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**CITY OF KELOWNA**  
**MEMORANDUM**



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**Date:** April 26, 2024  
**File No.:** Z24-0008  
**To:** Suburban & Rural Planning (BC)  
**From:** Development Engineering Manager (NC)  
**Subject:** 1007 Lanfranco Rd. RU1 to MF2

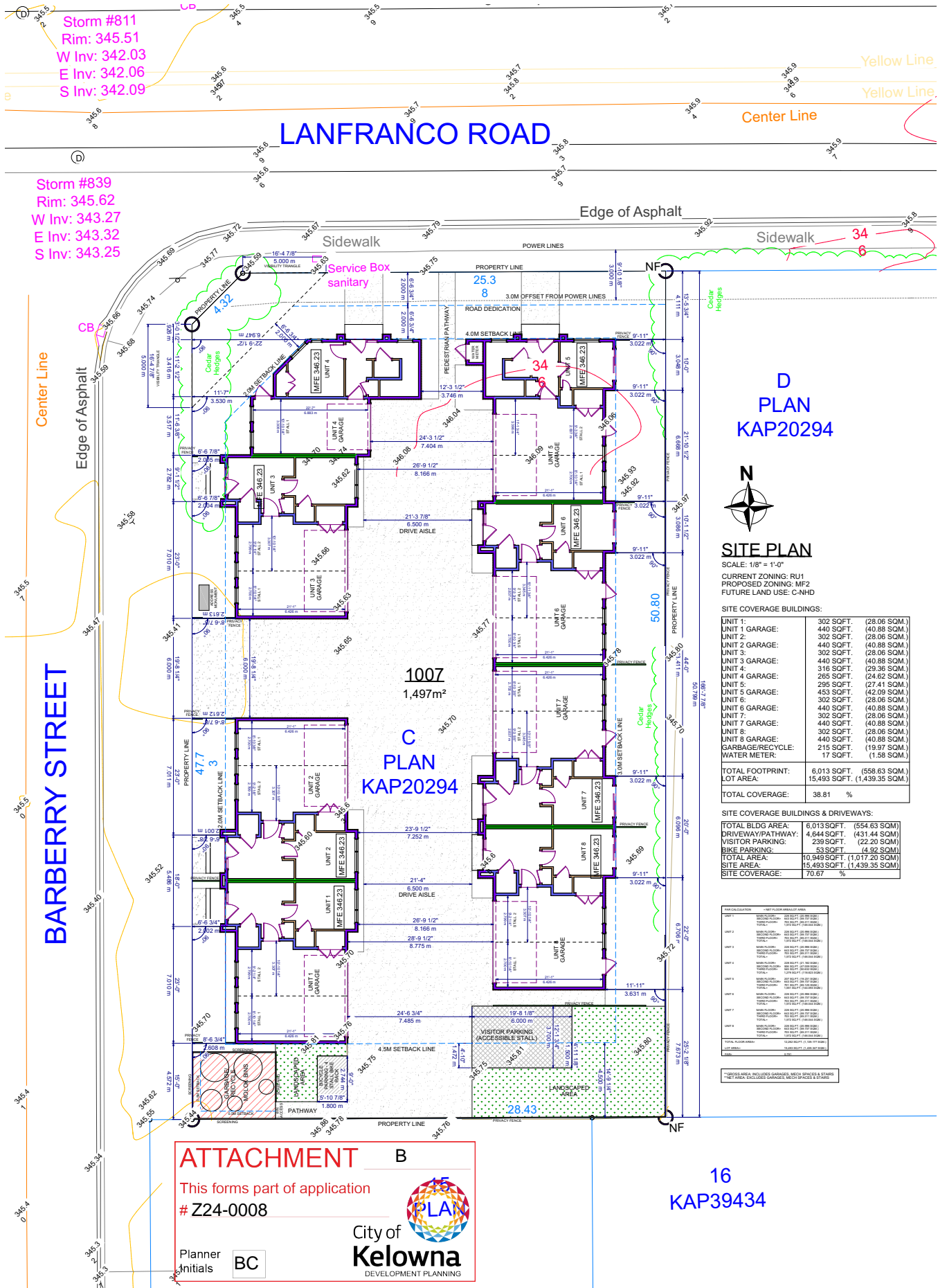
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The Development Engineering Department has the following requirements associated with this zone amendment bylaw to rezone the subject property to the MF2 zone for a townhouse development.

The Development Engineering Technologist for this file is Aaron Sangster (asangster@kelowna.ca).

