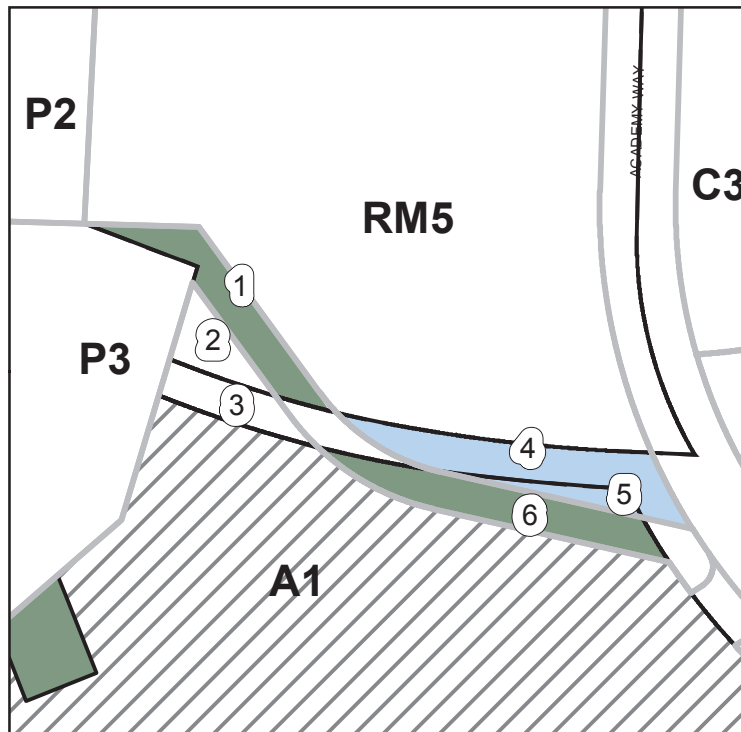
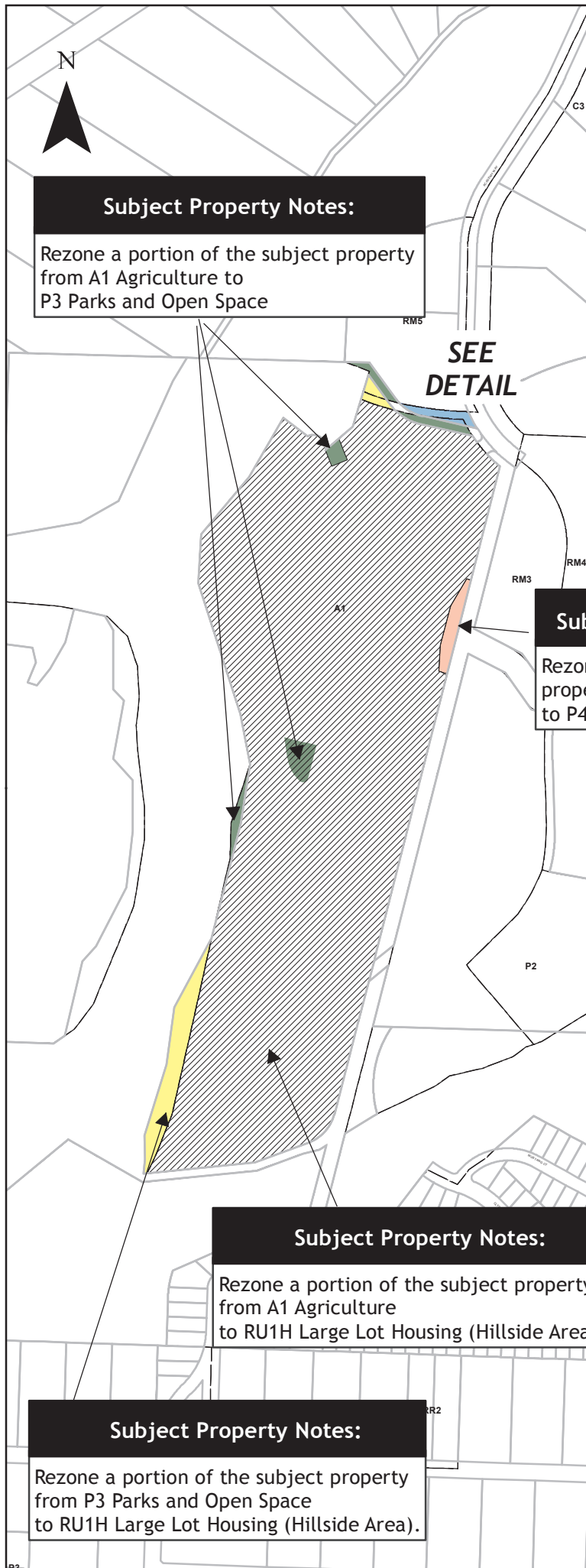


