

689

SRW PLAN  
A15479

52.090

SRW PLAN A15888

B  
PLAN 32043

EXISTING RESIDENCE  
& PERMIT ADDITION

DRIVEWAY

GREENE ROAD

24.833

SHED

14.537

A  
PLAN KAP56295

37.828

B  
PLAN KAP56295

RETAINING WALL

SCHEDULE A

This forms part of application  
# Z21-0107

Planner  
Initials GA



SITE PLAN

SCALE: 1:150

658 GREENE

NOV 30, 2021

WEST COAST DESIGN

689

SRW PLAN  
A15479

52.090

SRW PLAN A15888

B  
PLAN 32043

**EXISTING RESIDENCE  
& PERMIT ADDITION**

**PROPOSED  
RESIDENCE**

24.833

SHED

14.537

A  
PLAN KAP56295

37.828

B  
PLAN KAP56295

RETAINING WALL

24.416

GREENE ROAD

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

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**Date:** January 13, 2022  
**File No.:** Z21-0107  
**To:** Urban Planning (GA)  
**From:** Development Engineering Manager (RO)  
**Subject:** 658 Greene Rd.

**ATTACHMENT** A

This forms part of application  
# Z21-0107

Planner  
Initials

GA

  
City of  
**Kelowna**  
DEVELOPMENT PLANNING

RU1 to RU6

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The Development Engineering Department has the following comments and requirements associated to a Rezoning Application to Rezone 658 Greene Road from RU1 – Large Lot Housing to RU6 - Two-Dwelling Housing.

The Development Engineering Technologist for this project is Aaron Sangster.

**1. General**

- a. The following requirements are valid for one (1) years from the reference date of this memo, or until the PLR and/or 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.

**2. Domestic Water and Fire Protection**

- a. The subject property is currently serviced with a 19mm water service. The disconnection of the existing small diameter water services and the tie-in of a larger new 50mm service can be provided by City forces at the developer's expense. One metered water service will supply the development. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Aaron Sangster by email [asangster@kelowna.ca](mailto:asangster@kelowna.ca) or phone, 250-469-8487

**3. Sanitary Sewer**

- a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Aaron Sangster by email [asangster@kelowna.ca](mailto:asangster@kelowna.ca) or phone, 250-469-8487.

**4. Storm Drainage**

- a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.

- b. On site storm drainage systems for the site will be reviewed and approved by Engineering in accordance with bylaw 7900, when a site servicing design is submitted.
- c. 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.

## **5. Road Improvements**

- a. Greene Rd Rd. must be upgraded to an urban standard along the full frontage of this proposed development, sidewalk, irrigated landscaped boulevard, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a SS-R7. Cash-in-lieu instead of immediate construction is required, and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **\$26,709.14** not including utility service cost, and Development Engineering fee to be **\$903.04** (\$860.03 + \$43.00 GST).

## **6. Electric Power and Telecommunication Services**

- a. All proposed 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. Re-locate existing utilities, where necessary.

## **7. Development Permit and Site Related Issues**

- a. Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- b. If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis, etc.) 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.

## **8. 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. The Geotechnical reports must be submitted to the Development Services Department 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 roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

**12. Charges and Fees**

- (a) Development Cost Charges (DCC's) are payable
- (b) Fees per the "Development Application Fees Bylaw" include:
  - (i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - (ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.



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Ryan O'Sullivan  
Development Engineering Manager

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## 658 GREENE ROAD

INFILL DEVELOPMENT SITE – RU1 TO RU6 (TWO DWELLING HOUSING)

December 3, 2021

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

**ATTACHMENT** B

This forms part of application

# Z21-0107

Planner  
Initials **GA**



Attention: Mayor & Council, Planning Staff, and Approving Officer

**Re: Rezoning Application – 658 GREENE ROAD**

### Background

The Owner/Applicant and Agent, Bear Land Development Services Ltd. (Bear Land), wish's to rezone the 0.32 acres (1,295m<sup>2</sup>) parcel from **RU1 - Large Lot Housing** to **RU6 - Two Dwelling Housing** to provide for 2 dwelling units, including the renovation of the existing home.

