

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

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**Date:** May 27, 2020  
**File No.:** Z20-0042  
**To:** Community Planning (JB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 409 Park Ave. RU1 to RU2

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The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU1 to RU2. 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. General**

- a) These are Development Engineering comments/requirements and area subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.
- b) The following requirements are valid for one (1) years from the reference date of this memo, or until the PLR and/or application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

**2. 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.

**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. 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.

**6. Road Improvements**

- a) Park Ave. must be upgraded to a local standard along the full frontage of this proposed development, curb and gutter, drainage system, catch basin, manholes, 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.

**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.


**8. 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.

**9. 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.

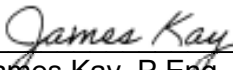
<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# Z20-0042		
Planner	IB	 City of <b>Kelowna</b>

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This forms part of application # <b>Z20-0042</b>		
Planner Initials	<b>JB</b>	 <b>City of Kelowna</b> <small>DEVELOPMENT PLANNING</small>

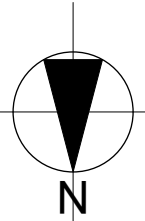
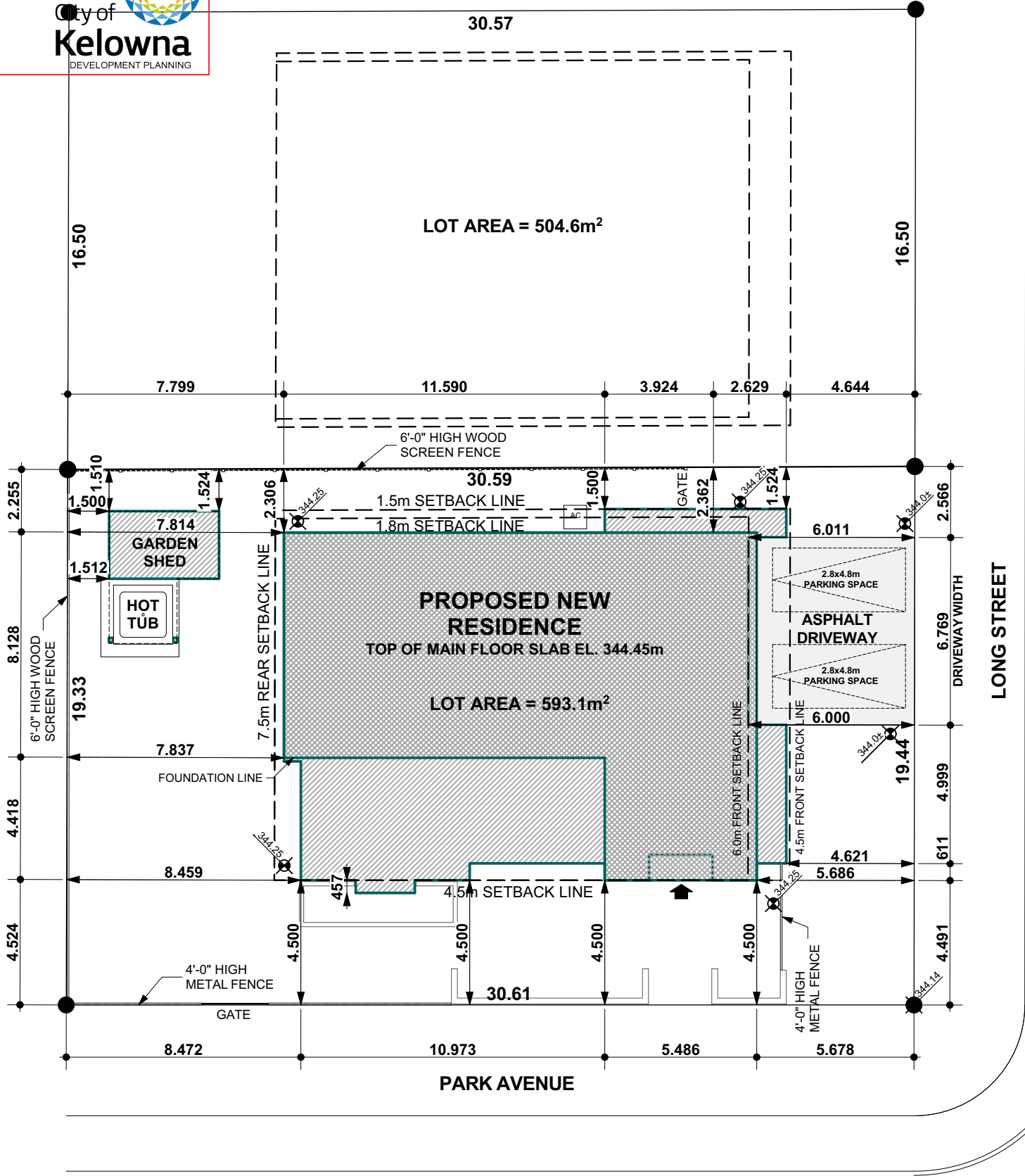
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Recommendations for items that should be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

