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CITY OF KELOWNA  
**MEMORANDUM**

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**Date:** March 11, 2016  
**File No.:** Z16-0012

**To:** Community Planning (TY)

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

**Subject:** 564 Coryell Rd

RU1 to RU6

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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 Sergio Sartori

**1. Domestic Water and Fire Protection**

This property is currently serviced with a 19mm diameter PVC water service. Two 19mm copper or 25mm poly water services are required to meet current by-law requirements. The water service requirements can be provided by the City at the owner's cost. 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 Sergio Sartori, by email [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

**2. Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is suitable for this application.

**3. Road Improvements**

(a) Coryell Ave 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 **\$14,068.00** not including utility service cost.

(b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Coryell Rd fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$4,243.00
Curb & Gutter	\$2,660.00
Sidewalk	\$3,325.00
Street Lighting	\$ 898.00
Road Fillet	\$ 2,444.00
Blvd Landscaping	\$ 498.00
<b>Total</b>	<b>\$14,068.00</b>

**4. Subdivision**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Provide a 6.0m road reserve width along the full length of the rear property for future walkway/laneway.
- (c) 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.

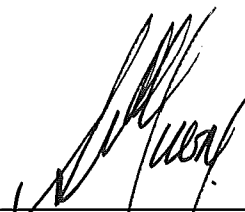
Driveway access width is maximum of 6.0m.

**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. Coryell Rd frontage improvements | <b>\$14,068.00</b> |
| 2. Service upgrades                 | To be determined   |




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Steve Muenz, P. Eng.  
Development Engineering Manager  
SS



SECTION 13 - URBAN RESIDENTIAL ZONES  
RU1 - LARGE LOT HOUSING

ZONING SUMMARY

13.1.1 Purpose

The purpose is to provide a zone for single detached housing, **and compatible secondary uses, on larger serviced urban lots.**

13.1.2 Principal Uses

(b) single dwelling housing

13.1.3 Secondary Uses

(g) secondary suites

13.1.4 Buildings and Structures Permitted

- (a) one single detached house (which may contain a secondary suite);
- (b) permitted accessory buildings or structures
- (c) carriage house (permitted only on properties that have a 'c' designated sub-zone)
- (d) only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)

13.1.6 Development Regulations

- (a) The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
- (b) the maximum height for principal buildings shall be:
  - i. 9.5 m or 2 ½ storeys whichever is the lesser;
- (c) In RU1 and RU1c zones, the minimum front yard is 4.5m except it is 6.0m from a garage or carport having vehicular entry from the front.
- (d) The minimum side yard is 2.0 metres for a 1 or 1 ½ storey portion of a building and 2.3 metres for a 2 or 2 ½ storey portion of a building
- (e) The minimum rear yard is 7.5 m, except it is 1.5 m for accessory buildings.

**BCBC 2012 - 9.13.4.3** (Radon Mitigation) will be drawn and detailed on the proposed Building Permit

DEVELOPMENT PERMIT DESIGN RATIONALE :  
RU1 ZONING - S2RES ZONING

This Design Rationale letter has been prepared in support of a Development Permit application by Andrew Pilarski to amend the City of Kelowna's RU1 Zoning By-Law, to permit the development of semi-detached buildings used for two dwelling units within the context and policy directions for Future Land Use Zoning S2RES. The subject site is located at 564 Coryell Road, Kelowna, BC (Lot C, PL 19127).

From a future land use planning perspective, the proposal is consistent with the relevant guidelines of RU1 in regards to its design philosophy and regulations and is consistent with the policy directions of S2RES. The subject site is within a desirable neighborhood and its near-by amenities. An ideal setting to accommodate Kelowna's rental market while maintaining the present low density of the neighborhood.

From an urban design perspective, the proposed one storey bungalows will fit into the current urban context featuring an appropriate and desirable contemporary (minimal) architecture. Specifically, this low profile form and character will complement the overall feel and experience of existing neighboring properties. Considering the large densely treed urban lot size and large neighbouring properties this development will not interrupt neighbouring site lines or introduce higher volumes of traffic or noise. Upon approval this development will set a precedent for the neighbourhood featuring the potential of the future land use planning offered with a S2RES zoning.

