



CITY OF KELOWNA

MEMORANDUM

Date: February 24, 2020
File No.: Z20-0015
To: Suburban and Rural Planning (AK)
From: Development Engineering Manager (JK)
Subject: 4382 Gordon Dr. RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU1 to RU6. 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 Aaron Sangster.

1. Domestic Water and Fire Protection

- a) The subject property is currently serviced with a 19mm 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 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 Mike Thomas, by email mthomas@kelowna.ca or phone, 250-469-8797.

2. 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.

3. 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.

4. Electric Power and Telecommunication Services

- a) 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.

5. Road Improvements

- a) Gordon Dr. fronting this development has already been upgraded, and no further upgrades are required at this time.
- b) Tozer Ave. must be upgraded to a local standard along the full frontage of this proposed development, curb and gutter, sidewalk, drainage system, catch basin, manholes, irrigated landscaped boulevard, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a SS-R3.

6. Erosion Servicing Control Plan

- a) Provide a detailed ESC Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) The developer must engage a consulting civil engineer to provide an ESC plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900.
- c) Civil consultant is responsible for all inspection and maintenance.
- d) A Security Deposit for ESC Works equal to 3.0% of the Consulting Engineer's opinion of probable costs of civil earthworks and infrastructure will be added to the Servicing Agreement.

7. Road Dedication and Subdivision Requirements

- 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.
- c) A ~2.70m road reserve along the full frontage of Tozer Ave. is required to obtain a 18m future ROW.

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.

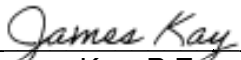
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Recommendations for items that should be included in a Restrictive Covenant.
- (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

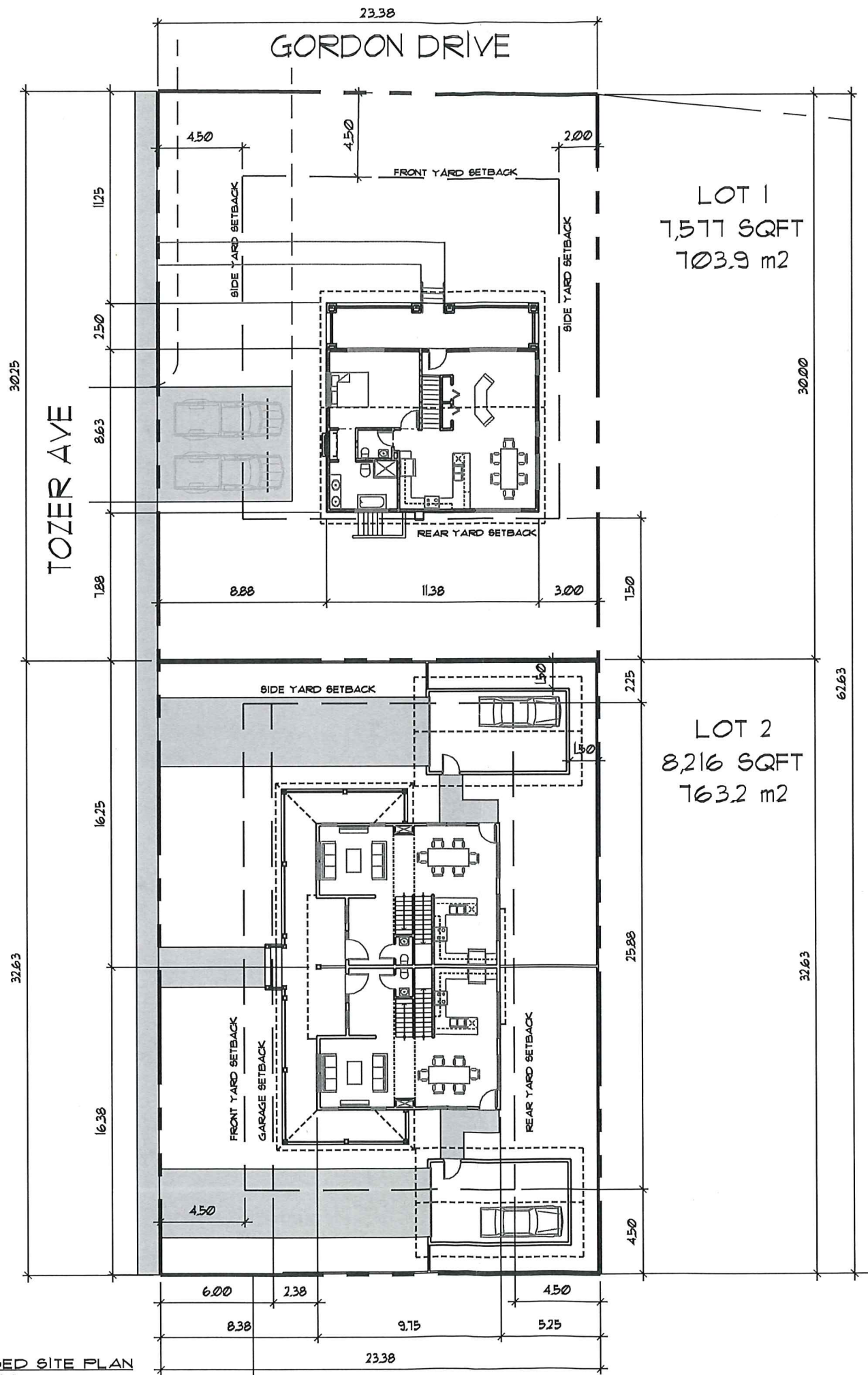
- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing 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).

