



CITY OF KELOWNA
MEMORANDUM

Date: Sept 5, 2017
File No.: Z17-0081

To: Community Planning (LK)

From: Development Engineering Manager(JK)

Subject: 255 Ziprick Road

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 Andy Marshall.

1. **Domestic Water and Fire Protection**

This property is currently serviced by Rutland Water District. Upgrades and associated costs to be to be determined by RWD.

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. **Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits or splash pads.

4. **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.

5. **Parking**

Parking to be onsite as approved by Planning Officer. Boulevard to be landscaped to allow access to property by existing driveway only.

James Kay, P.Eng.
Development Engineering Manager

am


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

Date: Sept 06, 2017
File No.: DVP17-0187
To: Urban Planning Management (LK)
From: Development Engineering Manager (JK)
Subject: 255 Ziprick Rd


The Development Engineering division comments and requirements for the Development Variance Permit application to vary the side yard setback, and required parking, to facilitate the development of a semi-detached dwelling on the subject property.

1. General.

- a) The proposed variance has no impact on existing municipal infrastructure.
- b) All the offsite infrastructure and services upgrades are addressed in the rezoning Engineering Report under file Z17-0081.



Andy Marshall,
Development Engineering Technologist



Development Engineering Manager
(initials)



106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com

Planner
Initials

LK

ATTACHMENT B

This forms part of application

Z17-0081

City of
Kelowna
COMMUNITY PLANNING



October 19, 2017

City of Kelowna Planning Department
C/O Lydia Korolchuk
lkorolchuk@kelowna.ca

RE: Lot 3, Plan 26018 – 255 Ziprick Rd
File # DP17-0187 RWD FILE # 17/16

Rutland Waterworks District has no objection to this re-zoning as proposed.

Please note any determined Capital Expenditure Charges will be due to Rutland Waterworks District at the building permit stage. Any other costs will be due prior to the issuance of a water certificate letter to the City of Kelowna.

Further, all bylaws and regulations of Rutland Waterworks District must be adhered to for the commitment of water service to this property.

Should you have any questions or require further information, please contact our office.

Sincerely,

Pete Preston
General Manager

c. Omega Engineering SA LLP
Gurdeep Chahal (Registered Owner)



106 – 200 Dougall Road North
 Kelowna, BC V1X 3K5
 www.rutlandwaterworks.com

p: (250) 765-5218
 f: (250) 765-7765
 e: info@rutlandwaterworks.com

Planner Initials LK

October 19, 2017

Omega Engineering SA LLP
 Attention: Megan McColl
 120-6 St NE
 Salmon Arm, BC V1E 4P3

RE: Lot 3, Plan 26018 – 255 Ziprick Rd
RWD File 17/16 – City of Kelowna File DP17-0187

As requested the following is a summary of Rutland Waterworks District requirements with regard to the above noted address: Specifically the addition of a semi-detached home on lot (Future strata).

- | | | |
|----|--|------------|
| 1. | Capital Expenditure Charges
Please pay by separate cheque, noting file # 17/16 CEC | \$2,700.00 |
| 2. | Water Service Works Deposit
Please pay by separate cheque, noting file # 17/16 Works | \$1,000.00 |
| 3. | Additional Costs
5/8"x3/4" - 19mm Meter
Please pay by separate cheque, noting file # 17/16 Meter | \$298.71 |

Second service will need to be twined from existing service.

Upon receipt of above noted fees a water certificate will be issued.

Should you have any questions or require further information, please contact the undersigned.

Sincerely,



Pete Preston
 General Manager

- c. City of Kelowna (Planning Department)
 Gurdeep Chahal (Registered Owner)

