

# SCHEDULE

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This forms part of application

# Z22-0030

Planner  
Initials

CD



CITY OF KELOWNA

## MEMORANDUM

**Date:** May 24, 2022  
**File No.:** Z22-0030

**To:** Community Planning Services (CD)

**From:** Development Engineering Manager (NC)

**Subject:** 394 VIEWCREST CT Lot 17 Plan KAP53665 Carriage House RU1 to RU1c

The Development Engineering Branch has the following comments and requirements associated with this application to rezone application to rezone the subject property from RU1 to RU1c for the construction of a carriage house.

### 1. General

The following requirements are valid for one (1) year from the reference date of this memo, or until the 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

The subject property is currently serviced with a 19mm copper water service. Only one metered water service is permitted to supply both the main residence and the carriage house. The applicant shall determine the required servicing needs and, if necessary, decommission the existing service and install a larger service at their own cost.

### 3. Sanitary Sewer

- a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC).
- b. A brooks box shall be installed over the inspection chamber if one does not exist.

### 4. Storm Sewer

- a. This property is located within an area identified by the City of Kelowna as having poor infiltration conditions. Service connection to the City Storm system is required for all roof leaders and foundation perimeter drains.
- b. Our records indicate that this property is currently serviced with a 100mm-diameter storm sewer service complete with inspection chamber (IC).
- c. A brooks box per CoK SS-S9 shall be installed over the existing inspection chamber if one does not exist.

### 5. Road Improvements, Dedication, and Site Access

- a. One driveway with a maximum driveway width of 6.0m per fronting road as per Bylaw 7900. No parking is permitted within City boulevard.
- b. Driveway grades within the City boulevard shall not exceed 5.0%



- c. Uplands Ct must be upgraded along the full frontage of the subject property to include a landscaped and irrigated boulevard, as well as pavement removal or replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

## **6. Electric Power and Telecommunication Services**

- a. It is the applicant's responsibility to make a servicing application with the respective electric power, telephone, and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

## **7. Geotechnical Study**

- a. At the time of Building Permit application, the applicant is required to provide a comprehensive geotechnical report (3 copies), 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.

- b. The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department 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 and perimeter drains.
  - vii. Recommendations for erosion and sedimentation controls for water and wind.
  - viii. Any items required in other sections of this document.
- c. If any blasting is proposed as part of this subdivision, a Soil Removal and Deposit Application must be made to the City for such works. The proposed blasting work is to comply with Amendment No. 1 to the Soil Removal and Deposit Regulation Bylaw No. 9612, specifically Section 6 PERMIT REQUIREMENTS – (k) and (g).
- d. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

"Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height

of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.”

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC's Documented Independent Review of Structural Designs).

- e. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.
- f. Any exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer. For adequate Rockfall Protection adjacent to walls and rock cuts, please consider BC MoTI Supplement to TAC Geometric Design Guide 440, page 440-8, which outlines a ditch bottom width depending on wall height. Sidewalks and utilities should be kept out of this protection area. Additional ROW may be required.

