



### Legend



## Notes

0	65	130Meters
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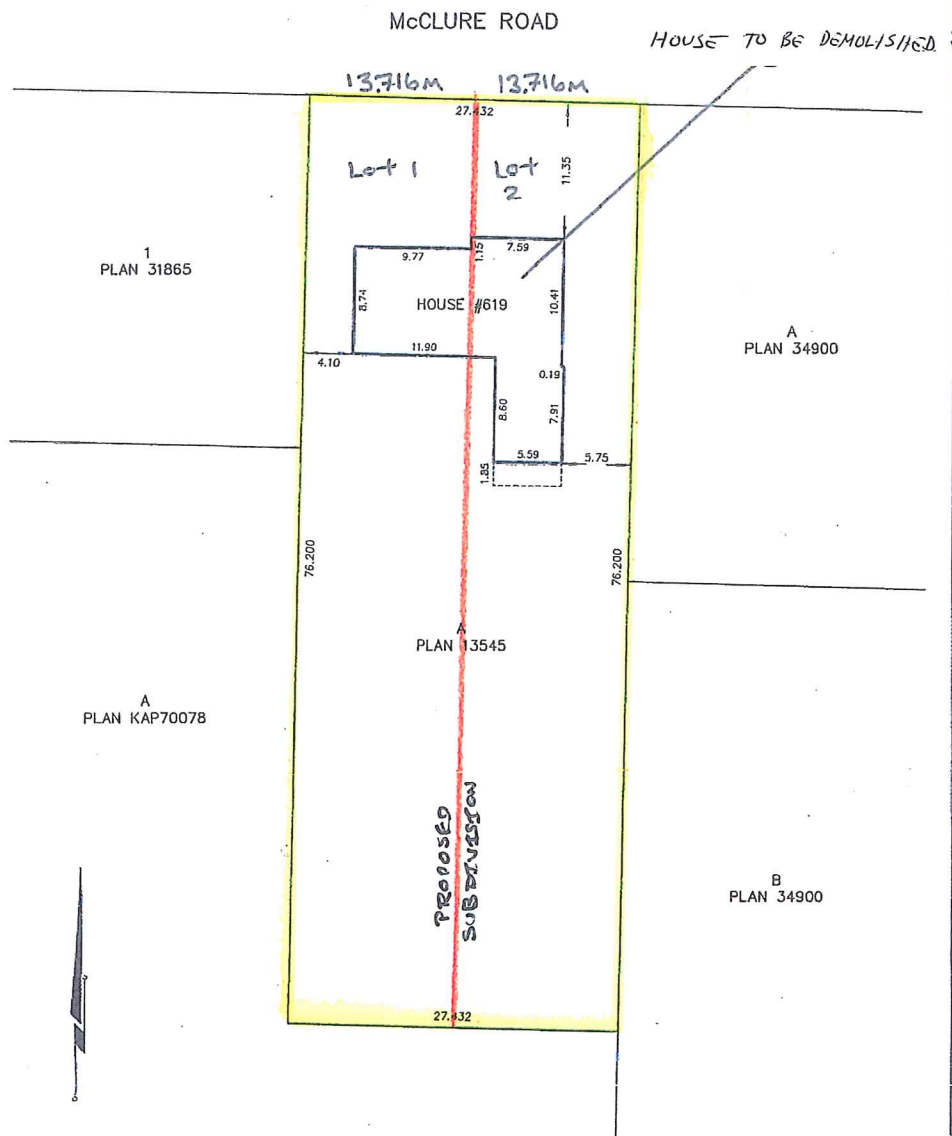
January 13, 2016

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

# B.C. LAND SURVEYOR'S CERTIFICATE

ON LOT A, PLAN 13545,  
DISTRICT LOT 357, S.D.Y.D.

SCALE 1:400 All distances are in metres.



Certified correct this 18th day of November, 2003.

*N.R. Denby*  
NEIL R. DENBY B.C.L.S.

**RUNNALLS DENBY**  
british columbia land surveyors

# 2- 1470 Water Street Phone (250) 763-7322  
Kelowna, B.C. V1Y 1J5 Fax (250) 763-4413  
email: denby@telus.net

CLIENT: BAILEY, MORRISON & KINGSTON  
FILE No: 2003-120  
FB/PG: 343/70

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AND SEALED.

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THE DIMENSIONS SHOWN ON THIS CERTIFICATE ARE NOT TO  
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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** January 8, 2016  
**File No.:** Z15-0061

**To:** Community Planning (DB)

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

**Subject:** 619 McClure Road

RU1 to RU2

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Development Engineering has the following comments and requirements associated with this application.

