

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

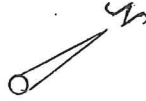
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SITE PLAN

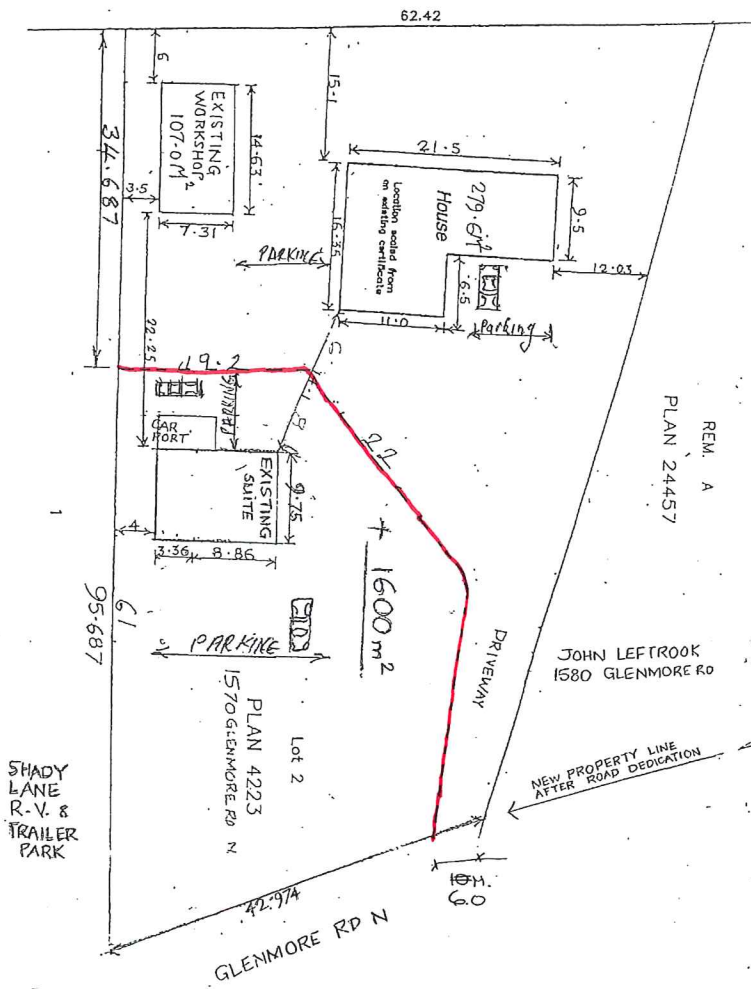
1570 GLENMORE RD N (Municipal)

LOT 2, PLAN 4223, SEC 16, TP 23 (Legal)