**10. 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.

  
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James Kay, P.Eng.  
Development Engineering Manager

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409 PARK AVENUE

LEGAL DESCRIPTION: LOT 7, BLOCK 6, DL 14, ODYD, PLAN 431

ZONING: PROPOSED RU2 -MEDIUM LOT HOUSING

SITE DETAILS:

LOT AREA:	593.10 m²	400m² MIN.
LOT WIDTH:	19.39 m	15.0m MIN.
LOT DEPTH:	30.59 m	30.0m MIN.

FOOTPRINT AREA OF DWELLING:	220.63 m²
AREA OF DRIVEWAY & PARKING:	38.63 m²
AREA OF DECKS:	0.00 m²
AREA OF COVERED PATIOS (15.98m² < 23m²):	0.00 m²
AREA OF ACCESSORY BUILDING:	9.66 m²

SITE COVERAGE (%)

DWELLING, DECKS, ACCESSORY BUILDING AND COVERED PATIOS >23m²:	38.83 %	40% MAX.
DWELLING, DRIVEWAYS & PARKING:	43.71 %	50% MAX.
ACCESSORY BUILDINGS:	1.63 %	14% MAX.

DWELLING DETAILS:

TOTAL FLOOR AREA OF DWELLING:	308.38 m²	
GARAGE / WORKSHOP AREA:	64.71 m²	
HEIGHT OF BUILDING:	7.38 m	9.5m MAX. OR 2 1/2 STOREYS (WHICHEVER IS THE LESSER)

SETBACKS (IN METRES):

WEST SETBACK TO GARAGE:	6.000 m	6.0m MIN.
WEST SETBACK TO LIVING SPACE:	4.621 m	4.5m MIN.
SOUTH SETBACK - TO 1 STOREY PORTION:	1.500 m	1.5m MIN.
SOUTH SETBACK - TO 2 STOREY PORTION:	2.306 m	1.8m MIN.
NORTH SETBACK - TO FLANKING STREET:	4.500 m	4.5m MIN.
EAST SETBACK:	7.814 m	7.5m MIN.

NUMBER OF PARKING STALLS (IN GARAGE):	2	2 MIN.
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PROJECT :	PARK AVENUE RESIDENCE 409 PARK AVENUE KELOWNA, BC		TITLE :	Site Plan
	APPLICANT: DAVE CULLEN, P.Eng. CTQ CONSULTANTS 1334 ST. PAUL STREET KELOWNA, B.C. V1Y 2E1 250 870 6525	CIVIC : 409 PARK AVENUE KELOWNA, B.C.		

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SCALE :	DATE :
AS NOTED	5/20/2020

SHEET :