SCHEDULE A

This forms part of application # Z17-0081

Planner Initials **LK**



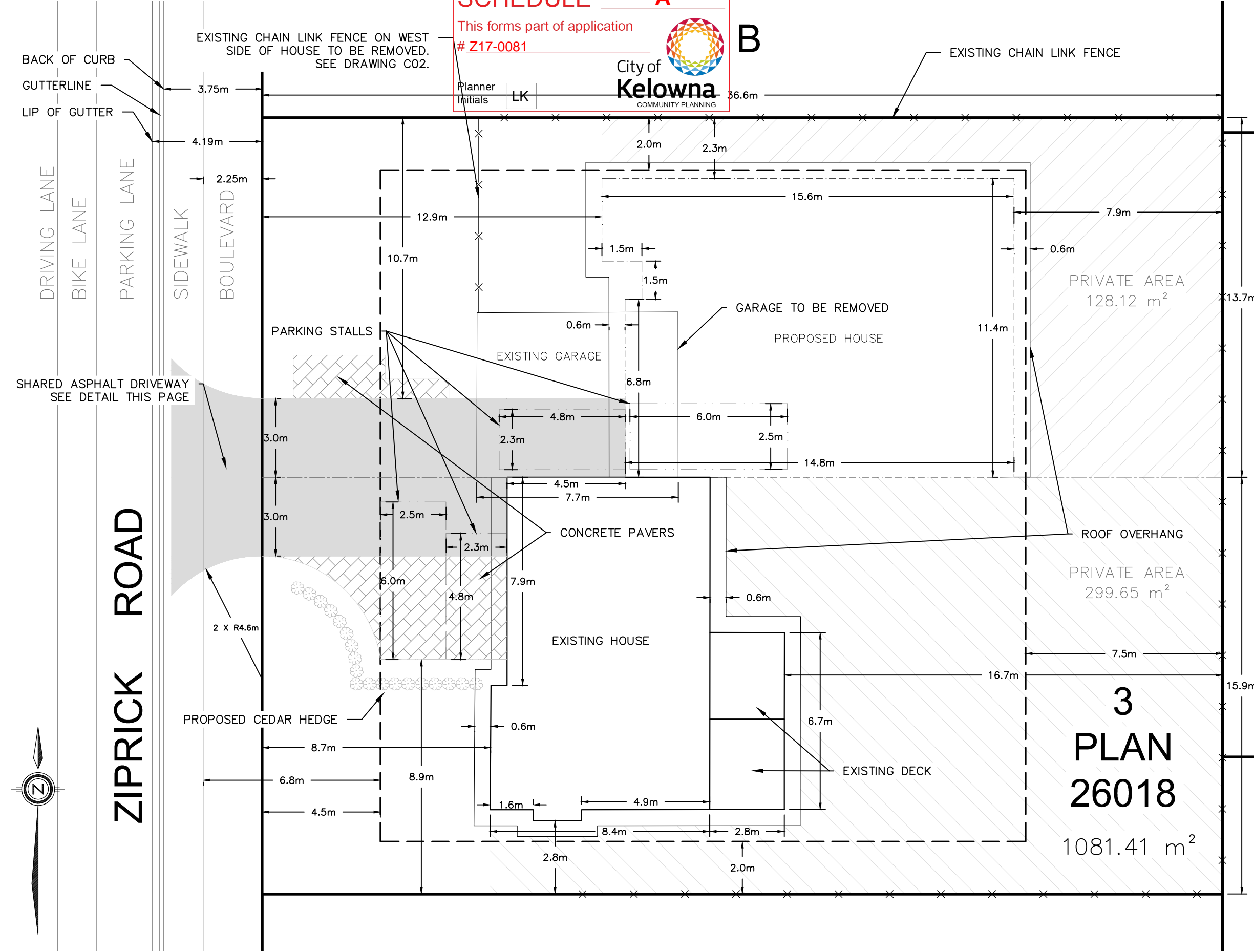
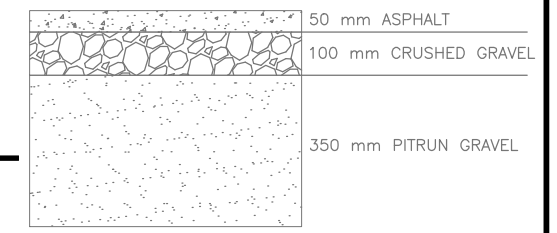
B

LEGEND

- LEGAL LOT LINES
- - - SETBACKS
- EXISTING HOUSE AND DECK
- EXISTING GARAGE
- X — CHAIN LINK FENCE
- - - PROPOSED HOUSE
- ROOF OVERHANG
- - - PROPOSED LOT DIVISION
- - - PROPOSED PARKING STALLS
- ▨ PROPOSED PRIVATE AREA
- ⊗ CEDAR TREE
- ASPHALT DRIVEWAY

	AREA (m ²)	% SITE COVERAGE
EXISTING HOUSE	101.65	9.40
EXISTING GARAGE	48.31	
EXISTING DECK	19.14	1.77
PROPOSED DRIVEWAY	116.64	10.79
PROPOSED HOUSE	170.40	15.76
TOTAL	407.83	37.71
LOT	1081.41	100