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



#### DETAIL LEGEND

1. RM5 Medium Density Multiple Family to P3 Park and Open Space
2. RM5 Medium Density Multiple Family to RU1h Large Lot Housing - Hillside
3. P3 Park and Open Space to RU1h Large Lot Housing - Hillside
4. P3 Park and Open Space to RM5 Medium Density Multiple Family
5. A1 Agriculture to RM5 Medium Density Multiple Family
6. A1 Agriculture to P3 Park and Open Space

### MAP "A" PROPOSED ZONING File Z15-0006

This map is for general information only.  
The City of Kelowna does not guarantee its  
accuracy. All information should be verified.

0 50 100  
Metres

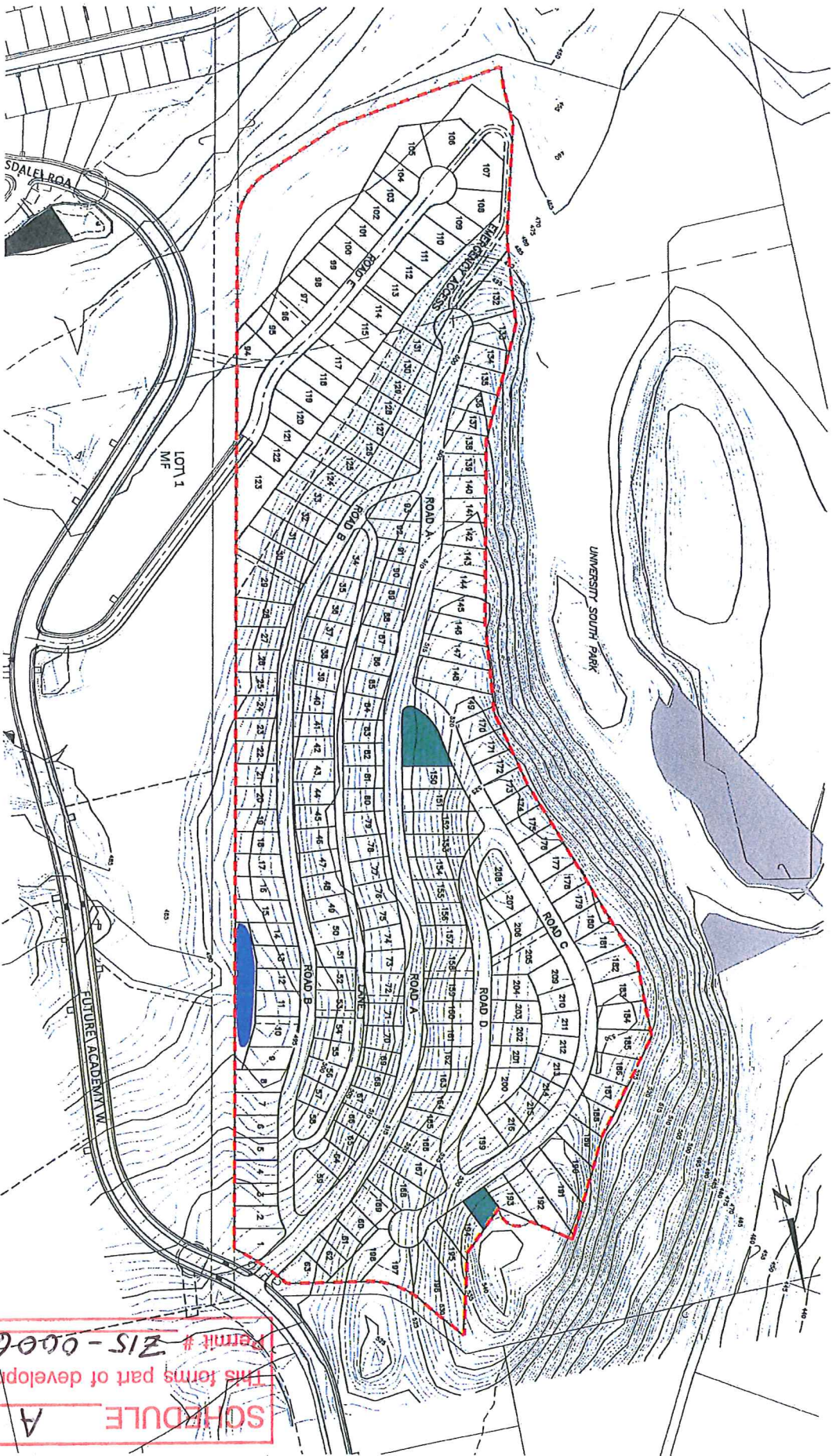


Rev. Wednesday, September 02, 2015



# Site Plan Lot Layout NTS

# University Heights



**SCHEDULE A**  
 This forms part of development  
 Permit # Z15-0006



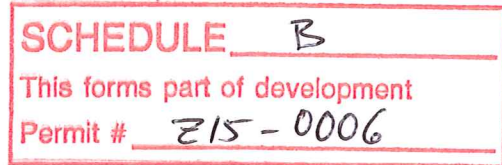


---

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

---

**Date:** March 16, 2015  
**File No.:** Z15-0006  
**To:** Planning & Development Services (DB)  
**From:** Development Engineering Manager (SM)  
**Subject:** South of Academy Way – Lot C, Plan EPP33993, sec. 3, Twp.23, ODYD



---

**These are The Development Engineering Branch comments and they may be subject to the MOT comments and requirements.**

The Development Services Branch comments and requirements regarding this application to rezone the subject property from A1 to RU1 are as follows:

1. General.

- a) Provide easements and Right of Ways as may be required.
- b) The property cannot be further developed until the extension of Academy Way/Clydesdale Road to Hollywood Road connection has been completed. It is recommended that a covenant to that effect be registered on the subject property until such connection is completed and that all the services have been brought to the property line.

2. Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- Overall site suitability for the proposed development.
- Slope analysis (i.e. 0-10 %, 10-20 %, 20-30% and over 30 %).
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulfates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards



3. Domestic water and fire protection.

