



CITY OF KELOWNA
MEMORANDUM

Date: October 7, 2020
File No.: Z20-0079

To: Community Planning (WM)

From: Development Engineering Manager (JK)

Subject: 5347 Upper Mission Dr Plan EPP95194 Lot 1

Development Engineering has the following comments and requirements associated with this application to rezone from RR2c, RR3, and RR3c to Ru5 and P1 to accommodate a bare-land strata subdivision.

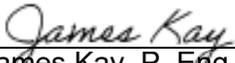
The Development Engineering Technologist for this project is John Filipenko ASCT

1. General

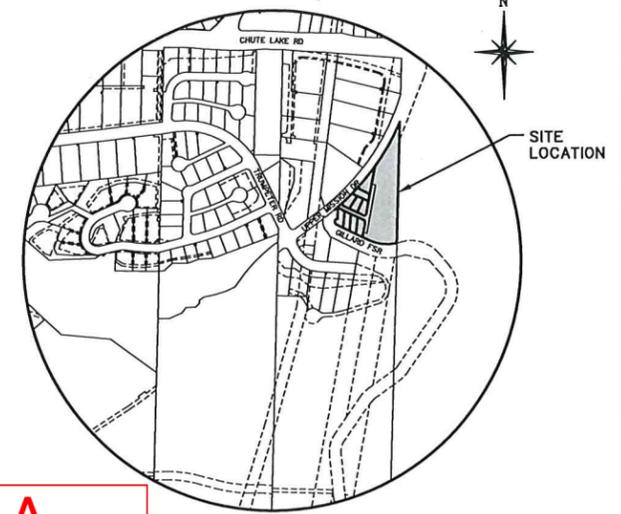
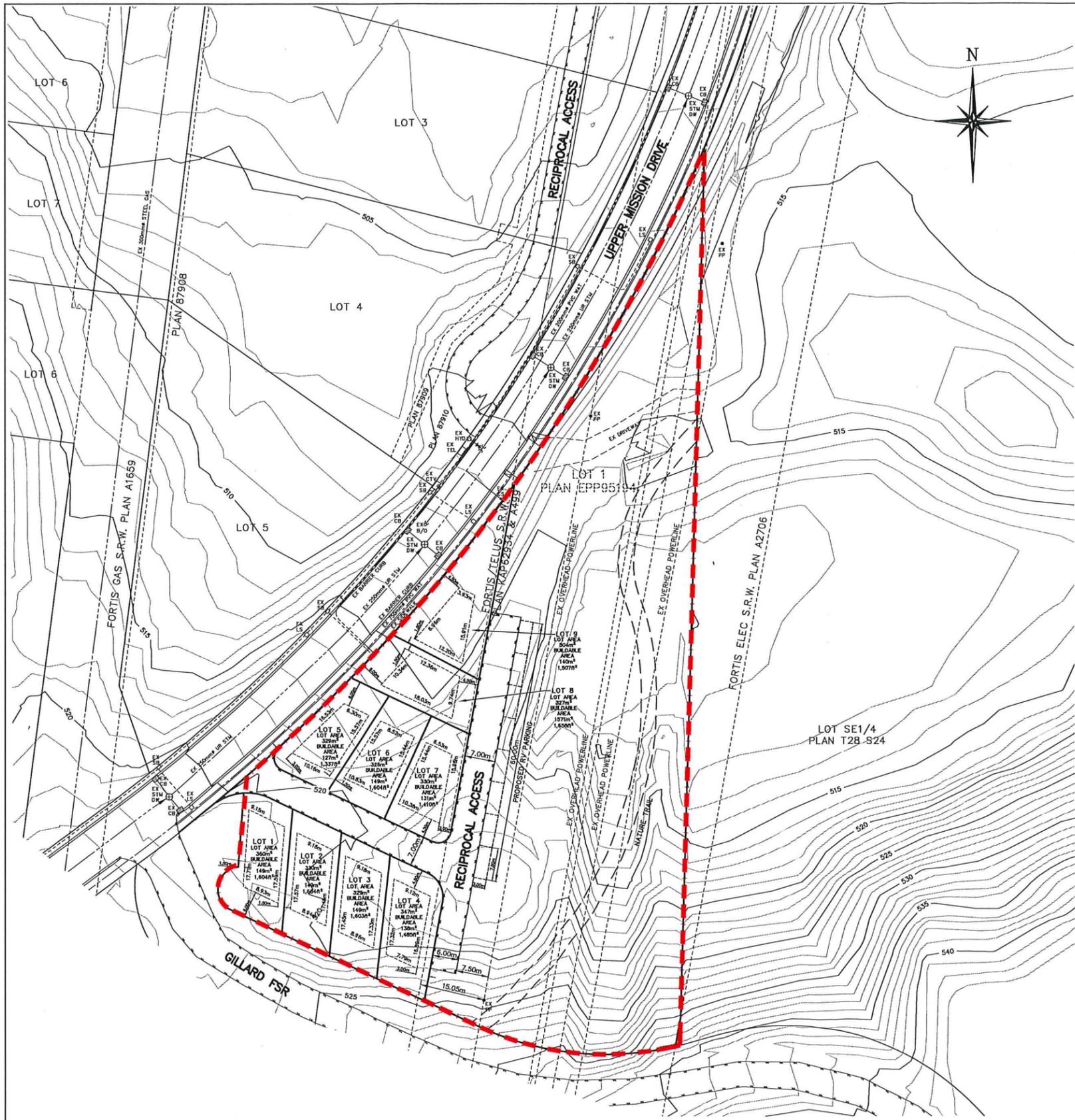
The proposed redevelopment includes the subject parcel being subdivided into 9 bare-land strata lots.