1. General

Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

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Steve Muenz, P. Eng.  
Development Engineering Manager

SS

January 6, 2016

Dear Neighbour,

**Re: 619 McClure Road - Rezoning & Subdivision application (Z15-0061 & S15-0095)**

Dear Neighbour,

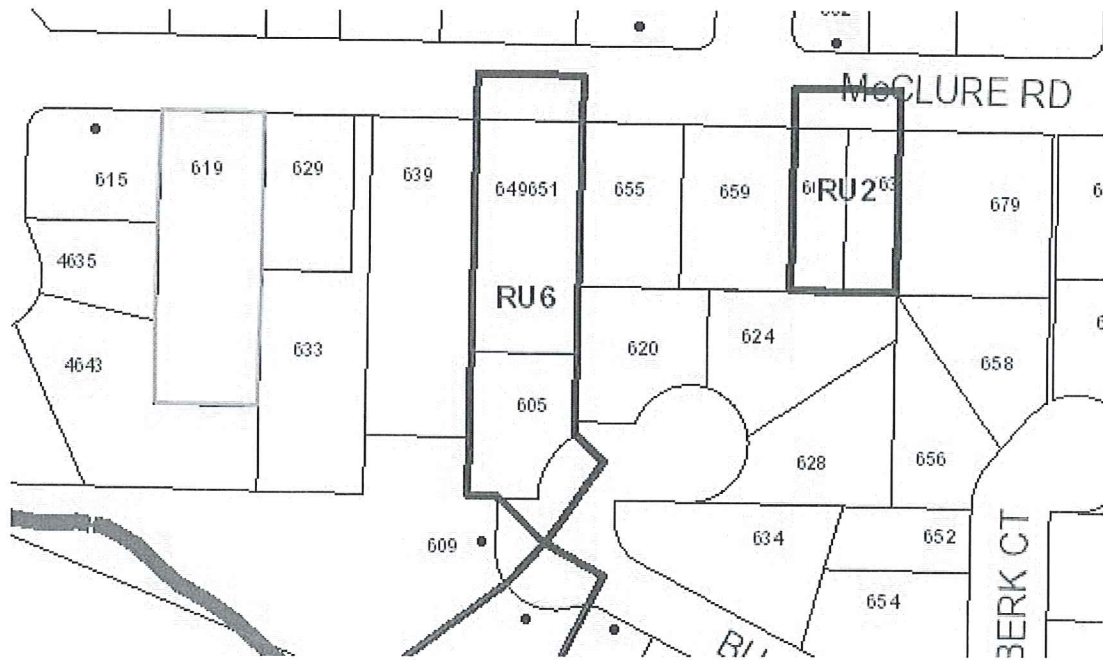
As part of our application for rezoning and subdivision of 619 McClure Road I am writing you to share our rationale for this property.

**Subdivision & Rezoning**

This property, as it currently exists, is very large. The width of 27.432 meters (90 feet) and depth of over 76 meters (255 feet) is over ½ an acre and currently accommodates one single family home. The current home is in substantial disrepair and renovation would prove unrealistic and unfeasible. We propose subdividing the existing property in two equal parts, down the middle, and subsequently rezoning the property from RU1 to RU2 in order to facilitate two single family home lots. The lot abides by all the minimum requirements in order to accommodate RU2 zoning. Furthermore, there are other RU2 zoning precedents only six lots eastward on the same street. (new homes built at 661 & 663 McClure Road - see map below)

<b>RU2 Zoning Requirements</b>	<b>619 McClure Proposed (per lot)</b>
● Minimum Lot Width: 13m	● 13.716m
● Minimum Lot Depth: 30m	● 76.2m
● Minimum Lot Area: 400 sq. m	● 1045.16 sq. m

### McClure Road Neighbourhood Zoning Map



#### Feedback/Comments

We appreciate and respect any feedback, ideas or comments you may have with regarding this project and our proposal. Please contact me directly via the following with any questions etc.:

Shane Styles - Owner/Applicant

- cell: 250-808-7998 (call or text)
- email: [shane@folioliving.com](mailto:shane@folioliving.com)
- mail: 441 Christleton Avenue, Kelowna BC, V1Y 5H9

Additionally, if you wish to speak with the city directly regarding this proposal please contact:

Damien Burggraeve - Planner II | Deputy Approving Officer - City of Kelowna

- phone: 250 469-8473
- email: [dburggraeve@kelowna.ca](mailto:dburggraeve@kelowna.ca)

I trust you find this information helpful in reviewing this proposal. Please do not hesitate to contact me directly to help provide clarity or to answer any additional questions as they arise.

Kind Regards,

Shane Styles