DRIVEWAY SURFACE MATERIAL DETAIL
SCALE: NTS

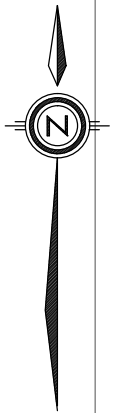


**3
PLAN
26018**
1081.41 m²

DRIVING LANE
BIKE LANE
PARKING LANE
SIDEWALK
BOULEVARD

SHARED ASPHALT DRIVEWAY
SEE DETAIL THIS PAGE

ZIPRICK ROAD



1 MM PTD 17/08/08 ISSUED FOR PERMIT 0 MM PTD 17/05/23 ISSUED FOR REVIEW		Benchmark Scale: 1:150 INTENDED TO BE PRINTED ON 11" X 17" PAPER	CLIENT: PARMJIT CHAHAL PROJECT: 255 ZIPRICK RD, KELOWNA, BC RU6 REZONING AND DEVELOPMENT PERMIT APPLICATION SITE PLAN	OMEGA ENGINEERING SALMON ARM LLP CONSULTING CIVIL & STRUCTURAL ENGINEERS <small> 11004 YOUNG ROAD CHILLIWACK, BC P 604.795.8802 F 604.795.8842 1105-8395 108 STREET LANGLEY, BC V2Y 3A0 P 604.532.8800 F 604.532.8803 1120 6TH STREET NE SALMON ARM, BC P 250.833.0843 F 250.833.0841 </small>	DRAWN: MM DATE: 17/07/28 DESIGNED: MM DATE: 16/12/06 APPROVED/CHECKED PTD DATE: 17/08/08	TITLE: SITE PLAN FOR 255 ZIPRICK RD LOT 3 PLAN KAP26018 SEC 22 TWP 26 LD 41	DRAWING NO.: C01 SHEET: 1 OF 7 2016-473.02 SA
--	--	--	--	---	---	--	--