In our opinion the proposal is an appropriate form of development within its context and will assist in setting a precedent for the neighborhood and provide rental housing opportunities to the community. Based on the foregoing, this Design Rationale letter concludes that the application is consistent and conforms to the planning and urban design framework established by the Growth Plan for the City of Kelowna's Official Community Plan.



EXISTING SITE PHOTO 01



EXISTING SITE PHOTO 02



EXISTING SITE PHOTO 03

DEVELOPMENT PROPOSAL AREA



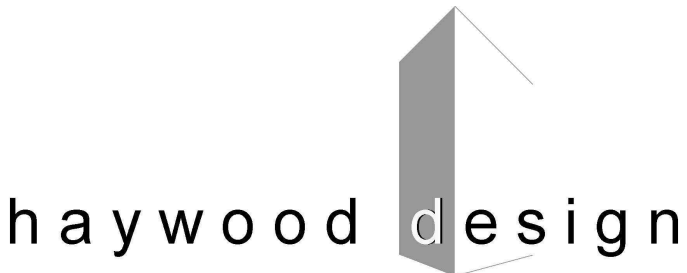
AERIAL PHOTO - SURROUNDING AREA CONTEXT

CONCEPTUAL  
SITE PLAN

Jack Synoradzki

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No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW  
PILARSKI DP]

