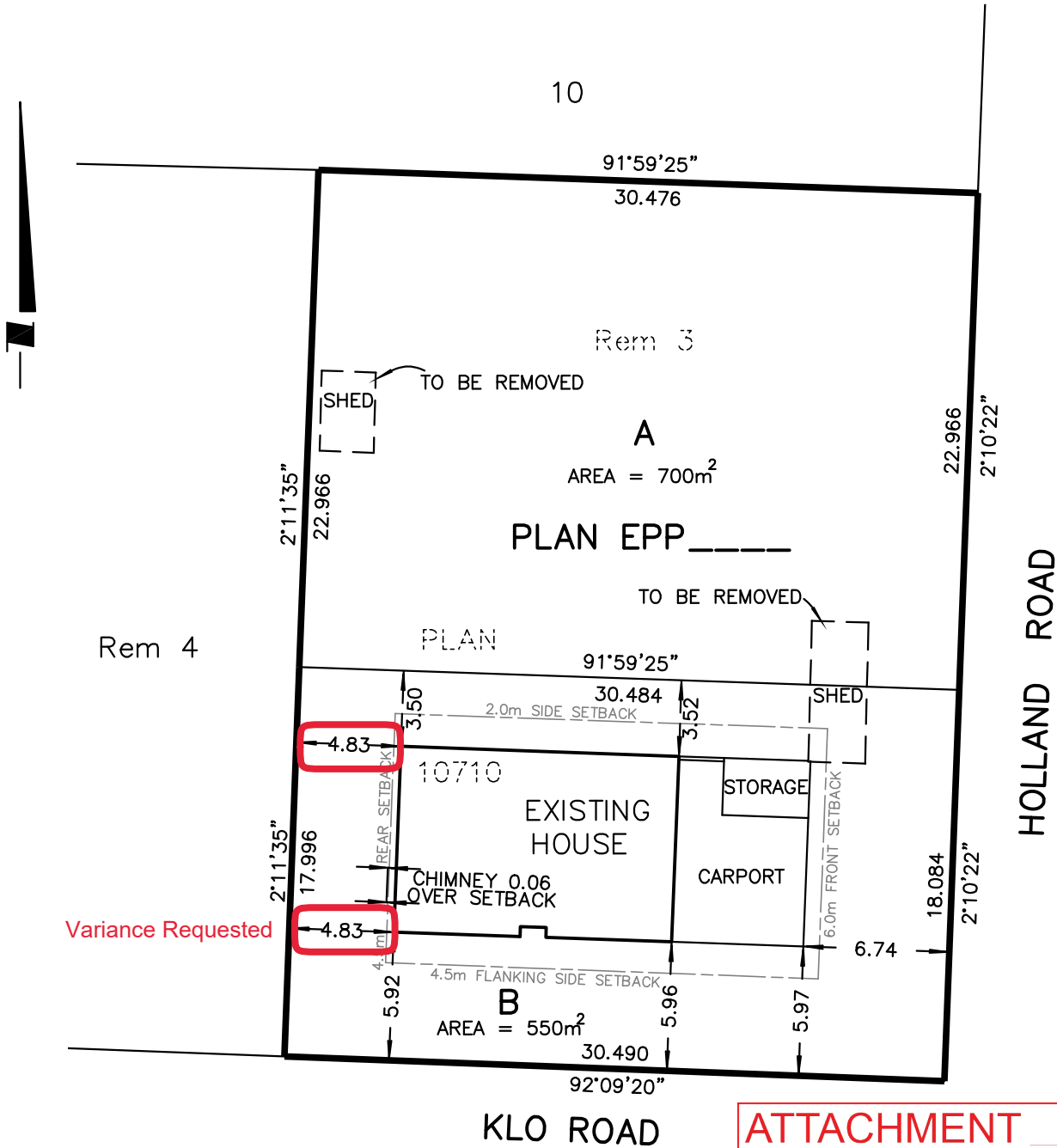


PROPOSED SUBDIVISION PLAN OF LOT 3 DISTRICT LOT 131 ODYD PLAN 10710 EXCEPT PLAN H16127

PID: 009-538-151

3090 HOLLAND ROAD,
KELOWNA



ATTACHMENT A

This forms part of application

Z21-0044

Planner
Initials GA



CLIENT: ROLAN FACETTE

DATE: OCTOBER 1, 2020

SCALE: 1:300 METRES

FILE: 22185-rev1

DRAWN BY: FL

Ferguson Land Surveying & Geomatics Ltd.