Scale: 1:500



PROPOSED
PROPERTY LINES



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FLOOR PLAN

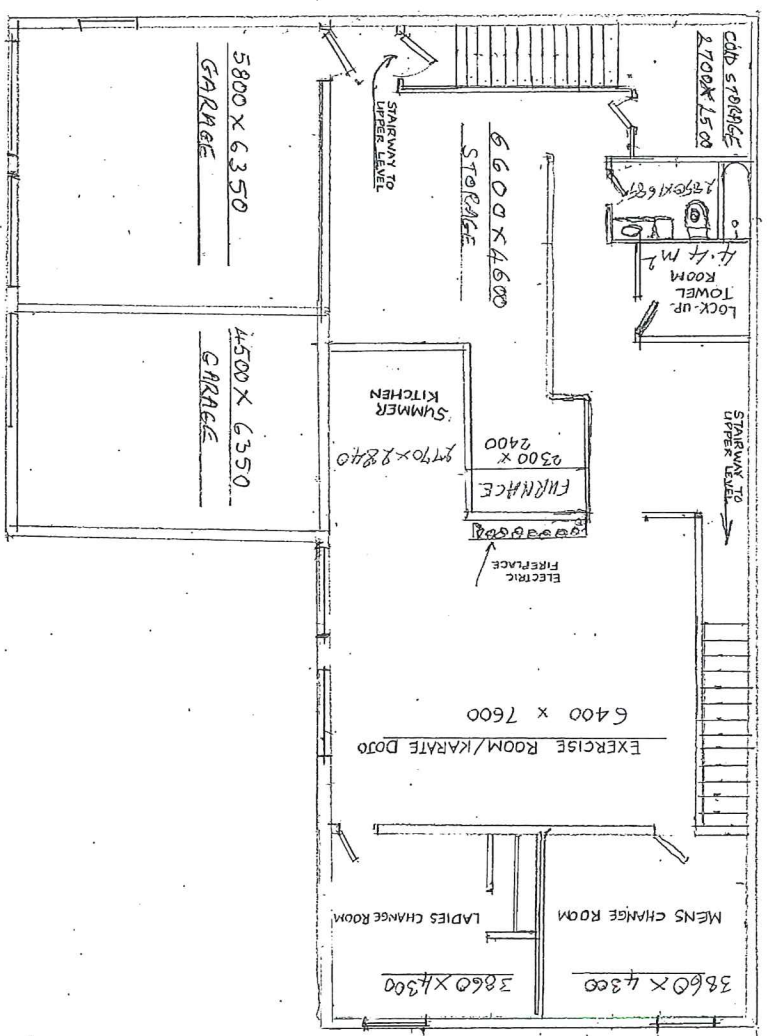
1570 GLENMORE RD N

SCALE: 1:100

Basement Principal Dwelling
Partially Finished
LOT 1(A)



