

---

## CITY OF KELOWNA

# MEMORANDUM

---

**Date:** February 4, 2020  
**File No.:** Z20-0009  
**To:** Suburban and Rural Planning (TC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 470 Snowsell St N

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# Z20-0009		
Planner Initials	TC	 <b>City of Kelowna</b> <small>DEVELOPMENT PLANNING</small>

RR3 to RU6

---

The Development Engineering Department has the following comments and requirements associated with this A Rezoning application to rezone the subject properties from RR3 Rural Residential 3 to RU6 Two Dwelling Housing. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is Ryan O'Sullivan.

**1. General**

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

**2. Domestic Water and Fire Protection**

- a) This development is within the service area of the Glenmore Ellison Irrigation District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with the City of Kelowna current Bylaws and Policies.

**3. Sanitary Sewer**

- a) This property is currently serviced with a 100-mm sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at their cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service, if necessary.

**4. Storm Drainage**

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE),

if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

5. **Subdivision Requirements**

- a) Grant statutory rights-of-way if required for utility services.

6. **Electric Power and Telecommunication Services**

All proposed service connections are to be installed underground. 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. **Road Improvements**

- a) Snowsell Street N fronting this property must be constructed to a full Minor Collector SS-R12 Modified to 20m road right of way residential standard including curb and gutter, landscaped Boulevard, Bike lane, storm drainage facilities including catch basin, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.
- b) Driveway let down to be 6.0m Maximum total width. See By-law 9700 Schedule 4

8. **Geotechnical Report**

Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Recommendations for items that should be included in a Restrictive Covenant.

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# Z20-0009		
Planner Initials	TC	 City of <b>Kelowna</b> DEVELOPMENT PLANNING


- (vi) Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- (vii) Any items required in other sections of this document.

**9. Design and Construction**


- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

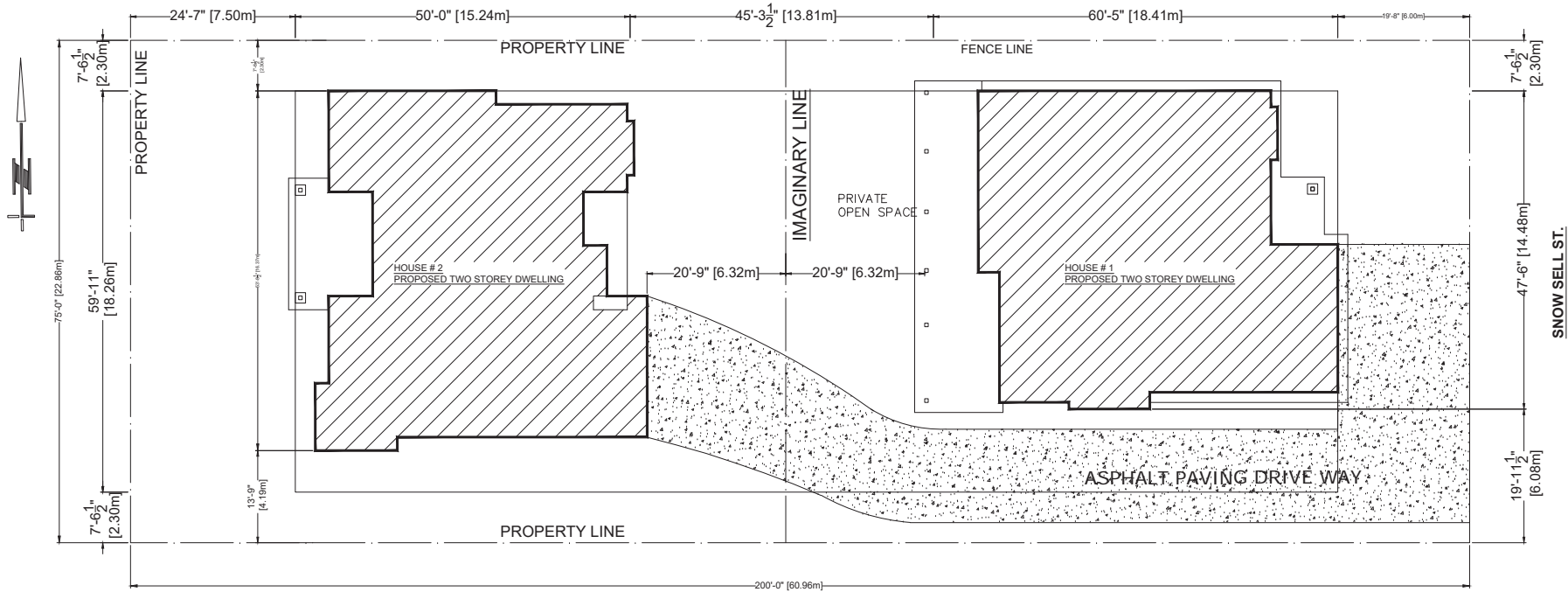
**12. Charges and Fees**

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - ii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

  
James Kay, P.Eng.  
Development Engineering Manager

RO

<b>SCHEDULE</b>		<b>A</b>
This forms part of application # Z20-0009		
Planner Initials	TC	 City of <b>Kelowna</b> DEVELOPMENT PLANNING



