
CITY OF KELOWNA

MEMORANDUM

Date: February 01, 2018
File No.: Z18-0010
To: Community Planning (BC)
From: Development Engineering Manager(JK)
Subject: 3010 Holland 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 Jason Angus

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The disconnection of the existing small diameter water services and the tie-in of a larger new 50mm service c/w two curb stops can be provided by City forces at the developer's expense. 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. An inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783

3. Road Improvements

Holland Road must be upgraded to an urban arterial 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 **\$30,602.56** not including utility service cost.

4. Development Permit and Site Related Issues

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

One access to the property will be permitted. A maximum 6m wide driveway will be permitted.

5. 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. Holland Road. frontage improvements	\$30,602.56
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(b) Bonding

1. Service upgrades	To be determined
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James Kay, P. Eng.
Development Engineering Manager

JA



January 2, 2018

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

RE: Rezoning proposal at 3010 Holland Road Zone: RU1 - Large Lot Housing Zone

Dear Planning Staff:

We would like to rezone the property at 3010 Holland Road to the RU6 – Two Dwelling Housing zone. The property was recently purchased for infill development similar to the neighbour to the south, which was recently rezoned. The parcel is ample in size and over 60m deep. The property is unusual given that it's immediate neighbour to the north is a gated community with a continuous wood fence along the property line.

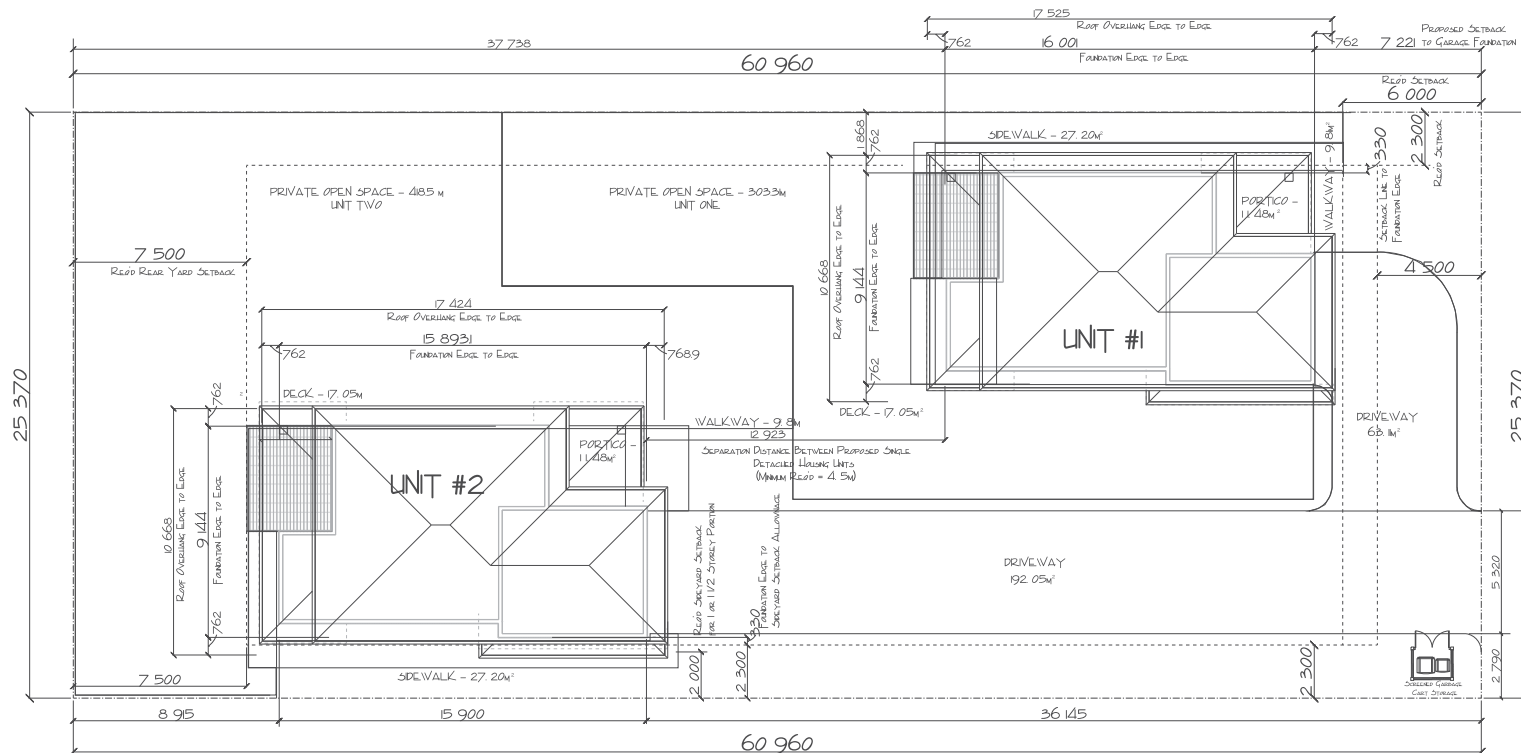
The existing home has not been kept up and will be demolished. The plan is to construct two new homes on the parcel. The submission materials include the proposed layout, elevation and design of the new single-family dwellings. The design is conservative with some contemporary elements and is expected to be complementary to the neighbourhood. The hedge along the north property line will be retained to maintain privacy.