- a) This development is located within the service area of the Glenmore-Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with the GEID to obtain a connection. All charges for service connection and upgrading costs are to be paid directly to the GEID.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands for the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

4. Sanitary Sewer.

- a) The subject property is not currently serviced by the Municipal Wastewater Collection System. The developer is in the process of constructing the wastewater main as a condition of a previous rezoning application under file Z13-0030. The drawings for the wastewater extension have been approved by the City

5. Drainage.

- a) The developer has provided an overall Storm Water Management Plan for the entire parent parcel of land and the storm drainage infrastructure is being constructed as condition of previous applications on the parent parcel. The overall Storm Water Management Plan sets the maximum storm release rate for the subject property and the development of the property will require a Storm Water Management Plan that will respect the maximum release rates.

6. Power and Telecommunication Services.

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

7. Street lights.

Street lights must be installed on all fronting roads as per bylaw requirements. Design drawings to include level of illumination plan.

8. Road improvements.

- a) The offsite road construction within the parent parcel of land is being constructed based upon drawings approved by the City under file Z13-0030.
- b) The connection from Academy Way to the South, through Clydesdale Road to Hollywood Road is a requirement that has been identified from the onset of the UBCO South lands development. The connection to Hollywood Road must be completed prior to fourth reading of the zone amending Bylaw; alternately a Covenant, under Section 219, must be registered on the subject property until the connection has been completed.

9. 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 subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. 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 or reports 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.

11. Other Engineering Comments

If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) the developer is to obtain the approval of the utility prior to adoption of the rezoning Bylaw. 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.