SCHEDULE A

This forms part of application
Z17-0081

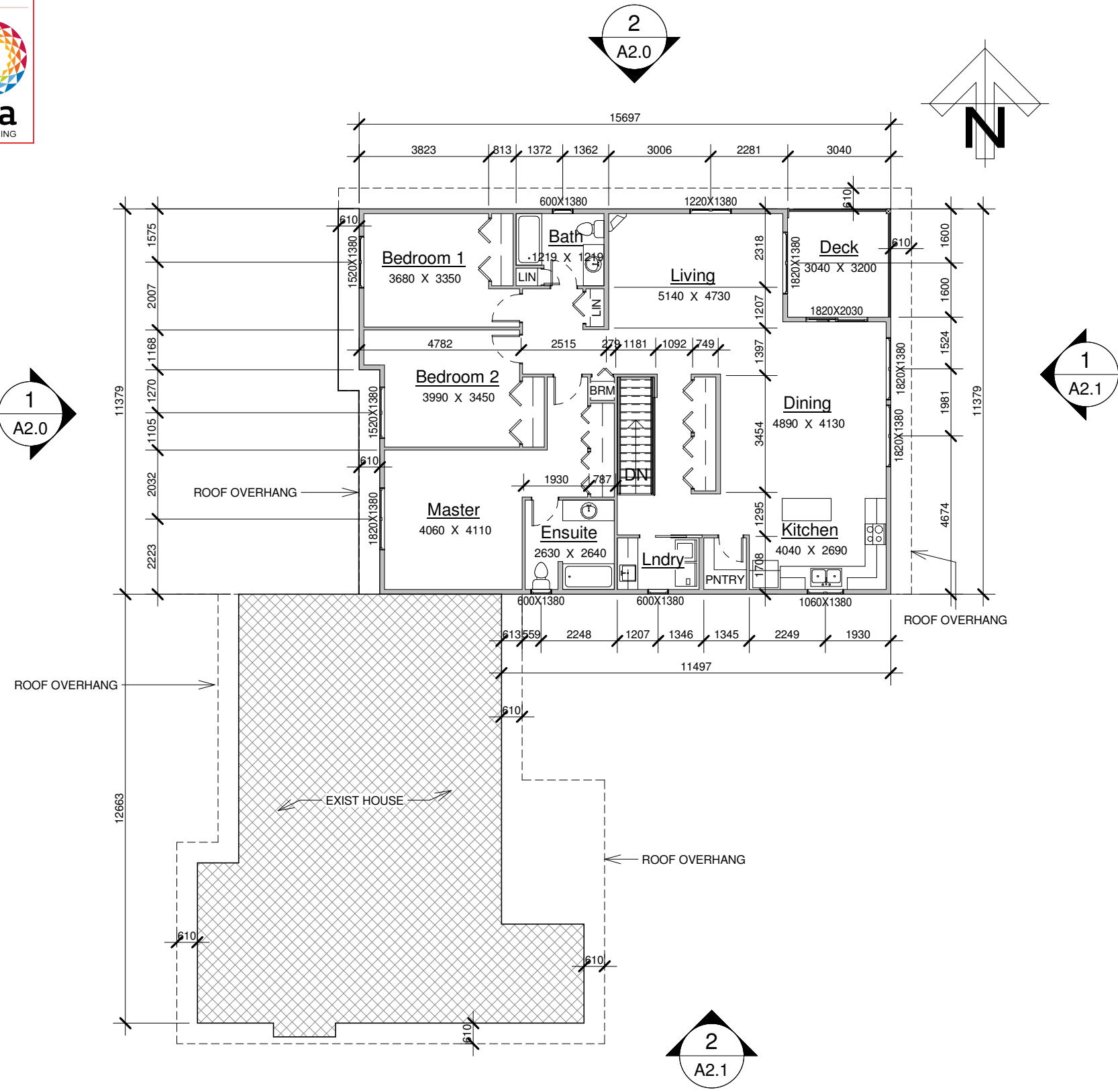
Planner Initials **LK**



KHM Design

3200 28 ST NE
SALMON ARM, BC
V1E 3X7

TEL : (250) 517-7131
www.khmdesign.ca
kris@khmdesign.ca



12 UPPER FLOOR PLAN
1 : 150

**UPPER FLOOR PLAN
DEVELOPMENT PROPOSAL**

255 ZIPPRICK ROAD
KELOWNA, BC
V1X 4H2

11/7/2017 ISSUED FOR REVIEW

THESE DESIGNS AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KHM DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT CONSENT.