- a. Approximately 2.0 m road dedication along the entire frontage of Lanfranco Rd is required to achieve a ROW width of 24.0 m in accordance with OCP Functional Road Classification objectives.
- b. A corner cut of 5 m X 5 m at the corner of Barberry St and Lanfranco Rd is required.

  
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Nelson Chapman, P.Eng.  
Development Engineering Manager  
AS



Storm #811  
 Rim: 345.51  
 W Inv: 342.03  
 E Inv: 342.06  
 S Inv: 342.09

Storm #839  
 Rim: 345.62  
 W Inv: 343.27  
 E Inv: 343.32  
 S Inv: 343.25

# LANFRANCO ROAD

Yellow Line  
 Center Line  
 Yellow Line

**D**  
**PLAN**  
**KAP20294**



## SITE PLAN

SCALE: 1/8" = 1'-0"  
 CURRENT ZONING: RU1  
 PROPOSED ZONING: MF2  
 FUTURE LAND USE: C-NHD

### SITE COVERAGE BUILDINGS:

UNIT 1:	302 SQFT. (28.06 SQM.)
UNIT 1 GARAGE:	440 SQFT. (40.88 SQM.)
UNIT 2:	302 SQFT. (28.06 SQM.)
UNIT 2 GARAGE:	440 SQFT. (40.88 SQM.)
UNIT 3:	302 SQFT. (28.06 SQM.)
UNIT 3 GARAGE:	440 SQFT. (40.88 SQM.)
UNIT 4:	316 SQFT. (29.36 SQM.)
UNIT 4 GARAGE:	265 SQFT. (24.62 SQM.)
UNIT 5:	295 SQFT. (27.41 SQM.)
UNIT 5 GARAGE:	453 SQFT. (42.09 SQM.)
UNIT 6:	302 SQFT. (28.06 SQM.)
UNIT 6 GARAGE:	440 SQFT. (40.88 SQM.)
UNIT 7:	302 SQFT. (28.06 SQM.)
UNIT 7 GARAGE:	440 SQFT. (40.88 SQM.)
UNIT 8:	302 SQFT. (28.06 SQM.)
UNIT 8 GARAGE:	440 SQFT. (40.88 SQM.)
GARBAGE/RECYCLE:	215 SQFT. (19.97 SQM.)
WATER METER:	17 SQFT. (1.58 SQM.)
<b>TOTAL FOOTPRINT:</b>	<b>6,013 SQFT. (558.63 SQM.)</b>
<b>LOT AREA:</b>	<b>15,493 SQFT. (1,439.35 SQM.)</b>
<b>TOTAL COVERAGE:</b>	<b>38.81 %</b>

### SITE COVERAGE BUILDINGS & DRIVEWAYS:

<b>TOTAL BLDG AREA:</b>	<b>6,013 SQFT. (554.63 SQM.)</b>
<b>DRIVEWAY/PATHWAY:</b>	<b>4,644 SQFT. (431.44 SQM.)</b>
<b>VISITOR PARKING:</b>	<b>238 SQFT. (22.20 SQM.)</b>
<b>BIKE PARKING:</b>	<b>53 SQFT. (4.92 SQM.)</b>
<b>TOTAL AREA:</b>	<b>10,949 SQFT. (1,017.20 SQM.)</b>
<b>SITE AREA:</b>	<b>15,493 SQFT. (1,439.35 SQM.)</b>
<b>SITE COVERAGE:</b>	<b>70.67 %</b>

UNIT NO.	AREA	PERMITS	REMARKS
UNIT 1	302 SQFT. (28.06 SQM.)	2024-01-26	SEE PLAN FOR UNIT LAYOUT
UNIT 2	302 SQFT. (28.06 SQM.)	2024-01-26	SEE PLAN FOR UNIT LAYOUT
UNIT 3	302 SQFT. (28.06 SQM.)	2024-01-26	SEE PLAN FOR UNIT LAYOUT
UNIT 4	316 SQFT. (29.36 SQM.)	2024-01-26	SEE PLAN FOR UNIT LAYOUT
UNIT 5	295 SQFT. (27.41 SQM.)	2024-01-26	SEE PLAN FOR UNIT LAYOUT
UNIT 6	302 SQFT. (28.06 SQM.)	2024-01-26	SEE PLAN FOR UNIT LAYOUT
UNIT 7	302 SQFT. (28.06 SQM.)	2024-01-26	SEE PLAN FOR UNIT LAYOUT
UNIT 8	302 SQFT. (28.06 SQM.)	2024-01-26	SEE PLAN FOR UNIT LAYOUT
TOTAL	6,013 SQFT. (558.63 SQM.)		