The property is located within the "Permanent Growth Boundary" and has the correct future land use designation and exceeds the minimum requirements for two dwelling housing. The plan meets many policies objectives in the *Official Community Plan* including good infill development and compact urban form. We believe the project will easily integrated into the existing fabric of the neighbourhood and add much needed quality housing stock to the area.

Regards,

A handwritten signature in black ink, appearing to read "Birte Decloux", written over the word "Regards,".

Birte Decloux



LOT 14
PLAN 10710
300 HOLLAND ROAD
KELOWNA, BRITISH COLUMBIA

SITE LAYOUT

SCALE: 1 : 100

GENERAL NOTES
ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
THESE PLANS ARE FOR THE SOLE PURPOSE OF CONSTRUCTION ONLY. THEY MAY NOT BE USED FOR REPEAT CONSTRUCTION OR SOLD TO OTHERS FOR SUCH PURPOSES. THE DESIGN CONTAINED HEREIN IS TO BE A GUIDE ONLY AND SHALL BE SUBJECT TO CHANGE AT ANY TIME. PROTOCOL HOME PLANNING & DESIGN ITS EMPLOYEES OR PRINCIPALS WILL NOT BE HELD LIABLE FOR ANY CHANGES DUE TO UNFORESEEN CIRCUMSTANCES IN CONSTRUCTION BUILDING CODES OR ENGINEERING THAT MAY AFFECT THE ORIGINAL DESIGN OR ANY OTHER CONDITION THAT MAY AFFECT THE OVERALL BUILDING OF THIS OR ANY OTHER RELATED STRUCTURES ON THESE DRAWINGS.

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY BUILDING CONTRACTORS. LOCATIONS OF POST BEARING PADS AND BEARING WALL FOOTINGS TO BE CONFIRMED AND THESE LOCATIONS TO BE RETURNED TO BE ADEQUATE WITH PROPER BEARING ON SUBSTRATE & POTENTIAL LATERAL SHIFT DUE TO VIBRATION AND / OR EARTH MOVEMENT. GEO-TECHNICAL SURVEY TO BE CONFORMED TO VERIFY SUBSTRATE CONDITIONS REQUIRED.

ALL MAJOR STRUCTURAL COMPONENTS AND RELATED SUPPORTS & CONNECTIONS ARE TO BE ENGINEER REVIEWED & CERTIFIED AS REQUIRED BY THE MUNICIPAL AUTHORITY HAVING JURISDICTION AND THE LATEST VERSION OF THE NATIONAL & LOCAL BUILDING CODES AND AMENDMENTS THERE TO.

