

SCHEDULE A

This forms part of application

Z21-0025



Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: March 31, 2021
File No.: Z21-0025
To: Planning and Development Officer (TC)
From: Development Engineering Manager (JK)
Subject: 320 McCurdy Rd RU1 to RU6

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from RU1 to RU6. Road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is Sarah Kelly.

1. General

- a) This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- b) The following requirements are valid for two (2) years from the reference date of this memo, or until the 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.
- c) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

2. Domestic Water and Fire Protection

- a) The property is located within the Black Mountain Irrigation District service area. The developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b) The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The water system must be capable of supplying the domestic and fire flow demands of the project in accordance with the Subdivision, Development, & Servicing Bylaw No. 7900.

3. Sanitary Sewer

- a) This property is currently serviced with one 100 mm sanitary service. The developer's consulting mechanical engineer will determine the development

requirements of this proposed development and establish the service needs. The applicant, at their cost, will arrange for the removal and disconnection of the existing services and installation of one new larger service, if necessary.

- b) Dependent on whether the lot is to be stratified an additional sanitary service (c/w with inspection chamber) may be permitted for this development. The applicant, at their cost, will arrange for the installation and connection of additional new service, if permitted.

4. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a stormwater 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 plans, minimum basement elevations (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.

5. Electric Power and Telecommunication Services

- a) All proposed distribution and 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 / Site Access

- a) No further upgrades are required at this time along the McCurdy Rd frontage.
- b) Only a single driveway access with a maximum width of 6m will be permitted for this development.

7. Geotechnical Report

- a) Although a geotechnical report will not be required at time of rezoning, a report must be provided at the time of Building Permit.
- b) Provide a comprehensive geotechnical report (3 copies), 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 Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department 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.).

SCHEDULE **A** (ii)

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- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Site suitability for development.
- (vi) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- ii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) Any special requirements for construction of roads, utilities, and building structures.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.
- viii) Any items required in other sections of this document.

8. Road Dedication

- a) Approximately 2.5m of road reserve is required along the entire frontage of McCurdy Road.
- 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.

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.