181 m² Gross Floor Area
141.27 m² Net Floor Area

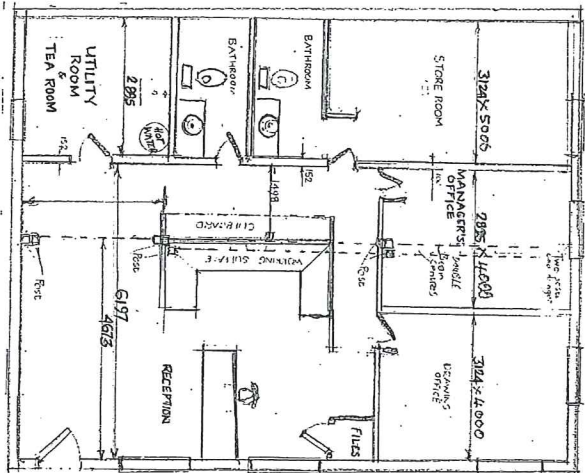


FLOOR PLAN

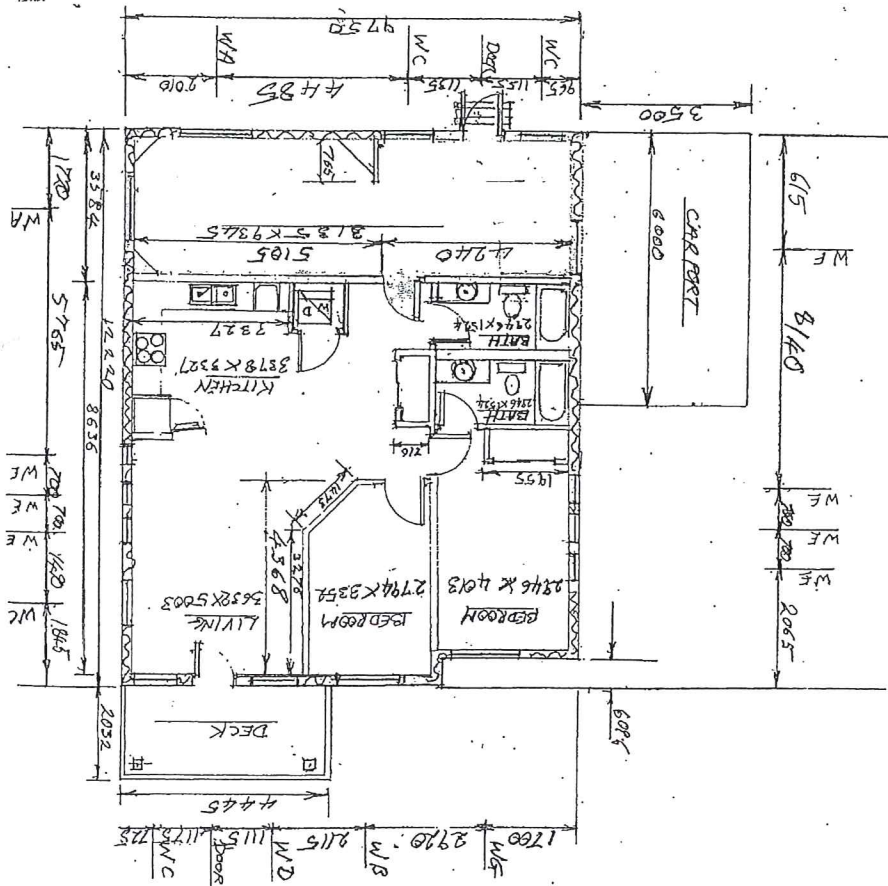
1570 GLENMORE RD N

SCALE: 1:100

Basement Secondary Dwelling - Lot 2 (B)



FLOOR PLAN
1570 GLENMORE RD N
SCALE: 1"=100'
SECONDARY DWELING (LOT 2) B
MAIN FLOOR



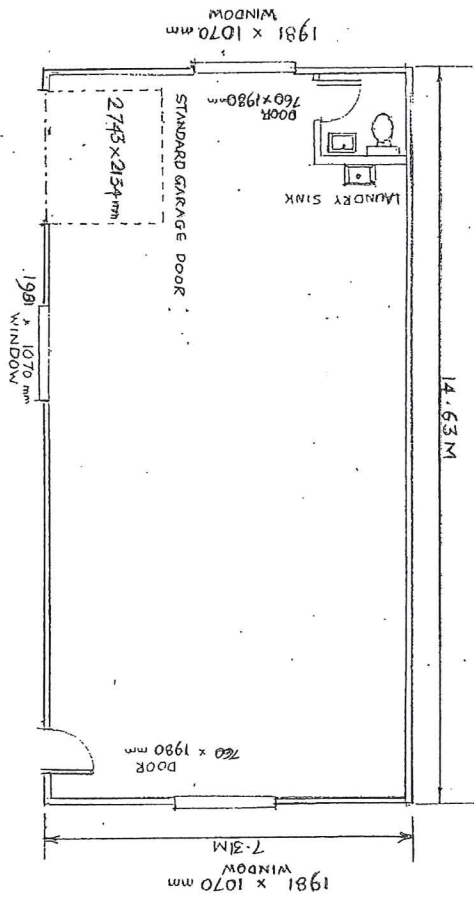
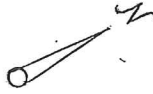
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FLOOR PLAN

1570 GLENMORE RD N

SCALE: 1:100

ACCESSORY BUILDING LOT 1 (A)



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ELEVATION DRAWINGS

1570 GLENMORE RD N

SCALE: 1: 200

PRINCIPAL DWELLING LOT 1 (A)

MATERIALS:

ROOF: ASPHALT SHINGLES

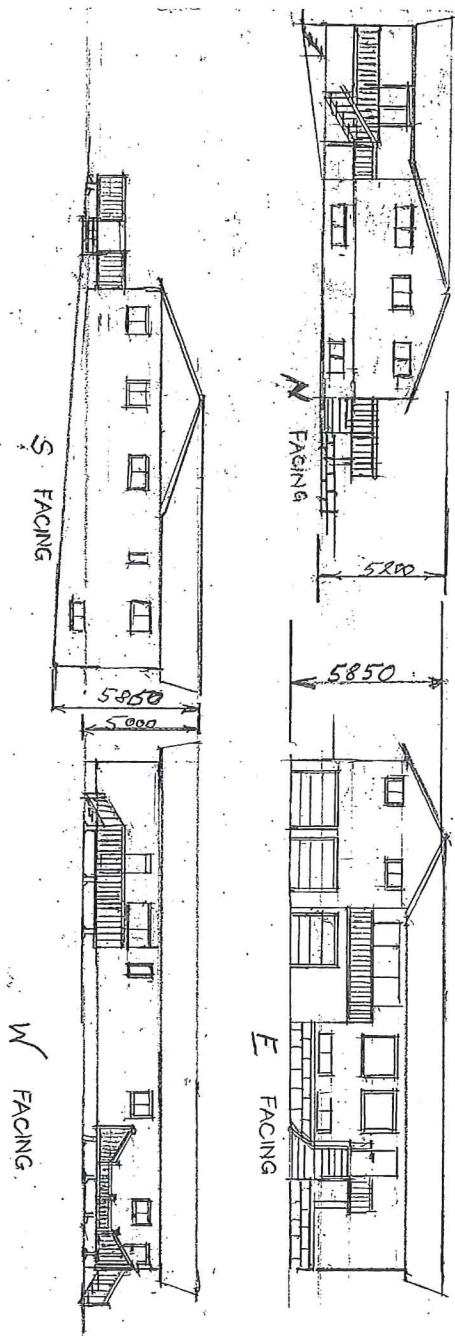
COLOUR: GREY

FAÇADE: STUCCO

COLOUR: CREAM

TRIM: WOOD & VINYL

COLOUR: RED & WHITE



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ELEVATION DRAWINGS

1570 GLENMORE RD N

SCALE: 1;

SECONDARY DWELLING LOT 2 (B)

MATERIALS:

ROOF: ASPHALT SHINGLES

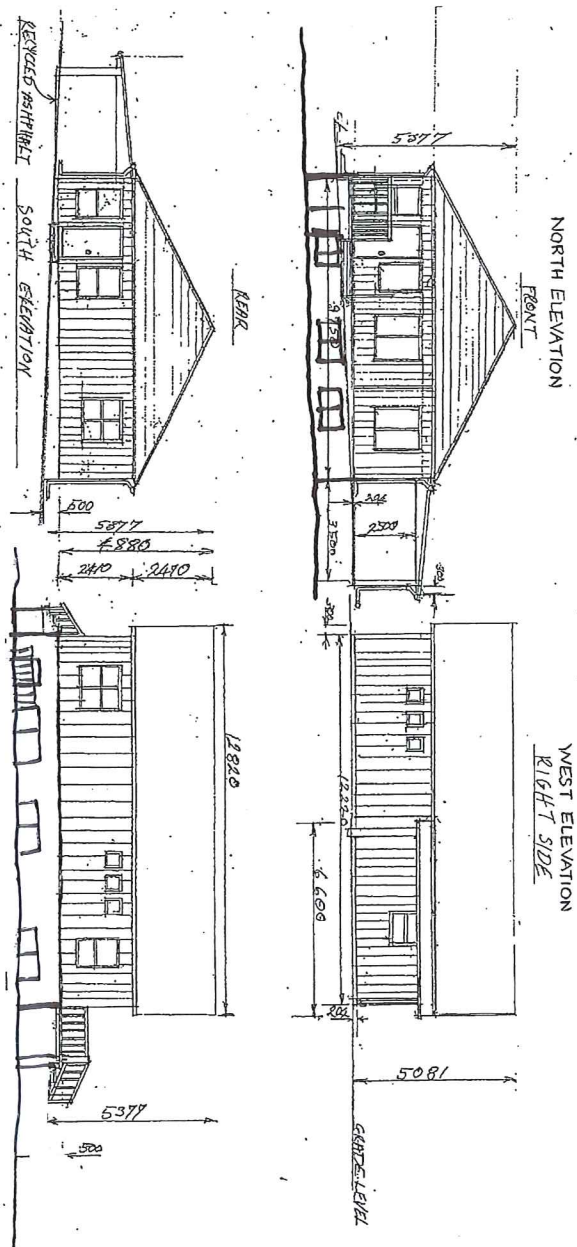
COLOUR: CHARCOAL

FAÇADE: SMART BOARD/HARDY PLANK
COLUMN: BEIGE

COLOUR: BEIGE

TRIM: WOOD

COLOUR: WHITE



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ELEVATION DRAWINGS

1570 GLENMORE RD N

SCALE: 1:100

ACCESSORY BUILDING LOT 1(A)

MATERIALS:

ROOF: ASPHALT SHINGLES

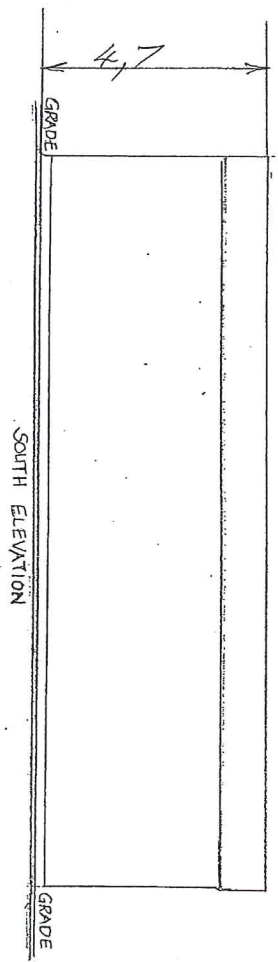
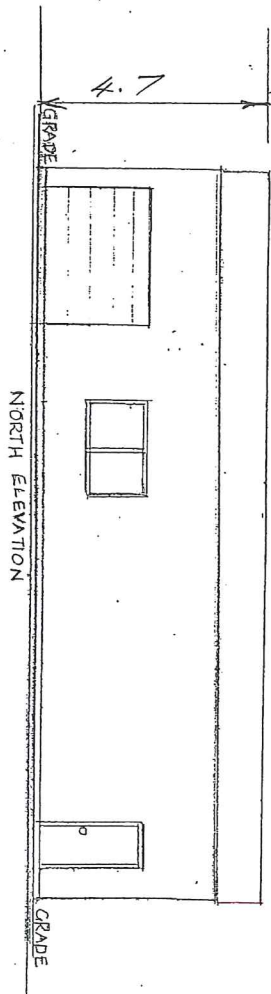
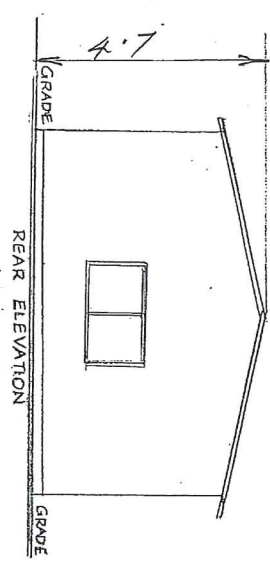
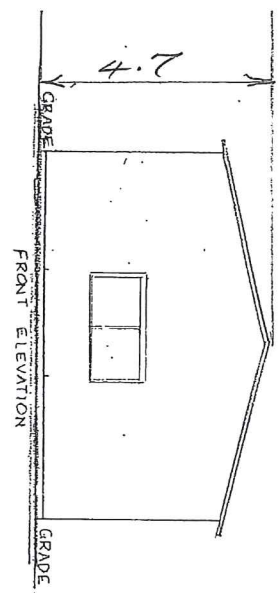
COLOUR: BROWN