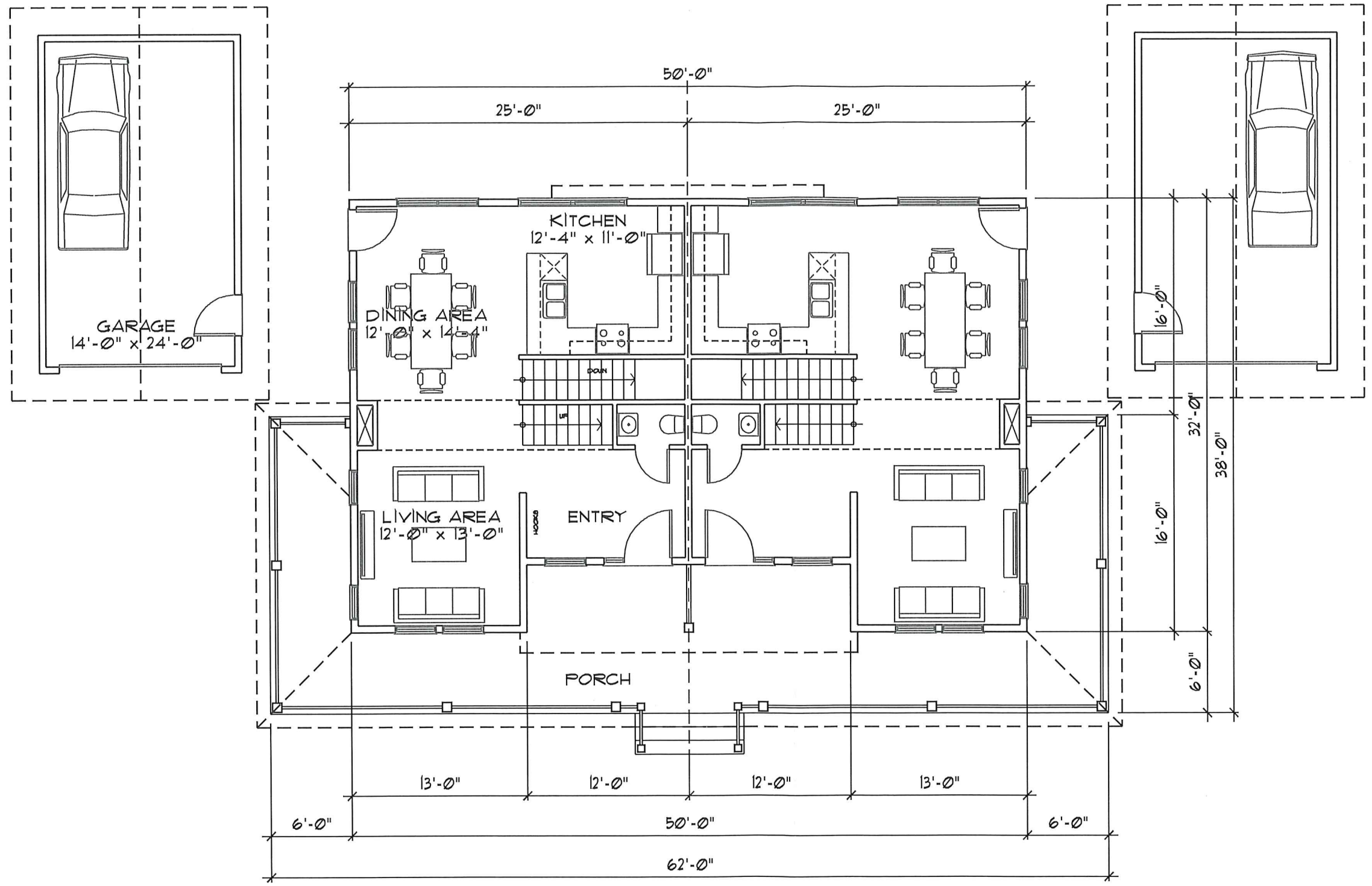


James Kay, P.Eng.
Development Engineering Manager
