

CITY OF KELOWNA

MEMORANDUM

Date: December 18, 2020
File No.: Z20-0092 Rev 1
To: Suburban and Rural Planning (AT)
From: Development Engineering Manager (JK)
Subject: 387 Moubray Rd

SCHEDULE	A
This forms part of application # Z20-0092	
Planner Initials	AT
City of Kelowna COMMUNITY PLANNING	
RU1 to RU2	



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 Ryan O'Sullivan.

1. Domestic Water and Fire Protection

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.

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 per lot will be permitted for this development. The applicant, at their cost.

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 per lot will be permitted for this development. The applicant, at his cost,

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.

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5. Road Improvements

- a) Moubray Rd. must be upgraded to a local standard along the full frontage of this proposed development, curb and gutter, 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-R5.

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.

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. 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) A hydrant levy charge of \$250.00 (250.00 per new lot).
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

James Kay, P.Eng.
Development Engineering Manager
RO

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 City of Kelowna COMMUNITY PLANNING	

ATTACHMENT A

This forms part of application

Z20-0092

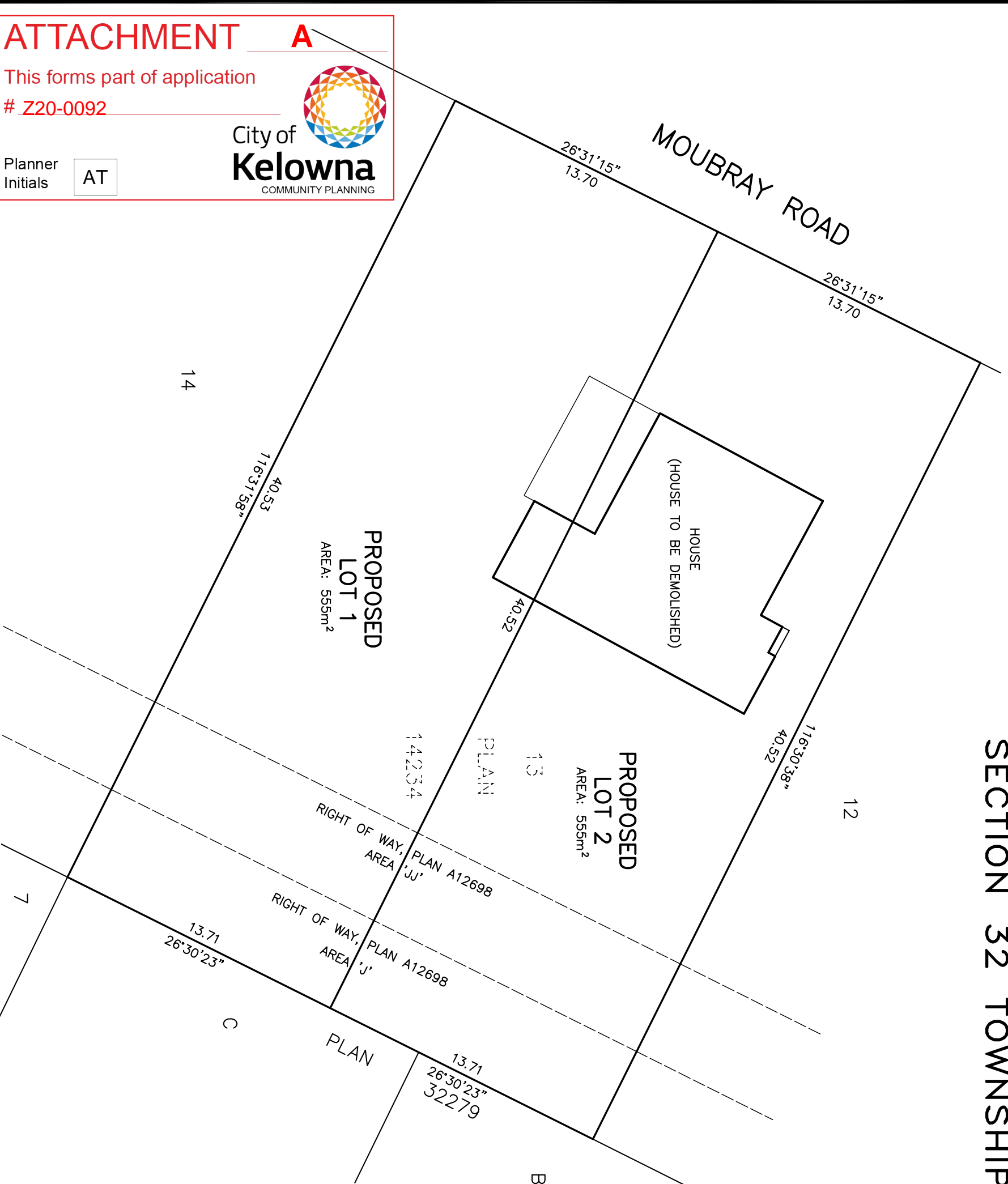


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PROPOSED SUBDIVISION PLAN OF LOT 13 SECTION 32 TOWNSHIP 26 ODYD PLAN 14234



DATE: MAY 11, 2020

Ferguson Land Surveying & Geomatics Ltd.
B.C. AND CANADA LAND SURVEYORS
404-1630 PANDOSY STREET, KELOWNA, B.C.
TELEPHONE (250) 763-3115 FAX (250) 763-0321

JOB No: 22168-PROP SUB

S:\Shared (Aug 10, 2006)\Job_Files\221xx\22168\CAD DRAWINGS\22168-PROP SUB.DWG
DRFTD BY: RD

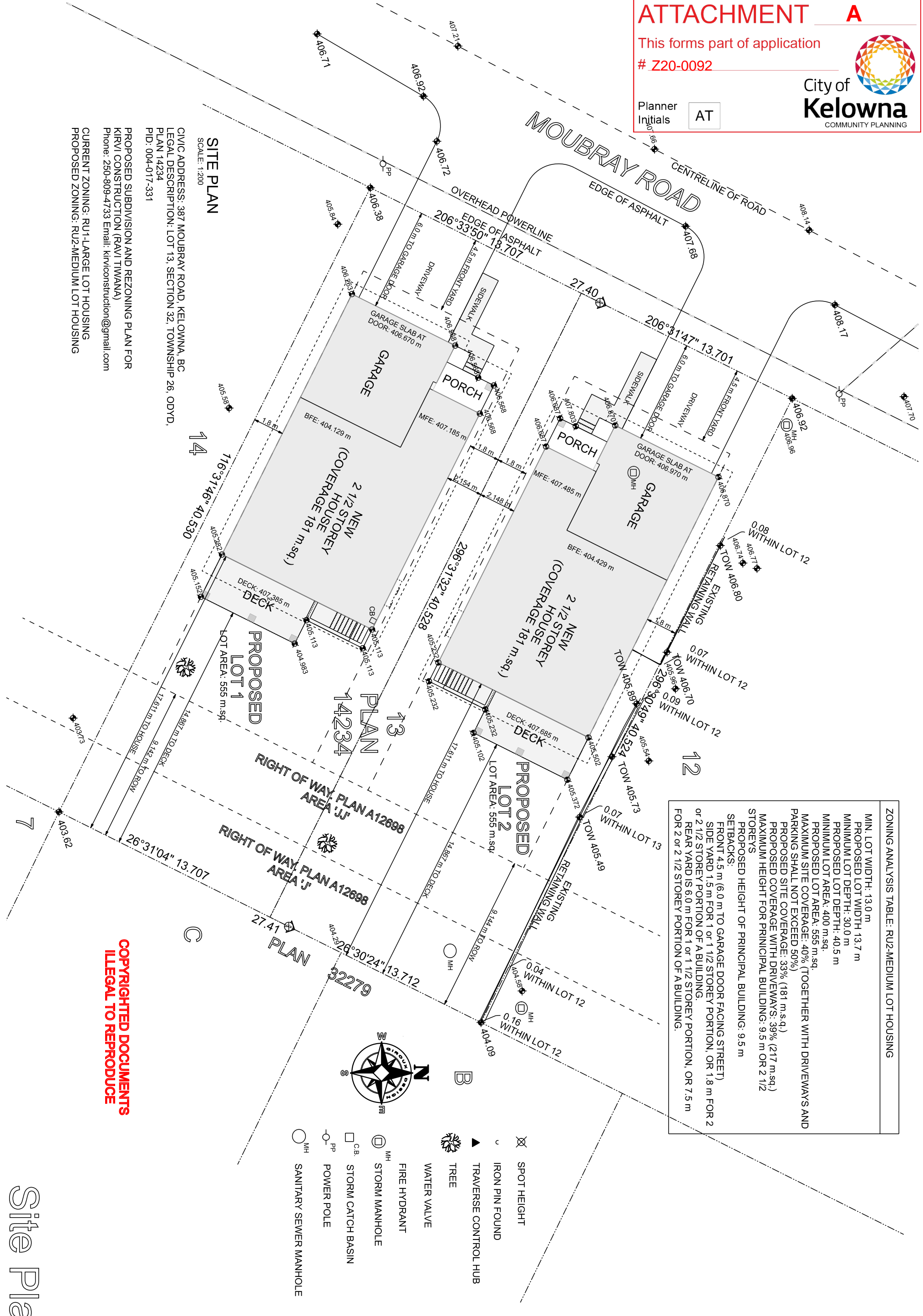
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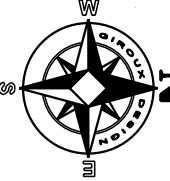


