
CITY OF KELOWNA
MEMORANDUM

Date: October 28, 2024
File No.: Z24-0016
To: Suburban & Rural Planning (TC)
From: Development Engineering Manager (NC)
Subject: 1870 Treetop Rd RR1 to RU2

The Development Engineering Department has the following comments associated with this Rezoning Application to rezone the subject property from the RR1 – Large Lot Rural Residential to RU2 – Medium Lot Housing to facilitate a 16-lot subdivision. Works and Services attributable at time of subdivision are contained in the Development Engineering memo under file S22-0015.

The Development Engineering Technologist for this file is John Filipenko (jfilipenko@kelowna.ca).

1. GENERAL

- a. The following comments and requirements are valid for a period of one (1) year from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the right to modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.

2. ZONING COMMENTS AND SITE-SPECIFIC REQUIREMENTS

- a. Dedication of at least 18.2 m wide road ROW is required to achieve construction of proposed Road A to a Hillside Collector standard.
- b. Dedication of at least 14.1 m wide road ROW is required to achieve construction of Road B to a Hillside Local standard complete with a 15.65 m Radius cul-de-sac.
- c. Road dedication requirements are exclusive of any width necessary to support the roadway as noted above based on detailed site grading. Dedication may be deferred to time of subdivision approval.
- d. The viability of Road A being able to be constructed must be demonstrated with a Plan Profile road design complete with cross sections.


Nelson Chapman, P.Eng.
Development Engineering Manager
JF

ATTACHMENT	A
This forms part of application # Z24-0016	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