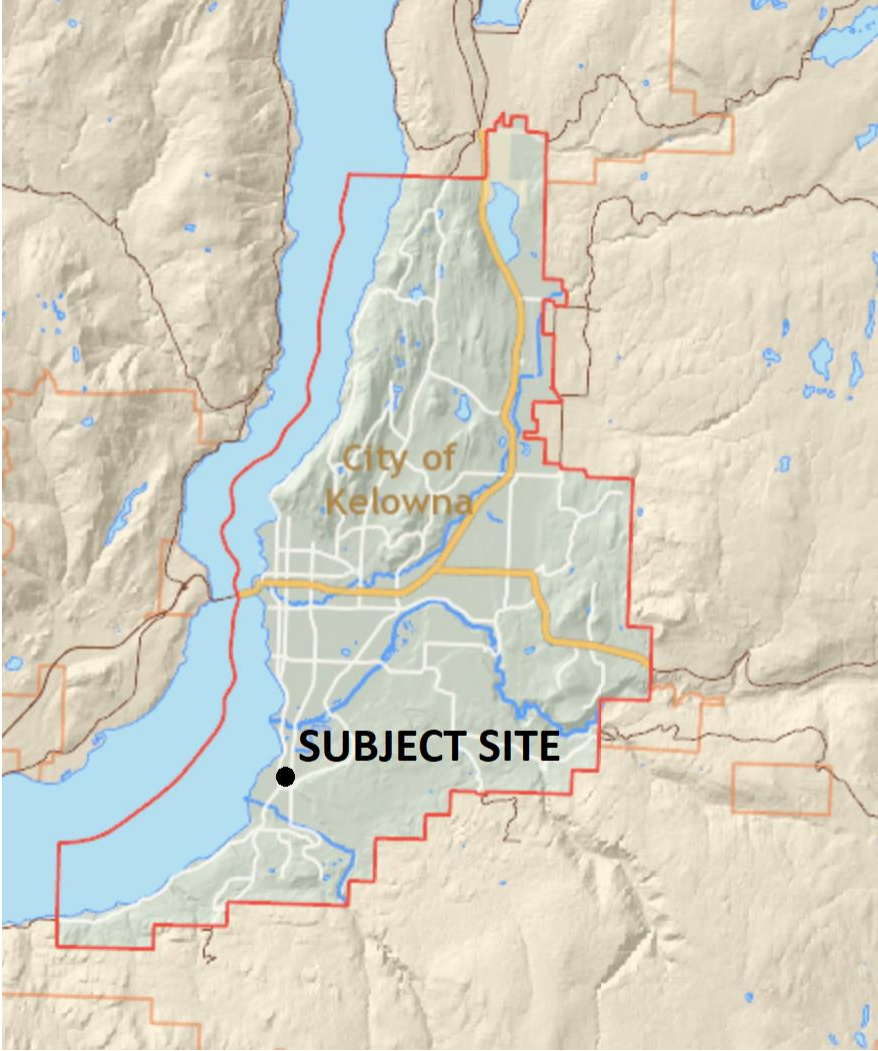
An application for Rezoning has been included with this summary report. The Owner/Applicant, intends to submit application for any Development Permits in conjunction with the Rezoning application. A Preliminary Concept Plan and Renderings has been included as background information in support of the rezoning application. The purpose of the RU6 zone is to provide for two dwelling housing on the existing infill site located in the Lower Mission area. The Owner has retained Bear Land and West Coast Design to help facilitate the Rezoning, Concept Design, and Development Permit approvals.

### Site Location & Context

This subject property is located in the Greene Road neighborhood, which is accessed off of Lakeshore Road, on the east side. The site and neighbourhood is located behind Dorothea Walker Elementary School. The site is flat and includes driveway access to an existing home and garage located on Greene Road. The existing home is currently under extensive renovation and will be completed in the new year (2022). The adjacent properties along Greene Road and those that back onto the property are zoned RU1 and RU6. There are also several other RU6 and RU1C properties in the immediate area. Proximity to several different Schools, Commercial (Sunshine