BC AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, BC
PHONE: (250) 763-3115 FAX: (250) 763-0321

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SUBDIVISION PLAN OF LOT 3 DISTRICT LOT 131
 ODYD PLAN 10710 EXCEPT PLAN H16127

PLAN EPP106713

BCGS 82E.083



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:300

LEGEND

INTEGRATED SURVEY AREA NO. 4, CITY OF KELOWNA,
 NAD83 (CSRS) 4.0.0.BC.1

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
 BETWEEN GEODETIC CONTROL MONUMENTS 79H9942 AND
 95H1907 AND ARE REFERRED TO THE CENTRAL MERIDIAN
 OF UTM ZONE 11.

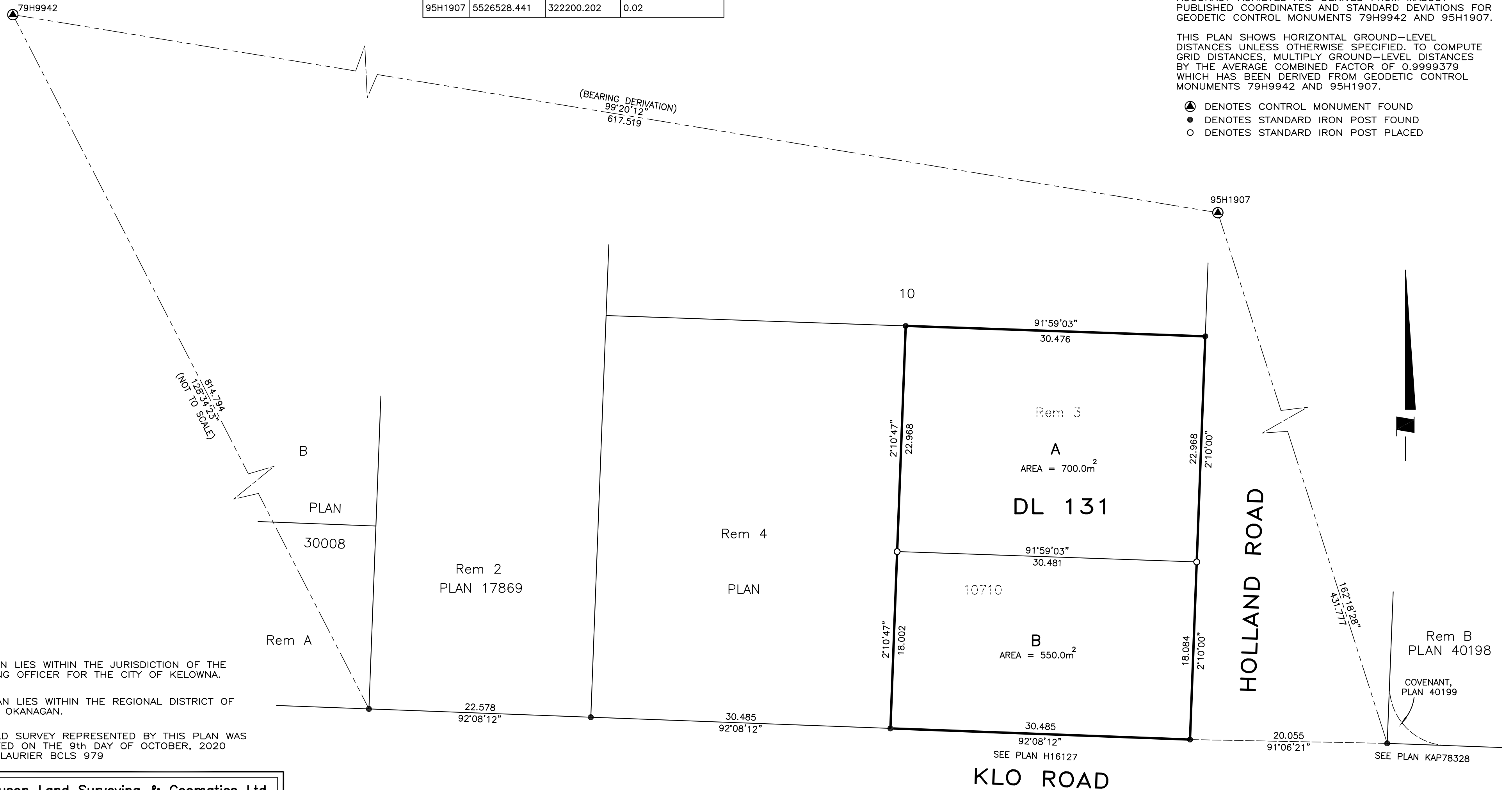
THE UTM COORDINATES AND ESTIMATED ABSOLUTE
 ACCURACY ACHIEVED ARE DERIVED FROM MASCOT
 PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR
 GEODETIC CONTROL MONUMENTS 79H9942 AND 95H1907.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL
 DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE
 GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES
 BY THE AVERAGE COMBINED FACTOR OF 0.9999379
 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL
 MONUMENTS 79H9942 AND 95H1907.

