



Subject Properties Notes:
 Rezone the subject properties from RU1 Large Lot Housing to RU2C Medium Lot Housing with Carriage House.

Subject Properties Notes:
 Rezone the subject properties from RU1 Large Lot Housing to RU2 Medium Lot Housing.

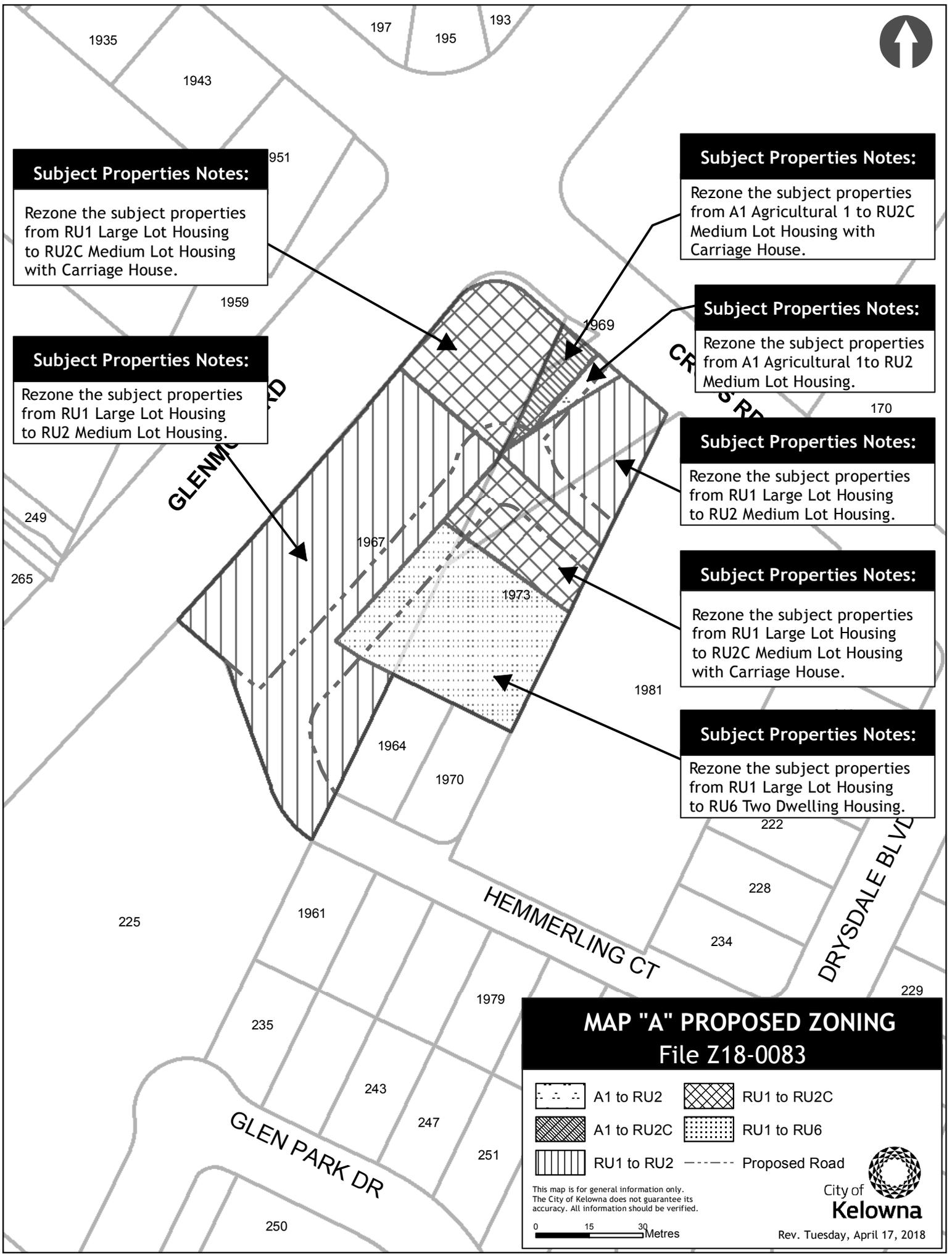
Subject Properties Notes:
 Rezone the subject properties from A1 Agricultural 1 to RU2C Medium Lot Housing with Carriage House.

Subject Properties Notes:
 Rezone the subject properties from A1 Agricultural 1 to RU2 Medium Lot Housing.

Subject Properties Notes:
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Subject Properties Notes:
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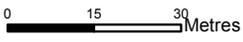
Subject Properties Notes:
 Rezone the subject properties from RU1 Large Lot Housing to RU6 Two Dwelling Housing.



