
CITY OF KELOWNA

MEMORANDUM

Date: October 18, 2021
File No.: Z21-0096
To: Urban Planning (GA)
From: Development Engineering Manager (RO)
Subject: 4684 Fordham Rd.

SCHEDULE

A

This forms part of application
Z21-0096

Planner
Initials

GA

City of
Kelowna
DEVELOPMENT PLANNING



RU1 to RU6

The Development Engineering Department has the following comments and requirements associated to a Rezoning Application to Rezone 4684 Fordham Rd from RU1 – Large Lot Housing to RU6 - Two-Dwelling Housing.

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 a 19mm water service. The disconnection of the existing small diameter water services and the tie-in of a larger new 50mm service can be provided by City forces at the developer's expense. One metered water service will supply the development. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Aaron Sangster by email asangster@kelowna.ca or phone, 250-469-8487

3. Sanitary Sewer

- a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be confirmed/installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Aaron Sangster by email asangster@kelowna.ca or phone, 250-469-8487.

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.

- 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. Fordham 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. Cash-in-lieu instead of immediate construction is required, and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **\$37,140.21** not including utility service cost, and Development Engineering fee to be **\$1,255.71** (\$1,195.91 + \$59.80 GST).

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.

8. 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

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.



Ryan O'Sullivan
Development Engineering Manager

AS

Drawing not to Scale

ATTACHMENT A

This forms part of application

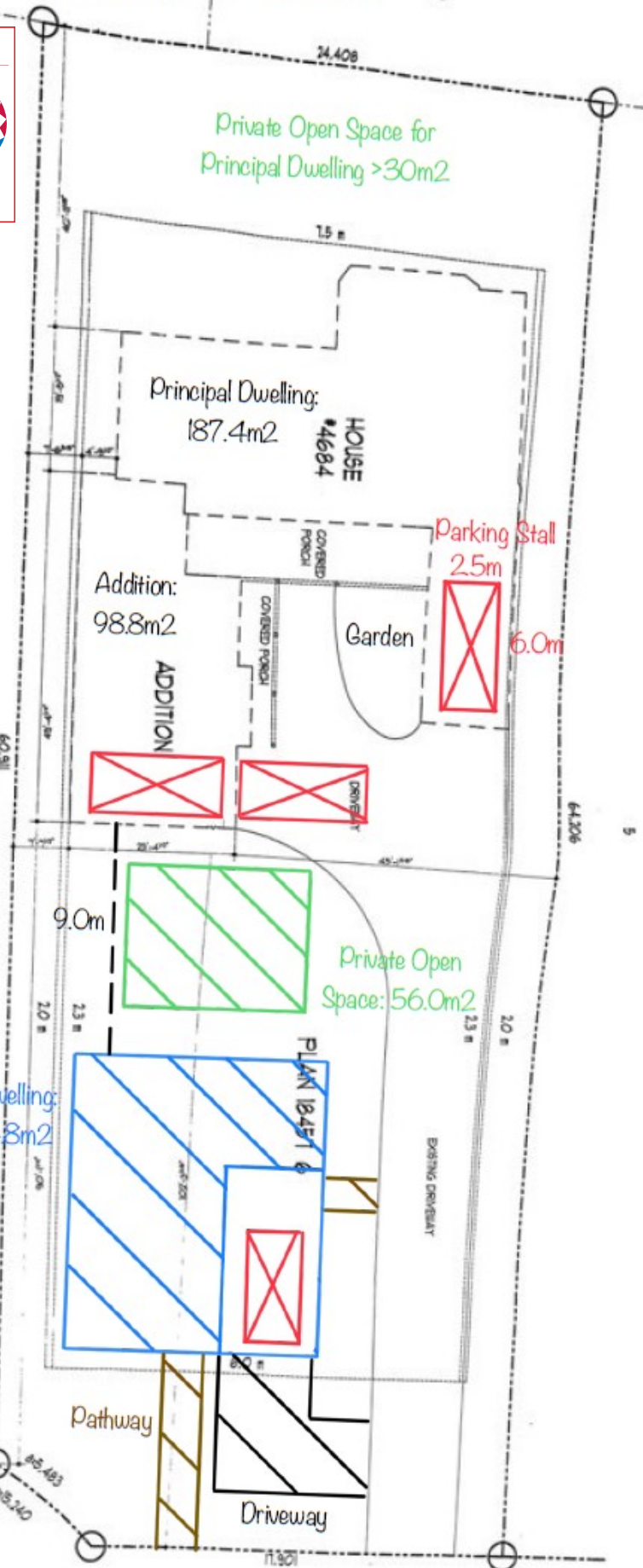
Z21-0096

Planner
Initials GA



PLAN 257389

Conceptual Dwelling:
"Bowen" 1248m²



FORDHAM ROAD



September 20, 2021

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

ATTACHMENT		B
This forms part of application		
# Z21-0096		
Planner Initials	GA	 City of Kelowna DEVELOPMENT PLANNING

Application to Rezone the Property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing at 4684 Fordham Rd.

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the construction of a second dwelling. Context photos are provided to show the current configuration of the neighbourhood. The property is quite large with an area of 1456.92m² and can easily support two-dwelling housing. All regulations and setbacks under the RU6 zone have been met as part of this application.

A conceptual drawing and associated zoning analysis are provided to show that a second dwelling can easily be located on the land. For visualization purposes, a potential stock plan is included. To blend into the existing neighborhood context, it is imagined that the dwelling would face the road frontage with a pathway connecting to the street. The potential dwelling would likely contain a garage for parking, with 3 bedrooms and an outdoor patio. Both dwellings on the property contain an abundance of outdoor space which is sufficient for 2 separate families.

In the immediate neighbourhood within a 400m radius, there are 5 properties which are zoned RU6. The subject property is located within the permanent growth boundary, with an OCP Future Land Use designation of S2RES. We believe the application is beneficial to the community for multiple reasons. Firstly, the application will allow for upgrades in a neighbourhood which is experiencing redevelopment to allow for more families in an area with amenities such as schools and parks. Secondly, the property is situated nearby the commercial district located at 4600 Lakeshore Road, accessible by cycling or walking. Lastly, Gordon Drive is located walking distance from the subject property, which is classified as a 2-Lane Arterial Route on a BC Transit bus loop.

Please be advised that the Restrictive Covenant registered on title was not accessible through Land Titles and therefore has not been provided as part of this application. If this document is required, please contact Urban Options Planning Corp.

We believe this project creates infill in a desirable area of Kelowna and will not have an impact on neighbouring properties. For any questions regarding the application, please contact Urban Options Planning Corp.

Regards,

Birte Decloux, RPP MCIP
Urban Options Planning Corp.

On behalf of the landowners