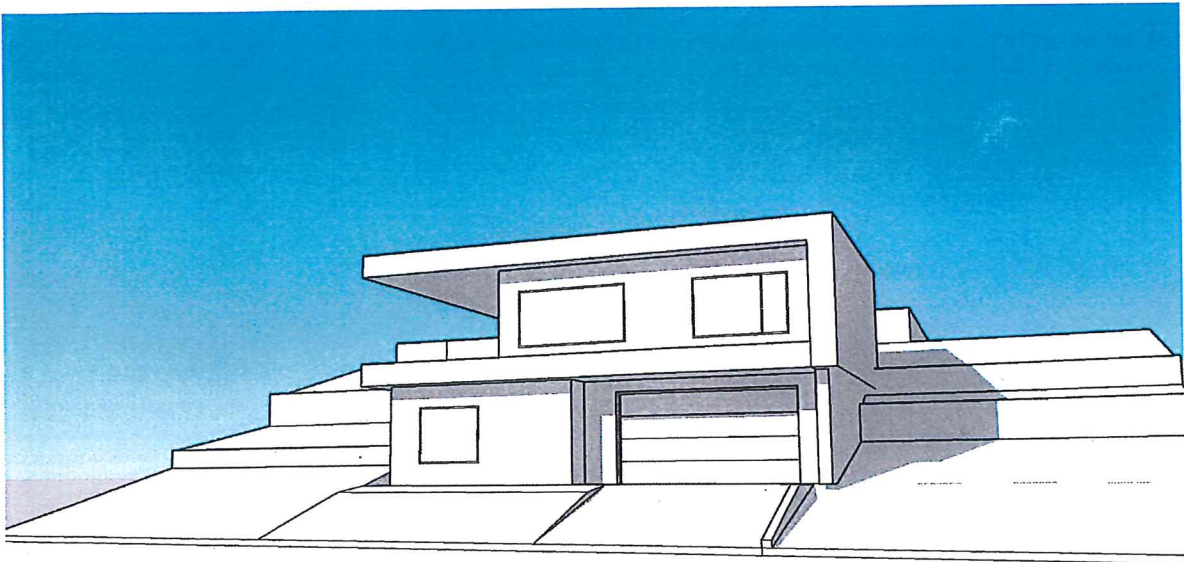
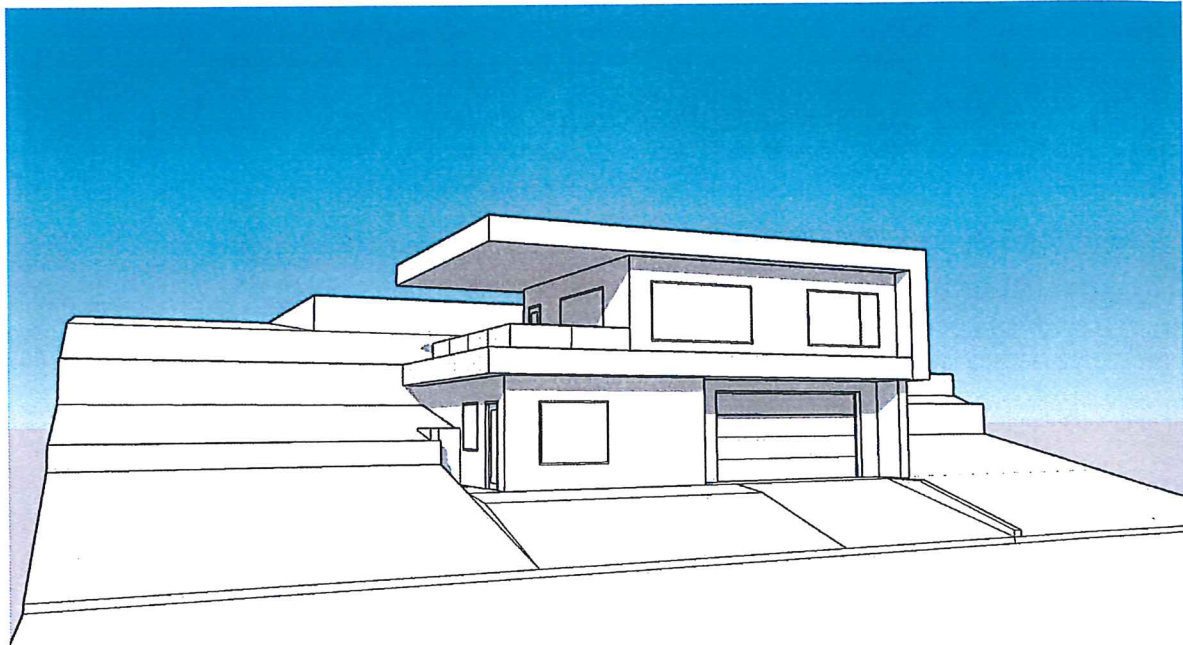
Where walls are on the high side, the City's preference is that the walls remain setback and on private property. Where the walls hold up a public road, the City's preference is that additional dedication be provided, and the walls be owned by the City. Please design any geogrids or tiebacks so that they do not encroach into the required road ROW.