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED

TABLE OF GEODETIC CONTROL MONUMENTS

NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES			
GCM	NORTHING	EASTING	ESTIMATED ABSOLUTE ACCURACY
79H9942	5526628.617	321590.901	0.02
95H1907	5526528.441	322200.202	0.02



THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF KELOWNA.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL OKANAGAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 9th DAY OF OCTOBER, 2020
 RYAN DELAURIER BCLS 979

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: 22185-SUB

S:\Shared (Aug 10, 2006)\Job_Files\221XX\22185\CAD DRAWINGS\22185-SUB.DWG
 DRFTD BY: RD FIELD CREW: JF/RQ



April 6, 2021

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

Application to Rezone the Property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing with an Additional Variance at 3090 Holland Road

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing with an additional Variance to the rear yard setback of the existing dwelling. In addition, there is a Subdivision PLR application currently in stream on the subject property for a 2-lot split (S20-0028). The intended result is to have two properties under the RU6 zone. Context photos are provided to show the current configuration of the property.

Rezoning

In the immediate neighbourhood, there are multiple properties which are zoned RU6, including the end of Holland Road and the entire block of Lowe Court and Bouvette Street. The subject property is located within the Permanent Growth Boundary on the KLO Transportation Corridor, which is defined as a “4 Lane Arterial” with a bicycle network and BC Transit bus route. In addition to transportation amenities, we believe the application is beneficial to the community for multiple reasons. Firstly, the application will allow for much needed infill upgrades on a street which has seen limited redevelopment since it was originally constructed. Once the associated subdivision is complete, the northern property will support two dwellings under the RU6 zone due to the lot width and area. On the property to the south, the existing dwelling will remain in place due to recent upgrades by the landowner, therefore it will remain as single-dwelling housing. With regards to amenities, the property is situated near Okanagan College, Kelowna Secondary School, KLO Middle School, Pandosy Urban Center, Munson Pond Park, etc. This property is an ideal location for students or growing families.

ATTACHMENT		B
This forms part of application		
# Z21-0044		
Planner Initials	GA	 City of Kelowna DEVELOPMENT PLANNING

Development Variance

A Development Variance Permit application is necessary to address the rear yard of the existing dwelling. Once the property is subdivided, the rear yard (currently a side yard) will become non-conforming. A Variance is sought to legalize the rear yard at 4.82m. Since the southern property will remain as single-dwelling housing with no new construction, it is anticipated that the neighbourhood will not be affected by the Variance.

We believe this project creates positive infill in a growing area of Kelowna. For any questions regarding the application, please contact Urban Options Planning Corp. at 250.575.6707.

Regards,

Birte Decloux, RPP MCIP
Urban Options Planning Corp.