James Kay

 James Kay, P.Eng.
 Development Engineering Manager

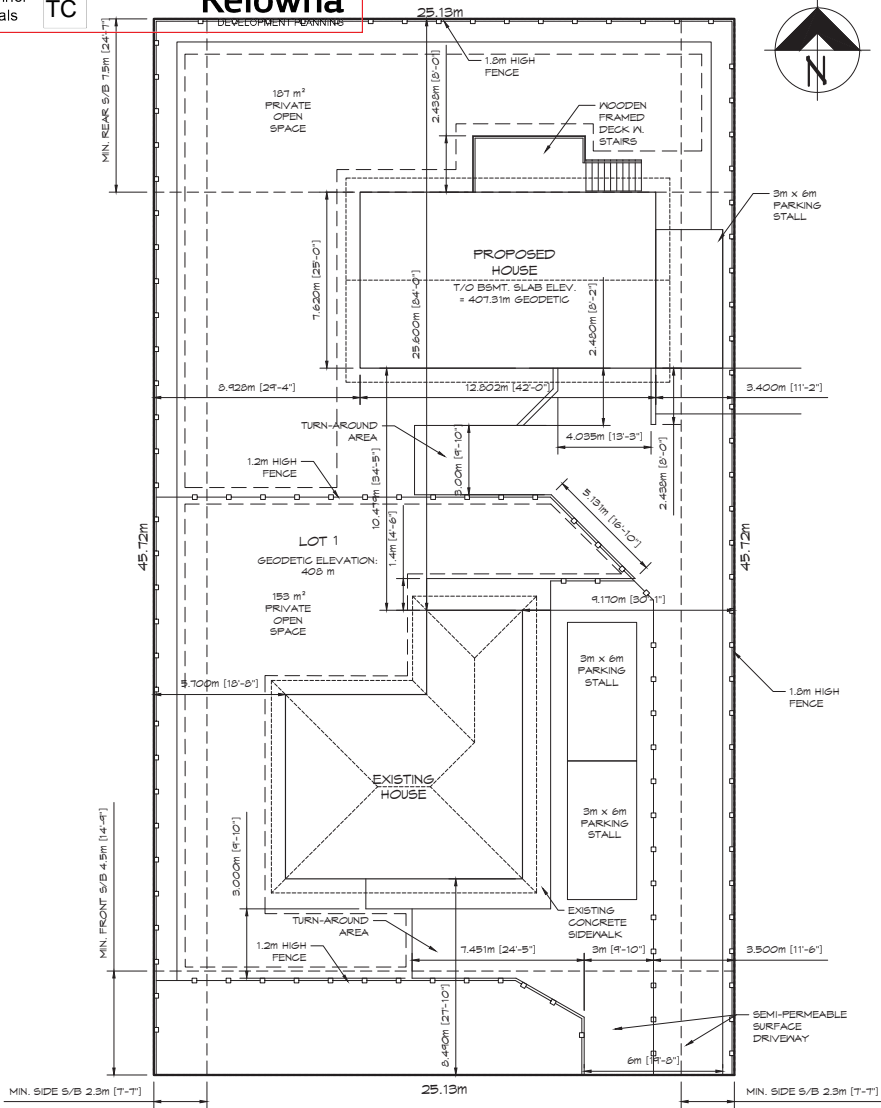
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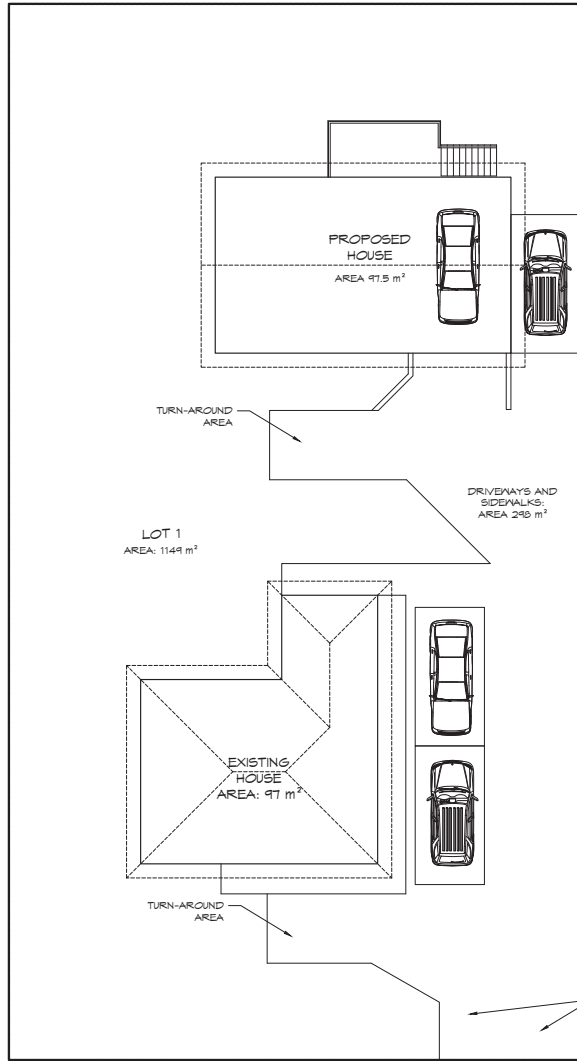
City of Kelowna

Planner Initials TC



MCCURDY ROAD

SITE PLAN
SCALE: 1:100



MCCURDY ROAD

SITE COVERAGE
SCALE: 1:100

LEGAL DESCRIPTION
320 MCCURDY ROAD
LOT 1, PLAN 22696



Willow CADD Services

1311 ORCHARD DRIVE
KELOWNA, B.C. V1Y 3V1
PH: (250) 215-0167

No.	REVISIONS	DATE

JOB TITLE
DEVELOPMENT AND REZONING FOR 320 MCCURDY ROAD

DRAWING TITLE
SITE PLAN AND SITE COVERAGE

DATE
MARCH 5, 2021

DRAW BY
D.P.

JOB No.
WCS 03-21

SCALE
1:100

DRAWING No.

A1

SITE AREA: 1149 m²
TOTAL SITE COVERAGE (BLDG.): 194.5 m² (17%)
ALLOWABLE SITE COVERAGE (BLDG.): 40%
SITE COVERAGE W. PARKING: 492.5 m² (43%)
TOTAL ALLOWABLE SITE COVERAGE: 50%

