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

**ATTACHMENT A**

This forms part of application  
# Z18-0103



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials AJ

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**Date:** September 24, 2018  
**File No.:** Z18-0103  
**To:** Community Planning (TA)  
**From:** Development Engineering Manager (JK)  
**Subject:** 934 Laurier Ave

RU6 to RM1

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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 25mm 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 complete with an inspection chamber (IC) and brooks box. No further upgrades are needed at this time to facilitate the development of a four-plex.

**3. Road Improvements**

Laurier Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, landscaped boulevard, 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 **\$33,406.86** 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

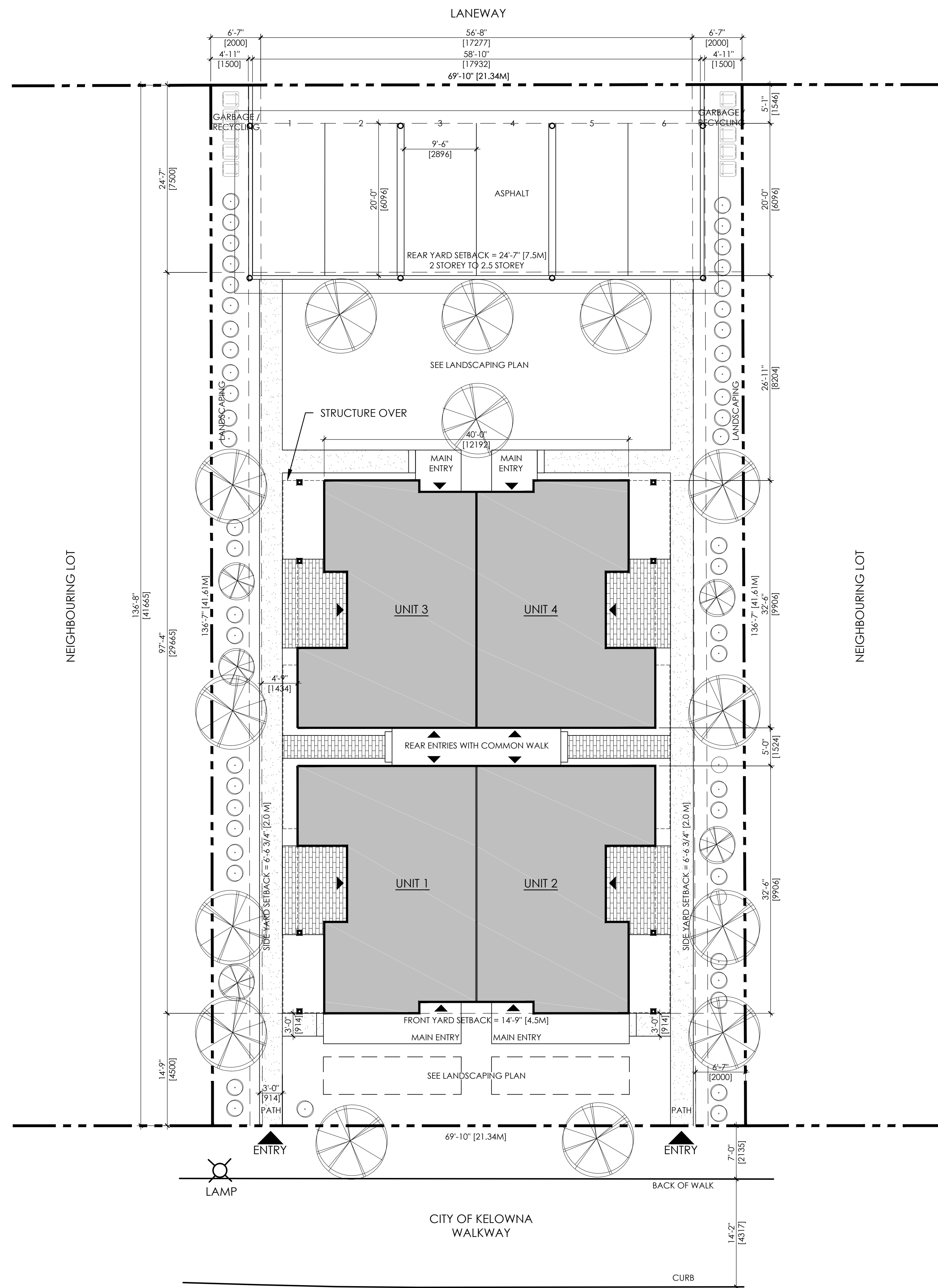
1. Laurier Ave & Laneway improvements **\$34,406.86**