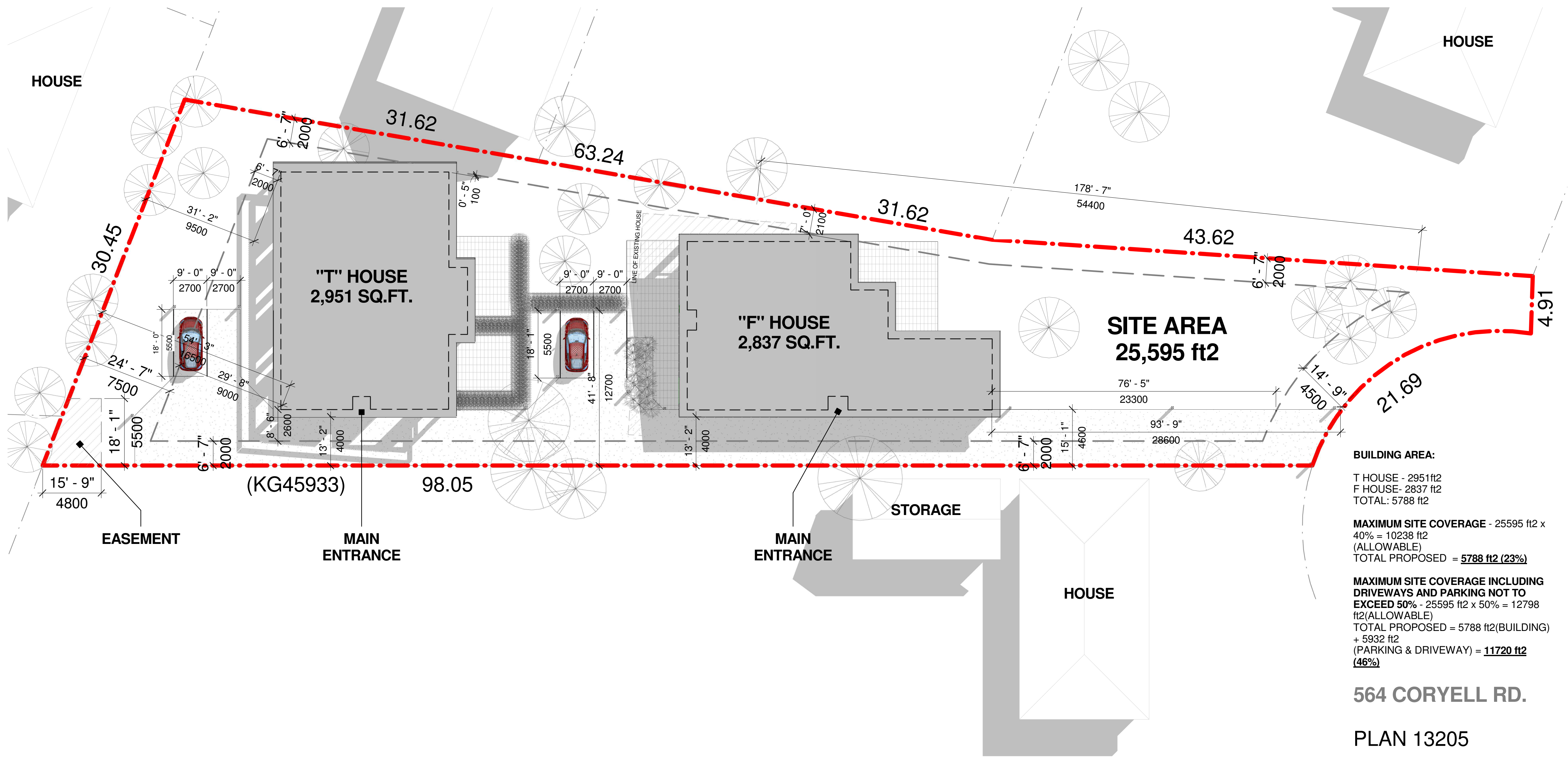
ZONING, SITE PHOTOS &  
DESIGN RATIONALE

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	DH
Checked by	JS

A00.1

Scale	As indicated
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**BUILDING AREA:**

T HOUSE - 2951ft2  
F HOUSE - 2837 ft2  
TOTAL: 5788 ft2

**MAXIMUM SITE COVERAGE** - 25595 ft2 x  
40% = 10238 ft2  
(ALLOWABLE)  
TOTAL PROPOSED = **5788 ft2 (23%)**

**MAXIMUM SITE COVERAGE INCLUDING  
DRIVEWAYS AND PARKING NOT TO  
EXCEED 50%** - 25595 ft2 x 50% = 12798  
ft2(ALLOWABLE)  
TOTAL PROPOSED = 5788 ft2(BUILDING)  
+ 5932 ft2  
(PARKING & DRIVEWAY) = **11720 ft2  
(46%)**

**564 CORYELL RD.**

**PLAN 13205**

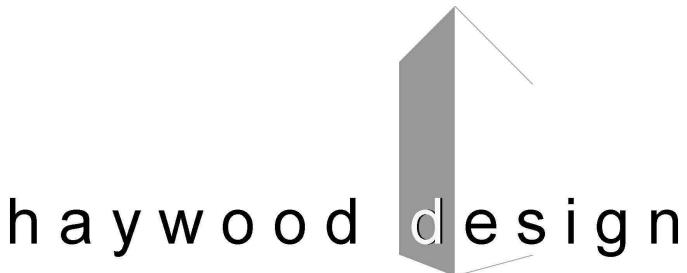
**1 SITE PLAN**  
1 : 175

**CONCEPTUAL  
SITE PLAN**

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**[ANDREW  
PILARSKI DP]**

SITE PLAN

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

**A100**

Scale	1 : 175
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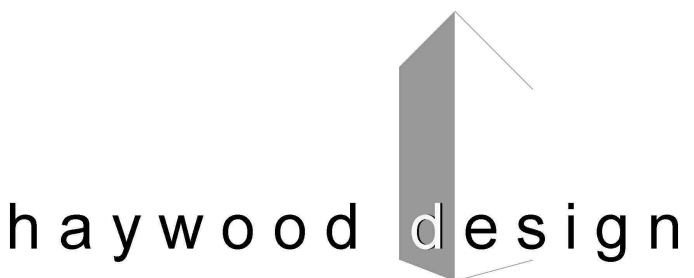