This forms part of application

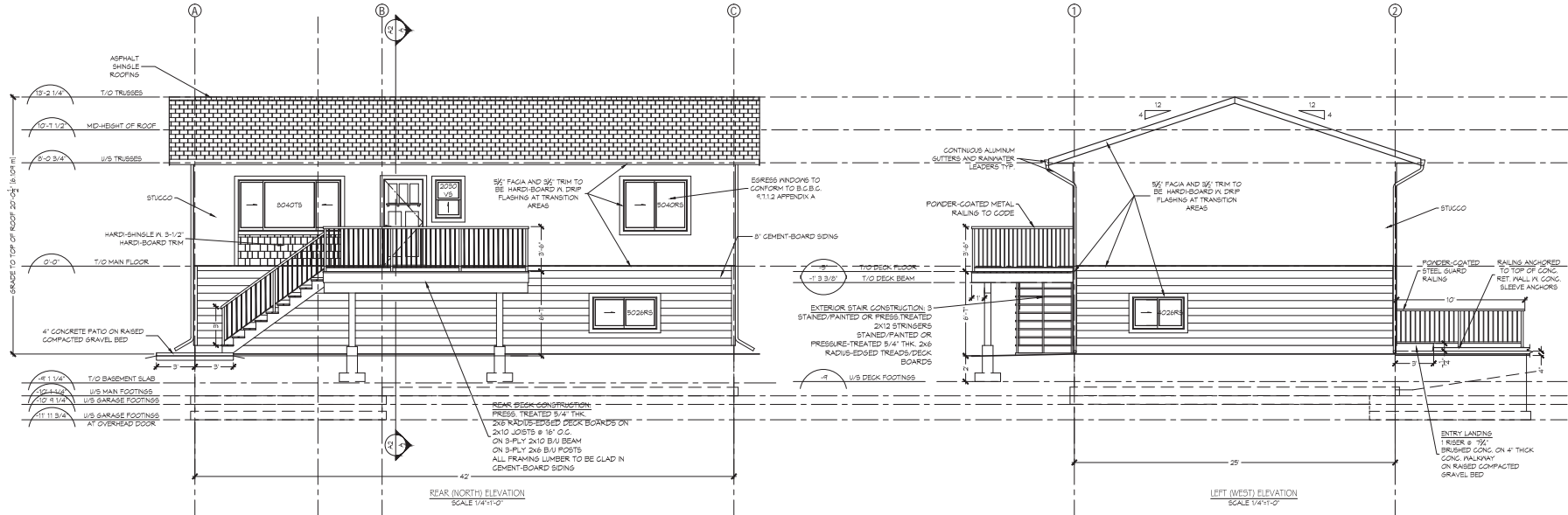
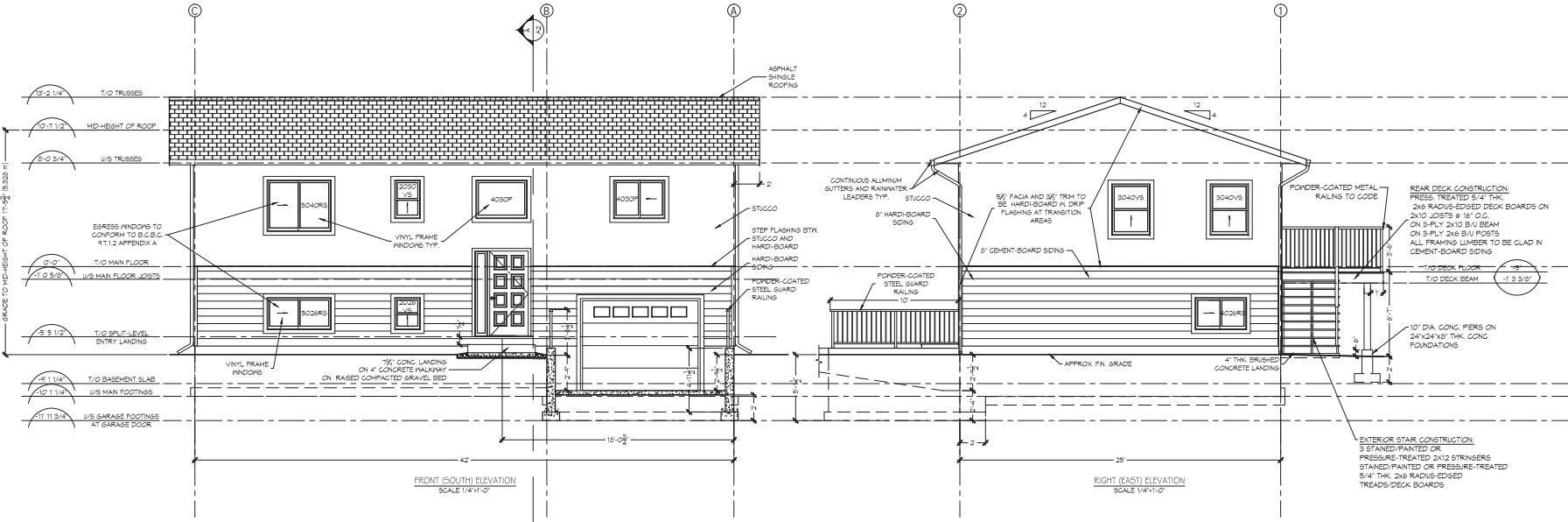
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GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE OF FRAMING OR CENTER OF FRAMING U.N.O.