  
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Nelson Chapman, P.Eng.  
Development Engineering Manager

JF

394 VIEWCREST CT

394 VIEWCREST COURT, KELOWNA, BC V1W 4J9  
LOT 17, SECTION 23, TOWNSHIP 28, PLAN KAP53665



ISSUED FOR REZONING - UPDATED

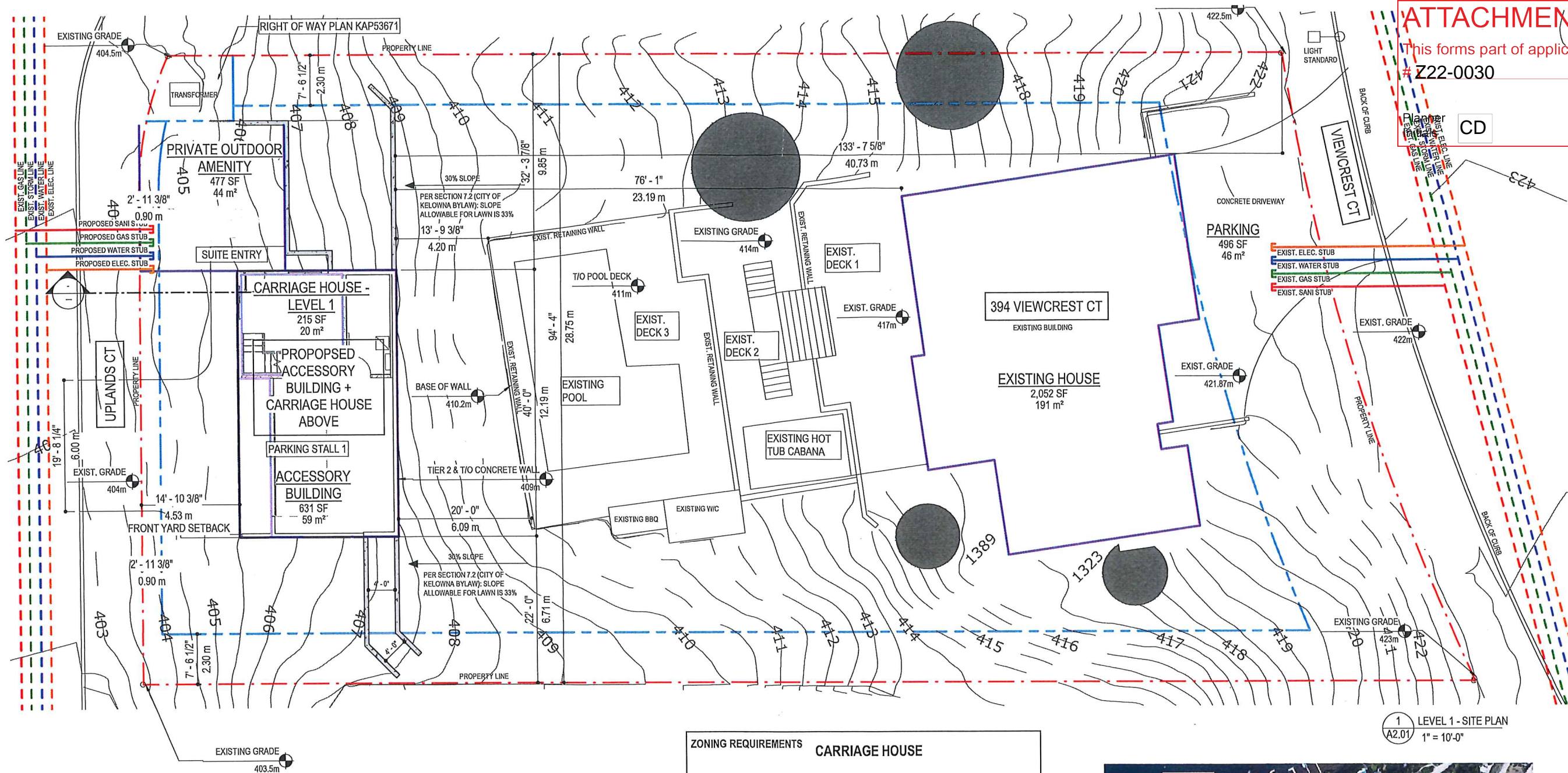
2022-04-13

ARCHITECTURAL

A0.00	COVER SHEET & DRAWING LIST
A1.12	EXIST. PHOTOS & DESIGN RATIONALE
A2.01	SITE PLAN & ZONING
A3.02	LEVEL 1
A3.03	LEVEL 2

No.	Date	Revision
01	2022-04-04	ISSUED FOR REZONING





1 LEVEL 1 - SITE PLAN  
A2.01 1" = 10'-0"

PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	17,336 SF	1,610.6 m <sup>2</sup>
	17,336 SF	1,610.6 m <sup>2</sup>

PARKING AREA		
Name	Area	Area (SM)
PARKING	496 SF	46.1 m <sup>2</sup>
	496 SF	46.1 m <sup>2</sup>

