

PLAN 25789



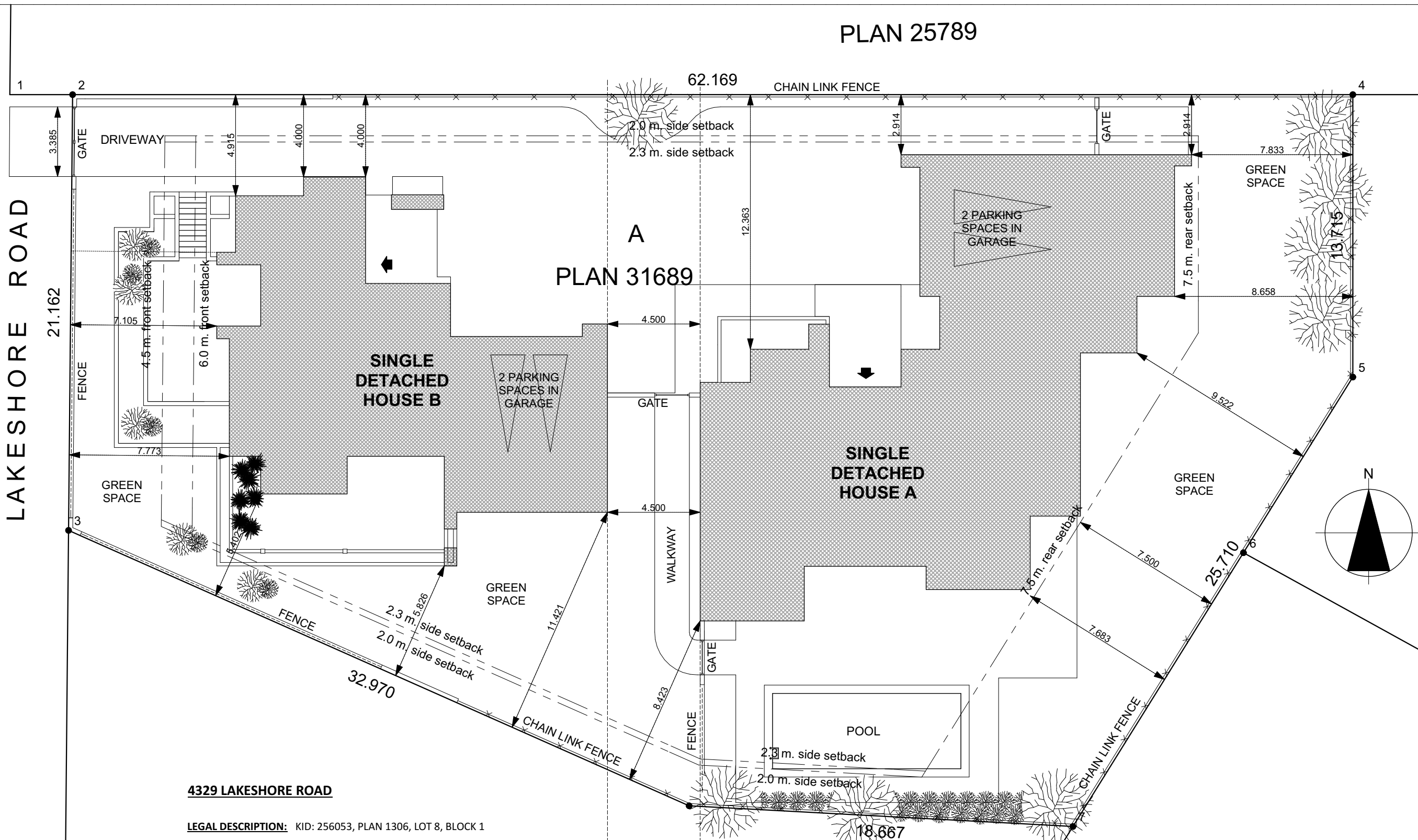
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 web: www.bauhausdesigns.com

PROJECT: **POVAH RESIDENCES**  
 4329 LAKESHORE ROAD, KELOWNA, BC  
 TITLE: **Site Plan**

CUSTOMER:  
 CIVIC:  
 LEGAL:

REVISED:  
 REVISED:  
 REVISED:  
 REVISED:  
 SCALE: AS SHOWN  
 DATE: 3/8/2017

SHEET: **P-002**



**SITE PLAN**

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

**4329 LAKESHORE ROAD**

**LEGAL DESCRIPTION:** KID: 256053, PLAN 1306, LOT 8, BLOCK 1

**ZONING:** FROM RU1 TO RU6 - TWO DWELLING HOUSING  
 - NEW DEVELOPMENT OF 2 STRATIFIED  
 SINGLE FAMILY RESIDENCES

**SITE DETAILS:**

LOT AREA:	1824.95 m <sup>2</sup>	700m <sup>2</sup> MIN.
LOT WIDTH:	23.52 m	18m MIN.
LOT DEPTH:	57.22 m	30m MIN.
FOOTPRINT AREA OF HOUSE A:	309.96 m <sup>2</sup>	
FOOTPRINT AREA OF HOUSE B:	191.26 m <sup>2</sup>	
AREA OF DRIVEWAY(S) & PARKING:	336.01 m <sup>2</sup>	

**SITE COVERAGE (%):**

LOT COVERAGE OF BUILDINGS ONLY:	27.46 %
BUILDINGS, DECKS & DRIVEWAYS:	45.88 % 50% MAX.

**HOUSE A DETAILS:**

TOTAL FLOOR AREA:	226.66 m <sup>2</sup>
HEIGHT OF BUILDING:	6.06 m 9.5m MAX.
SETBACKS (IN METRES):	
FRONT:	31.02 m 4.5m MIN.
SIDE (NORTH):	2.91 m 2.0m MIN.
SIDE (SOUTH):	8.42 m 2.0m MIN.
REAR:	7.50 m 7.5m MIN.

**HOUSE B DETAILS:**

TOTAL FLOOR AREA:	208.37 m <sup>2</sup>
HEIGHT OF BUILDING:	9.45 m 9.5m MAX.
SETBACKS (IN METRES):	
FRONT:	7.07 m 6.0m MIN.
SIDE (NORTH):	4.00 m 2.3m MIN.
SIDE (SOUTH):	5.40 m 2.3m MIN.
REAR:	27.25 m 7.5m MIN.

**MISC. DATA:**

DISTANCE BETWEEN HOUSE A AND HOUSE B:	7.10 m 4.5m MIN.
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NUMBER OF PARKING STALLS:	4	4 MIN.
SIZE OF PARKING STALL:	2.5 x 6.0 m	
PRIVATE OPEN SPACE PER UNIT (m <sup>2</sup> )	32 m <sup>2</sup>	30m <sup>2</sup> MIN.

**ATTACHMENT A**  
 This forms part of application  
 # Z17-0027  
 City of Kelowna  
 COMMUNITY PLANNING  
 Planner Initials: TA



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

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**Date:** April 25, 2017  
**File No.:** Z17-0027

**To:** Community Planning (TB)

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

**Subject:** 4329 Lakeshore Rd RU1 to RU6

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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 Sergio Sartori

1. **Domestic Water and Fire Protection**

This property is currently serviced with a 19mm diameter PVC water service. Two 19mm copper or 25mm poly water services are required to meet current by-law requirements. The water service requirements 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 Sergio Sartori, by email [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. **Sanitary Sewer**

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

3. **Road Improvements**

(a) Lakeshore Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, 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 **\$14,772.00** not including utility service cost.

(b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Lakeshore 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.

**SCHEDULE A**

This forms part of application  
# Z17-0027

Planner Initials TA



**City of Kelowna**  
COMMUNITY PLANNING

Item	Cost
Drainage	\$ 469.00
Curb &Gutter	\$3,179.00
Sidewalk	\$3,973.00
Street Lighting	\$1,192.00
Road Fillet	\$4,768.00
Blvd Landscaping	1,192.00
<b>Total</b>	<b>\$14,772.00</b>

**4. Subdivision**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Provide a 1.5m road reserve width along the full length along Lakeshore Road.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

**5. Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits or splash pads.  
One driveway access is permitted to a maximum width of 6.0m.

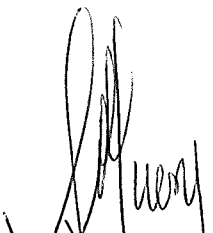
**6. Electric Power and Telecommunication Services**

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. Bonding and Levy Summary**

(a) Levies

- 1. Lakeshore Rd frontage improvements **\$14,772.00**
- 2. Service upgrades To be determined




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Steve Muenz, P. Eng.  
Development Engineering Manager  
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