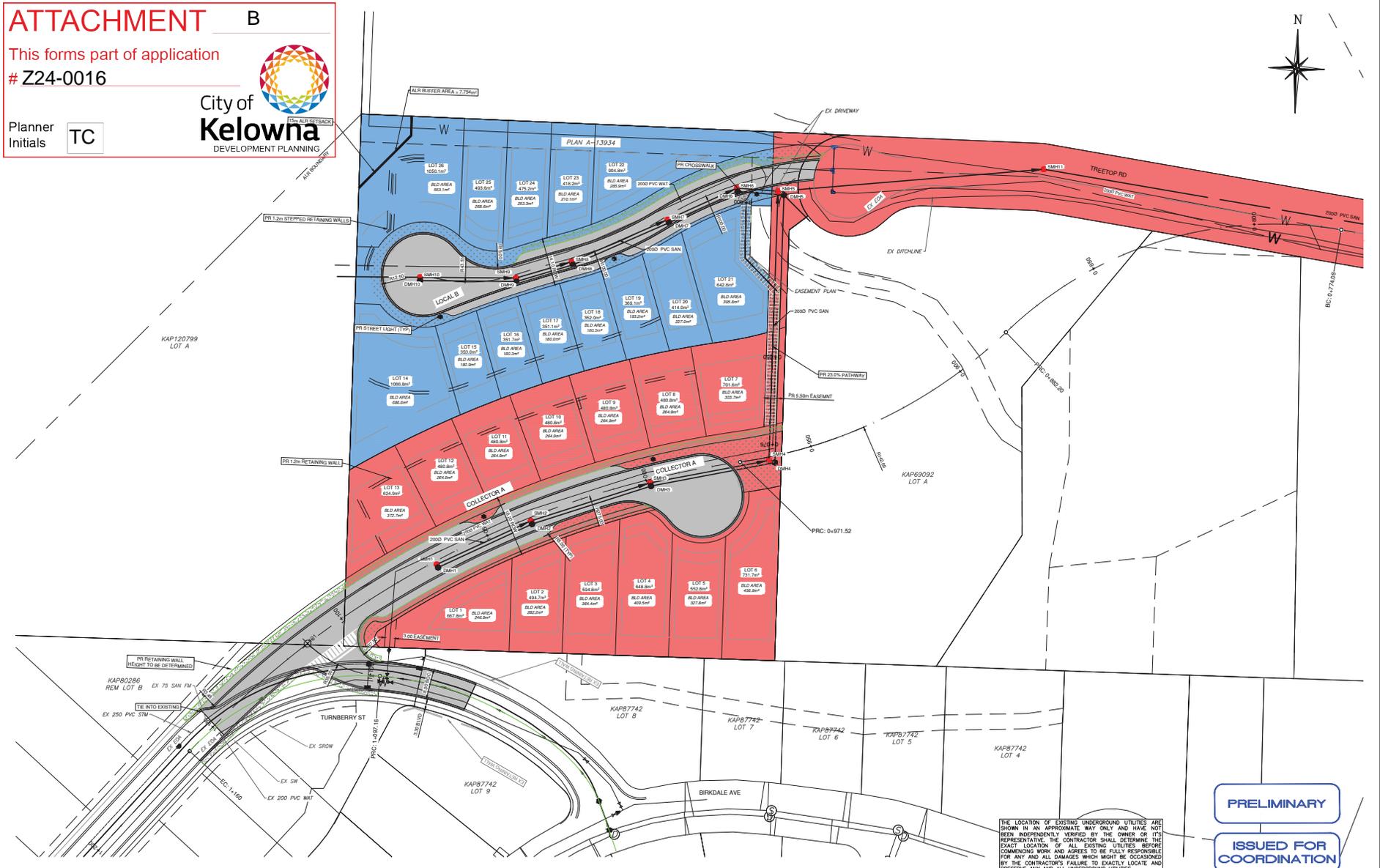
ATTACHMENT B

This forms part of application
Z24-0016



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **TC**



PRELIMINARY
ISSUED FOR COORDINATION

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND	
WATER	EX. MANHOLE MH #
SAN. SEWER	PROP. MANHOLE MH #
STORM SEWER	POWER POLE #
GAS	LAMP STANDARD #
U/C UTILITY (ALIGNMENT)	CATCH BASIN #
	HYDRANT #
	WATER CURB STOP
	SANITARY INSPECTION CHAMBER
	STORM INSPECTION CHAMBER
	TRANSFORMER - POWER
	SURVEY MONUMENT
	SERVICE BOX

PROTECH CONSULTING
300 - 3275 Lakeshore Rd Kelowna B.C. Phone 860-1771
PERMIT TO PRACTICE NO.: 1001403

NO.	DATE	BY	REVISION
1	2024-10-31	NGH	ISSUED FOR COORDINATION

DRAWN	---
DESIGN	---
APPROVED	---
DATE	OCT 2024
SCALE	---
HORIZ.	1:500
VERT.	N/A

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT
SABA CONSTRUCTION LTD
TREETOP ROAD SUBDIVISION
CONCEPTUAL SUBDIVISION PLAN

DIVISION	DRAWING NO.	REV. NO.
	24058-P01	1

Public Consultation Summary Report

Date of Completion: September 26, 2024

Method: Mailout

Addresses Consulted: 1788 Birkdale Ave
1796 Birkdale Ave
1804 Birkdale Ave
1830 Birkdale Ave
1848 Birkdale Ave
1866 Birkdale Ave
1884 Birkdale Ave
1785 Swainson Rd
1995 Swainson Rd
1865 Treetop Rd
1940 Treetop Rd
1960 Treetop Rd
2025 Treetop Rd
1812 Turnberry St

Info Provided: See attached

Feedback: None received

ATTACHMENT C

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Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



Neighbour Consultation Form
(Council Policy No.367)



A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, Kim McKechnie, the applicant for Application No. 224-0016
for rezoning to R42 to allow for construction of 26 lot duplex
(brief description of proposal) Subdivision
at 1870 Treetop Road have conducted the required neighbour
(address)
consultation in accordance with Council Policy No. 367.

- My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: mail out to
all properties within 50m radius (see attached)

Please initial the following to confirm it has been included as part of the neighbour consultation:

- Location of the proposal;
- Detailed description of the proposal, including the specific changes proposed;
- Visual rendering and/or site plan of the proposal;
- Contact information for the applicant or authorized agent;
- Contact information for the appropriate City department;
- Identification of available methods for feedback.

Please return this form, along with any feedback, comments, or signatures to the File Manager 20 days prior to the anticipated initial consideration by Council date. On the back of this form please list those addresses that were consulted.

ATTACHMENT C

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Z24-0016

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

City of Kelowna
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