
CITY OF KELOWNA

MEMORANDUM

Date: February 15, 2023
File No.: Z23-0003
To: Planning and Development Officer (AF)
From: Development Engineering Manager (NC)
Subject: 5127 Lakeshore Road



RR2 to RU1

The Development Engineering Branch has the following comments associated with this application to rezone the subject property from RR2 – Small Lot Rural Residential to RU1 – Large Lot Housing to facilitate a two-lot subdivision in conjunction with a subdivision under application file S23-0006.

Works and Services requirements have been identified in the memo provided with the subdivision application S23-0006. The City's Development Engineering Branch will coordinate the Works and Services requirements between time of Preliminary Layout Review (PLR) and application for Subdivision Approval.

The Development Engineering Technologist for this project will be John Filipenko ASCT (jfilipenko@kelowna.ca).

- a) The applicant's Civil Consultant should provide the Development Engineering Branch with a concept design drawing complete with costs for a gravity sewer system extension within Lakeshore Rd that will provide services to the proposed lots to demonstrate feasibility prior to rezoning adoption. Detailed design and construction may be deferred to Subdivision Approval.
- b) Road Dedication of 1.0 m along the entire frontage of Lakeshore Rd is required to achieve a ROW width of 22.0 m in accordance with OCP Functional Road Classification objectives and Typical Section SS-R16 standards. Dedication to be included as a condition of Rezoning or Subdivision Approval.

All other works and servicing requirements may be deferred to Subdivision Approval, as outlined in our memo under file S23-0006.



Nelson Chapman, P.Eng
Development Engineering Manager




JF

5127 LAKESHORE ROAD

SITE TOPOGRAPHY

KELOWNA, BC

LEGEND

-  Property Line
-  Elevation Contour (1m Interval)
-  Elevation Contour (0.5m Interval)

Drawn: TM	Date: October 15, 2022
Checked: RD	Scale: 1:400
Drawing Number: S219-RDBC2 - 02 of 3	



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