AS



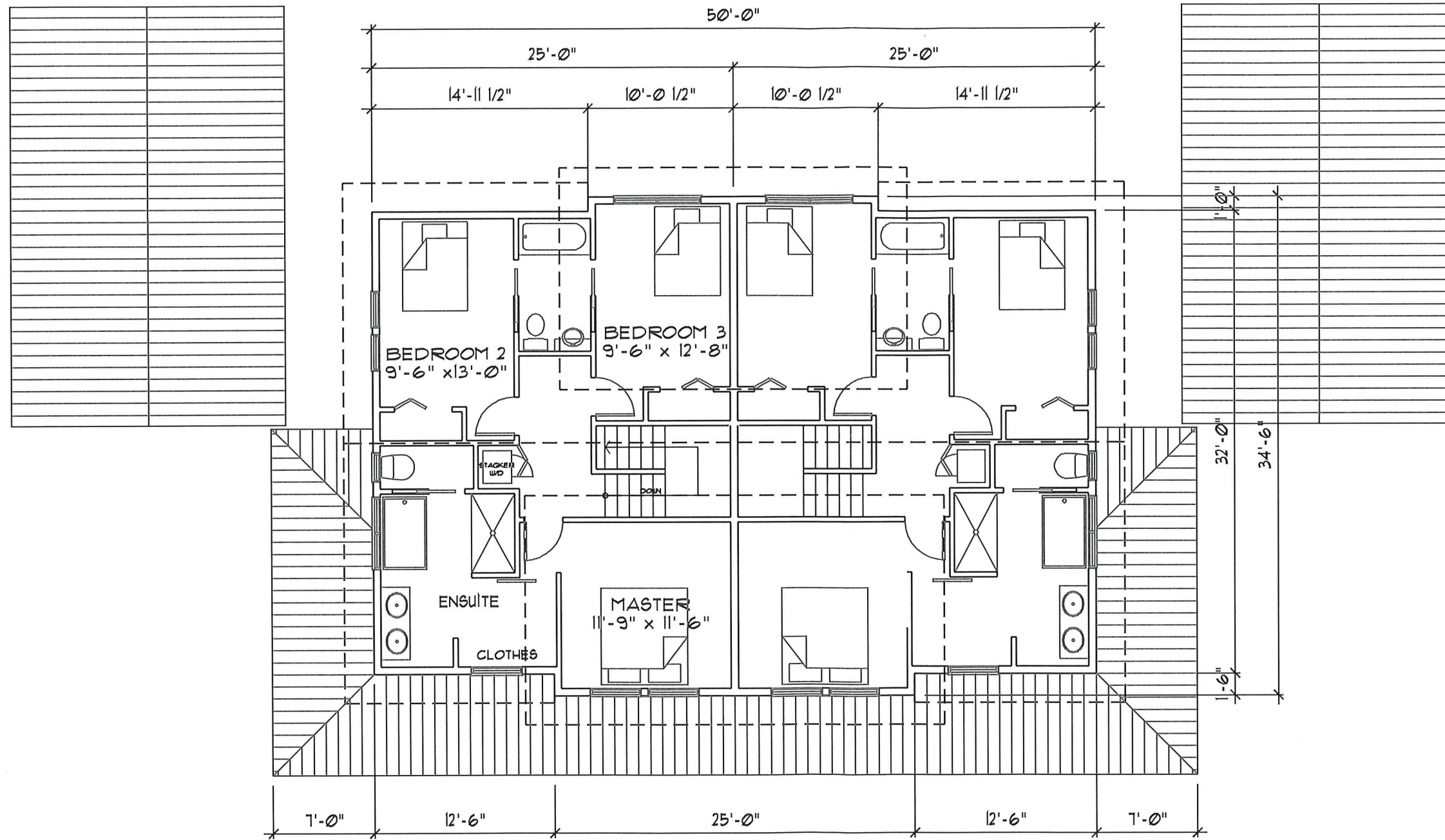
PROPOSED SITE PLAN
 SCALE: 3/32" = 1'-0"