\*SHEDS AREA INCLUDES GARAGES, MECH SPACES & STAIRS  
 \*\*NET AREA EXCLUDES GARAGES, MECH SPACES & STAIRS

**ATTACHMENT B**  
 This forms part of application  
 # Z24-0008

City of Kelowna  
 DEVELOPMENT PLANNING

Planner Initials: **BC**

**16**  
**KAP39434**

**Summary: Neighbour Notification - 1007 Lanfranco Rd**

ATTACHMENT C  
 This forms part of application  
 # Z24-0008  
 Planner Initials BC  
 City of Kelowna  
 DEVELOPMENT PLANNING



Address Notified	Date of Notification	Method of Notification	Information Provided	Neighbour Feedback	Comments
Unit 19 - 950 Lanfranco Rd	May 13, 2024	Door Drop-Off	Approved Notification Letter Package	No conversation with owner	
Unit 40-1020 Lanfranco Rd	May 13, 2024	Door Drop-Off	Approved Notification Letter Package	No conversation with owner	
Unit 41-1020 Lanfranco Rd	May 13, 2024	Door Drop-Off	Approved Notification Letter Package	No conversation with owner	
Unit 44-1020 Lanfranco Rd	May 13, 2024	Hand-delivered-Owner	Approved Notification Letter Package	No verbal opposition of proposed development. Wish infrastructure problems in city dealt with before densification	
Unit 46-1020 Lanfranco Rd	May 13, 2024	Mailbox Drop-off	Approved Notification Letter Package	No conversation with owner	
Unit 48-1020 Lanfranco Rd	May 13, 2024	Door Drop-Off	Approved Notification Letter Package	No conversation with owner	
Unit 50-1020 Lanfranco Rd	May 13, 2024	Mailbox Drop-off	Approved Notification Letter Package	No conversation with owner	
Unit 52-1020 Lanfranco Rd	May 13, 2024	Mailbox Drop-off	Approved Notification Letter Package	No conversation with owner	
Unit 54-1020 Lanfranco Rd	May 13, 2024	Door Drop-Off	Approved Notification Letter Package	No conversation with owner	
Unit 56-1020 Lanfranco Rd	May 13, 2024	Mailbox Drop-off	Approved Notification Letter Package	No conversation with owner	
1011 Lanfranco Rd	May 13, 2024	Door Drop-Off	Approved Notification Letter Package	No conversation with owner	

995 Lanfranco Rd	May 13, 2024	Mailbox Drop-off	Approved Notification Letter Package	No conversation with owner	
999 Lanfranco Rd	May 13, 2024	Mailbox Drop-off	Approved Notification Letter Package	No conversation with owner	
3430 Barberry St	May 13, 2024	Door Drop-Off	Approved Notification Letter Package	No answer. No conversation with owner	
3445 Barberry St	May 13, 2024	Hand-delivered-Owner	Approved Notification Letter Package	Owner had minimal concerns. Wanted more information on privacy and garbage/recycle collection noise.	
3450 Barberry St	May 13, 2024	Mailbox Drop-off	Approved Notification Letter Package	No answer. No conversation with owner	
3455 Barberry St	May 13, 2024	Hand-delivered-Owner	Approved Notification Letter Package	Provided letter to owner. He was leaving, didn't want to chat.	
980 Wintergreen Cr	May 13, 2024	Door Drop-Off	Approved Notification Letter Package	No conversation with owner	
990 Wintergreen Cr	May 13, 2024	Mailbox Drop-off	Approved Notification Letter Package	No conversation with owner	
1000 Wintergreen Cr	May 13, 2024	Hand-delivered-Owner	Approved Notification Letter Package	Not against proposed development. Recently sent B. Crawford an email	
1011 Wintergreen Cr	May 13, 2024	Hand-delivered-Owner	Approved Notification Letter Package	No issues expressed with proposed development application	
1020 Wintergreen Cr	May 13, 2024	Door Drop-Off	Approved Notification Letter Package	No conversation with owner	
1030 Wintergreen Cr	May 13, 2024	Door Drop-Off	Approved Notification Letter Package	No conversation with owner	
940 Wintergreen Dr	May 13, 2024	Door Drop-Off	Approved Notification Letter Package	No conversation with owner	

950 Wintergreen Dr	May 13, 2024	Door Drop-Off	Approved Notification Letter Package	No answer. No conversation with owner	
970 Wintergreen Dr	May 13, 2024	Hand-delivered-Owner	Approved Notification Letter Package	Not against proposed development. Only concern was parking on Barberrry St	Have been out of country recently
1012 Wintergreen Dr	May 13, 2024	Door Drop-Off	Approved Notification Letter Package	No conversation with owner	