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

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**Date:** June 25, 2021  
**File No.:** Z21-0064  
**To:** Urban Planning (TC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 4628 McClure Rd.

<b>SCHEDULE</b>	A
This forms part of application # Z21-0064	
Planner Initials	TC
 City of <b>Kelowna</b> DEVELOPMENT PLANNING	

RU1 to RU2

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The Development Engineering Department has the following comments and requirements associated to rezoning application to rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a 4-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 a 19mm water service. New services can be installed by City forces at the owner's expense if required. One metered water service will supply the development. One service per lot. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades if required. For estimate inquiry's please contact Aaron Sangster by email [asangster@kelowna.ca](mailto: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. Service upgrades or new services 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](mailto: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.
- d. Provide the following drawings:
  - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
  - ii. A detailed Stormwater Management Plan for this subdivision; and,
  - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.

#### **5. Road Improvements/Site Access**

- a. McClure Rd. has been upgraded to an urban standard along the full frontage of this proposed development. Boulevard landscaping upgraded to current City standards.
- b. Only a single 6.0m wide driveway access will be permitted for each lot.

#### **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.
  - (iii) A hydrant levy charge of **\$750.00** (\$250.00 per new lot.)
  - (iv) Survey Monument Fee: **\$150.00** (\$50 per newly created lot – GST exempt).



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Ryan O'Sullivan  
Development Engineering Manager

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<b>SCHEDULE</b>		A
This forms part of application		
# Z21-0064		
Planner Initials	TC	 City of <b>Kelowna</b> DEVELOPMENT PLANNING

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City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**

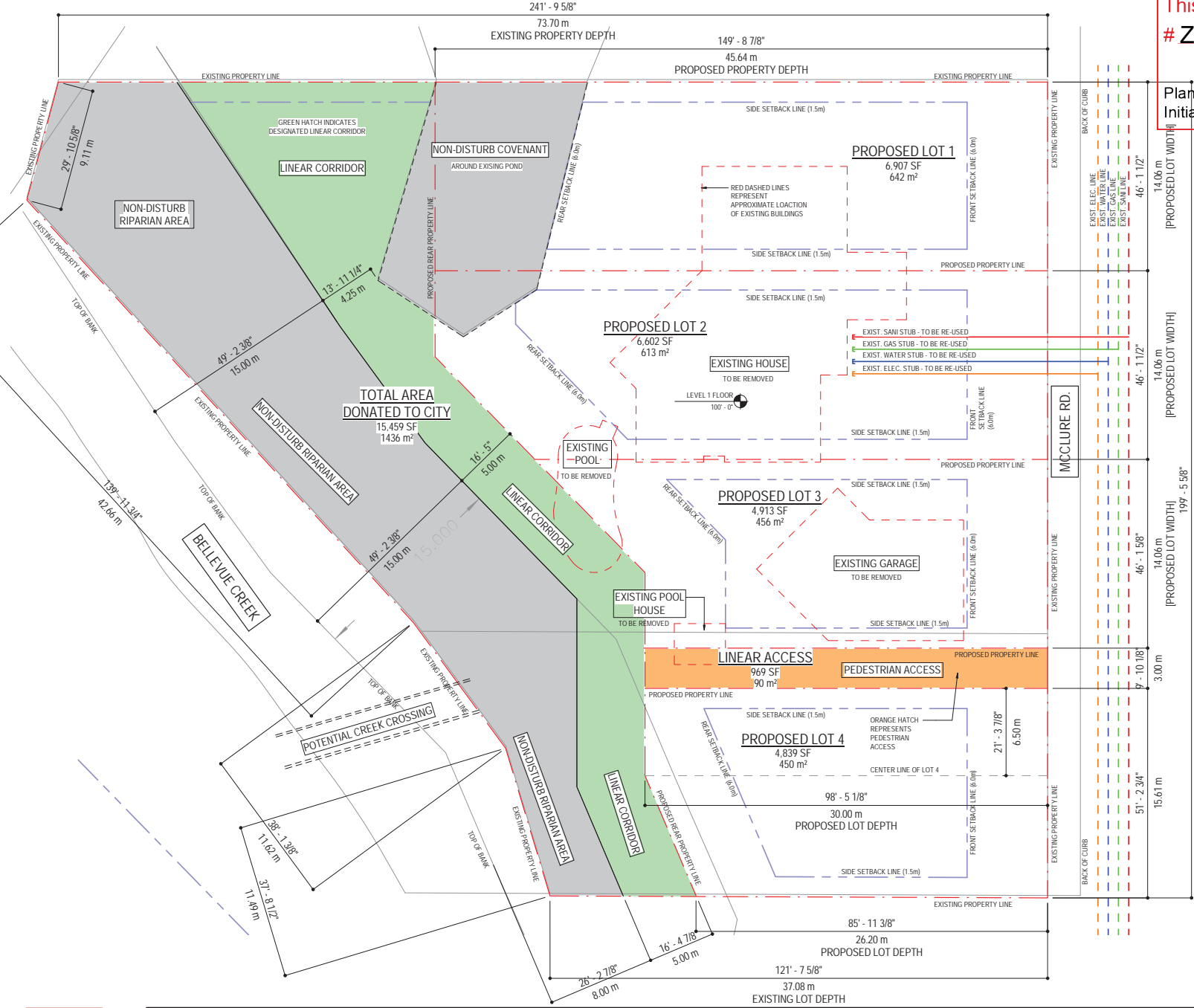
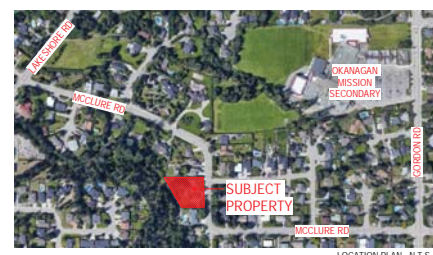
EXISTING RU1 PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	37,018 SF	3,439.1 m <sup>2</sup>
	37,018 SF	3,439.1 m <sup>2</sup>