4382 GORDON RD LOT 41 PLAN 15038	
SCALE: 3/32" = 1'-0"	PROPOSED SITE PLAN
DATE: JAN 16/20	
DRAWING No. A2	



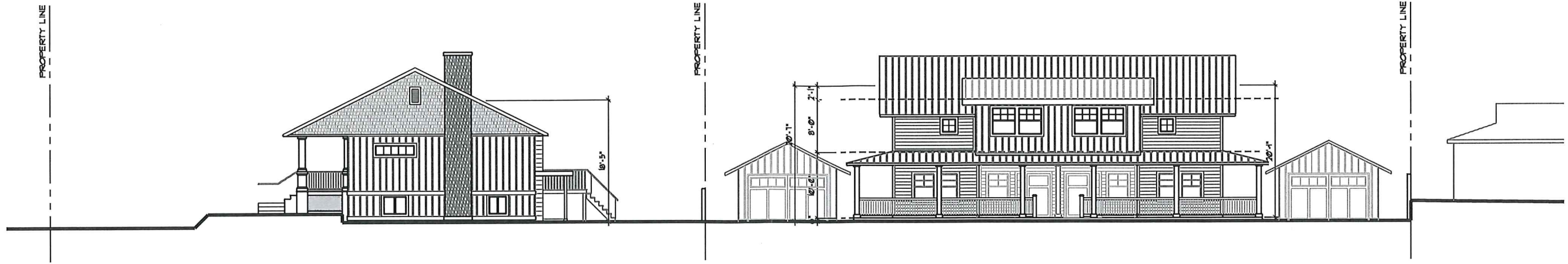
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

4382 GORDON RD	
LOT 41 PLAN 15098	
SCALE: 1/4" = 1'-0"	FLOOR PLANS
DATE: JAN 16 20	
DRAWING No. A3	



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

4382 GORDON RD	
LOT 41 PLAN 15098	
SCALE: 1/4" = 1'-0"	FLOOR PLANS
DATE: JAN 16 20	
DRAWING No. A4	



FRONT (TOZER RD) ELEVATION
SCALE: 1/8" = 1'-0"