12. Bonding and Levies Summary.

a) Performance Bonding

All the offsite performance securities have been provided under previous development files

---

Steve Muenz, P. Eng.  
Development Engineering Manager

B<sup>2</sup>



**Glenmore-Ellison Improvement District**

445 Glenmore Road  
Kelowna, BC V1V 1Z6

Email: [glenmore.ellison@shaw.ca](mailto:glenmore.ellison@shaw.ca)

Website: [www.glenmoreellison.com](http://www.glenmoreellison.com)

Fax: 250-763-5688

Phone: 250-763-6506

February 25, 2015

City of Kelowna  
Community Planning & Real Estate  
Land Use Management Dept.  
1435 Water St.  
Kelowna, BC V1Y 1J4

**SCHEDULE C**  
This forms part of development  
Permit # Z15-0006

**Attention:** Damien Burggraave (via email: [dchampion@kelowna.ca](mailto:dchampion@kelowna.ca))

**Re:** Lot C, Plan EPP33993 – S of Academy Way  
**File:** Rezoning Application Z15-0006 DVP14-0049

Glenmore-Ellison Improvement District (GEID) has received a referral under application Z15-0006 for the rezoning of Lot C, Plan EPP33993 from A1 to RUIH. The property is assessed by GEID with 54.610 acres of "D" grade (dry land).

GEID, Watermark Developments and CTQ Consultants have been in discussions concerning the continuing build-out of this area known as University Village. Both parties are aware that the subject development will exceed GEID's capability of supplying water without further construction to GEID's water system. This construction will include pump station, transmission mains and expansion to the UBCO reservoir, with all costs the responsibility of the developer.

GEID normally expects to issue a water letter at subdivision of a property indicating that all conditions for the development have been met. When GEID receives a referral for the subdivision, GEID will review the file to ensure that the developer has committed to all construction works including those mentioned above.

GEID has no further comments with regard to this rezoning application. If you have any questions on this matter, please do not hesitate to contact me at (250) 763-6506.

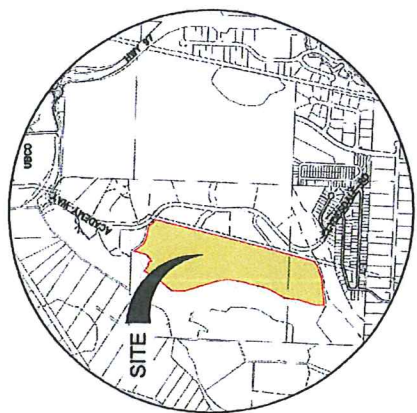
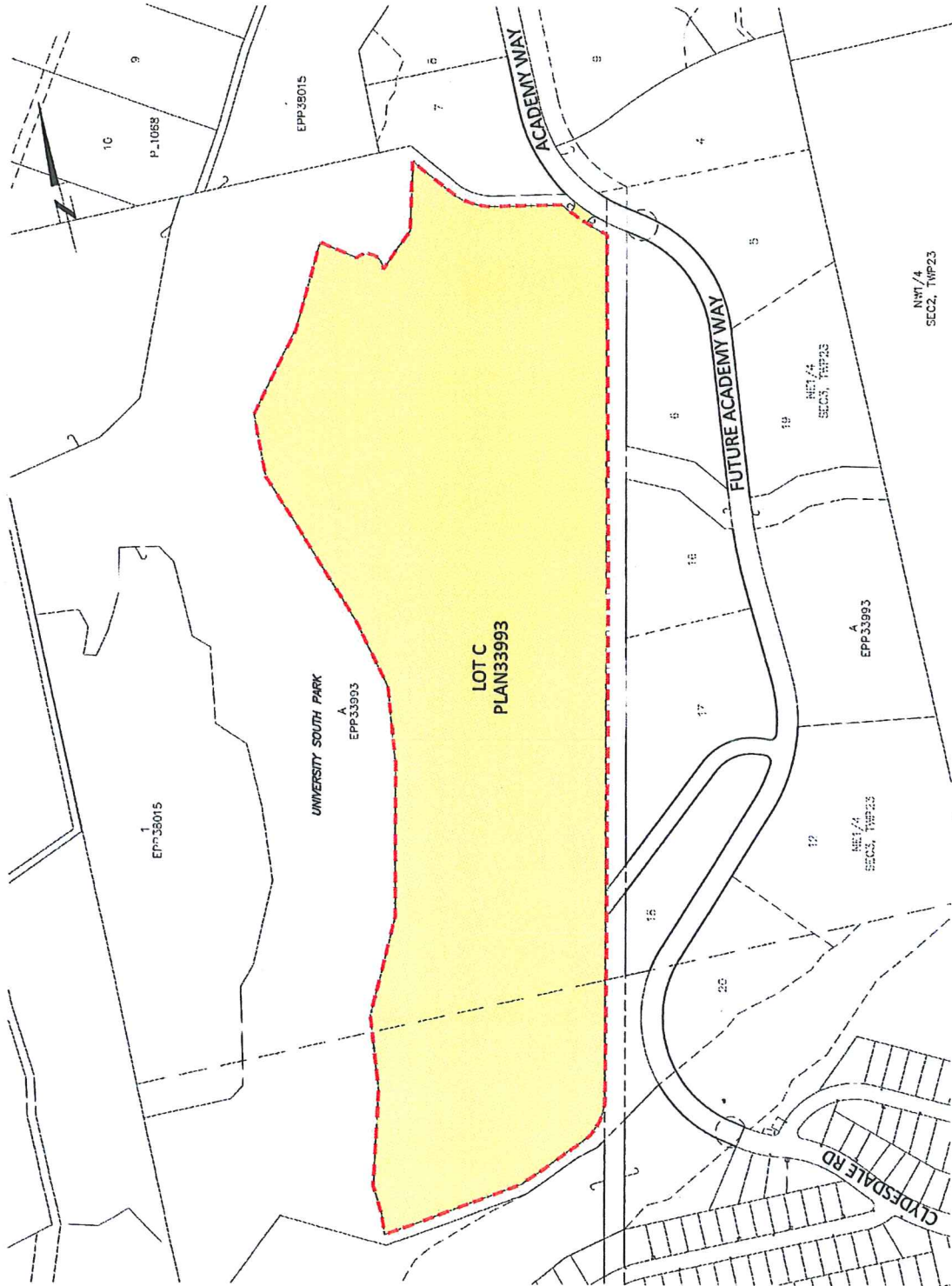
Sincerely,

