

---

## CITY OF KELOWNA MEMORANDUM

**ATTACHMENT**

**A**

This forms part of application  
# **Z18-0068**

Planner  
Initials

LK



**Date:** June 19, 2018  
**File No.:** Z18-0068  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 786 Coopland Cr

RU6 to RM1

---

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**

The subject property is currently serviced with a 19mm water service. Only one service will be permitted for this development. The applicant will arrange for the disconnection of existing service and the installation of a new service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. 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](mailto: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](mailto:jangus@kelowna.ca) or phone, 250-469-8783.

**3. Road Improvements**

Coopland Cr. 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 **\$22,030.30** not including utility service cost.

**4. Subdivision**

- (a) Grant Statutory Rights of Way if required for utility services.

- (b) 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.

Access is permitted from the lane only.

**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. Coopland Cr. & Laneway improvements	<b>\$22,030.30</b>
--	--------------------

(b) Bonding

1. Service upgrades	To be determined
---------------------	------------------



---

James Kay, P. Eng.  
Development Engineering Manager

JA

---

**CITY OF KELOWNA**

**MEMORANDUM**

---

**Date:** June 19, 2018  
**File No.:** DP18-0126  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 786 Coopland Cr.

---

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0068.



---

James Kay, P. Eng.  
Development Engineering Manager

JA

---

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

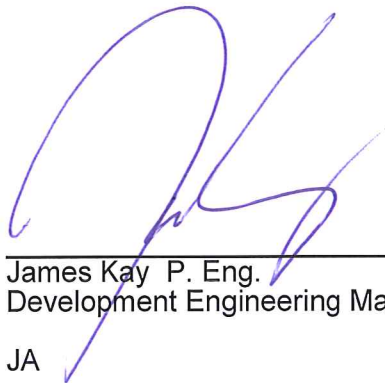
---

**Date:** June 19, 2018  
**File No.:** DVP18-0127  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 786 Coopland Cr.

---

The Development Engineering Department comments and requirements regarding this application for the form and character of a four dwelling housing with variances to the east & west side setbacks of the existing dwelling and to reduce the parking requirement from 6 stalls required to 5 stalls proposed are as follows:

1. This application does not compromise any City of Kelowna municipal infrastructure.

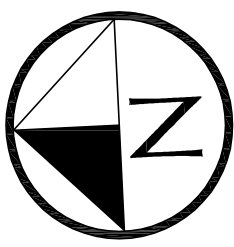


---

James Kay P. Eng.  
Development Engineering Manager

JA





LEDGEND

Lot Boundary Lines

Site Easements

Line of Fire Separation

Existing Buildings

CROSS SECTION MARKER  
— section identification  
— direction of view  
— sheet where drawn

ASSEMBLIES

Zoning: RM1

Site Details

Lot Area: 566.7m<sup>2</sup> / 6100sq/ft

Lot Width: 15.24m / 50ft

Lot Depth: 37.2m / 122 ft

Floor Area Ratio: 0.6

Total Floor Area: 340m<sup>2</sup> / 3660sq/ft

Existing Principle Dwelling Details

Total Floor Area: 193.2m<sup>2</sup>/ 2080sq/ft

Storage Allocation: 17.3m<sup>2</sup> / 186sq/ft

Height (to midpoint of roof) 7.25m / 23'-9½"

Total Floor Area Allowance (Minus

Existing Principle Dwelling): 164m<sup>2</sup> / 1766sq/ft

Secondary Dwelling

Main Floor Area: 70.3m<sup>2</sup> / 736.4sq/ft

Second Floor Area: 93m<sup>2</sup> / 1000.6sq/ft

Proposed Total Floor Area: 163.3m<sup>2</sup> / 1737sq/ft

Total Height: 8.1m / 26'-7½"

Setbacks

Front(north): 21.4m / 70'-3¾"

Side (east): 2.5m / 8'-2¾"

Rear (south): 6.0m / 19'-8¼"

Side (west): 2.5m / 8'-2¾"

Distance between Principle Dwelling: 3.8m / 12'-6¼"

Private Open Spaces

4No. 25m<sup>2</sup> / 269sq/ft Areas adjacent to dwelling entrances

Site Coverage (%)

Total Site Coverage Allowance (50%): 283.3m<sup>2</sup> / 3050sq/ft

Total Building Coverage Allowance (40%) 226.7m<sup>2</sup> / 2440sq/ft

Principle Dwelling Footprint: 96.6m<sup>2</sup> / 1040sq/ft

Existing Covered Deck: 9.6m<sup>2</sup> / 103.3sq/ft

Secondary Dwelling Footprint: 94m<sup>2</sup> / 1012sq/ft

Total Proposed Building Coverage: (35.3%) 200.2m<sup>2</sup> /2155sq/ft

1# Full size parking spaces: 15m<sup>2</sup> / 161.5sq/ft

2# Med. size parking spaces: 22m<sup>2</sup> / 236.8sq/ft

Rear driveway / setback: 10.65m<sup>2</sup>/ 114.6sq/ft

1 # Full size parking space on existing driveway: 30.7m<sup>2</sup>/ 330.5sq/ft

Total Proposed Site Coverage: (49.1%) 278.5m<sup>2</sup> / 2997.7sq/ft

Parking Stalls Allocation	Min.	Provided
Principle Dwelling :	2	1
Basment Suite:	1	1
Secondary Dwelling:	2	2
Secondary Dwelling Studio:	1	1
Total No. Parking Stalls:	6	5

REV	COMMENTS	DATE	BY
1			

PROJECT

786 Coopland Crescent

Plan 22856 Lot 29

Kelowna

British Columbia

TITLE

PROPOSED SECONDARY SITE PLAN

SCALE

DATE

3/16" = 1'-0" MAR 2018

DRAWING NO.

REV

2.01 /

782

Lot 28

786

Lot 29

790

Lot 30

1 Site Plan

2.01 3/16" = 1'-0"

LANDSCAPING KEY

- Existing Property

- Concrete or asphalt pavement / driveway / smooth paving stones

- Crush aggregate

- Turf

- Building Area

- Parking Area

COOPLAND CRESENT

LANEWAY