A subdivision application will require servicing that include the installation of additional services and construction of a new access to the site. The work will require road cuts, boulevard and pavement restoration.

Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.


James Kay, P. Eng.
Development Engineering Manager

JF



SITE PLAN
NTS

ATTACHMENT A

This forms part of application
OCP20-0016/Z20-0079

Planner Initials **WM**

City of Kelowna
COMMUNITY PLANNING

NOTES

LOCATIONS AND OFFSETS OF EXISTING UTILITIES ARE COMPILED FROM THE MOST RECENT INFORMATION AVAILABLE, BUT ARE NOT GUARANTEED ACCURATE, AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL UTILITIES NOT NECESSARILY SHOWN.

LEGAL DESCRIPTION

SUBDIVISION OF LOT 1, PLAN EPP95194, SEC. 24, TP 28, S.D.Y.D.

LEGEND

- - - - - SUBDIVISION BOUNDARY
- - - - - EXISTING GROUND CONTOUR

UTILITIES

- POTABLE WATER _____ CITY OF KELOWNA WATER UTILITY
- NATURAL GAS _____ FORTIS BC NATURAL GAS
- TELEPHONE _____ TELUS
- ELECTRICITY _____ FORTIS BC
- SEWAGE DISPOSAL _____ COMMUNITY (CITY OF KELOWNA)
- FIRE PROTECTION _____ KELOWNA FIRE DEPARTMENT
- GARBAGE COLLECTION _____ COMMUNITY (CITY OF KELOWNA)

PROPOSED ZONING

- PROPOSED ZONING _____ RUS
- LAND USE _____ SINGLE FAMILY URBAN RESIDENTIAL
- PROPOSED SUBDIVISION AREA _____ 1.15 ha.
- TOTAL No. OF RUS LOTS _____ 9
- MINIMUM LOT AREA _____ 325m²
- MINIMUM LOT WIDTH _____ 12.0m
- MINIMUM LOT DEPTH _____ 25.0m

EXISTING ZONING

- EXISTING ZONING _____ RR3
- LAND USE _____ SINGLE FAMILY RURAL RESIDENTIAL
- PROPOSED SUBDIVISION AREA _____ 1.15 ha.
- MINIMUM LOT AREA _____ 1600m²
- MINIMUM LOT WIDTH _____ 18.0m
- MINIMUM LOT DEPTH _____ 30.0m

PROPOSED SETBACKS

- FRONT YARD _____ 4.5m
- SIDE YARD _____ 1.5m
- SIDE FLANKING YARD _____ 3.0m
- REAR YARD _____ 6.0m

EXISTING SETBACKS

- FRONT YARD _____ 6.0m
- SIDE YARD _____ 2.0m
- SIDE FLANKING YARD _____ 4.5m
- REAR YARD _____ 7.5m

LEGEND	
—●—	CATCH BASIN
—■—	ELECTRICAL BOX
—S—	SAN. SEWER
—SS—	STORM SEWER
—E—	U.G. ELECTRICAL
—T—	U.G. TELEPHONE
—W—	WATER
○	SANITARY MH (EXISTING OR FUTURE)
●	SANITARY MH (PROPOSED)
○	STORM MH (EXISTING OR FUTURE)
●	STORM MH (PROPOSED)
□	TRANSFORMER
□	UTILITY JUNCTION BOX

No.	MM/DD/YY	DATE	BY	REVISION	CHK'd	No.	MM/DD/YY	DATE	BY	REVISION	CHK'd

D.E. PILLING, P.ENG.

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E: repp@pilling.ca

DATE	BY	SCALE
NOVEMBER 2019	A.W.	1:500

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

5347 UPPER MISSION DRIVE
ESSENTIAL IDEA LTD.

PRELIMINARY LOT LAYOUT

CITY FILE No.	DRAWING NO.	DIVISION	REV. NO.
—	2475-P1		0