(b) Bonding

1. Service upgrades To be determined

  
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James Kay, P. Eng.  
Development Engineering Manager

JA



1 SITE PLAN  
SCALE: 1/8" = 1'-0"  
TRUE NORTH

**SCHEDULE A**

This forms part of application  
# Z18-0103

Planner Initials **AJ**

City of Kelowna  
COMMUNITY PLANNING

**PROJECT INFO:**

CIVIC ADDRESS:  
CURRENT: 934 LAURIER AVENUE., KELOWNA, BC.

LEGAL ADDRESS:  
CURRENT: KID: 152316 PLAN: 2819 LOT: 4

ZONING:  
CURRENT: RU6 - TWO DWELLING HOUSING  
OCP: MRL

PROPOSED: RM1 - LOW DENSITY MULTIPLE HOUSING

SITE AREA: 888.2 m<sup>2</sup> (9560.45 SF)

FLOOR AREA: 121.2 m<sup>2</sup> (1305 SF) PER UNIT

FOOTPRINT: 250.17 m<sup>2</sup> (2692.8 SF)

**CITY OF KELOWNA ZONING BYLAW (No. 8000) ANALYSIS:**

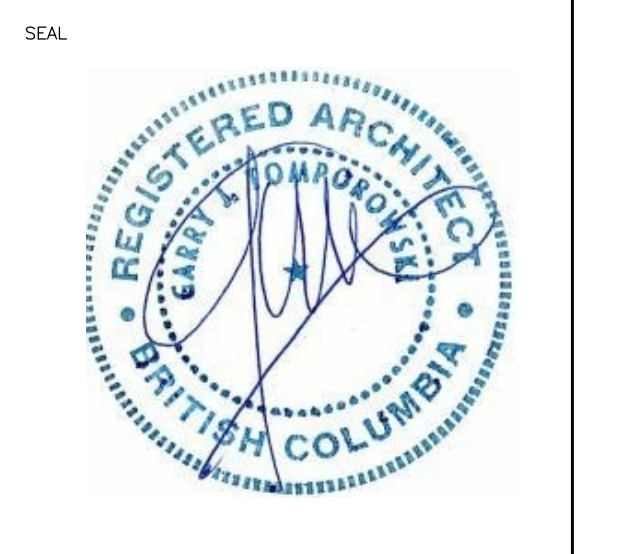
SECTION 8 - PARKING AND LOADING	
8.1 OFF-STREET VEHICLE PARKING	
8.1.2 MIN NUMBER SPACES	
TABLE 8.1 (DUPLIX HOUSING): 1.5/ 2 BED DWELLING UNIT	
1.5 SPACES x 4 UNITS = 6 SPACES	PROP: 6 SPACES
8.1.7 PARKING SPACES FOR THE DISABLED	
a) PER B.C. BUILDING CODE: NOT REQUIRED	PROP: NONE
8.1.8 VISITOR PARKING	
TABLE 8.1 (DUPLIX HOUSING): NONE	PROP: NONE
8.1.9 RESIDENTIAL USE LOCATION	
b) PARKING NOT PERMITTED IN REQD. FRONT YARD	
c) PARKING SETBACK	
WEST PROPERTY LINE: MIN 1.5m	PROP: 1.5 m
EAST PROPERTY LINE: MIN 1.5m	PROP: 1.5 m
REAR PROPERTY LINE: MIN 1.5m	PROP: 1.5 m
d) EASY ACCESS FROM VISITOR PARKING TO BUILDING/DEVELOPMENT ACCESS	PROP: COMPLIES
8.1.11 SIZE	
a) MIN WIDTH: 2.5m	PROP: 2.7m
MIN LENGTH: 6.0m	PROP: 6.0m
MIN HEIGHT: 2.0m	PROP: +2.0m
8.4 OFF-STREET BICYCLE PARKING	
8.4.1 NUMBER OF SPACES	
TABLE 8.3 (APARTMENT HOUSING):	
CLASS I: 0.5/DWELLING UNIT	PROP: IN SUITE
4 UNITS x 0.5 SPACES/UNIT = 2 SPACES	
CLASS II: 0.1/DWELLING UNIT	PROP: IN SUITE
4 UNITS x 0.1 SPACES/UNIT = 0.4 SPACES	
SECTION 13 - URBAN RESIDENTIAL ZONES	
13.7 RM1 - FOUR-PLEX HOUSING	
13.7.2 PRINCIPLE USES	
c) FOUR DWELLING HOUSING	PROP: FOUR DWELLING HOUSING
13.7.4 BUILDINGS AND STRUCTURES PERMITTED	