TOTAL BUILDING AREA		
Name	Area	Area (SM)
ACCESSORY BUILDING	631 SF	58.7 m <sup>2</sup>
CARRIAGE HOUSE - LEVEL 1	215 SF	20.0 m <sup>2</sup>
CARRIAGE HOUSE - LEVEL 2	672 SF	62.4 m <sup>2</sup>
DECK	288 SF	26.8 m <sup>2</sup>
EXISTING HOUSE	2,052 SF	190.6 m <sup>2</sup>
PRIVATE OUTDOOR AMENITY	477 SF	44.3 m <sup>2</sup>
	4,336 SF	402.8 m <sup>2</sup>

ZONING SUMMARY

394 VIEWCREST COURT

ADDRESS	394 VIEWCREST COURT, KELOWNA, BC V1W 4J9	
LEGAL DESCRIPTION	LOT 17, SECTION 23, TOWNSHIP 28, PLAN KAP53665	
DEVELOPMENT PERMIT AREA	N/A	
EXISTING ZONING	RU1	
PROPOSED ZONING	RU1C (CARRIAGE HOME)	
EXISTING LEGAL USE	SINGLE FAMILY HOME	
PROPOSED LEGAL USE	SINGLE FAMILY HOME + CARRIAGE HOME	

ZONING REQUIREMENTS

MAIN BUILDING

	ZONING STANDARD	PROPOSED
FRONT SETBACK	4.5m HOUSE / 6.0m GARAGE	NOT CHANGED
SIDE SETBACK	2.0m	NOT CHANGED
REAR SETBACK	7.5m	NOT CHANGED
PARCEL SIZE	500 SM	1,610.6 SM (17,336 SF)
BUILDING HEIGHT	9.5m or 2.5 storeys	7.905m (25' - 9 3/8") - NOT CHANGED
LEVEL 1 PARCEL COVERAGE AREA	644.24 SM (40%)	190.6 SM - NOT CHANGED
TOTAL PARCEL COVERAGE %	40%	11.8%
TOTAL PARKING COVERAGE %	10%	2.8%

ZONING REQUIREMENTS CARRIAGE HOUSE		
	ZONING STANDARD	PROPOSED
FRONT SETBACK	12m	42.23m
SIDE SETBACK	1.5m	6.71m
REAR SETBACK	4.5m	4.5m
DISTANCE FROM PRINCIPAL BUILDING	3.0m	24.69m
BUILDING HEIGHT	4.8m	4.8m
NET FLOOR AREA (2 STOREY)	90sm	89sm
PARCEL COVERAGE	14%	5.6%
TOTAL PRINCIPAL DWELLING	-	381.2sm
PERCENTAGE OF PRINCIPAL DWELLING	75%	25.3%
ACCESSORY BUILDING AREA	14%	58.7sm
TOTAL CARRIAGE HOUSE AREA	90sm	89sm
2ND LEVEL CARRIAGE HOUSE RATIO	75%	70%
SITEPLAN NOTES:		
1. ALL EXISTING GRADES AND SURVEY INFORMATION BASED ON SURVEY FILE BY SUMMIT LAND SURVEYING DATED MARCH 3, 2022.		
2. ALL SERVICES ARE APPROX. CIVIL TO CONFIRM UPON BUILDING PERMIT APPROVAL.		
3. SERVICES WERE ALREADY STUBBED DOWN AT UPLANDS COURT IN ANTICIPATION THAT A BUILDING OR STRUCTURE BE DEVELOPED DOWN THERE.		
4. ALL EXISTING STRUCTURES (HOUSE, HOT TUB CABANA, POOL) TO REMAIN. ALL POOL DECKS TO REMAIN AS IS. NO REVISION TO FRONT OF HOUSE OR PARKING / DRIVEWAY.		
5. REFER TO A3 SERIES FOR DETAILED RETAINING WALL ELEVATIONS.		



LOCATION MAP - N.T.S



REZONING APPLICATION

APPLICANT - SUNDEEP JASSI - [sundeepjassi@yahoo.com](mailto:sundeepjassi@yahoo.com)

No.	Date	Revision
01	2022-04-04	ISSUED FOR REZONING

TRUE NORTH  
PROJECT NORTH  
Project Title  
394 VIEWCREST

Drawing Title  
SITE PLAN & ZONING

Drawing Number  
A2.01  
Job No. 18 - 1816  
Scale As indicated