City of **Kelowna**
COMMUNITY PLANNING



ZONING ANALYSIS TABLE: RU2-MEDIUM LOT HOUSING	
MIN. LOT WIDTH:	13.0 m
PROPOSED LOT WIDTH:	13.7 m
MINIMUM LOT DEPTH:	30.0 m
PROPOSED LOT DEPTH:	40.5 m
MINIMUM LOT AREA:	400 m sq.
PROPOSED LOT AREA:	555 m sq.
MAXIMUM SITE COVERAGE:	40% (TOGETHER WITH DRIVEWAYS AND PARKING SHALL NOT EXCEED 50%)
PROPOSED SITE COVERAGE:	33% (181 m.s.q.)
PROPOSED COVERAGE WITH DRIVEWAYS:	39% (217 m.s.q.)
MAXIMUM HEIGHT FOR PRINCIPAL BUILDING:	9.5 m OR 2 1/2 STOREYS
PROPOSED HEIGHT OF PRINCIPAL BUILDING:	9.5 m
SETBACKS:	
FRONT:	4.5 m (6.0 m TO GARAGE DOOR FACING STREET)
SIDE YARD:	1.5 m FOR 1 OR 1 1/2 STOREY PORTION, OR 1.8 m FOR 2 OR 2 1/2 STOREY PORTION OF A BUILDING.
REAR YARD:	6.0 m FOR 1 OR 1 1/2 STOREY PORTION, OR 7.5 m FOR 2 OR 2 1/2 STOREY PORTION OF A BUILDING.

