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

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**Date:** June 14, 2021  
**File No.:** Z21-0063  
**To:** Planning and Development Officer (BW)  
**From:** Development Engineering Manager (RO)  
**Subject:** 440 Gerstmar Rd

<b>SCHEDULE</b>	A
This forms part of application # <u>Z21-0063</u>	
Planner Initials	MT
 City of <b>Kelowna</b> <small>DEVELOPMENT PLANNING</small>	

RU1 to RU6

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The Development Engineering Branch has the following comments and requirements associated with this application to rezone the property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone. The Development Technician for this file is Sarah Kelly ([skelly@kelowna.ca](mailto:skelly@kelowna.ca)).

**1. GENERAL**

- a. 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.

**2. DOMESTIC WATER AND FIRE PROTECTION**

- a. The property is located within the Rutland Waterworks District service area. The developer is required to make satisfactory arrangements with RWD 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 fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by RWD are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- c. 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. Provide water flow calculations for this development to confirm bylaw conformance (60 L/s for single & two dwelling residential).

**3. SANITARY SEWER SYSTEM**

- a. Our records indicate that the subject lot is currently each serviced with a 100-mm diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for each legal lot.

- b. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service, complete with an inspection chamber (as per SS-S7 & SS-S9), at the applicants cost.

#### **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. ROAD IMPROVEMENTS**


- a. Gerstmar Rd must be upgraded to a full urban standard (SS-R6) along the full frontage of the subject property; including curb and gutter, sidewalk, LED street lighting, landscaped and irrigated boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. A one-time cash payment in lieu of construction must be provided by the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$34,999.56**. This does not include cost of upgrading utility services.

#### **6. POWER AND TELECOMMUNICATION SERVICES**

- a. 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.
- 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.

#### **7. GEOTECHNICAL STUDY**

- a. At the time of Building Permit application the applicant is required to 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.**
- b. 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.

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- 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 and perimeter drains.
- vii. Recommendations for erosion and sedimentation controls for water and wind.
- viii. Any items required in other sections of this document.

## **8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS**

- a. Only one driveway access will be permitted with a maximum width of 6 m.


## **9. CHARGES AND FEES**

- a. Development Cost Charges (DCC's) are payable.
- b. Cash-in-lieu payment to defer Gerstmar Rd frontage upgrades: \$34,999.56  
*\*Approved payment methods are bank draft or certified cheque.*
- c. 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 frontage upgrades (plus GST), for this development the amount has been determined to be \$1,126.99 + \$56.35 GST for a total of **\$1,183.34**. This is to be provided on a cheque separate to the cash-in-lieu payment for frontage upgrades, and may be in the form of a personal cheque.

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Ryan O'Sullivan  
Development Engineering Manager

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# SKETCH SHOWING OUTLINE OF PROPOSED DUPLEX BUILDING ENVELOPE ON LOT A SECTION 22 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 29966

CITY OF KELOWNA  
CIVIC ADDRESS: 440 GERSTMAR ROAD  
PID: 004-123-263

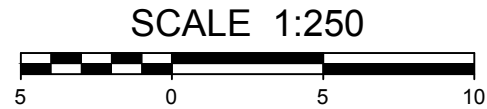
ATTACHMENT **A**

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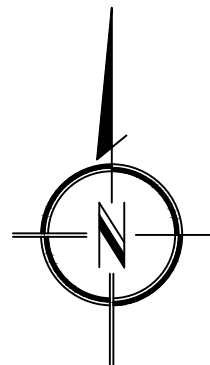
City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **MT**

