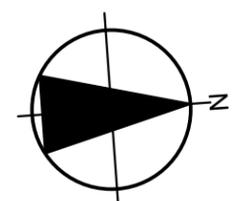
James Kay, P. Eng.
Development Engineering Manager
JA

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WESTERKAMP DESIGN INC.
1690 WATER STREET
KELOWNA, B.C. V1Y - 8T8
(250) 878-7846

e-mail: bauhaus1@shaw.ca
web: www.bauhausdesigns.com



SITE PLAN

SCALE: 1/16" = 1'-0"

588 RADANT ROAD

LEGAL DESCRIPTION: LOT 3, PLAN9002

ZONING: RU6 - TWO DWELLING HOUSING

SITE DETAILS:

LOT AREA:	818.64 m ²	700m ² MIN.
LOT WIDTH:	21.76 m	18m MIN.
LOT DEPTH:	39.91 m	30m MIN.

FOOTPRINT AREA OF DWELLING A:	122.71 m ²
FOOTPRINT AREA OF DWELLING B:	122.71 m ²
FOOTPRINT AREA OF GARAGE 'A':	40.39 m ²
FOOTPRINT AREA OF GARAGE 'B':	40.39 m ²
AREA OF DRIVEWAY(S) & PARKING:	21.01 m ²

SITE COVERAGE (%):

LOT COVERAGE OF BUILDINGS ONLY:	39.85 %	40% MAX.
BUILDINGS, DECKS & DRIVEWAYS:	42.41 %	50% MAX.

DWELLING A DETAILS:

TOTAL FLOOR AREA:	122.71 m ²
HEIGHT OF BUILDING:	6.566 m 9.5m MAX.
SETBACKS (IN METRES):	
FRONT (NORTH):	4.501 m 4.5m MIN.
SIDE (WEST):	2.306 m 2.0m MIN. FOR 1 OR 1½ STOREY PORTION 2.306 m 2.3m MIN. FOR 2 STOREY PORTION
SIDE (EAST):	N/A m 2.0m MIN. FOR 1 OR 1½ STOREY PORTION N/A m 2.3m MIN. FOR 2 STOREY PORTION
REAR (SOUTH):	12.412 m 7.5m MIN.

DWELLING B DETAILS:

TOTAL FLOOR AREA:	122.71 m ²
HEIGHT OF BUILDING:	6.566 m 9.5m MAX.
SETBACKS (IN METRES):	
FRONT (NORTH):	4.503 m 4.5m MIN.
SIDE (WEST):	N/A m 2.0m MIN. FOR 1 OR 1½ STOREY PORTION N/A m 2.3m MIN. FOR 2 STOREY PORTION
SIDE (EAST):	2.076 m 2.0m MIN. FOR 1 OR 1½ STOREY PORTION 2.300 m 2.3m MIN. FOR 2 STOREY PORTION
REAR (SOUTH):	12.107 m 7.5m MIN.

MISC. DATA:

DISTANCE BETWEEN BUILDINGS:	4.500 m	4.5m MIN.
NUMBER OF PARKING STALLS:	4	4 MIN.
SIZE OF PARKING STALL:	2.5 x 6.0 m	
PRIVATE OPEN SPACE PER UNIT (m ²):	30 m ²	30m ² MIN.

ATTACHMENT A

This forms part of application
Z17-0080

Planner Initials EW

City of
Kelowna
COMMUNITY PLANNING

BULAWKA RESIDENCE 588 RADANT ROAD, KELOWNA, BC	Site Plan
PROJECT :	TITLE :
CUSTOMER :	LEGAL :

REVISED :
REVISED :
REVISED :
REVISED :

SCALE :	DATE :
AS NOTED	8/1/2017

A-001

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Initials **EW**



WESTERKAMP DESIGN INC.
1690 WATER STREET
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e-mail: bauhaus1@shaw.ca
web: www.bauhausdesigns.com

BULAWKA RESIDENCE
588 RADANT ROAD, KELOWNA, BC

Renderings

PROJECT :		
TITLE :		
CUSTOMER :		
CIVIC :		
LEGAL :		

REVISED :	
SCALE :	DATE :
AS NOTED	8/1/2017

SHEET :