SITE COVERAGE

LOT AREA = 1546.55m²

PROPOSED BUILDING FOOTPRINTS = 232.8m²
(16.40m² X 2 = 232.80m²)

232.80m² / 1546.55m² = 15%
MAXIMUM ALLOWABLE COVERAGE = 40%

ACCESS DRIVEWAYS & WALKWAYS

DRIVEWAYS: 192.05m² X 2 = 255.16m²
WALKWAYS: 9.8m² X 2 = 19.62m²
SIDEWALKS: 27.20m² X 2 = 54.40m²
PORCHES: 11.48m² X 2 = 22.96m²
DECKS: 17.05m² X 2 = 34.10m²
255.16 + 19.62 + 54.40 + 22.96 + 34.10 = 386.24m²

232.80m² + 386.24m² = 619.04m²
619.04m² / 1546.55m² = 40%
MAXIMUM ALLOWABLE COVERAGE = 50%

PRIVATE OPEN SPACE

UNIT #1 = 303.30m²
UNIT #2 = 48.50m²

MINIMUM REQUIRED
PRIVATE OPEN SPACE = 30m²
(EACH UNIT)

PARKING ALLOWANCES

UNIT #1 = 2 SPACES (IN GARAGE)
2 SPACES ALLOWABLE ON DRIVEWAY

UNIT #2 = 2 SPACES (IN GARAGE)
2 SPACES ALLOWABLE ON APRON

HOLLAND ROAD

<p>NOTE: CONTRACTOR SHALL OBTAIN PERMISSION OF THE BUILDING DEPARTMENT FOR CONFORMANCE TO LOCAL BYLAW 2180 (2018) AND THE BUILDING DEPARTMENT SHALL BE RESPONSIBLE FOR THE REVIEW, INSPECTION AND APPROVAL OF THE PROPOSED BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS.</p>	<p>2016 absolute interior design inspired · creative · functional</p>		<p>2016 TOMMIE GOLD WINNER</p>	
	<p>PROTOCOL Home Planning & Design</p>		<p>2016 TOMMIE GOLD WINNER</p>	
	<p>2016 TOMMIE GOLD WINNER</p>		<p>2016 TOMMIE GOLD WINNER</p>	
	<p>2016 TOMMIE GOLD WINNER</p>		<p>2016 TOMMIE GOLD WINNER</p>	

SCHEDULE A

This forms part of application

Z18-0010

Planner
Initials

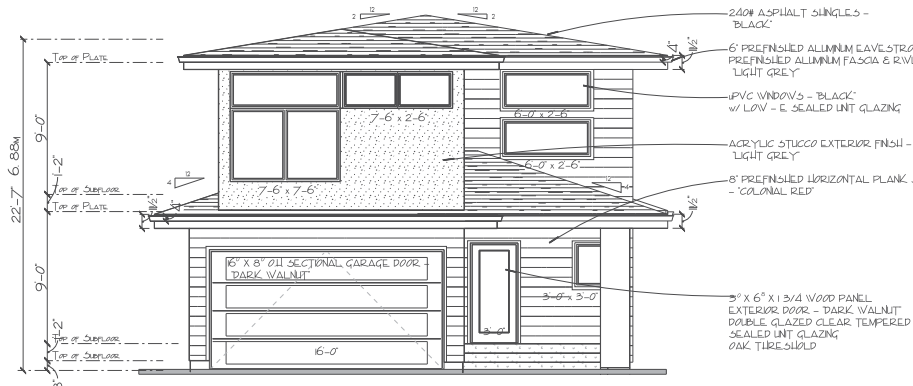
BC

City of
Kelowna
COMMUNITY PLANNING



FRONT ELEVATION

Scale: 1/4" = 1'-0"



REAR ELEVATION

Scale: 1/4" = 1'-0"