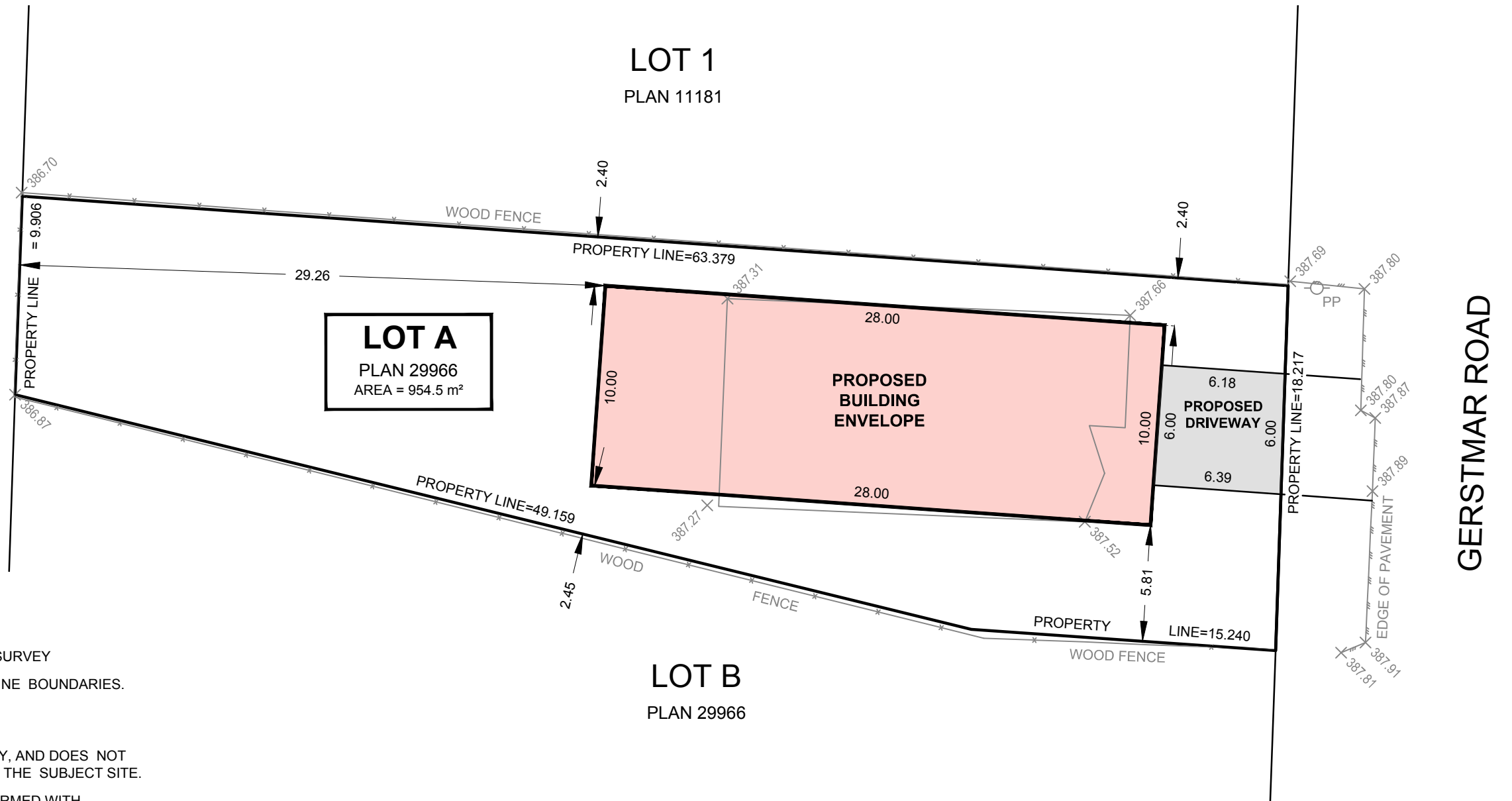


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250



STRATA  
PLAN KAS567



**NOTES:**  
ZONING: RU1 (TO BE REZONED AS RU6)  
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY  
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.  
REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.  
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.  
FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

**PROPOSED SITE COVERAGE:**

<b>LOT "A":</b>	
-BUILDING ENVELOPE	= 280.0m <sup>2</sup> 29.3%
-DRIVEWAY	= 37.7m <sup>2</sup> 3.9%
<b>TOTAL</b>	<b>= 317.7m<sup>2</sup> 33.2%</b>

ELEVATIONS ARE TO CGVD28 GEODETIC DATUM, AND ARE DERIVED FROM DUAL-FREQUENCY GNSS OBSERVATIONS PROCESSED USING THE SMARTNET REAL-TIME NETWORK SERVICE.

THIS PLAN HAS BEEN PREPARED FOR CONSTRUCTION PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

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