DATE	11/7/17
DRWN	KHM
JOB #	****

A1.0

2017-11-07 7:48:18 PM

SCHEDULE A

This forms part of application
Z17-0081

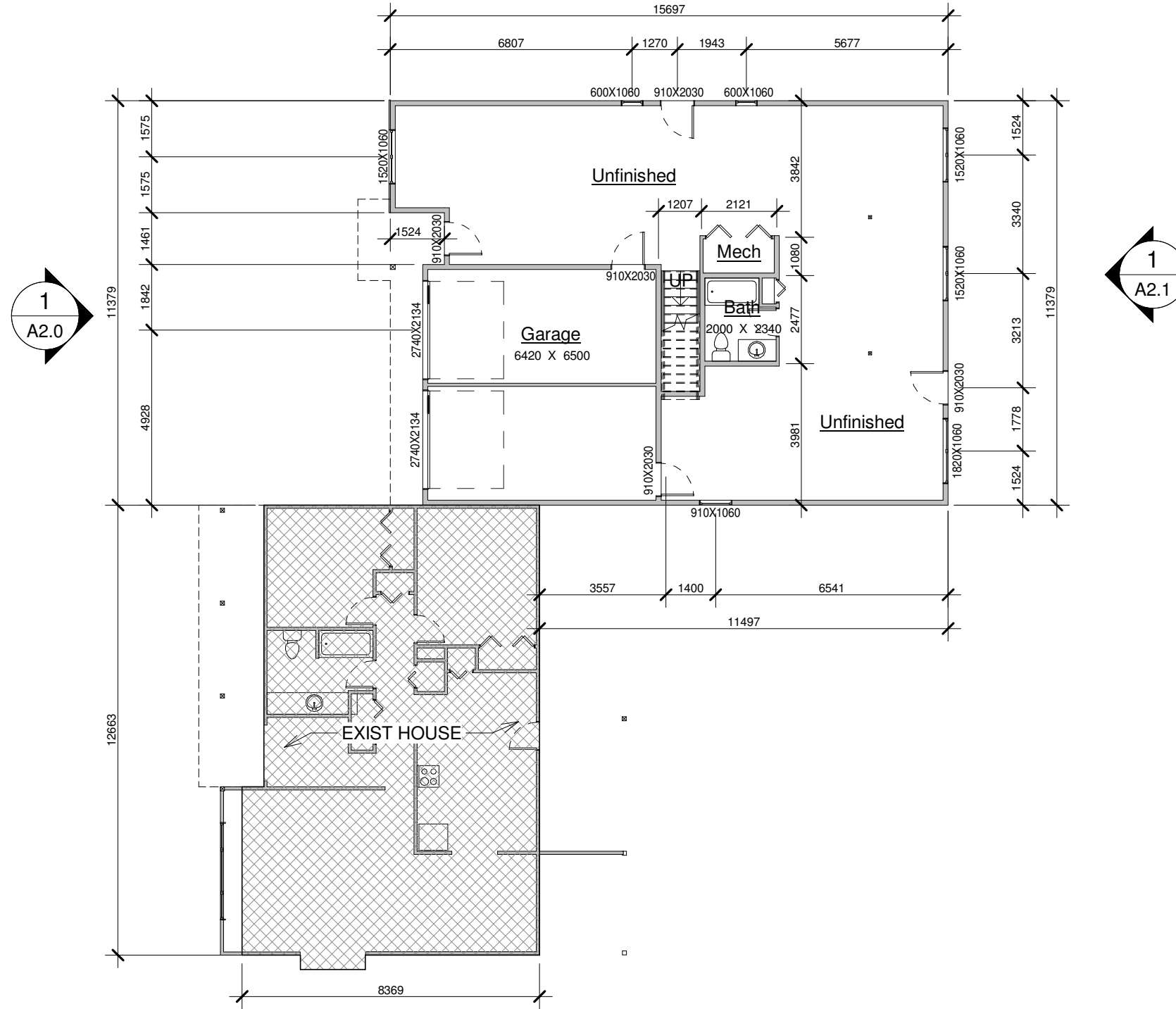


Planner Initials LK

KHM Design

3200 28 ST NE
SALMON ARM, BC
V1E 3X7

TEL : (250) 517-7131
www.khmdesign.ca
kris@khmdesign.ca



① LOWER FLOOR PLAN
1 : 150

LOWER FLOOR PLAN DEVELOPMENT PROPOSAL

255 ZIPRICK ROAD