**NOTES:**

- ALL EXISTING GRADES AND SURVEY INFORMATION BASED ON SURVEY FILE BY FERUGSON LAND SURVEYING DATED MAY 25, 2021.
- ALL SERVICING IS APPROX. CIVIL TO CONFIRM UPON BUILDING PERMIT APPROVAL

ZONING SUMMARY	
ADDRESS	4628 McCURE RD, KELOWNA, BC V1W 1L6
LEGAL DESCRIPTION	LOT D, DISTRICT LOT 167, ODYD, PLAN KAP53791
DEVELOPMENT PERMIT AREA	N/A
EXISTING ZONING	RU1
PROPOSED ZONING	RU2
EXISTING LEGAL USE	SINGLE FAMILY HOME
PROPOSED LEGAL USE	4 INDEPENDENT RU2 LOTS

ZONING REQUIREMENTS			PROPOSED BUILDING		
	ZONING STANDARD	PROPOSED		ZONING STANDARD	PROPOSED
FRONT SETBACK	6.0m GARAGE / 4.0m HOUSE	TBD	FRONT SETBACK	6.0m (1 storey) / 7.5m (2 storey)	TBD
SIDE SETBACK	1.5m (1 storey) / 1.8m (2 storey)	TBD	REAR SETBACK	6.0m (1 storey) / 7.5m (2 storey)	TBD
REAR SETBACK	6.0m (1 storey) / 7.5m (2 storey)	TBD	PARCEL SIZE	400 SM	REFER TO SITE PLAN
PARCEL SIZE	400 SM	REFER TO SITE PLAN	BUILDING HEIGHT	9.5m or 2.5 storeys	TBD
BUILDING HEIGHT	9.5m or 2.5 storeys	TBD	LEVEL 1 PARCEL COVERAGE AREA	TBD	TBD
LEVEL 1 PARCEL COVERAGE AREA	TBD	TBD	TOTAL PARCEL COVERAGE %	40%	TBD
TOTAL PARCEL COVERAGE %	40%	TBD	TOTAL PARKING COVERAGE %	10%	TBD
TOTAL PARKING COVERAGE %	10%	TBD			



