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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** September 16, 2022  
**File No.:** Z22-0050  
**To:** Community Planning & Development Manager (DS)  
**From:** Development Engineering Manager (NC)  
**Subject:** 699 Welke Road

<b>ATTACHMENT</b>	A
This forms part of application # Z22-0050	
Planner Initials	BS
 City of <b>Kelowna</b> DEVELOPMENT PLANNING	

RU1 to RU4

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The Development Engineering Branch has the following comments for this rezoning application for the RU1 to RU4 project at 699 Welke Road. The Development Engineering Technician for this project is Chris Pedersen ([cpedersen@kelowna.ca](mailto:cpedersen@kelowna.ca)). The following Works and Services will be a requirement of this development.

**1. GENERAL**

- a. This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, [arif.bhatia@canadapost.ca](mailto:arif.bhatia@canadapost.ca) to obtain further information and to determine suitable location(s) within the development.
- b. 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.
- c. The following requirements assume that this rezoning application will proceed concurrently with Subdivision application S22-0044. If the rezoning proceeds independently of subdivision, servicing requirements will need to be reassessed.

**2. DOMESTIC WATER AND FIRE PROTECTION**

- a. The subject lot is located within the City of Kelowna water supply area.
- b. Our records indicate that this property is serviced with a 19-mm diameter water service off Welke Road. Only one service will be permitted per legal lot and each lot must be serviced prior to Subdivision.
- c. The Applicant's Consulting Mechanical Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for duplex residential is 60 L/s. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

- d. The Applicant, at their cost, can choose to either engage an engineer and a contractor to design and construct the water services or can choose to have the services installed by City forces at the Applicant's expense. If the Applicant chooses to have the services installed by City forces, they will be required to sign a Third-Party Work Order and pre-pay for the cost of the water services.

### 3. **SANITARY SEWER SYSTEM**

- a. The subject property is located within the City of Kelowna sewer service area.
- b. Our records indicate that this property is currently serviced with a 100-mm diameter sanitary sewer service off Gordon Drive. Only one service will be permitted for each legal lot and each lot must be serviced prior to Subdivision.
- c. Service connection is to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7 and may not be extended at an angle that exceeds 45° from perpendicular to the main. Connection from mains within rear yard right-of-ways will not be permitted.
- d. The Applicant, at their cost, can choose to either engage an engineer and a contractor to design and construct the sanitary services or can choose to have the services installed by City forces at the Applicant's expense. If the Applicant chooses to have the services installed by City forces, they will be required to sign a Third-Party Work Order and pre-pay for the cost of the sanitary services.

### 4. **STORM DRAINAGE**

- a. The subject property is located within the City of Kelowna drainage service area. The City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b. 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), grading directly to a natural drainage path must include adequate erosion control and water quality improvement measures;
  - 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.
- c. As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- d. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. **ROAD IMPROVEMENTS**

- a. Welke Road must be upgraded by the Developer to an urban standard along the full frontage of the subject property. Cross section will be provided at time of design. Required upgrades must include curb and gutter, sidewalk, storm drainage system, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. Gordon Drive must be upgraded to an urban standard along the full frontage of the subject property. Required upgrades must include a landscaped and irrigated boulevard and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. The existing utility pole on Gordon Drive adjacent to the parcel that is located within the sidewalk is to be relocated outside of the sidewalk.

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. The utility companies are required to obtain the City's approval before commencing construction.

7. **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.**
- b. The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) 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 erosion and sedimentation controls for water and wind.
  - vii. Any items required in other sections of this document.
  - viii. Recommendations for roof drains and perimeter drains on the site.

**8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS**

- a. 3.64m road dedication along the entire frontage of Gordon Drive is required to maintain the west ROW boundary alignment of the properties to the north.
- b. A 6.0m radius corner rounding road dedication at the intersection of the post-dedication Gordon Drive and Welke Road ROW is required.

**9. DEVELOPMENT PERMIT AND SITE-RELATED ISSUES**

- a. Only one driveway will be permitted with a maximum width of 6.0m to Welke Road. A shared access easement will be required. No driveways will be permitted to Gordon Drive.