No.	REVISIONS	DATE

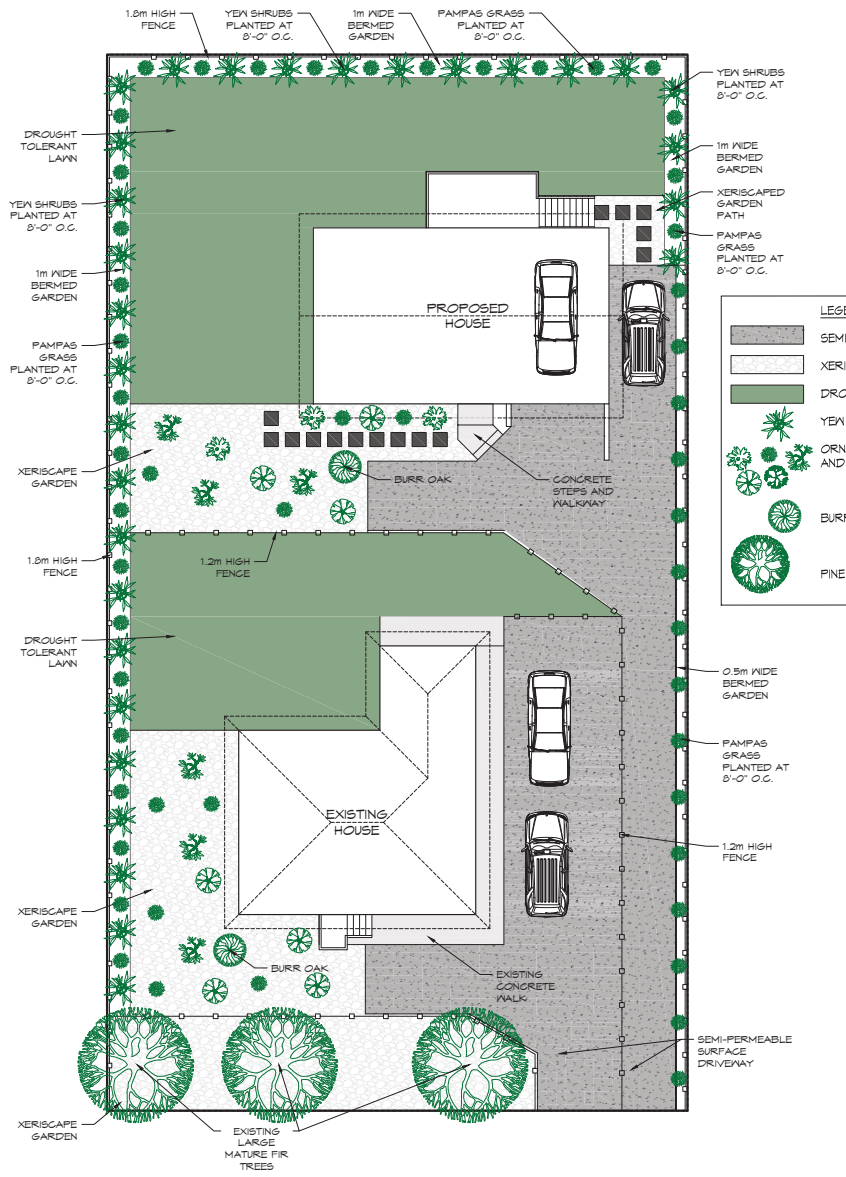
JOB TITLE
DEVELOPMENT AND REZONING OF 320 McCURDY ROAD

DRAWING TITLE
SECONDARY RESIDENCE ELEVATIONS

DATE MARCH 5/2021
DRAWN BY D.P.

JOB No. WCS 03-21
SCALE 1/4" = 1'-0"

DRAWING No. A3



LEGEND:

- SEMI-PERMEABLE SURFACE
- XERISCAPE GARDEN
- DROUGHT-TOLERANT LAWN
- YEAN BUSHES
- ORNAMENTAL SHRUBS AND PLANTS
- BURR OAK
- PINE TREE (LARGE, MATURE)



Willow
CADD Services
1311 ORCHARD DRIVE
KELOWNA, B.C. V1Y 3V1
PH. (250) 215-0867

No.	REVISIONS	DATE

JOB TITLE
DEVELOPMENT AND REZONING FOR 320 McCURDY ROAD

DRAWING TITLE
LANDSCAPE PLAN

DATE
MARCH 5, 2021
DRAW BY
D.P.

JOB No.
WCS 03-21
SCALE
1:100

DRAWING No.
L1

MCCURDY ROAD
LANDSCAPE PLAN
SCALE: 1:100