A-003

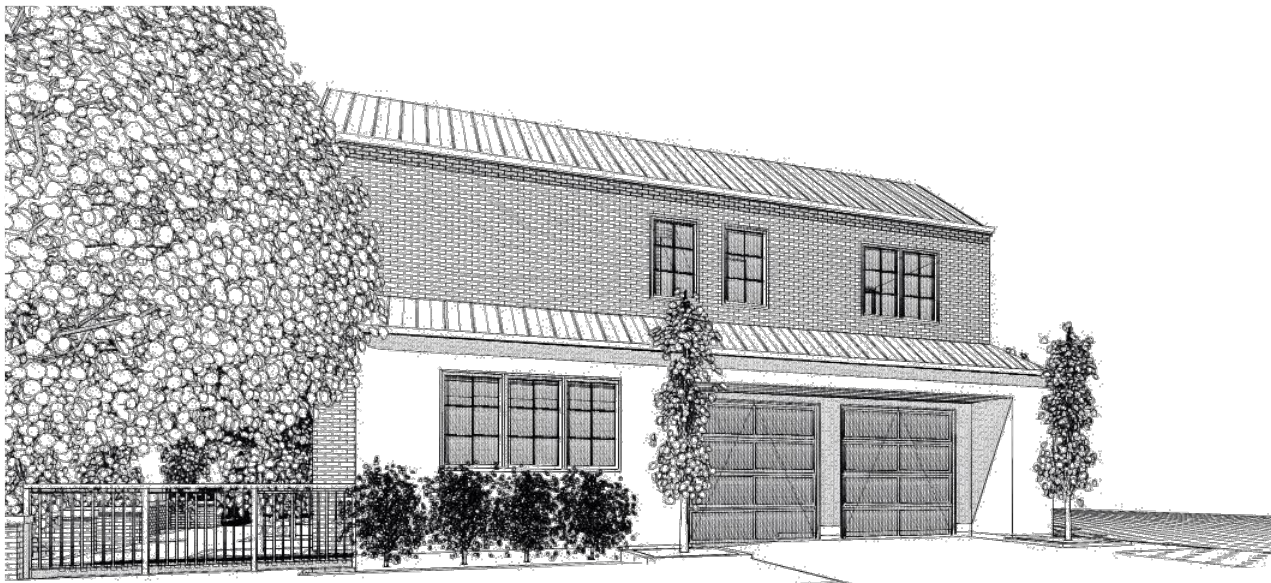




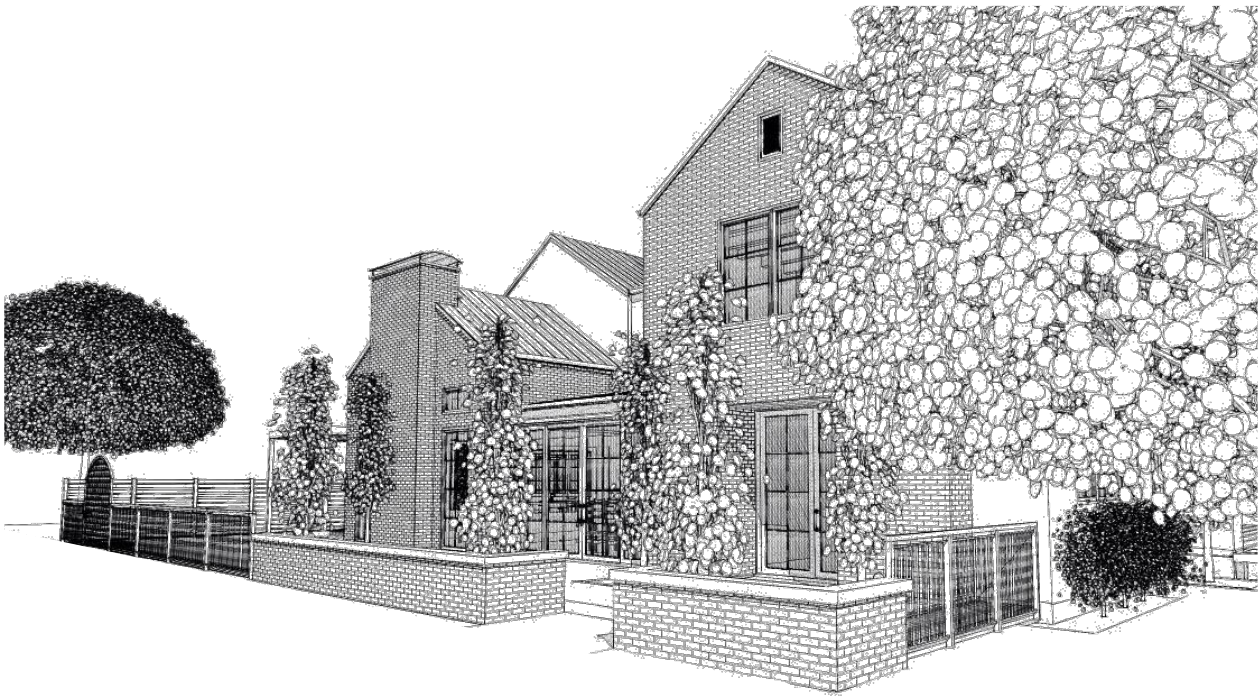
View from Park Avenue, Left Side



View from Long Street, Right Side



View from Long Street, Left Side



View from Park Avenue, Right Side



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**PARK AVENUE RESIDENCE**  
409 PARK AVENUE KELOWNA, BC

Cover Sheet - 2

PROJECT :	TITLE :
APPLICANT: DAVE CULLEN, P.Eng. CTQ CONSULTANTS 1334 ST. PAUL STREET KELOWNA, B.C. V1Y 2E1 250 870 6525	CIVIC : 409 PARK AVENUE KELOWNA, B.C. LEGAL : LOT 7, BLOCK 6, D.L. 14, ODVD, PLAN 431

REVISED :	DATE :
REVISED :	5/20/2020
REVISED :	
REVISED :	
SCALE :	
AS NOTED	

SHEET :  
**A-002**