
CITY OF KELOWNA
MEMORANDUM

Date: July 23, 2019
File No.: Z19-0094
To: Land Use Management Department (AJ)
From: Development Engineering Manager (JK)
Subject: 779 Barnaby Road Lot A Plan 25419

SCHEDULE	A
This forms part of application # Z19-0094	
Planner Initials	AJ
 City of Kelowna DEVELOPMENT PLANNING	

The Development Engineering comments and requirements regarding this application to rezone current property from RR2 to RU6 Lots are as follows:

The Development Engineering Technologist for this project is John Filipenko. AScT

.1 Water

- (a) The subject property is currently serviced with a 19mm PVC water service. One metered water service will be required for the development. The disconnection of the existing small diameter water services and the tie-in of a larger new 50mm service is the developer's responsibility. You can engage an engineer and contractor to manage the work on your behalf or it can be provided by City forces at the developer's expense. If you chose to have it completed by City forces, you will be required to sign a Third-Party Work Order and pre-pay for the cost of the water service upgrades. For estimate inquiries please contact John Filipenko by email jfilipenko@kelowna.ca.

.2 Sanitary Sewer

- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC) A brooks box shall be installed over the inspection chamber lid at time of boulevard landscaping.

.3 Drainage

- a) Provide a detailed Lot Grading Plan that shows the design and location of retaining walls and on-site ground disposal of drainage water

.4 Roads

- a) Barnaby Road is designated as urban class 1 collector road (City Standard SS-R5)
- b) Upgrade the road frontage to a full urban standard including fillet pavement, curb and gutter, sidewalk, piped drainage system including drywells and catch-basins and street lights. Adjust and/or re-locate

existing utility appurtenances if required to accommodate this construction.

- c) Boulevard landscaping behind the sidewalk shall include one street tree that can be completed together with the onsite landscaping and irrigation work.
- d) 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 **\$42,469.00** not including utility service cost.
- e) Verify that the physical driveway access locations for the proposed lots will satisfy City requirements. Re-locate existing poles and utilities, where necessary.

.6 Power and Telecommunication Services and Street Lights

- a) The existing house is served by overhead wiring. The service must be converted to an underground connection. The proposed new lot must also be serviced with an underground connections.
- b) Before making application for approval of your subdivision plan, please make arrangements with FortisBC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing

.7 Bonding and Levy summary

(i) Levies

(1) Barnaby St. Frontage Improvements **\$42,469.00**

(ii) Bonding

(1) Service upgrades **To be determined**



 James Kay, P.Eng.
 Development Engineering Manager

JF

SCHEDULE B

This forms part of application
Z19-0094

Planner Initials **AJ**

City of Kelowna
DEVELOPMENT PLANNING



FELIX WESTERKAMP, dipl.-ing (FH)
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(250) 878-7846
e-mail: bauhaus1@shaw.ca
web: www.bauhausdesigns.com

779 BARNABY ROAD, KELOWNA, BC

LEGAL DESCRIPTION: LOT A, DISTRICT LOT 357, S.D.Y.D., PLAN 25419

ZONING: RU6 - TWO DWELLING HOUSING

SITE DETAILS:

LOT AREA:	2446.00 m ²	700m ² MIN.
LOT WIDTH:	35.54 m	18m MIN.
LOT DEPTH:	76.52 m	30m MIN.

FOOTPRINT AREA OF EXISTING DWELLING: 220.65 m²
FOOTPRINT AREA OF NEW DWELLING: 275.86 m²
AREA OF DRIVEWAY(S) & PARKING: 449.93 m²

SITE COVERAGE (%):

LOT COVERAGE OF BUILDINGS ONLY:	20.30 %	40% MAX.
BUILDINGS, DECKS & DRIVEWAYS:	38.69 %	50% MAX.

EXISTING DWELLING DETAILS:

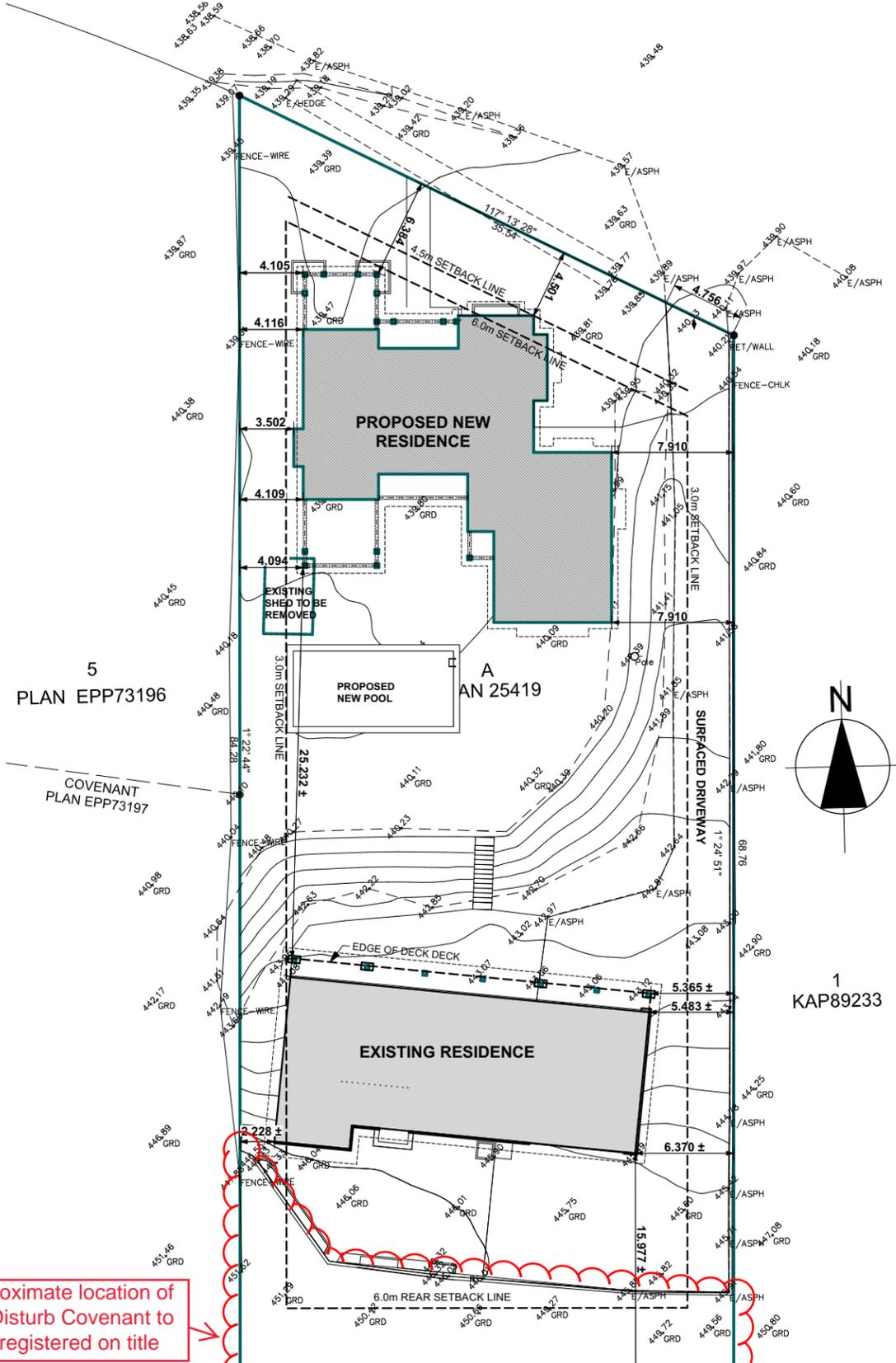
TOTAL FLOOR AREA:	317.95 m ²	
HEIGHT OF BUILDING:	7.000 m	9.5m MAX.
SETBACKS (IN METRES):		
FRONT (NORTH) DIST. FROM NEW DWELLING:	25.242 m	4.5m MIN.
SIDE (WEST):	2.228 m	2.3m MIN.
SIDE (EAST):	5.365 m	2.3m MIN.
REAR (SOUTH):	15.977 m	6.0m MIN.

NEW DWELLING DETAILS:

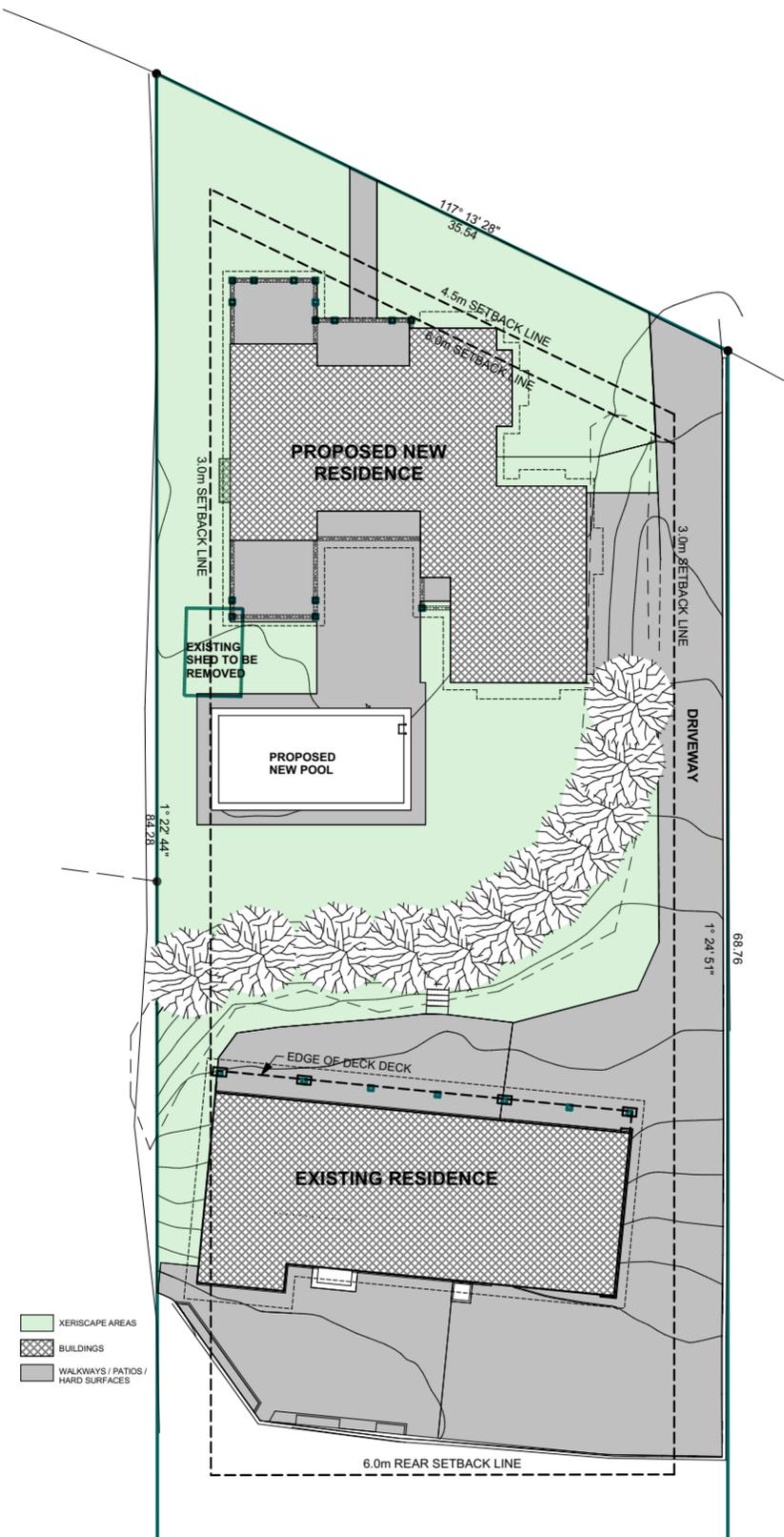
TOTAL FLOOR AREA:	387.03 m ²	
HEIGHT OF BUILDING:	7.498 m	9.5m MAX.
SETBACKS (IN METRES):		
FRONT (NORTH):	4.501 m	4.5m MIN.
SIDE (WEST):	4.107 m	2.3m MIN.
SIDE (EAST):	7.910 m	2.3m MIN.
REAR (SOUTH) DISTANCE FROM EXIST. DWELLING:	25.242 m	7.5m MIN.

MISC. DATA:

DISTANCE BETWEEN BUILDINGS:	25.242 m	4.5m MIN.
NUMBER OF PARKING STALLS:	4	4 MIN.
SIZE OF PARKING STALL:	2.5 x 6.0 m	
PRIVATE OPEN SPACE PER UNIT (m ²)	30+ m ²	30m ² MIN.



DP Site Plan
SCALE: 1/32" = 1'-0"



DP Landscape Plan
SCALE: 1/32" = 1'-0"

PROJECT: J. & G. MENZIES NEW RESIDENCE
779 BARNABY ROAD KELOWNA, BC

TITLE: Site Plan & Landscape Plan

CUSTOMER: JORDAN A. MENZIES
CIVIC: 779 BARNABY ROAD KELOWNA, BC
LEGAL: LOT A, DISTRICT LOT 357, S.D.Y.D., PLAN 25419

REVISED: _____
REVISED: _____
REVISED: _____
REVISED: _____

SCALE: AS NOTED DATE: 5/14/2019

SHEET: DP-003