KELOWNA, BC
V1X 4H2

11/7/2017 ISSUED FOR REVIEW

THESE DESIGNS AND DRAWINGS
ARE THE EXCLUSIVE PROPERTY
OF KHM DESIGN AND MAY NOT
BE USED OR REPRODUCED
WITHOUT CONSENT.

DATE 11/7/17

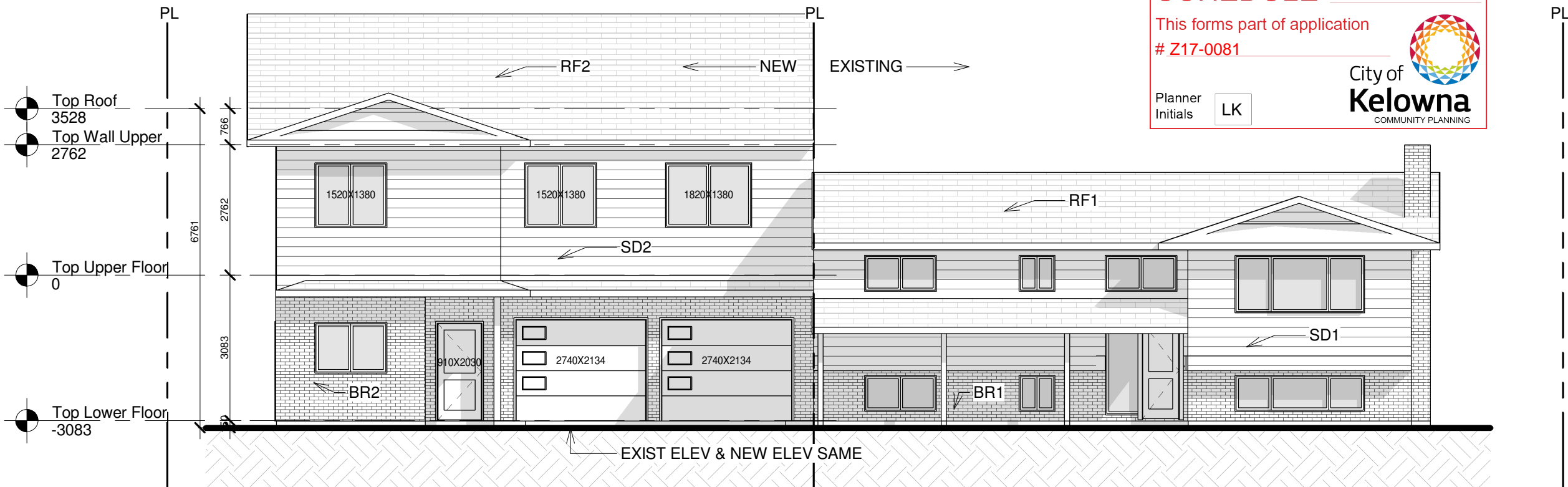
DRWN KHM

JOB # ****

A1.1

SCHEDULE B
 This forms part of application
 # Z17-0081
 Planner Initials LK
 City of Kelowna
 COMMUNITY PLANNING