b) FOUR-PLEX HOUSING	PROP: FOUR-PLEX HOUSING
13.7.5 SUBDIVISION REGULATIONS	
a) MIN LOT WIDTH: 20.0m	PROP: 21.315m
b) MIN LOT DEPTH: 30.0m	PROP: 41.635m
c) MIN LOT AREA: 700m <sup>2</sup>	PROP: 888.2m <sup>2</sup>
13.7.6 DEVELOPMENT REGULATIONS	
a) MAX SITE COVERAGE: 40%	PROP: 28.17%
250.17 / 888.20 = 0.2817	
EXCEPT THE MAX. SITE COVERAGE OF BUILDINGS, DRIVEWAYS AND PARKING AREAS IS 50%	PROP: 44.15%
(141.98 + 250.17) 392.15 / 888.20 = .4415	
b) MAX FLOOR AREA RATIO: 0.60	PROP: 0.5952
528.69 / 888.20 = .5952	
c) MAX HEIGHT: LESSER OF 9.5m or 2.5 STOREYS	PROP: 2 STOREYS (9.5m)
d) MIN FRONT YARD: 4.5m	PROP: 4.5 m
e) MIN SIDE YARD: 2.5m FOR 2.5 STOREY MIN SIDE YARD: 2.0m FOR 1.5 STOREY	PROP: 3.8 m
f) MIN REAR YARD: 7.5m FOR 2.5 STOREY MIN REAR YARD: 6.0m FOR 1.5 STOREY	PROP: 17.65 m
13.9.7 OTHER REGULATIONS	
a) MIN AREA PRIVATE OPEN SPACE: 25m <sup>2</sup> /DWELLING	PROP: 100.2m <sup>2</sup>
11.86m <sup>2</sup> PER UNIT PATIO/DECK SPACE	
353.5m <sup>2</sup> LANDSCAPED SURFACE -> 88.4m <sup>2</sup> PER UNIT	
TOTAL AMENITY SPACE PER UNIT = 88.4 + 11.86 = 100.2m <sup>2</sup>	
b) WHERE LANE ACCESS IS PROVIDED, VEHICULAR ACCESS WILL NOT BE PERMITTED FROM FRONTING STREET	PROP: NO FRONTING STREET PARKING
c) ADDITIONAL REGULATIONS	PROP: AS APPLICABLE

- THIS DRAWING MUST NOT BE SCALED.  
- VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.  
- VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.  
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.  
- ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.

**NOT FOR CONSTRUCTION.**

3	2018/08/28	GTA	ISSUED FOR DP
2	2018/04/19	GTA	LANDSCAPE DESIGN
1	2017/11/15	GTA	CLIENT MEETING
NO.	DATE	BY	REVISION

DESIGN CONSULTANT



**gta**

GTA ARCHITECTURE LTD.  
243-1889 Springfield Road  
Kelowna, British Columbia  
V1Y 5V5  
Telephone: 250.979.1668  
www.gtarch.ca

DEVELOPED BY:

PROJECT  
**934 LAURIER AVENUE,  
KELOWNA BC**

SHEET TITLE  
**PROPOSED  
SITE PLAN**

DRAWN KF, VR	SHEET NO.
DESIGN KF	<b>A1.1</b>
SCALE 1/8" = 1'-0"	
DATE AUGUST 24, 2018	FILE VA1726