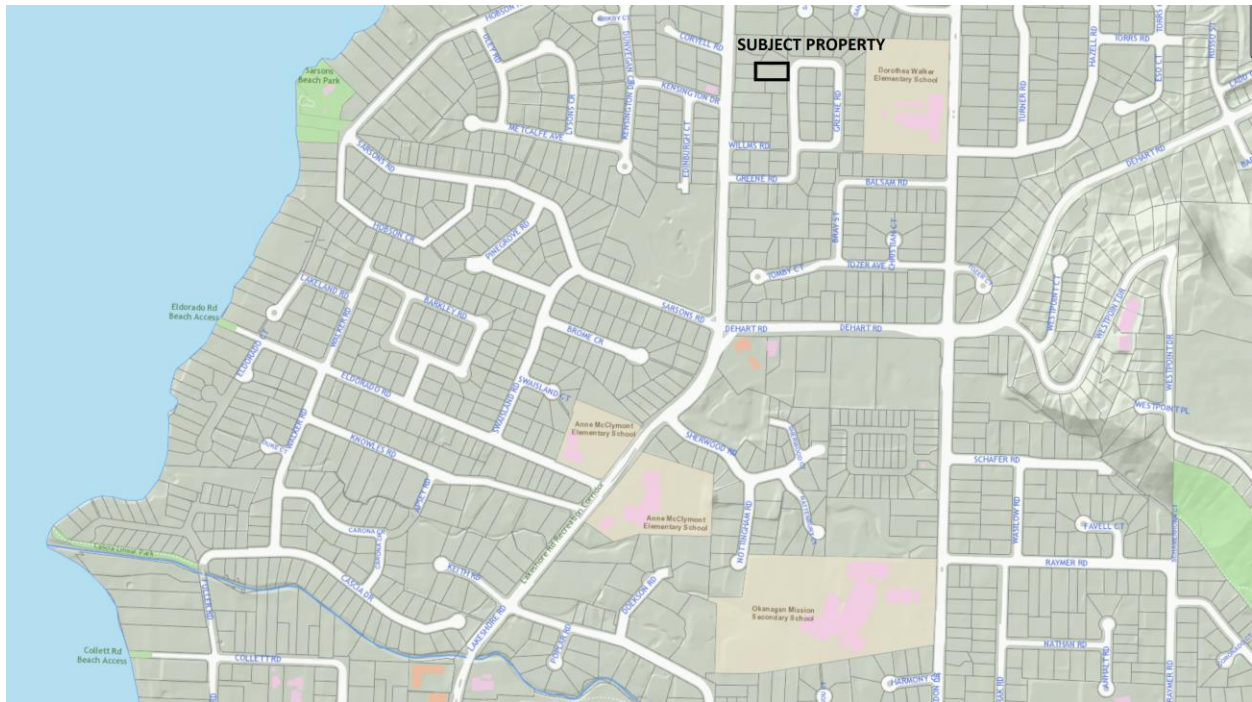
Rezoning Summary – 658 GREEN ROAD

Market), and parks provide opportunities and amenities that makes this location an excellent candidate for family housing.



Subject Property Location – City of Kelowna

## Rezoning Summary – 658 GREEN ROAD



**Subject Property – 658 Greene Road, Lower Mission**



**658 GREENE ROAD**

The proposed development has little to no interfere with any of the immediate neighbor's or adjacent properties. The applicant is confident that the proposed 2 dwelling housing units do not negatively impact the neighbor's ability to enjoy their property, nor will it interfere with any views.



## Concept Design

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Our team has been actively involved with the City of Kelowna visioning for future land use. This experience has help us to understand the City's vision for higher density development of smaller residential parcels. The design team has developed a proposal whose final design incorporates much of the Planning Department's vision of better use of valuable developable land through a compact, higher density infill building form. The proposed design solution for the site was holistic in nature incorporating the following:

- I. Presenting inviting front door entries to street frontage;
- II. Using the building form to screen private rear yard spaces;
- III. Utilizing rear yard areas to create private and shared outdoor spaces;
- IV. Utilizing roofing for ideal solar panel locations/sun exposure;
- V. Meeting parking requirements on site while promoting pedestrian and bicycle use through connection to neighborhood pathways and easy access to bike lanes on Lakeshore;
- VI. Proposing a design sympathetic to the RU6 zone in that the project requires **no variances**;
- VII. Developing a building whose form and character is both pedestrian in scale and dynamic along Greene Road elevation.

The careful consideration of 658 Greene Road two dwelling housing concept is being presented to the City of Kelowna as part of our team's commitment to supporting the City vision of healthy, quality development of our local community. We look forward to your consideration and support of our Rezoning proposal.



## Urban Design Development Permit

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The proposed site falls within the Revitalization Design Guidelines area, as per Map 5.8 - Urban Design DP Area Designation. The Owner and Bear Land will work directly with City Staff to ensure compliance with any Urban Design, Form and Character, and Revitalization goals and objects outlined in the OCP for Two Dwelling Housing Design Guidelines.

### **TRAFFIC, PARKING & GREENHOUSE GAS REDUCTION**

The increase in traffic proposed for 2 units will produce approximately 3 trips, or less, during peak AM and PM hours. However, due to the location of the site in relation to the transit, and neighboring school, it is expected that the number of trips would be reduced significantly. The location of the site promotes the use of active transportation, convenient use of public transit, and walkability to the surrounding areas. The bus stop on Lakeshore is located less than 220m from the subject site, which reduces the dependence for Single Occupancy Vehicles. This ultimately helps reduce greenhouse gas emissions and reduces the parking demand for the proposed development. Ample on-street and off-street parking is provided, which exceeds the Parking Bylaw (Section 8) requirements.

## SUMMARY

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We trust that the information provided above address the initial comments and feedback related to the Rezoning application. The Applicant and Agent, Bear Land, are keen to work with the City on this project to discuss any additional objectives and any form and character requirements. The finalized documents and fees can follow confirmation and acceptance of the items listed above.

By:

Name: Kevin Johnson, P. Eng.

Title: Principal – Project Engineer



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