FAÇADE: VINYL SIDING

COLOUR: BEIGE

TRIM: VINYL

COLOUR: WHITE

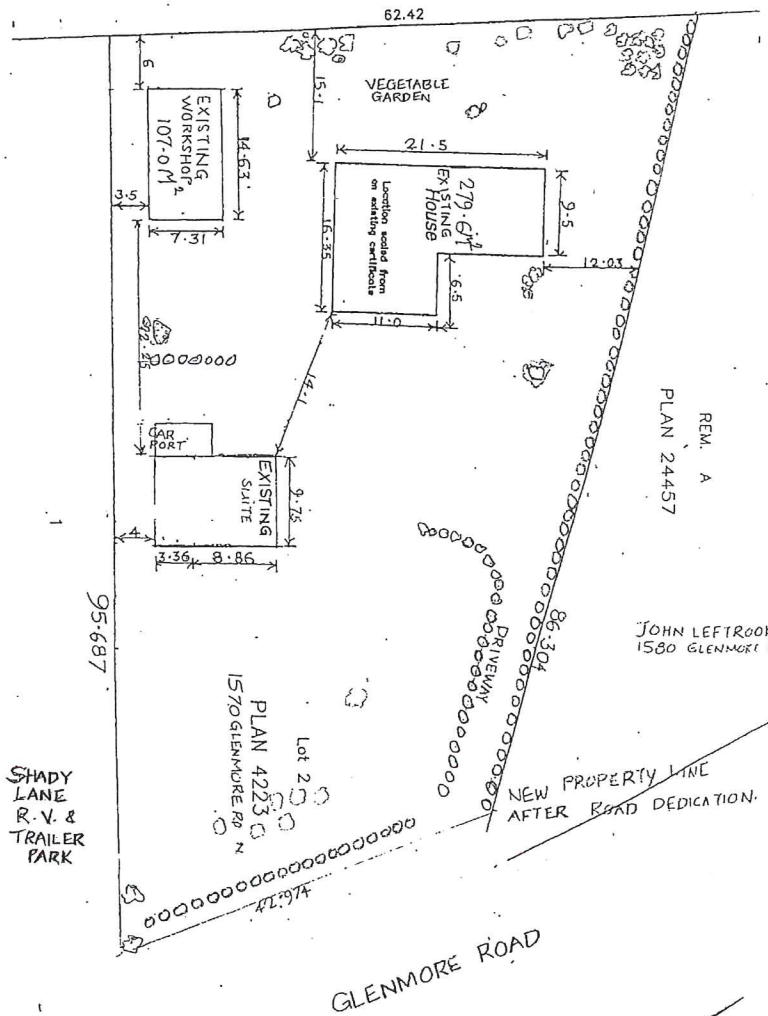


EXISTING PRINCIPAL DWELLING



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EXISTING LANDSCAPE PLAN
1570 GLENMORE RD N
SCALE: 1:500

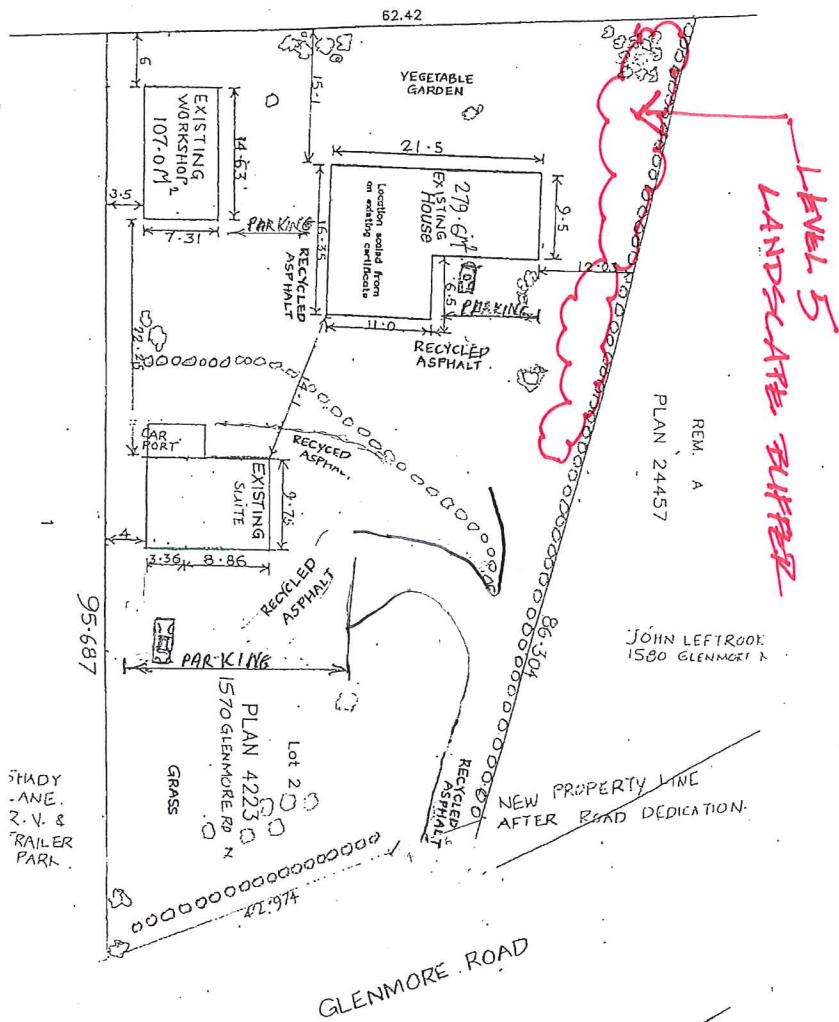


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PROPOSED LANDSCAPE PLAN

1570 GLENMORE RD N

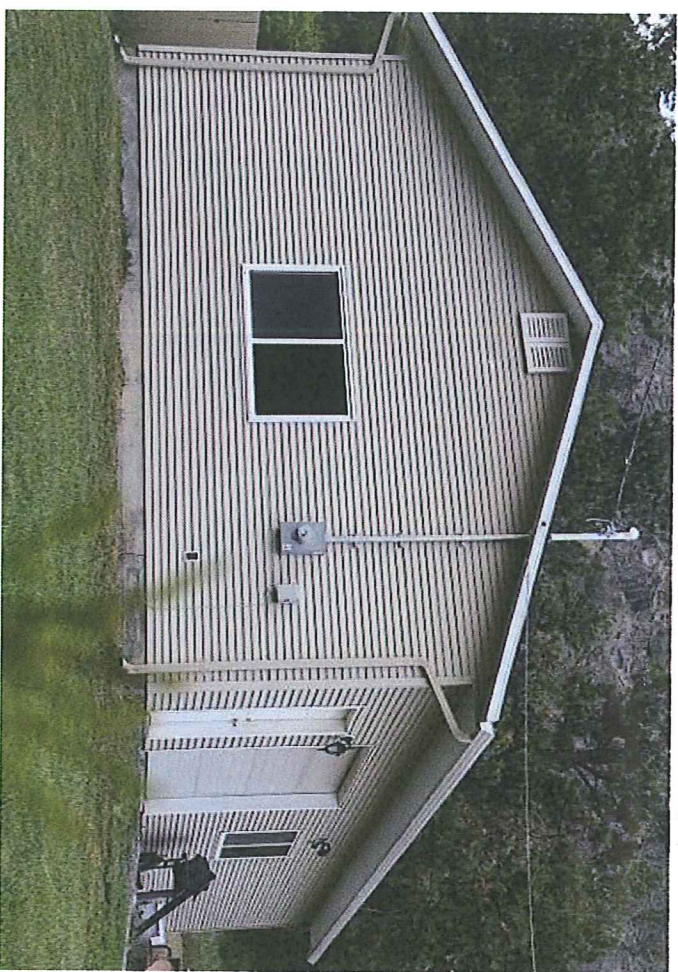
SCALE: 1:500



EXISTING CARRIAGE HOUSE



EXISTING DETACHED GARAGE



CITY OF KELOWNA

MEMORANDUM

Date: August 11 2015
File No.: Z15-0037
To: Land Use Management Department (PMcV)
From: Development Engineering Manager
Subject: 1570 Glenmore Rd N Lot 2 Plan 4223

Development Engineering has the following comments and requirements associated with this application to rezone the A1C to RR3 Zone. The road and utility upgrading requirements outlined in this report will be a requirement of this application.

The Development Engineering Technologist for this project is John Filipenko. AScT

1. Water

- a) The property is located within the Glenmore Ellison Improvement District service area.
- b) Ensure an adequately sized domestic water and fire protection system is in place. The applicant is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID.

2. Sanitary Sewer

- a) The applicant has made arrangements for adequate servicing to the subject property at the time of sewer main construction on Glenmore Road North. Servicing will be further reviewed with the pending subdivision application.

3. Drainage