CONCEPTUAL  
SITE PLAN

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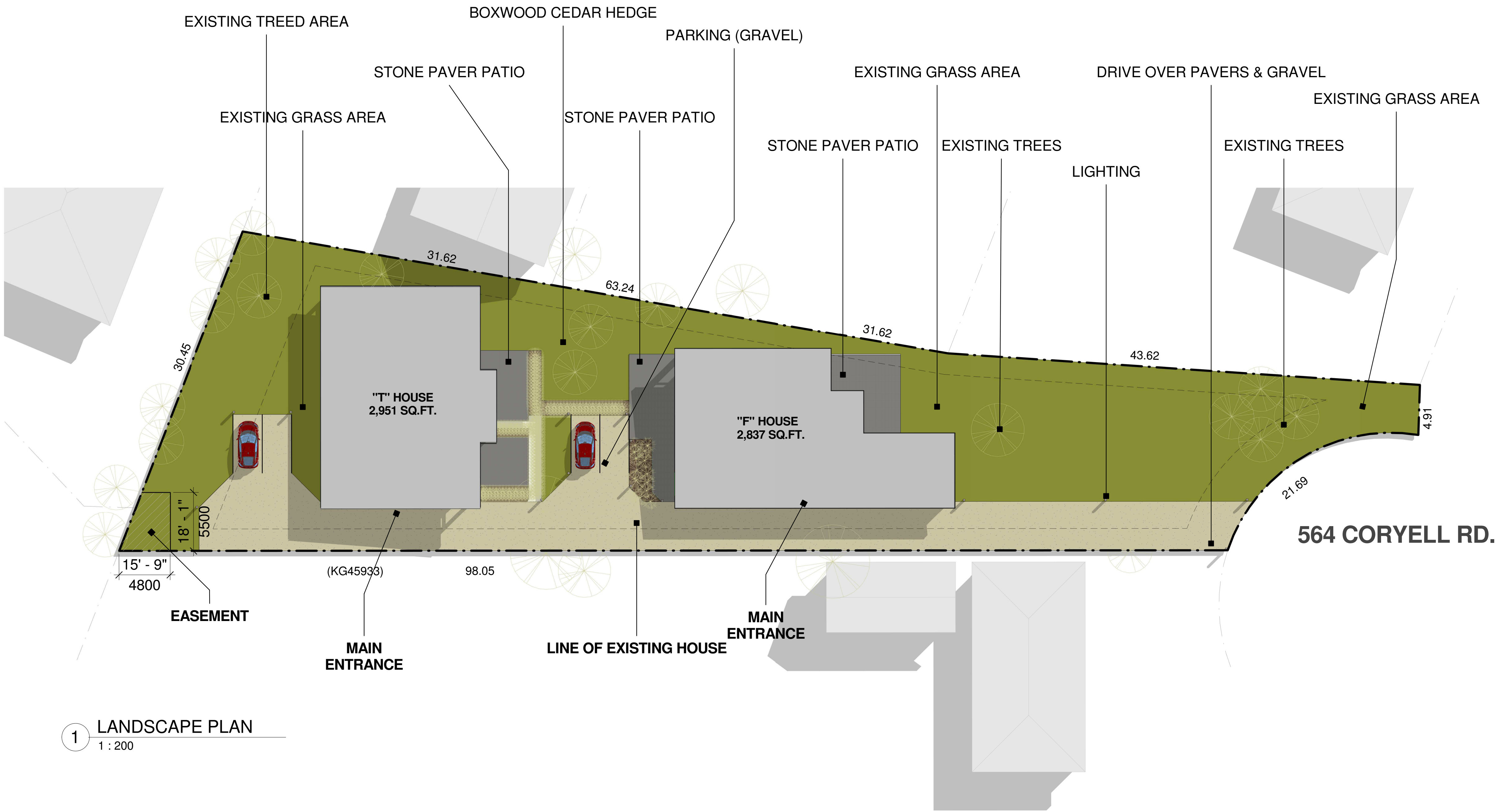
LANDSCAPE PLAN

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A101

Scale	1 : 200
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3/25/2016 9:57:49 PM



1 LANDSCAPE PLAN  
1 : 200

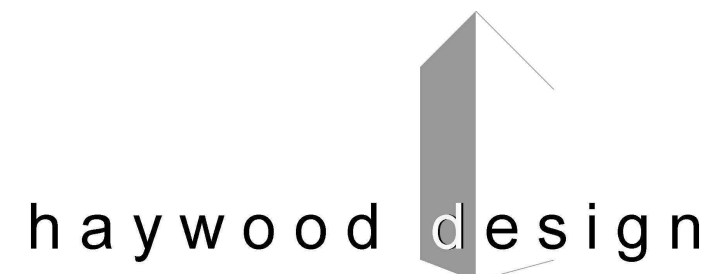


CONCEPTUAL  
ELEVATIONS

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[ANDREW  
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ELEVATIONS (SITE)

