
CITY OF KELOWNA
MEMORANDUM

SCHEDULE		A
<small>This forms part of application</small>		
# Z21-0084		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

Date: September 8, 2021
File No.: Z21-0084
To: Urban Planning (TC)
From: Development Engineering Manager (RO)
Subject: 442 Eldorado Rd.

RU1 to RU2

The Development Engineering Department has the following comments and requirements associated to rezone the subject property from RU1 Large Lot Housing to RU2 – Medium Lot Housing to facilitate a two-lot subdivision.

The Development Engineering Technologist for this project is Aaron Sangster.

1. General

- a. The following requirements are valid for one (1) years from the reference date of this memo, or until the PLR and/or 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 subject property is currently serviced with 19mm water service. One metered water service will be required for the development. The disconnection of the existing smaller diameter water services and the tie-in of a larger service is the developer's responsibility. Only one service will be permitted for each lot.

3. Sanitary Sewer

- a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for each legal lot. 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. New service connection required to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7.

4. 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 City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.

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- b. On site storm drainage systems for the site will be reviewed and approved by Engineering in accordance with bylaw 7900, when a site servicing design is submitted.
- 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.

5. Road Improvements

- a. Eldorado Rd. must be upgraded to an urban standard along the full frontage of this proposed development, including roll-over curb and gutter, sidewalk, irrigated landscaped boulevard, streetlights, drainage system including catch basins, watermain upgrade, manholes and 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-R7.
- b. Walker Rd. must be upgraded to an urban standard along the full frontage of this proposed development, including roll-over curb and gutter, sidewalk, irrigated landscaped boulevard, streetlights, drainage system including catch basins, watermain upgrade, manholes and 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-R7.

6. 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
- b. Re-locate existing utilities, where necessary.

7. Development Permit and Site Related Issues

- a. Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- b. If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.
- c. Dedication of a 6.0m corner rounding will be required.

8. Design and Construction

- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

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- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. Servicing Agreements for Works and Services


- a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

10. Geotechnical Study

- a. 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 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.

Additional geotechnical survey may be necessary for building foundations, etc

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12. Charges and Fees

- (a) Development Cost Charges (DCC's) are payable
- (b) Fees per the "Development Application Fees Bylaw" include:
 - (i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - (ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - (iii) A hydrant levy charge of **\$250.00** (\$250.00 per new lot.)
 - (iv) Survey Monument Fee: **\$50.00** (\$50 per newly created lot – GST exempt).

Ryan O'Sullivan

Ryan O'Sullivan
Development Engineering Manager

AS

PLAN OF PROPOSED SUBDIVISION OF LOT 6 DISTRICT LOT 167 ODYD PLAN 10989

PID: 009-510-974

CIVIC ADDRESS: 442 ELDORADO ROAD, KELOWNA

BCGS 82E.083

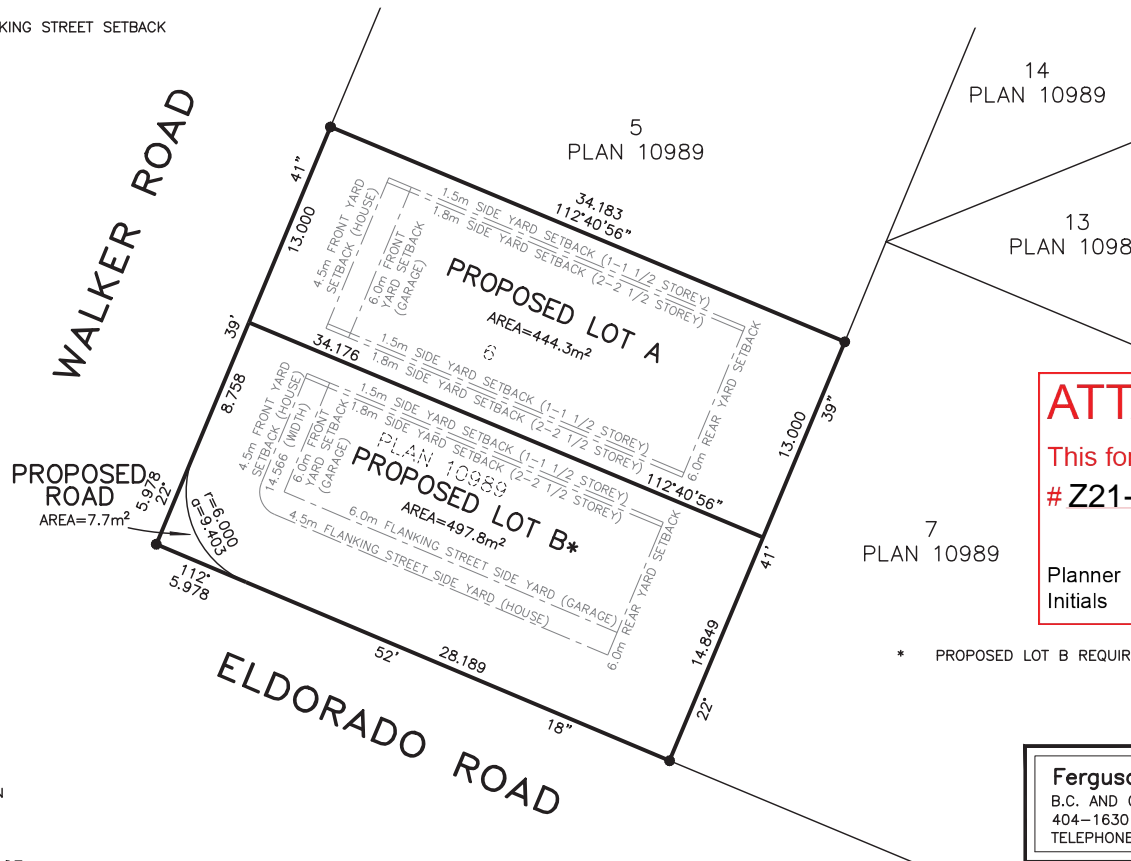
10 5 0 10 20 30 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300