## SUBDIVISION & REZONE

No.	Date	Revision
01	2021-06-07	ISSUED FOR SUBDIVISION & REZONING



Project Title  
**4628 McCURE RD**

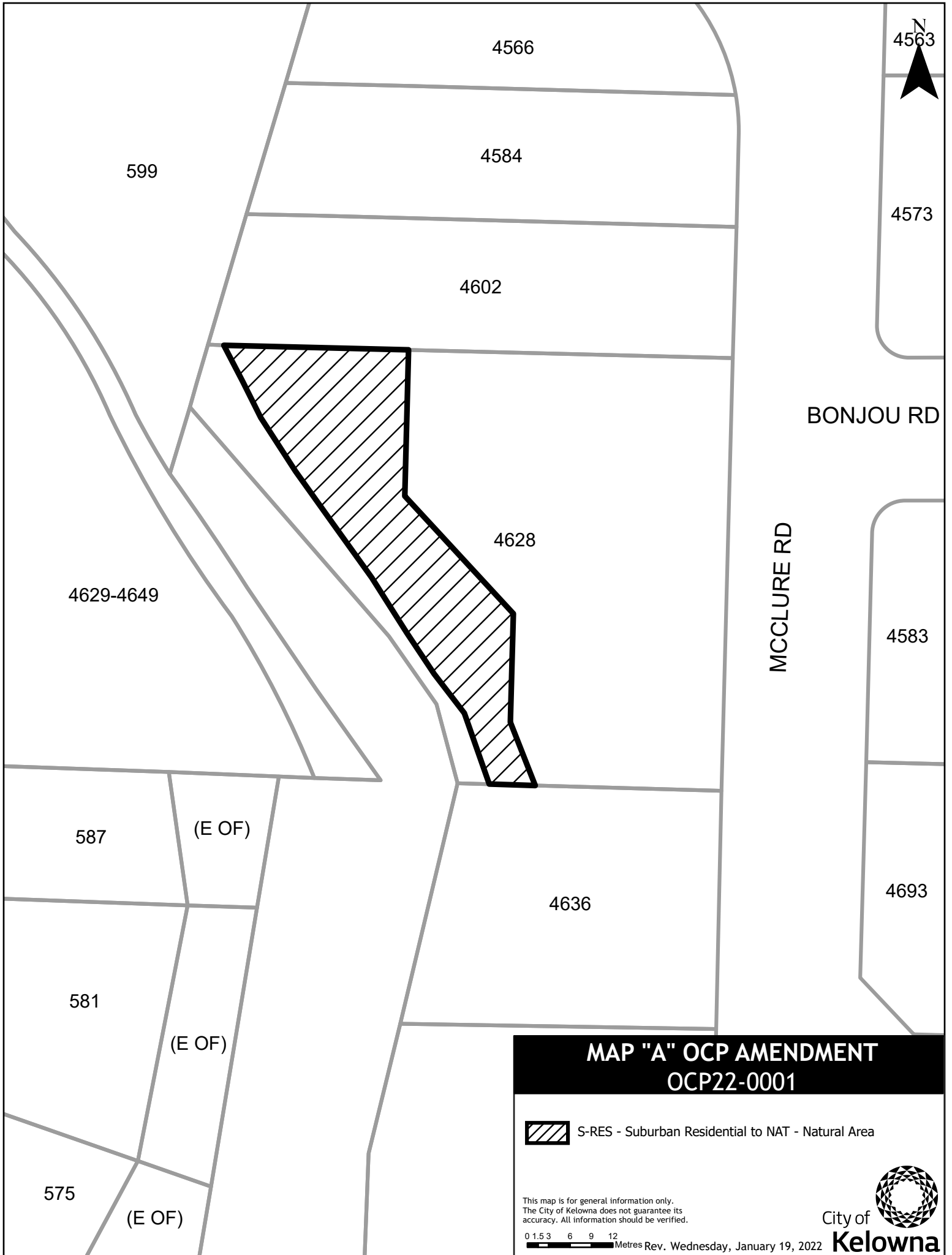
Drawing Title  
**SITE PLAN, LOCATION PLAN, & ZONING**