**10. OTHER ENGINEERING COMMENTS**

- a. Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City lands.
- b. If any road dedication affects lands encumbered by a Utility right-of-way, 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.

**11. 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.
- e. Before any construction related to the requirements of this application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Services department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that right-of-ways are required for current or future needs.

**12. SERVICING AGREEMENTS FOR WORKS AND SERVICES**

- a. A Servicing Agreement is required for all 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.

**13. CHARGES, FEES, AND SECURITIES**

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
  - i. Street/Traffic Sign Fees: **at cost** (to be determined after design).
  - ii. Survey Monument Fee: **\$50.00 per newly created lot** (GST exempt).
  - iii. Survey Monument, Replacement Fee: **\$1,200.00** (GST exempt) – only if disturbed.
  - iv. Fire Hydrant Levy: **\$250.00** per newly created lot (GST exempt).
  - v. Engineering and Inspection Fee: **3.5%** of construction value (plus GST).

  
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Nelson Chapman, P.Eng.  
Development Engineering Manager

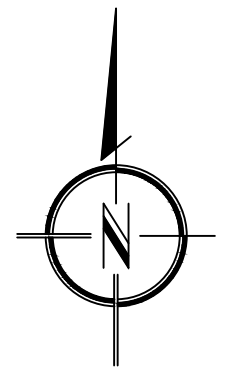
CP

<b>ATTACHMENT</b>	<b>A</b>
This forms part of application # Z22-0050	
Planner Initials	<b>BS</b>
 City of <b>Kelowna</b> DEVELOPMENT PLANNING	

# PROPOSED SUBDIVISION PLAN OF LOT 7 DISTRICT LOT 358 OSOYOOS DIVISION YALE DISTRICT PLAN 21967

CITY OF KELOWNA  
CIVIC ADDRESS: 699 WELKE ROAD  
PID: 007-140-860

**ATTACHMENT B**  
This forms part of application  
# Z22-0050  
Planner Initials **BS**  
City of Kelowna  
DEVELOPMENT PLANNING