KHM Design
 3200 28 ST NE
 SALMON ARM, BC
 V1E 3X7
 TEL : (250) 517-7131
 www.khmdesign.ca
 kris@khmdesign.ca



1 WEST ELEVATION
 1 : 100

ELEVATIONS 1
DEVELOPMENT PROPOSAL
 255 ZIPRICK ROAD
 KELOWNA, BC
 V1X 4H2
 11/7/2017 ISSUED FOR REVIEW

THESE DESIGNS AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KHM DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT CONSENT.

DATE 11/7/17
 DRWN KHM
 JOB # ****

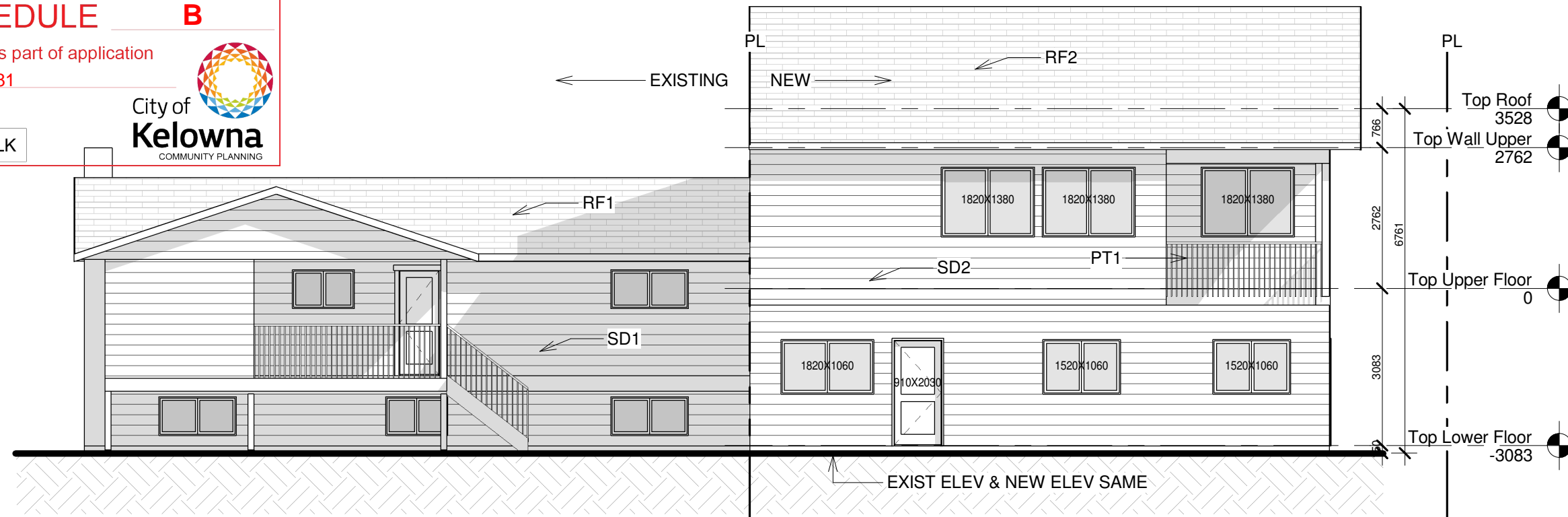
A2.0

2017-11-07 7:48:20 PM

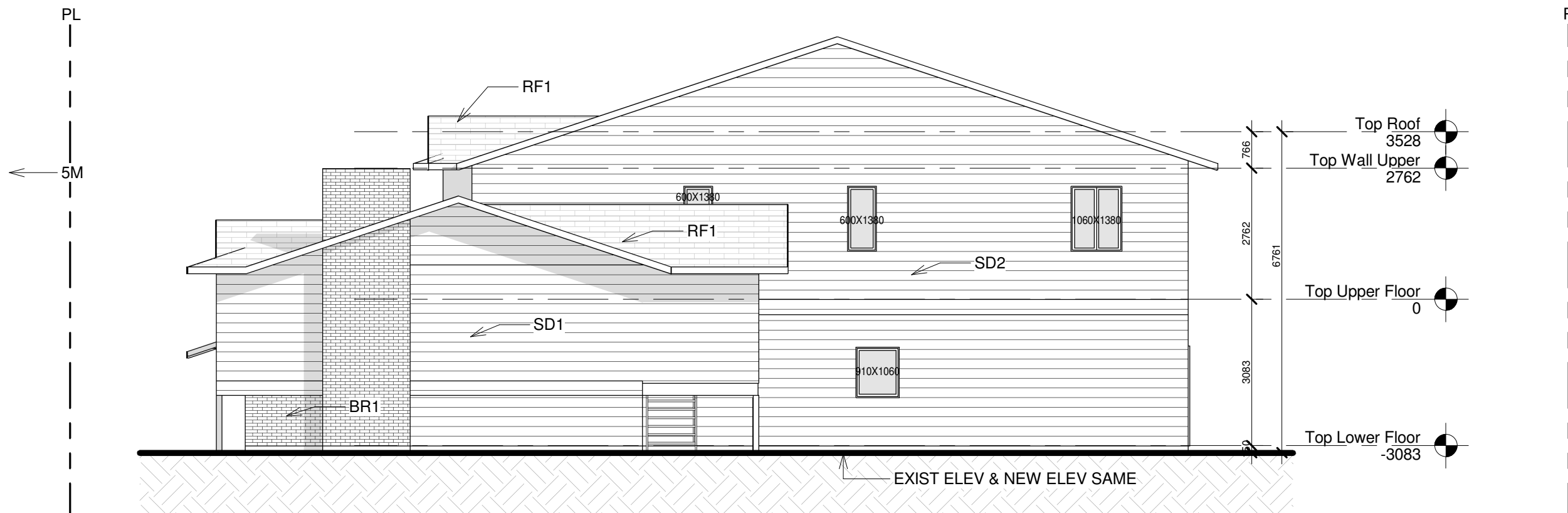


2 NORTH ELEVATION
 1 : 100

SCHEDULE B
 PL
 This forms part of application
 # Z17-0081
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials LK



① **EAST ELEVATION**
 1 : 100



② **SOUTH ELEVATION**
 1 : 100

KHM Design

3200 28 ST NE
 SALMON ARM, BC
 V1E 3X7

TEL : (250) 517-7131
 www.khmdesign.ca
 kris@khmdesign.ca

ELEVATIONS 2
DEVELOPMENT PROPOSAL
 255 ZIPRICK ROAD
 KELOWNA, BC
 V1X 4H2

11/7/2017 ISSUED FOR REVIEW

THESE DESIGNS AND DRAWINGS
 ARE THE EXCLUSIVE PROPERTY
 OF KHM DESIGN AND MAY NOT
 BE USED OR REPRODUCED
 WITHOUT CONSENT.