MAP "A" PROPOSED ZONING
 File Z18-0083

-  A1 to RU2
-  A1 to RU2C
-  RU1 to RU2
-  RU1 to RU2C
-  RU1 to RU6
-  Proposed Road

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Tuesday, April 17, 2018

Schedule A

CITY OF KELOWNA

MEMORANDUM

Date: September 13, 2017
File No.: Z17-0083
To: Community Planning Department (EW)
From: Development Engineering Manager (JK)
Subject: 1973,1967 Cross Rd Hemmerling Ct Plan 10134 Lot 2,39 Plan 48943

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU2 RU2C and RU6
The road and utility upgrading requirements outlined in this report will be a requirement of this application. All servicing and Road requirements will be address in S17-0088.

The Development Engineering Technologist for this project is Ryan O'Sullivan

.1) General

- a) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.

.2) Domestic Water and Fire Protection

- a) The property is located within the Glenmore Ellison Irrigation District (GEID) service area. The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID.
- b) Provide an adequately sized domestic water and fire protection system. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this development to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

.3) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system.
- b) Provide sanitary routing design complete with calculations ensuring the downstream infrastructure is capable of supporting this rezoning

.4) Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.

.5) Roads Improvements and Dedication

- (a) All road requirements will be addressed in S17-0088.

.6) Power and Telecommunication Services and Street Lights

- (a) 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) Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.8) Servicing Agreements for Works and Services

- c) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

- d) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

.9) Other Engineering Comments

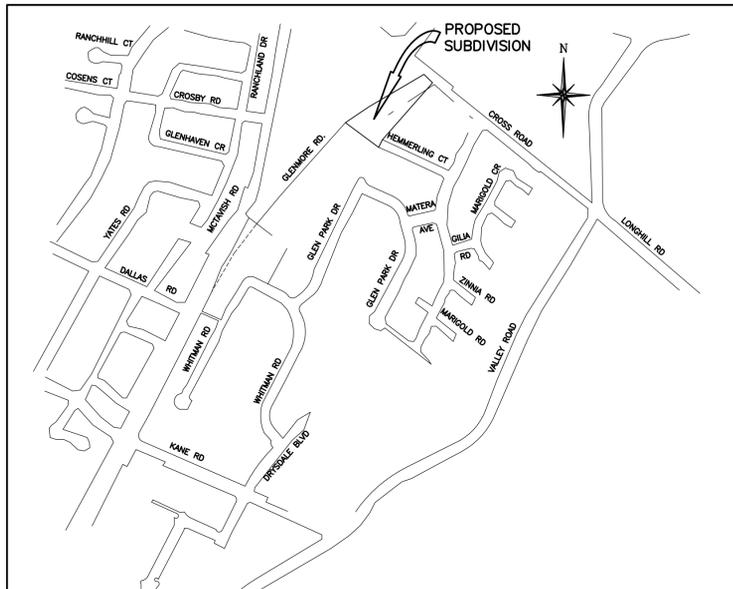
- e) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- f) Dedicate 2.72m road widening along the full frontage of Cross Road.
- g) Remove existing road right of way from Glenpark development area.
- h) 4.5m SRW will be need to maintain proposed GEID water Main and In order to promote pedestrian connectivity in this neighbourhood between proposed Proposed Road A and the existing concrete sidewalk on Cross Road, construction of a 3 metre wide asphalt pathway between lots 118 and 126 is requested. To delineate both sides of the pedestrian pathway a 1.2m high black vinyl coated chain link fence to City of Kelowna standards should be installed by the developer 15 cm inside both private property lines.
- i) Provide a sidewalk connection on Hemmerling Court by extending the existing sidewalk on Hemmerling Court to the new sidewalk fronting this development.

.10) Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

.11) Development Permit and Site Issues

- (a) Access and Manoeuvrability
 - (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.
 - (ii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.



SITE LOCATION PLAN
NTS



CITY FILE: Z11-0065

LEGAL DESCRIPTION
LOT 2, PLAN 84464,
SECTION 4, TOWNSHIP 23, ODYD

P:\PROJECTS\11056 - Cross Road\11056-SUB.dwg

Legend	
Water	-----
San. Sewer	-----
Storm Sewer	-----
Gas	-----
U.G. Telephone	-----
U.G. Electrical	-----
Manhole	○ MH
Power Pole	● P.P.
Lamp Standard	□ L.S.
Catch Basin	▣ c.a.
Hydrant	⊕
Trees	⊗
	■ RU-2 ZONING
	■ RU-2c ZONING
	■ RU-6 ZONING

PROTECH CONSULTANTS LTD.
200 - 1461 St. Paul Street Kelowna B.C. Phone 860-1771
FAX 860-1994

NO.	DATE	BY	REVISION	CH'KD

DRAWN	JK
DESIGN	GM
APPROVED	DRP
DATE	APRIL 2012
SCALE	
HORIZ.	1:500

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT
MAXWELL HOUSE DEVELOPMENTS LTD
1967 CROSS ROAD
PROPOSED PLAN OF SUBDIVISION AND ZONING

DIVISION	
DRAWING NO.	REV. NO.
11056-SUB	0