Project number	16-1601
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A104

Scale	1/8" = 1'-0"
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'T' HOUSE

'F' HOUSE

1 West (Left) SITE  
1/8" = 1'-0"



'F' HOUSE

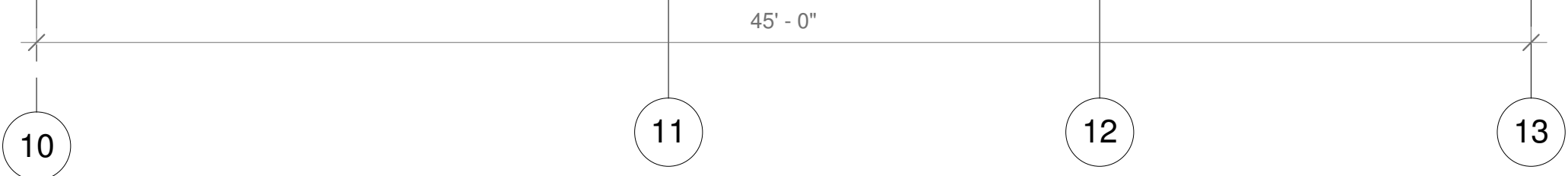
'T' HOUSE

2 East (Right) SITE  
1/8" = 1'-0"

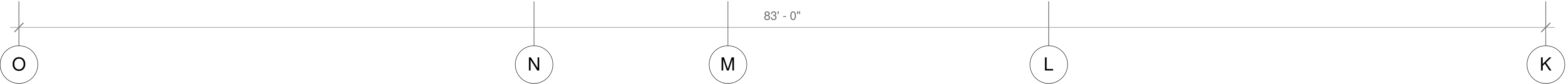




1 South (Front) 'F' HOUSE  
1/4" = 1'-0"



2 East (Right) 'F' HOUSE  
1/4" = 1'-0"

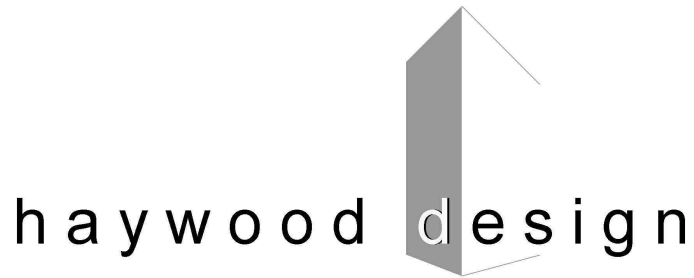


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ELEVATIONS

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ELEVATIONS ('F')

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A105

Scale	1/4" = 1'-0"
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1 North (Back) 'F' HOUSE  
1/4" = 1'-0"



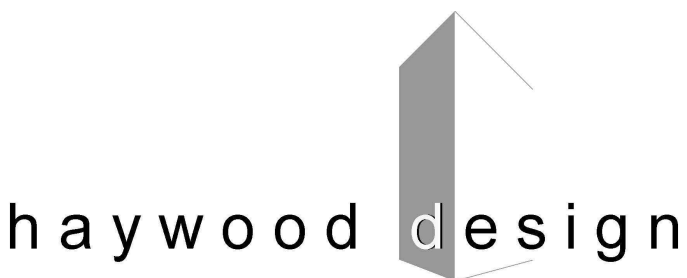
2 West (Left) 'F' HOUSE  
1/4" = 1'-0"

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ELEVATIONS

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ELEVATIONS ('F')

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Checked by	Checker

A106

Scale	1/4" = 1'-0"
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1 South (Front) 'T' HOUSE  
1/4" = 1'-0"