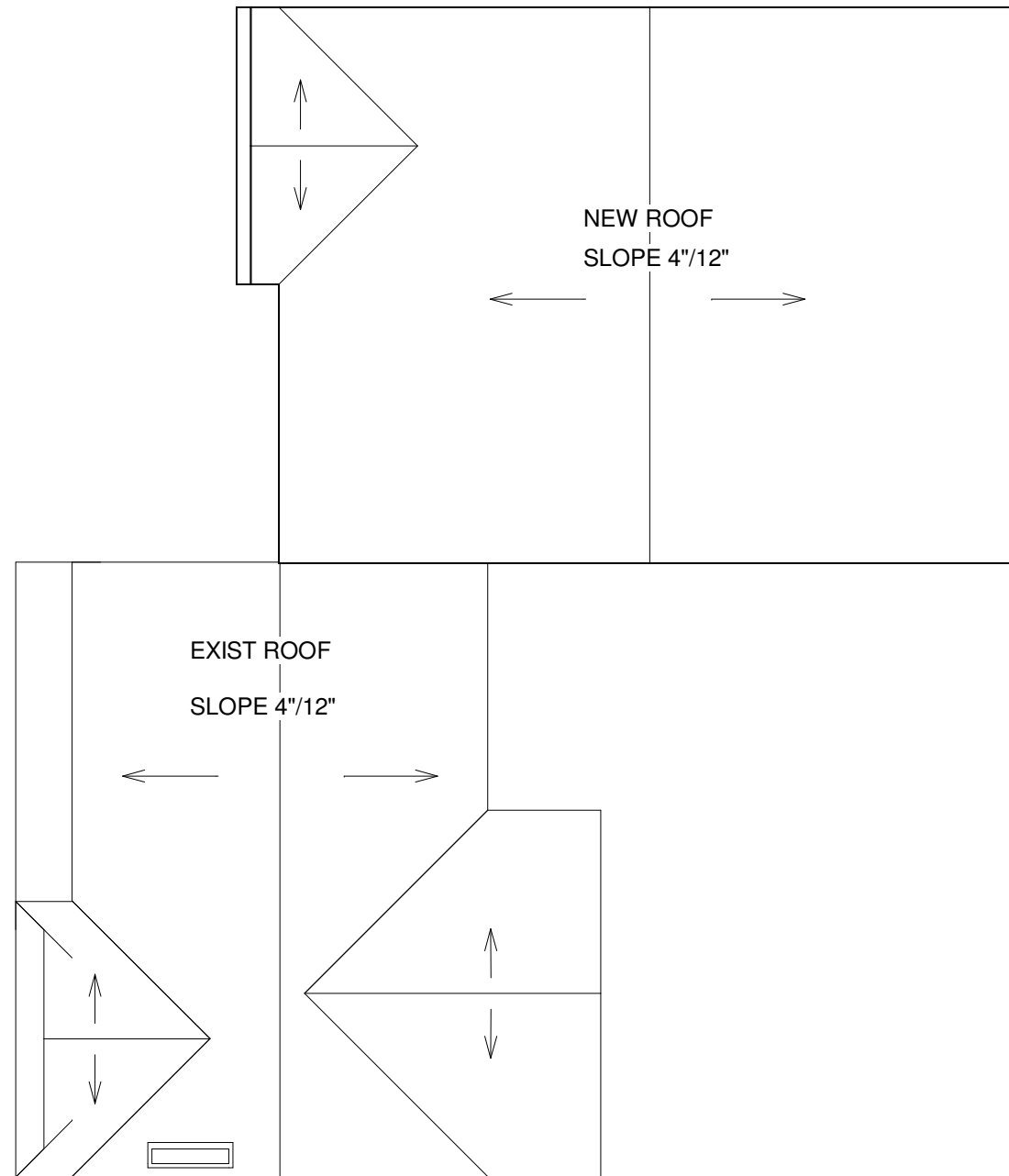
DATE 11/7/17

DRWN KHM

JOB # ****

A2.1

2017-11-07 7:48:21 PM



ELEVATION NOTES

EXISTING FINISHES

- SD1 WOOD BEVEL SIDING - OFF WHITE
- BR1 COMMON BRICK - RED
- RF1 ASPHALT SHINGLE - VARIAGATED LIGHT BROWN

NEW FINISHES

- SD2 NEW HARDIE HORIZ SIDING
EXPOSURE AND COLOUR TO MATCH EXIST SIDING
- BR2 NEW COMMON BRICK TO MATCH EXIST
- RF2 NEW ASPHALT SHINGLE TO MATCH EXIST
- PT1 FASCIA COLOUR - DARK BROWN TO MATCH EXIST

ROOF PLAN, ELEVATION NOTES

DEVELOPMENT PROPOSAL

255 ZIPRICK ROAD
KELOWNA, BC
V1X 4H2

11/7/2017 ISSUED FOR REVIEW

THESE DESIGNS AND DRAWINGS
ARE THE EXCLUSIVE PROPERTY
OF KHM DESIGN AND MAY NOT
BE USED OR REPRODUCED
WITHOUT CONSENT.

DATE	11/7/17
DRWN	Author
JOB #	****

A3.0

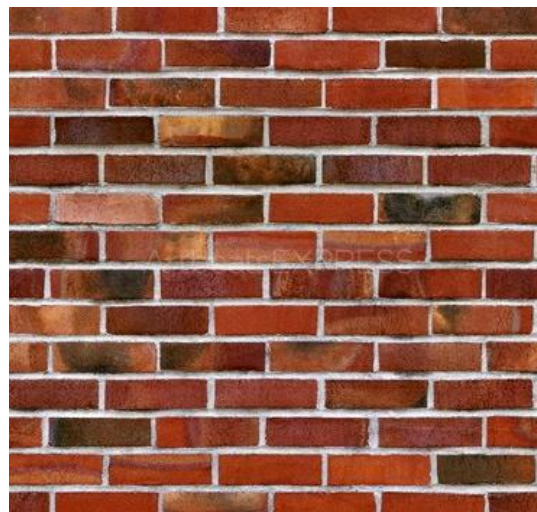
1 ROOF PLAN
1 : 150



EXIST & NEW SIDING - OFF WHITE



EXIST & NEW ASPHALT ROOFING -
VARIAGATED LIGHT BROWN



EXIST & NEW BRICK VENEER -
VARIAGATED RED