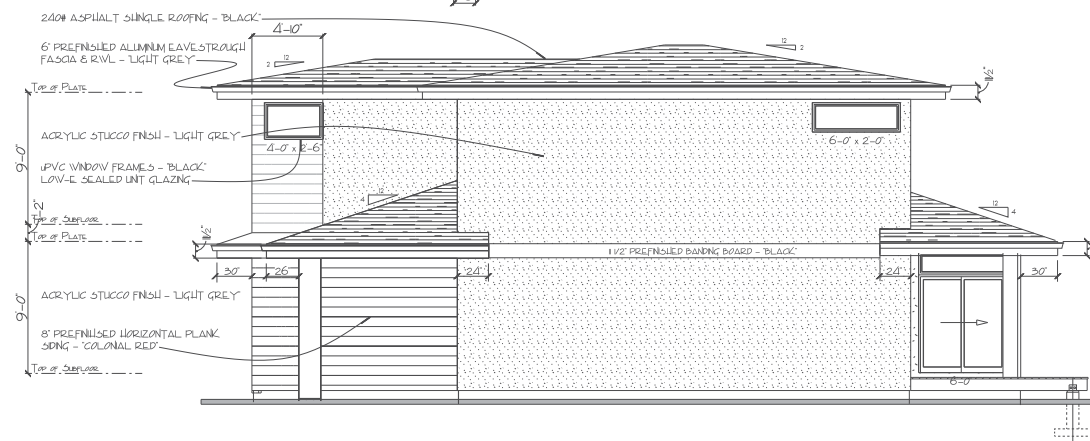
R. SIDE ELEVATION

Scale: 1/4" = 1'-0"



L. SIDE ELEVATION

Scale: 1/4" = 1'-0"



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ALL DIMENSIONS SHOWN ARE TO BE VERIFIED ON SITE BY THE BUILDING CONTRACTOR. LOCATIONS OF POST BEARING PADS AND BEARING WALL FOOTINGS ARE TO BE CONFIRMED AND THESE LOCATIONS DETERMINED TO BE ADEQUATE WITH PROPER BEARING OF SUBSTRATE AND POTENTIAL LATERAL SHIFT DUE TO VIBRATION AND / OR EARTH MOVEMENT. A GEO-TECHNICAL SURVEY IS TO BE CONDUCTED TO VERIFY SITE CONDITIONS AS REQUIRED.

ALL MAJOR STRUCTURAL COMPONENTS AND RELATED SUPPORTS & CONNECTIONS ARE TO BE ENGINEER REVIEWED & CERTIFIED AS REQUIRED BY THE MUNICIPAL AUTHORITY HAVING JURISDICTION AND THE LATEST VERSION OF THE NATIONAL & LOCAL BUILDING CODES AND AMENDMENTS THERE TO.

UNIT TWO ELEVATIONS			
Scale:	AS SHOWN	Approved By:	Drawn By:
Date:	27 NOV 2017	Checked By:	LE'S CASHLE
			C & S PAYER
		Drawing Number:	PT1749 - 05 of 06
			300 HOLLAND ROAD

design concepts by:

2016
absolute
interior design
TOMMIE
inspired - creative - functional - gold winner



NOTE:
GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITY HAVING JURISDICTION.

NOTE:

GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING REQUIREMENTS AND COMPLIANCE TO LOCAL BUILDING CODE REQUIREMENTS. ALL STRUCTURAL COMPONENTS ARE TO BE ENGINEER DESIGNED OR REFERRED FOR COMPLIANCE TO INTERNATIONAL AND LOCAL BUILDING CODES REGARDING VIBRATIONS, WIND LOADS, AND OTHERS. ON SMALL LOTS FOR THE PROPOSED LOCATION OF THE BUILDINGS, SITE CONDITIONS TO BE TESTED INCLUDING SUSCEPTIBLE TO LOOSE SOILS MUST BE OBTAINED FOR THE PROPOSED BUILDING. FIVE GROUND REQUIREMENTS TO BE SUBMITTED AS PER DENIALS. CONSTRUCTION TO ACHIEVE A POSITIVE