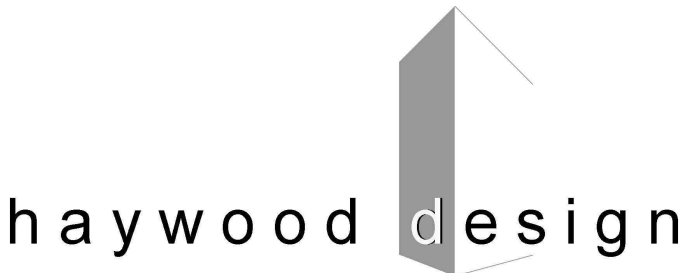
2 East (Right) 'T' HOUSE  
1/4" = 1'-0"

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ELEVATIONS ('T')

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A107

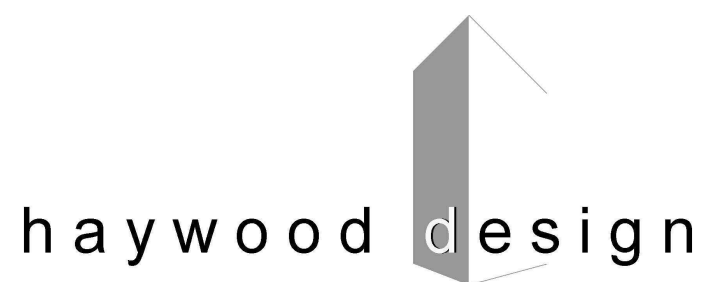
Scale	1/4" = 1'-0"
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CONCEPTUAL  
ELEVATIONS  
**Jack Synoradzki**

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ELEVATIONS ('T')

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Checked by	Checker

A108

Scale	1/4" = 1'-0"
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1 North (Back) 'T' HOUSE  
1/4" = 1'-0"



2 West (Left) 'T' HOUSE  
1/4" = 1'-0"





1 'F' HOUSE RENDERING



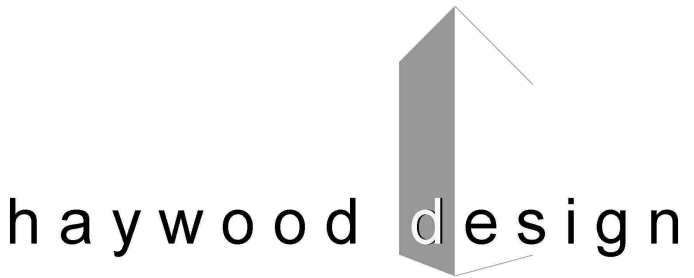
2 'T' HOUSE RENDERING

CONCEPTUAL  
ELEVATIONS

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RENDERINGS

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Drawn by	Author
Checked by	Checker

A109

Scale





1 'F' HOUSE AERIAL FRONT



2 'F' N-E CORNER



3 'F' HOUSE FROM WEST



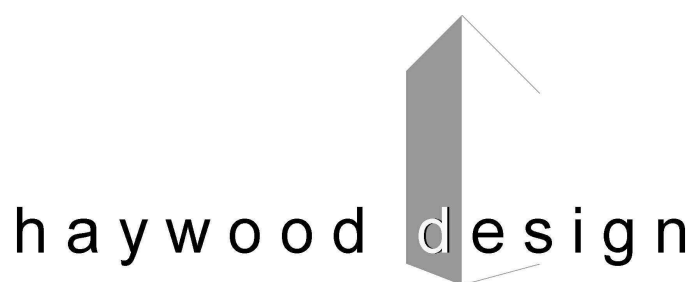
4 'F' FROM NORTH 01

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ELEVATIONS

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'F' RENDERINGS

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A110

Scale





1 'T' FROM SOUTH



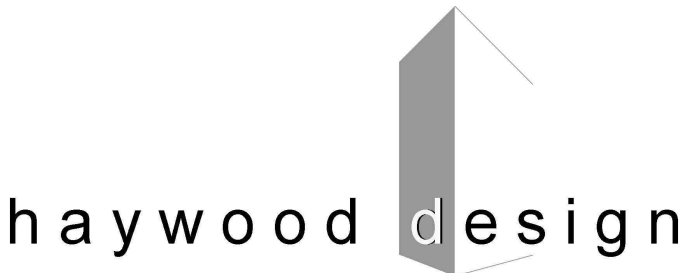
2 'T' FROM SOUTH EAST

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'T' RENDERINGS

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A111

Scale