A-002

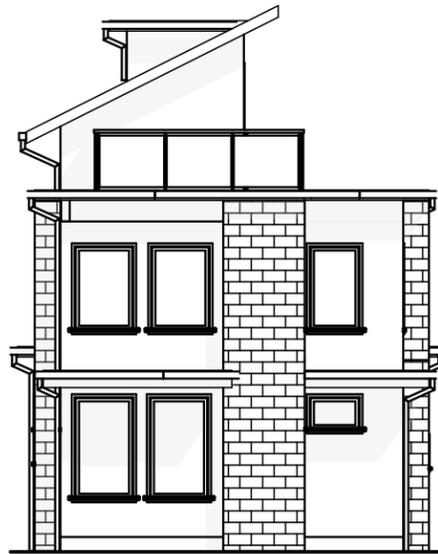
NOTE:

ELEVATIONS SHOWN REPRESENT THE VIEW ORIENTATIONS OF DWELLING 'B'. ELEVATIONS OF DWELLING 'A' ARE SIMILAR AND MIRRORED.

ATTACHMENT A

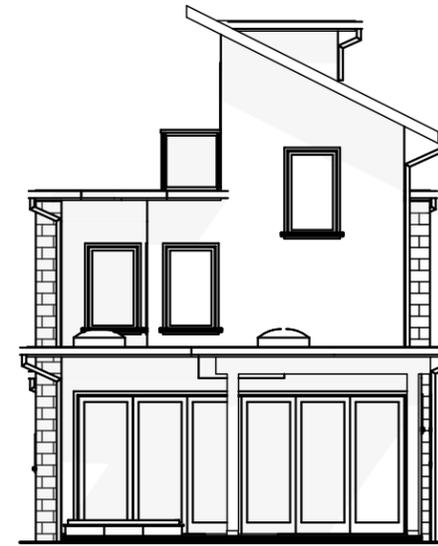
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DP Front (North) Elevation

SCALE: 3/32" = 1'-0"



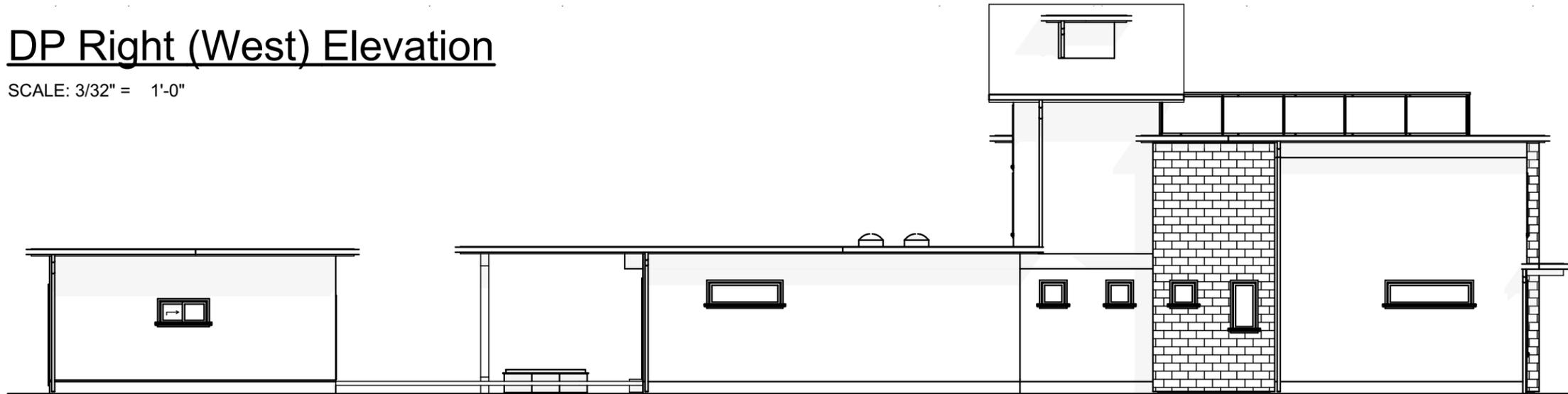
DP Rear (South) Elevation

SCALE: 3/32" = 1'-0"



DP Right (West) Elevation

SCALE: 3/32" = 1'-0"



DP Left (East) Elevation

SCALE: 3/32" = 1'-0"



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BULAWKA RESIDENCE
588 RADANT ROAD, KELOWNA, BC

Elevations

PROJECT:		
CUSTOMER:	CIVIC:	LEGAL:

REVISED:
REVISED:
REVISED:
REVISED:

SCALE:	DATE:
AS NOTED	8/1/2017

SHEET:
A-003