**SITE PLAN**

SCALE: 1:200

**SITE DATA:**

**CIVIC ADDRESS:** 470 SNOWSELL ST. NORTH  
KELOWNA, B.C.

**CURRENT ZONING:** RU1

**PROPOSED ZONE:** RU6

**SITE AREA:** 15000 SQ.FT. 1393.54 SQ.M.  
**SITE WIDTH:** 75'-0" 22.86 m  
**SITE DEPTH:** 200'-0" 60.96 m

**SITE COVERAGE STATEMENT:**

**PERMITTED**

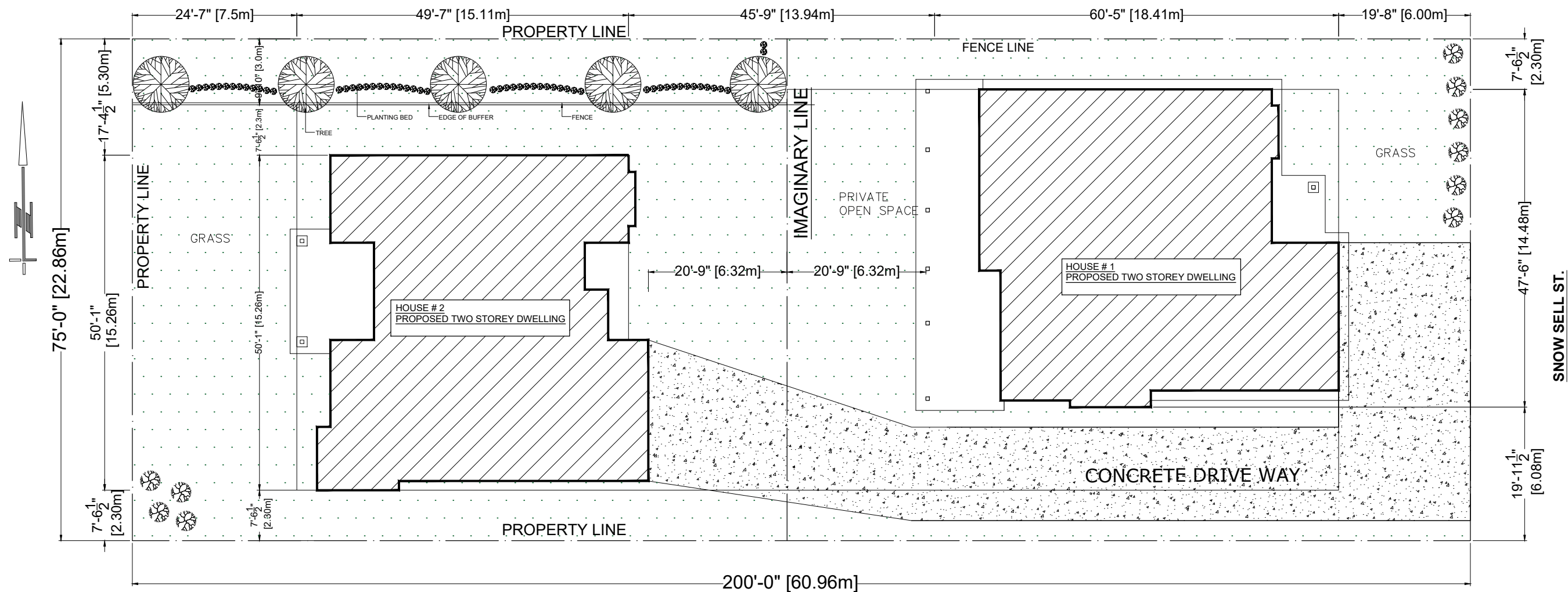
**BUILDING AREA:** 6000 SQ. FT (15000 x 40%) (557.41 SQ.M.)  
**BUILDING AND DRIVEWAY:** 7500 SQ. FT (15000 X 50%) (696.77 SQ.M.)  
(PERMEABLE DRIVE)

**PROPOSED**

**MAIN DWELLING (1)** 2185 SQ.FT.  
**MAIN DWELLING (2)** 2200 SQ.FT.  
**DRIVEWAY / WALK WAY** 2956 SQ.FT.  
**TOTAL** 7341 SQ.FT. (48.94%)

Issue:		
1		
2		
3		
4	Reasoning	01/29/2020
NO:	Issue For:	Date
MARWAHA DESIGNS INC.		
Building Design & Project Management		
778 S.B. 4874 www.marwahadesigns.com		
Project:		
470 SNOWSELL ST. NORTH		
CITY OF KELOWNA, BC		
Drawing Title:		
SITE AND DATA		
Scale	AS SHOWN	Job No. grant.kel.265
Drawn	H.M.	Sheet
Checked	H.M.	
Date	JAN-2020	A1 of A5





## LANDSCAPE BUFFER TREATMENT ALR LEVEL 5

**ATTACHMENT B**

This forms part of application

# Z20-0009

Planner  
Initials TC



## LOCATION PLAN



Issue:		
△		
△		
△	ALR BUFFER	04/10/2020
△	Rezoning	01/29/2020
NO:	Issue For:	Date
MARWAHA DESIGNS INC.		
Building Design & Project Management		
778 318 4874 www.marwahadesigns.com		
Project:		
470 SNOWSELL ST. NORTH		
CITY OF KELOWNA, BC		
Drawing Title:		
LANDSCAPE PLAN		
Scale	AS SHOWN	Job No. grant.kel.265
Drawn	H.M.	Sheet
Checked	H.M.	A2 of A5
Date	JAN-2020	