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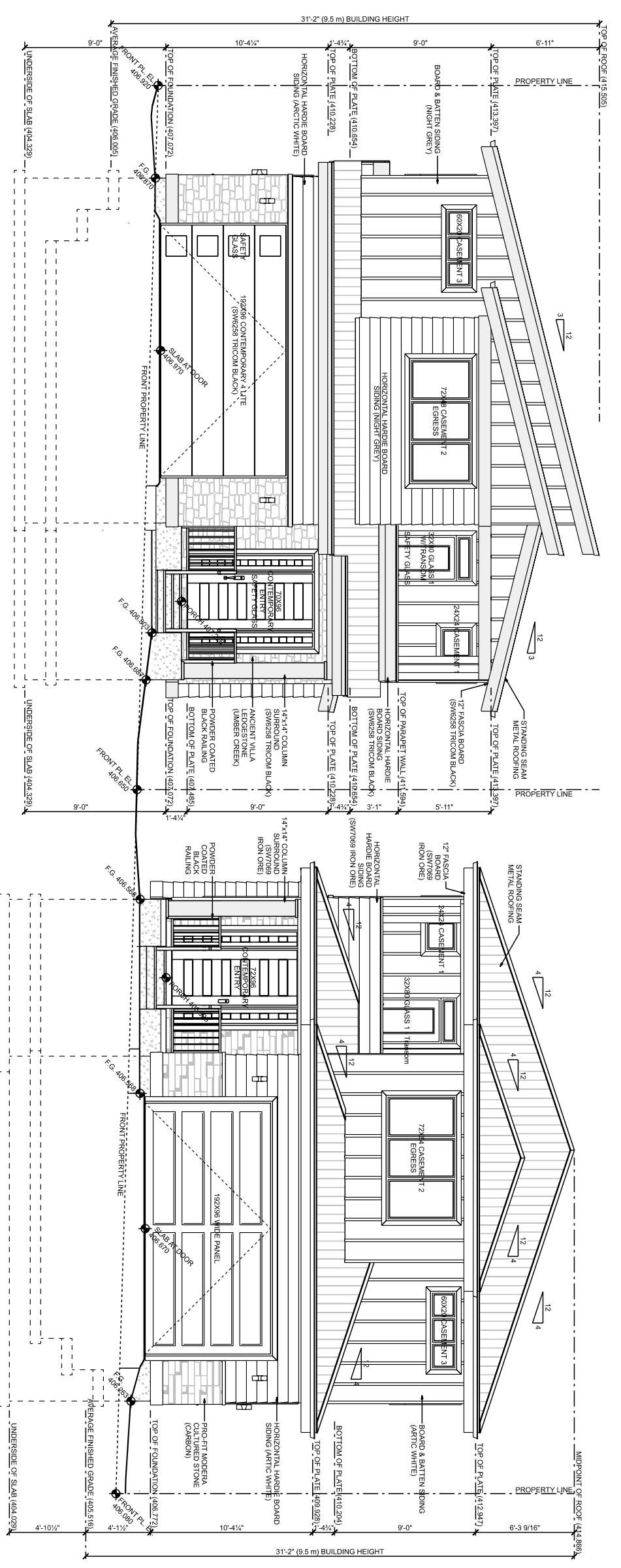


- ☒ SPOT HEIGHT
- IRON PIN FOUND
- ▲ TRAVERSE CONTROL HUB
- 🌳 TREE
- ⚡ WATER VALVE
- ⚡ FIRE HYDRANT
- ⊕ STORM MANHOLE
- ⊕ STORM CATCH BASIN
- ⊖ POWER POLE
- ⊖ SANITARY SEWER MANHOLE