- a) A requirement of this rezoning application will be to prepare a storm water management plan complete with a detailed Site Grading Plan including erosion and sedimentation controls required onsite and on the frontage road.
- b) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

4. Road improvements.

- a) Glenmore Road North widening as well as the frontage improvements are the responsibility of McKinley Beach Developments.

5. Access Requirements

- a) A cross access agreement is required which will facilitate a future common Glenmore Rd access. Vehicles from the subject property will access through the adjacent land (Lot 2 Plan 4223) to the John Hindle Drive intersection. At present, access to the subject property is very close to the intersection resulting in intersection safety concerns. This issue will only be amplified as future development occurs. This agreement need only cover the obligation of the current application, but the driveway must be configured to permit the future common driveways to operate.
- b) Ultimately the west leg of the John Hindle Dr and Glenmore intersection will need to be realigned with the east leg and the split phasing removed.

6. Electric Power and Telecommunication Services

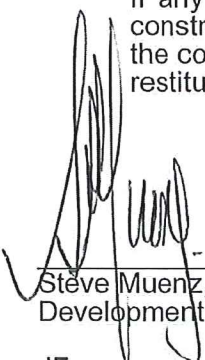
The electrical and telecommunication services to this development site must be installed in an underground duct system. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

8. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.



Steve Muenz, P. Eng.
Development Engineering Manager

JF