
CITY OF KELOWNA

MEMORANDUM

Date: August 23, 2022
File No.: Z22-0049
To: Planning and Development Officer (BS)
From: Development Engineering Manager (NC)
Subject: 1233 Lund Rd

ATTACHMENT A	
This forms part of application # Z22-0049	
Planner Initials	BS
City of Kelowna DEVELOPMENT PLANNING	
RU1 to RU4	

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the property from RU1 to RU4. The Development Technician for this file is Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

- a. The following requirements are valid for two (2) years 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.
- b. 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.
- c. This proposed development is located within the 800m Ministry of Transportation and Infrastructure (MoTI) Highway Buffer and is subject to review by the MoTI.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lot is within the Black Mountain Irrigation District (BMID) water supply area. The Developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.
- b. The Developer's consulting mechanical engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by BMID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.

3. SANITARY SEWER SYSTEM

- a. Our records indicate that the subject lot is currently serviced with a 100-mm diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs.

- b. Only one service will be permitted for each legal lot. The existing service must be completed with installation of an inspection chamber and brooks box (as per SS-S7 & SS-S9), at the applicants cost.

4. STORM DRAINAGE

- a. This property is located within the City of Kelowna drainage service area. The hillside areas of Kelowna are not suitable for groundwater recharge or disposal of on/offsite drainage via infiltration. Roof and site drainage for this property must discharge directly to the City of Kelowna's storm system.
- b. The Developer's consulting civil engineer must provide a stormwater management plan for the site, which meets all requirements of the Subdivision, Development, and Servicing Bylaw No. 7900. SWMP must include lot grading plan, minimum basement elevations (MBE), and onsite drainage systems.
- c. 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. Lund Rd must be upgraded to an urban standard (SS-H7) along the full frontage of the subject property including curb and gutter, sidewalk, driveway letdown, fillet paving, LED street lighting, landscaped and irrigated boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- c. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

6. POWER AND TELECOMMUNICATION SERVICES

- a. All proposed distribution and 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. If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

ATTACHMENT		A
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7. **GEOTECHNICAL STUDY**

- a. At the time of Building Permit application the applicant is required to provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address items below:
 - 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.
- b. 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.

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.

8. **DESIGN AND CONSTRUCTION**

- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

ATTACHMENT		A
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- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.


9. SERVICING AGREEMENT FOR WORKS AND SERVICES

- a. A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

10. CHARGES AND FEES

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - ii. Engineering and Inspection Fee: 3.5% of construction value (plus GST).

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Nelson Chapman, P.Eng.
Development Engineering Manager
SK



ATTACHMENT		C
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August 9, 2022

City of Kelowna
Urban Planning Department
1435 Water Street, V1Y 1J4
Kelowna, BC

Rezoning Application from RU1 – Large Lot Housing to RU4 – Duplex Housing at 1233 Lund Rd.

Introduction

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU4 – Duplex Housing (Zoning Bylaw 12375). The intent of the project is to construct a second dwelling on the west side of the property, at a distance of 24.46m from the existing dwelling. The existing dwelling will remain in place and will be upgraded as needed. Context photos are provided to show the current configuration of the property.

Please be advised that a Geotechnical Report and updated site plan to show the height of the proposed dwelling will be provided upon completion. It is anticipated these documents will be provided shortly after submission.

Proposed Site Layout

The subject property is very large in size, with a lot area of 2.52 acres (10,198.08m²). However, the majority of the property is dominated by steep slopes and therefore remains undevelopable. The existing driveway access will service both dwellings. All regulations under Zoning Bylaw 12375 are met as part of this application, including setbacks, site coverage, and height of the proposed dwelling. The subject property is separated from the neighbours to the west by Lund Park, which is a steep slope. Due to the elevation change, the proposed dwelling is not anticipated to have an impact any neighbouring properties.

Steep Slopes & Geotechnical Report

To enforce the protection of steep slopes, a Covenant is registered on the State of Title to restrict any improvements on the property in areas with a slope of 30% or greater (KL61659). The proposed single-family dwelling is slightly built into slope areas which have been previously disturbed. At the time of Building Permit, a retaining wall will be structurally engineered to support the slope with respect to the location of the house. All undisturbed areas of the slope will remain untouched as part of this application.

A Geotechnical Report from Interior Testing Services Ltd. was completed on July 27, 2022. The report does not express any concerns of ground stability or slope stability in desired areas of

construction. In turn, the property is deemed suitable for development from a geotechnical perspective.

Official Community Plan Conformance

This proposal conforms to the 2040 OCP – Future Land Use direction of *Suburban Residential*, as two-dwelling residential is a supported use. In addition, the following pillars are met:

1. Stop planning new suburban neighbourhoods.

Creating sensitive infill within existing neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, those who wish to rent or purchase a new dwelling can do so without constructing a new single-family home in a new neighbourhood. In addition, new construction within existing neighbourhoods eliminates the need to create new service mains which are expensive to build and maintain.

2. Promote more housing diversity.

The *Suburban Residential* Future Land Use designation allows for a range of housing forms within existing suburban neighbourhoods. Two-dwelling housing is a great way to utilize the existing property and services to create a diverse housing option in a neighbourhood which is located nearby amenities such as schools and parks.

3. Protect our environment.


Constructing two-dwelling housing an existing building envelope reduces the need for environmental impacts such as blasting, site grading, and tree removal on undeveloped lots. An Environmental Impact Assessment will be provided at a later date as part of the Development Permit stage of the project.

Project Benefits

In the immediate neighbourhood within a 350m radius, there are 4 properties which are zoned RU4, and 2 properties zoned RM3 to increase the density of the neighbourhood. 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 sensitive redevelopment with the adoption of the 2040 OCP. The landowner is constructing the dwellings to increase the housing stock in a desirable area of Kelowna with large lots. Secondly, the property is situated near amenities such as Lund Park and the Black Mountain Recreation Corridor. Lastly, the subject property is located nearby Black Mountain Elementary School, making the subject property an excellent location for growing families.

We believe this project creates sensitive infill on a large lot in the City of Kelowna. For any questions regarding the application, please contact Urban Options Planning Corp. at the undersigned.

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Regards,

Urban Options Planning Corp.
By its authorized signatory, Birte Decloux, RPP MCIP

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