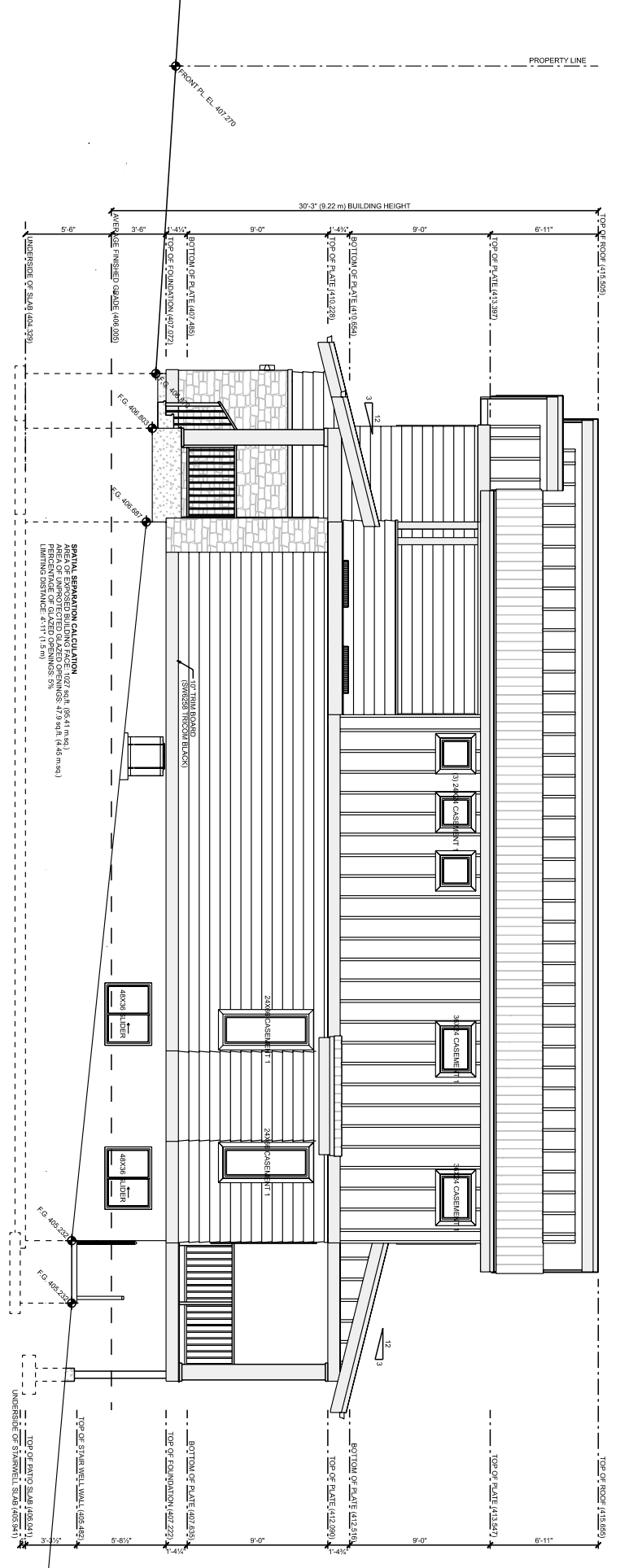
Site Plan

<p>GIROUX DESIGN GROUP Custom Home and Building Design Since 1950.</p> <p>Giroux Design Group Inc. Penticton, BC, Canada, t. 250.276.4373 / 250.770.3285 e-mail: contact@girouxdesigngroup.com web: www.girouxdesigngroup.com</p>	<p>Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used as a guide for construction unless the builder has confirmed their suitability and until the drawings have been brought into conformity with all local requirements. Additionally, Giroux Design Group is unable to accept any liability for the accuracy or overall integrity of these drawings in excess of their original purchase price. Therefore, the builder must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.</p>	<p>© Giroux Design Group Inc. MMXX All Rights Reserved Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of derivative works thereof, for any reason without prior written permission of Giroux Design Group, is strictly prohibited. The purchase of these drawings in no way transfers any copyright or other ownership interest in them to the buyer except for a limited license to use the drawings for the construction of one, and only one, dwelling unit. The purchase of additional sets of these drawings at a reduced price from the original set or as part of a multiple set package does not entitle the buyer with license to construct more than one dwelling unit.</p>	<p>KIRVI CONSTRUCTION RAVI TIWANA 387 MOUBRAY ROAD KELOWNA, BC</p>
			<p>DESIGN BY: AJG DATE: 9/18/20</p> <p>DRAWN BY: AJG REVISED:</p>

www.girouxdesigngroup.com - www.westhomeplanners.com - www.houseplanhunters.com



STREET PROFILE
SCALE: 1/8" = 1'-0"



SITE SECTION A-A
SCALE: 1" = 10'-0"

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Site Section & Profile

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