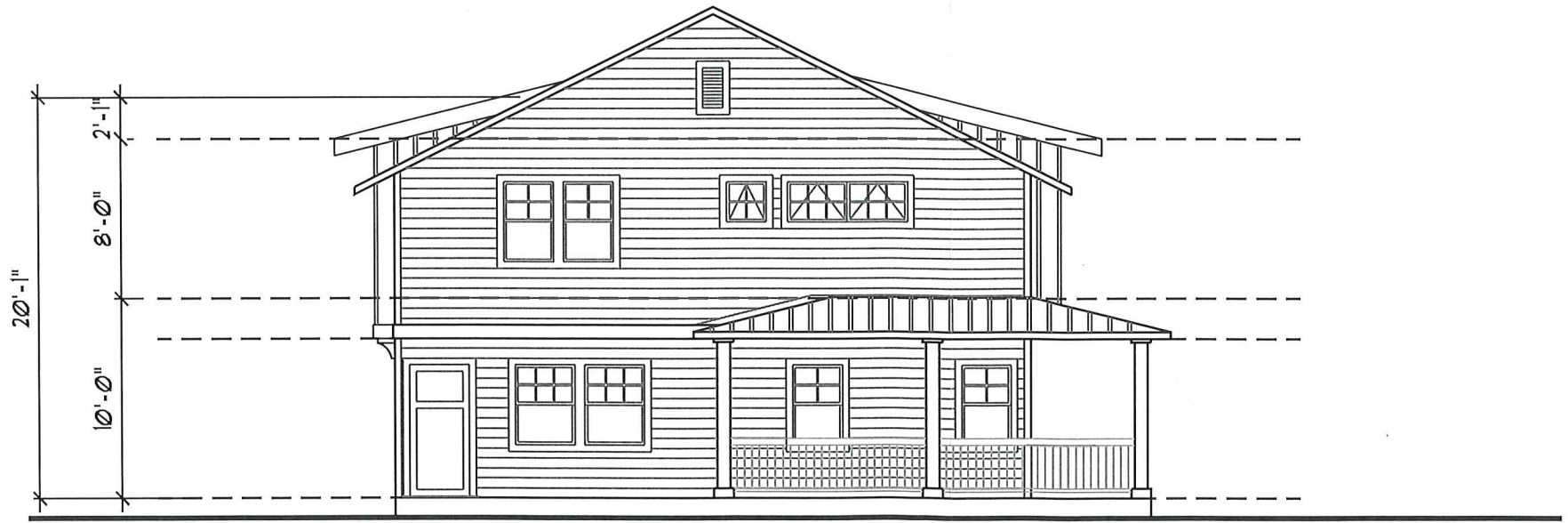


FRONT (TOZER RD) ELEVATION
SCALE: 1/4" = 1'-0"

4382 GORDON RD	
LOT 41 PLAN 15098	
SCALE: 1/4" = 1'-0"	ELEVATIONS
DATE: JAN 16 20	
DRAWING No. A5	



REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

4382 GORDON RD
LOT 41 PLAN 15098

SCALE: 1/4" = 1'-0"
DATE: JAN 1628

ELEVATIONS

DRAWING No. A6

Planning Department
City of Kelowna
January 17, 2020

(by hand)

ATTACHMENT	B
This forms part of application # Z20-0015	
Planner Initials	ak
 City of Kelowna DEVELOPMENT PLANNING	

Attention: Alex Kondor Re: 4382 Gordon Rd. - Application to subdivide and rezone lot to RU1 and RU6 from current RU1 zoning.

Please find enclosed applications for the above property. These are revisions to my application submitted January 06, 2020.

Purpose of Application

It is our intention to seek application to subdivide and rezone our current RU1 lot at 4382 Gordon Road to RU1 and RU6. Subsequently, we will build and sell (2) - 3-bedroom townhouses. Our lot is currently 1467.3 m2.

This subdivision and rezoning fits well with the proposed 2040 Draft of Future Land Use. The location of the lot is in the Suburban-Residential area "S-RES" where the **Purpose** of that area is stated as *"Signal where low density residential development in suburban neighborhoods is to be located. More importantly **Supported Uses** in that area is listed as *"Primarily single and semi-detached, semi-detached, with secondary suites. Three-plex, four-plex and cottage housing may be supported in proximity to frequent transit, schools and other amenities."*¹*

The FAR will be well under the maximum size allowed under RU1 and RU6 zoning. The location of the development fits well within the Permanent Growth Boundary for the city. The result would be a very aesthetically appealing streetscape that would complement and integrate well with the existing neighborhood layout and architecture. The location, design and intention of the proposed units addresses 6 out of the 8 vision statements of the current OCP²:

- ◇ Urban communities are compact and walkable
- ◇ Housing is available and affordable for all residents
- ◇ Walking paths and bicycles routes connect to key destinations
- ◇ Buildings and public spaces are attractive places
- ◇ People feel safe in their own neighborhoods
- ◇ Natural environment (land and water) is protected and preserved;

Summary

It is our intent that with this development we will provide options for what has been identified as the "Missing Middle" The design, location and price point will all be targeted to address this gap in current

¹ Draft of Future Land Use Official Community Plan 2040 Revised Aug 2, 2019

² Fact in Focus 2018 - Current Direction of the 2030 Official Community Plan The 2030 Official Community Plan (OCP) Bylaw No. 10500 was adopted on May 30, 2011

local housing needs. With densification comes economy and we believe we can produce a product that will be affordable and desirable.

We believe we can and have demonstrated that the proposed rezoning and subdivision application not only meets the current OCP but the also the direction of the future 2040 OCP as well.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. MacCormack" followed by a stylized flourish.

Amanda and Mac MacCormack