4628 McCURE RD, KELOWNA, BC, V1W 1L6  
LOT D, DISTRICT LOT 167, ODYD, PLAN KAP53791

Drawing Number

### A2.01

Job No. 18-1816  
Scale As indicated



4563

4573

BONJOU RD

MCCLURE RD

4583

4693

4566

4584

4602

4628

4636

599

4629-4649

587

(E OF)

581

(E OF)

575

(E OF)

**MAP "A" OCP AMENDMENT  
OCP22-0001**

 S-RES - Suburban Residential to NAT - Natural Area

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

0 1.5 3 6 9 12 Metres Rev. Wednesday, January 19, 2022





4563

4566

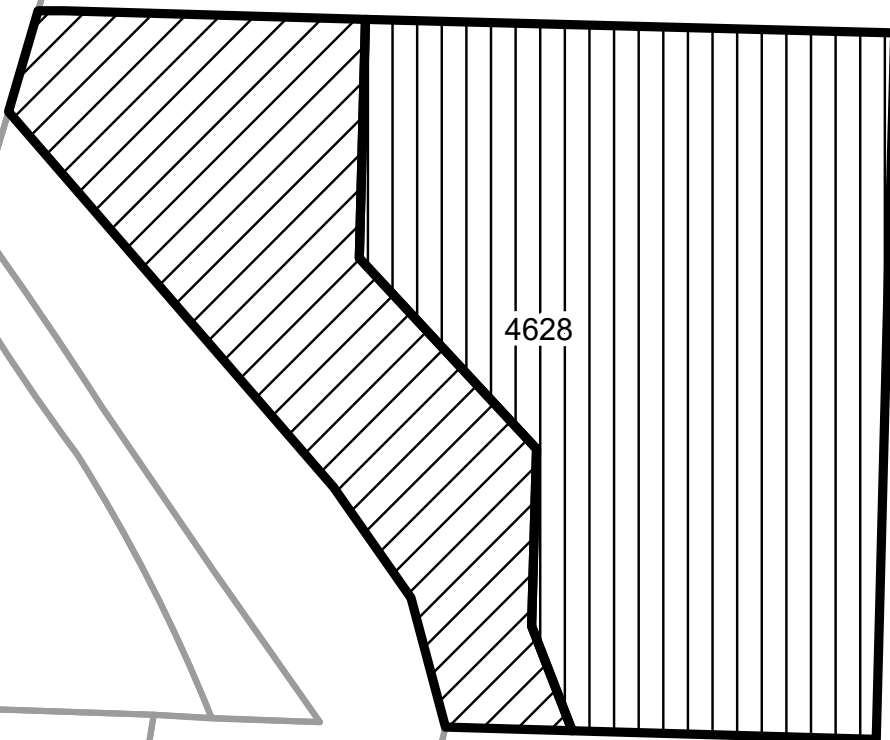
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BONJOU RD



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MCCLURE RD

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(E OF)



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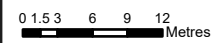
575

(E OF)

# MAP "B" ZONING AMENDMENT Z21-0064

-  RU1 - Large Lot Housing to P3 - Parks and Open Space
-  RU1 - Large Lot Housing to RU2 - Medium Lot Housing

This map is for general information only.  
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Rev. Thursday, January 6, 2022