DATE: AUGUST 4, 2021

REVISED OCTOBER 27, 2021 - 4.5m FLANKING STREET SETBACK

LOT INFORMATION			
	CURRENT LOT 6	PROPOSED LOT A	PROPOSED LOT B
ZONING	RU1	RU2	RU2
AREA	949.8m ²	444.3m ²	497.8m ²
WIDTH	27.736m	13.00m	14.566m



ATTACHMENT A

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* PROPOSED LOT B REQUIRES VARIANCE FOR LOT WIDTH FROM 15m TO 14.566m

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 22378-PROP SUB-REV1

S:\Shared (Aug 10, 2006)\Job_Files\223XX\22378\22378-CAD\22378-PROP SUB.DWG
DRFTD BY: AI FB/PG: SEE FILE

THIS LOT IS SUBJECT TO FOLLOWING
NON-FINANCIAL CHARGES:
-RESTRICTIVE COVENANT (B7683)

THIS PLAN SHOWS REGISTERED CHARGES ON
TITLE THAT ARE DEFINED BY SURVEY PLAN
OR DESCRIPTION. UNREGISTERED INTERESTS
HAVE NOT BEEN INCLUDED OR CONSIDERED.

SETBACKS SHOWN ARE ACCORDING TO CITY OF
KELOWNA ZONING BYLAW PROPOSED ZONE RU2

THIS PLAN IS NOT TO BE USED FOR
RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.



ATTACHMENT B

This forms part of application
DVP21-0084

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING

REVISED October 27, 2021

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

Rezoning, DVP, and PLR Application at 442 Eldorado Road

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing and secure a Variance Permit. This process will facilitate a two-lot Subdivision which is being applied for concurrently. The intent is to create two medium sized lots which will blend seamlessly into the existing community. The existing dwelling located on this property will be removed as part of the development process. The immediate area of the subject property is designated in the OCP as Single/Two Unit Residential (S2RES), a designation that supports the RU2 – Medium Lot Housing zone.

Rezoning

The immediate neighbourhood includes a range of housing densities, ranging from “RU1 – Large Lot Housing” up to “RU6 – Two Dwelling Housing.” The neighbourhood consists of several older dwellings located on large lots. However, there have been several subdivisions since the mid-2000’s that have created smaller lots in the neighbourhood. The area is well served with several schools, parks, and the Okanagan Mission Community Hall. In addition, the subject property is located within 0.5km from Sarsons’ Beach Park and the Eldorado Road Beach Access. Shopping is an easy walk away to the local commercial hub.

Development Variance Permit

One Development Variance is being requested as part of this application:

- To reduce the required lot width from 15.0m on a corner lot to 14.566m for Proposed Lot B.

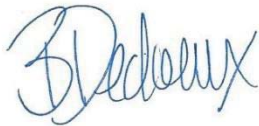
We believe the proposed Variance to reduce the lot width is reasonable because the proposed width at the front yard setback is only 0.434m less than the bylaw requirement of 15.0m. The lot width at the rear yard is 14.849m, which is only 0.151m less than 15.0m. In addition, the resulting properties exceed the minimum parcel size of 400m² under the RU2 – Medium Lot Housing zone.

Subdivision

The proposed subdivision conforms to the OCP Future Land Use designation of S2Res – Single / Two Unit Residential. In the immediate neighbourhood, there are 8 properties zoned RU2, many of which have been recently subdivided. The proposed subdivision will allow for upgrades to a property which has seen limited redevelopment since its original construction in 1967. With regards to road dedication, 7.7m² will be dedicated at the corner of Walker and Eldorado to allow for the road to be upgraded to an urban standard.

For any questions, please contact Birte at 250.575.6707 or email birte@urbanoptions.ca.

Regards,



Birte Decloux, RPP MCIP
Urban Options Planning Corp.

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