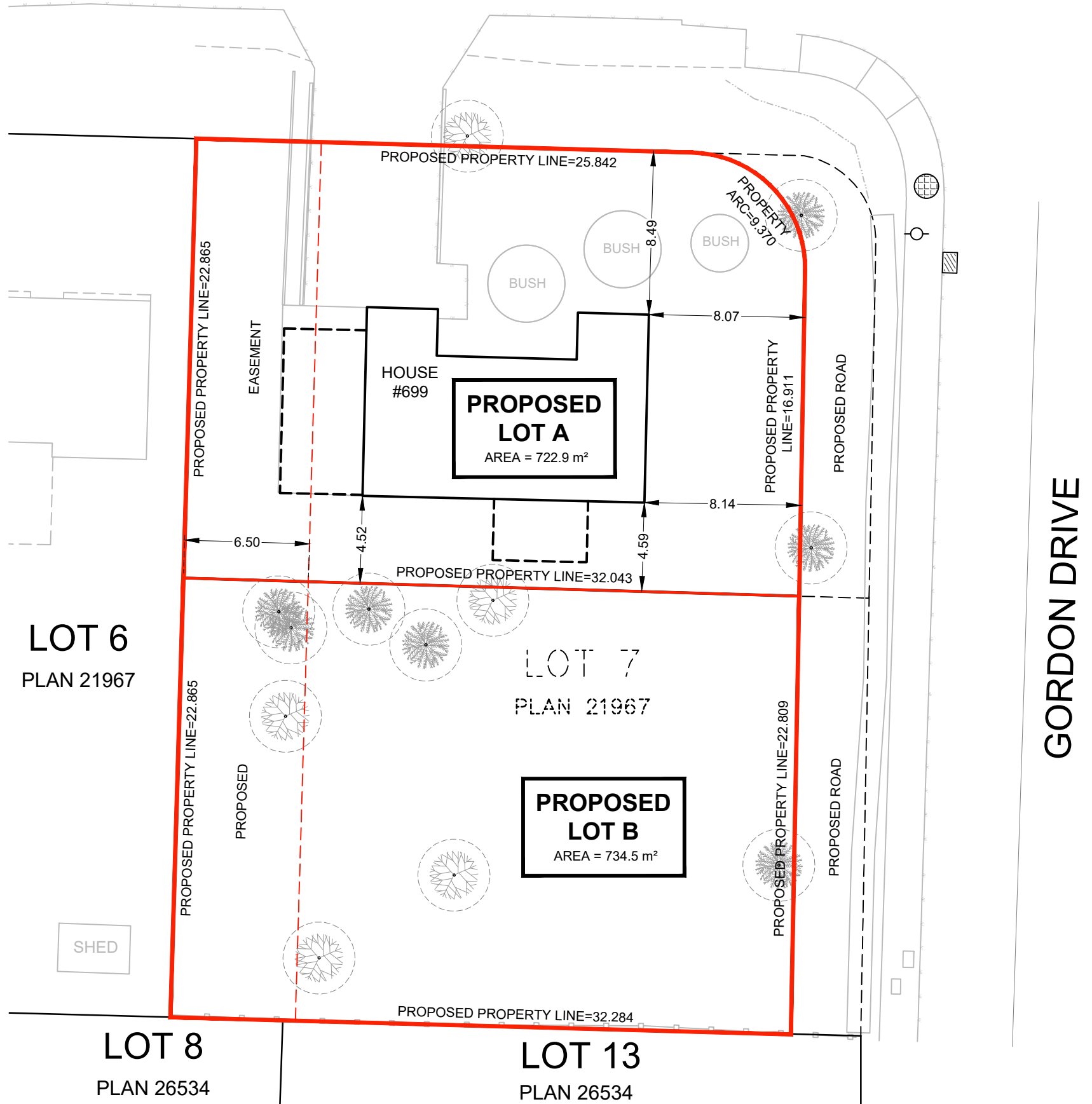
SCALE 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

WELKE ROAD



ZONING: RU1

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

THIS PLAN HAS BEEN PREPARED FOR CONSTRUCTION PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.

BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

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FB714 P89-98 (PB)

FIELD SURVEY COMPLETED ON JUNE 21, 2022.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.





August 4, 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 to Support a 2-Lot Subdivision at 699 Welke 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. Application for a 2-Lot Subdivision has been submitted concurrently. The intent of the project is to construct 2 dwellings in a semi-detached form on each resulting property. The existing dwelling will be removed. Context photos are provided to show the current configuration of the neighbourhood.

## Proposed Site Layout

With road dedication taken into consideration, the lot area of each resulting property meets the requirement of the RU4 zone at 722.9m<sup>2</sup> (Proposed Lot A) and 734.5m<sup>2</sup> (Proposed Lot B) and can easily support two-dwelling housing. The lot width for each property is 22.865m. The site plan has been strategically designed with a reciprocal access easement on the west side of the property, which provides access to Proposed Lot A & B. The easement is 6.5m wide to allow for 2-way access and 90-degree parking into a garage. The benefit to the access easement is to promote safety by allowing a single access to the site from Welke Road, which is classified as a “local” road. This will avoid the property being accessed from Gordon Drive, which is classified as a “major arterial – multilane.”

## 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 lines 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.

### Project Benefits

In the immediate neighbourhood within a 250m radius, there are 4 properties which are zoned RU4, and 7 properties which have been subdivided under the RU2 zone. In addition, there are 2 properties which have been rezoned to RU1c 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 the Hobson Road Beach Access, H2O Fitness Centre, and the Capital News Centre. Gordon Drive, located adjacent to the subject property, provides an opportunity for cycling and public transit. Lastly, the subject property is located nearby multiple elementary and secondary schools, making the subject property an excellent location for growing families.

We believe this project creates sensitive infill in an area of Kelowna with great potential. For any questions regarding the application, please contact Urban Options Planning Corp. at the undersigned.

Regards,



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

