



**RU1C**

**RM7**

**Subject Property Notes:**

Rezone a portion of the subject property from RU1 Large Lot Housing to RU2 Medium Lot Housing.

**RU6**

SCOTT RD

**RU1**

BECHARD RD

LANDIER RD  
**RU2**

**MAP "A" PROPOSED ZONING**  
File Z16-0047

■ RU1 to RU2

This map is for general information only.  
The City of Kelowna does not guarantee its  
accuracy. All information should be verified.

0 12.5 25 Metres



Rev. Tuesday, September 20, 2016

**PROPOSED SUBDIVISION  
OF LOTS 6 and 19 D.L. 134  
O.D.Y.D. PLAN 20399**

SCALE 1:500

Distances subject to minor change at time of actual survey.

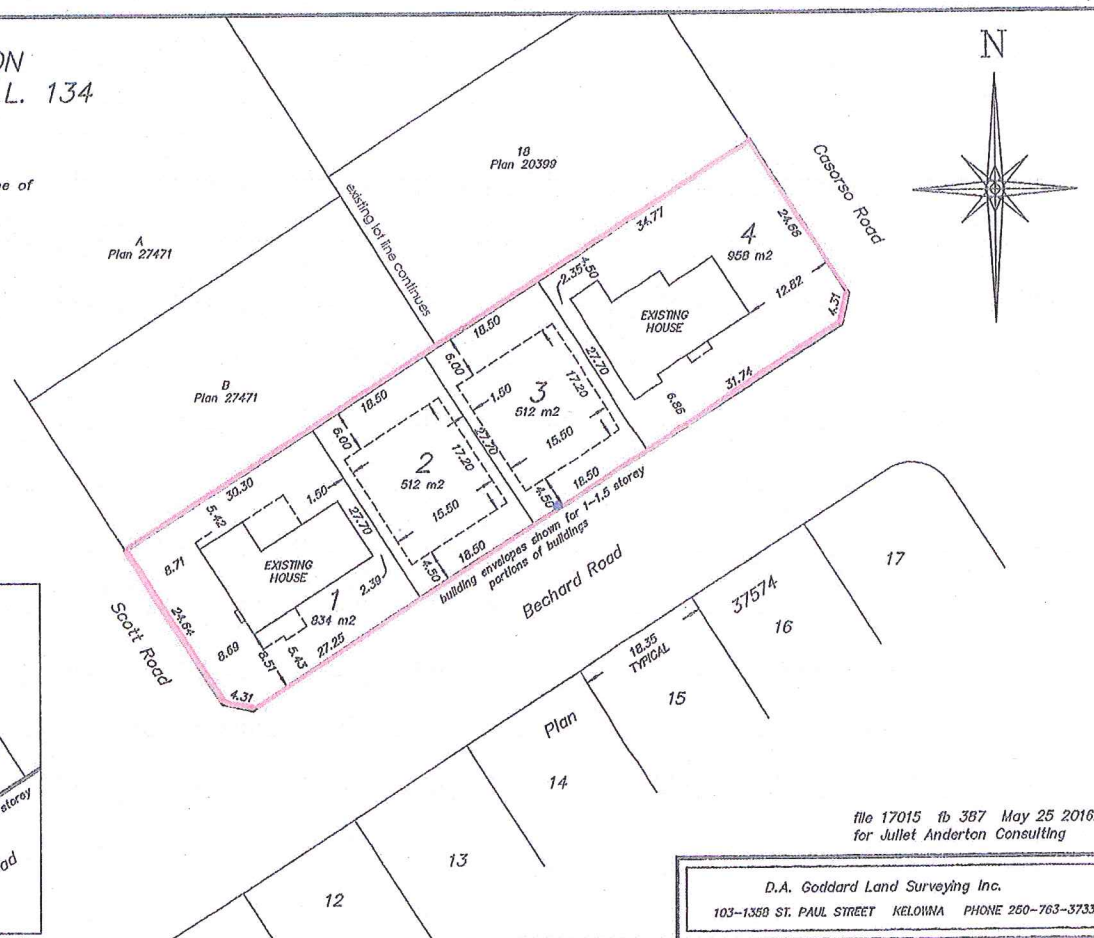
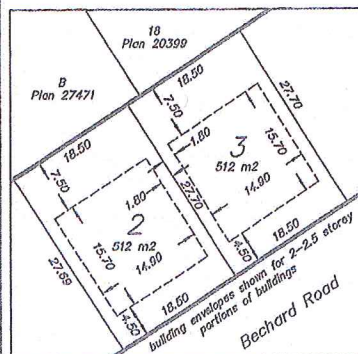
Proposed zoning:  
Lots 1 & 4 RU1  
Lots 2 & 3 RU2

Area  
Lot 1 - 839.31m<sup>2</sup>  
Lot 283 - 512.45m<sup>2</sup>  
Lot 4 - 857.42m<sup>2</sup>

Existing Address 752 & 760 Bechard Road

Applicant: Juliet Anderson Consulting Inc.  
Email: [Juliet@julietandersonconsulting.ca](mailto:Juliet@julietandersonconsulting.ca)  
Phone: 250 863 6249

● Utility Pole



file 17015 fb 387 May 25 2016.  
for Juliet Anderson Consulting

D.A. Goddard Land Surveying Inc.  
103-1360 ST. PAUL STREET KELLOWNA PHONE 250-763-3733

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

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**Date:** September 1, 2016  
**File No.:** Z16-0047  
**To:** Community Planning (DB)  
**From:** Development Engineering Manager (PI)  
**Subject:** 752 & 760 Bechard Rd

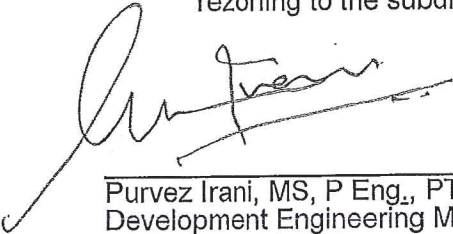
RU1 to RU2

Development Engineering has the following comments and requirements associated with this application.

1. General

Road dedication & frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcels being subdivided into four lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.



Purvez Irani, MS, P Eng., PTOE  
Development Engineering Manager  
SS

**SCHEDULE**   A    
This forms part of development  
Permit #   Z16-0047