**GLENMORE-ELLISON IMPROVEMENT DISTRICT**

Darwyn Kutney, R.E.T., CRM  
General Manager

cc: Robert Bennett, Beaumont Realty Corp. (via email: [bb3@shaw.ca](mailto:bb3@shaw.ca))  
John Hertay, Watermark Development (via email: [johnhertay@highlinerealty.com](mailto:johnhertay@highlinerealty.com))  
Matt Cameron, CTQ Consultants Ltd. (via email: [mcameron@ctqconsultants.ca](mailto:mcameron@ctqconsultants.ca))  
Antonio Faccini, GEID Consulting Engineer (via email: [antonio.faccini@afcltd.ca](mailto:antonio.faccini@afcltd.ca))  
Mike Rojem, GEID Projects Coordinator



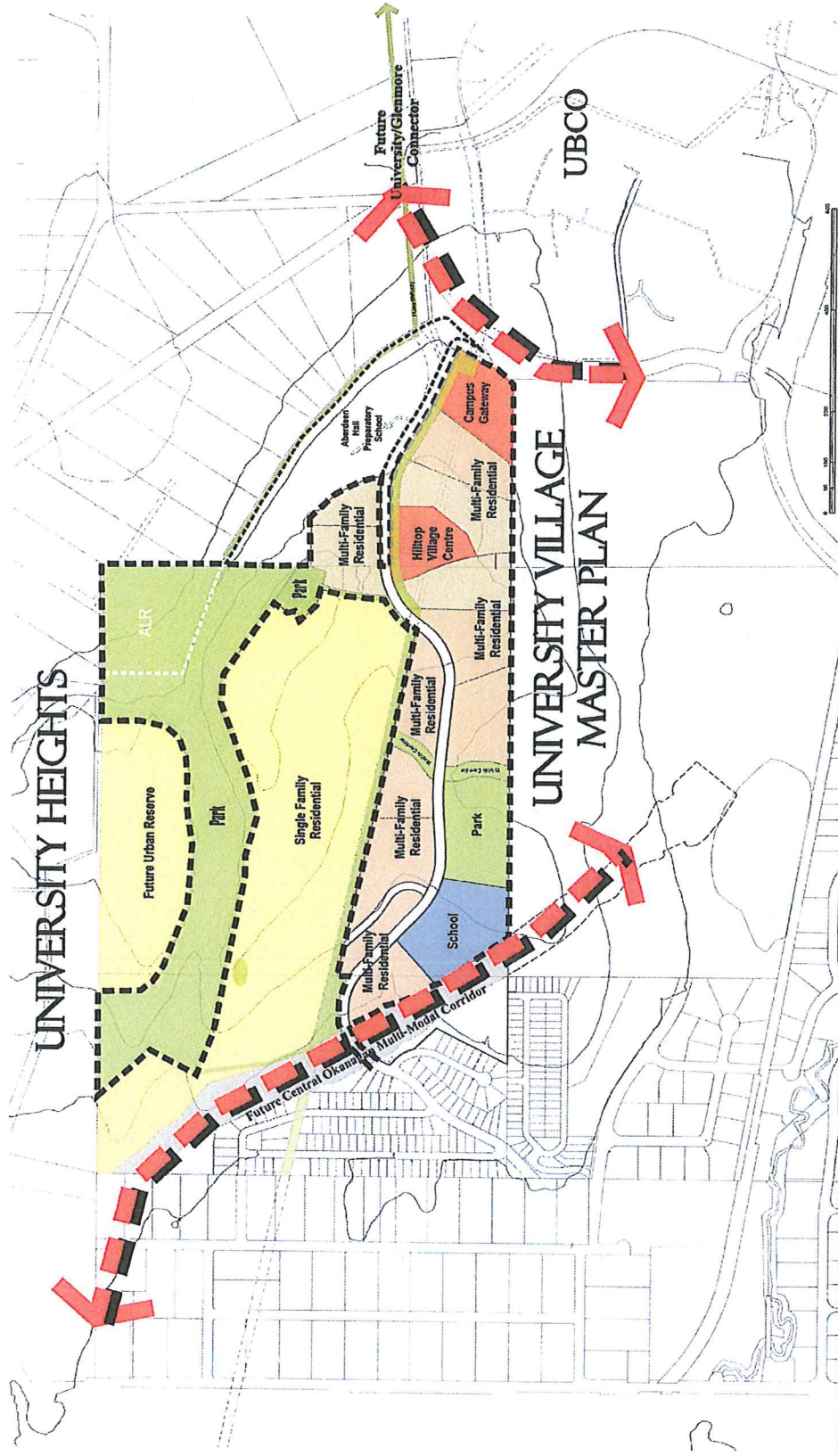


LEGAL DESCRIPTION:  
 LOT C, PLAN 33993, SEC. 3, TWP. 23, O.D.Y.D.  
 SOUTH OF ACADEMY WAY  
 CURRENT ZONE - A1  
 PROPOSED ZONE - RUTH

**SCHEDULE D**  
 This forms part of development  
 Permit # **Z15-0006**

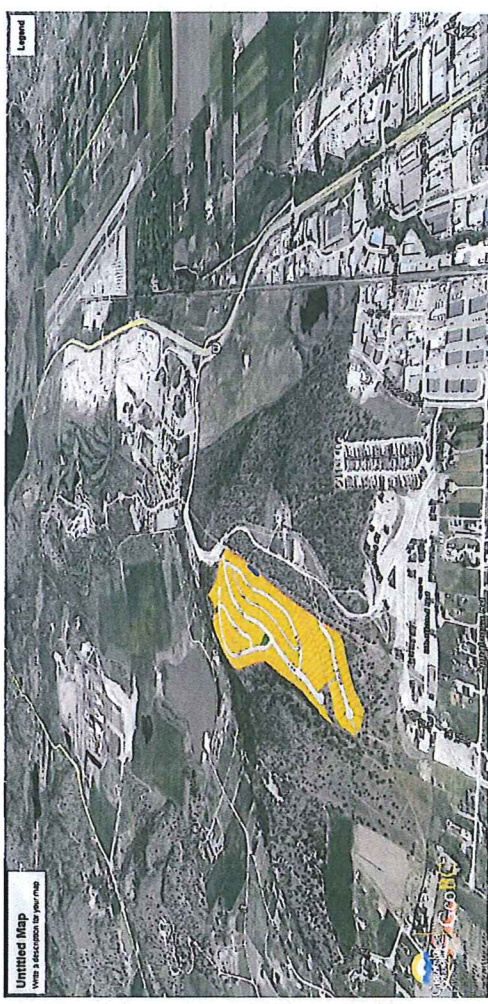


# Re zoning Plan NTS University Heights

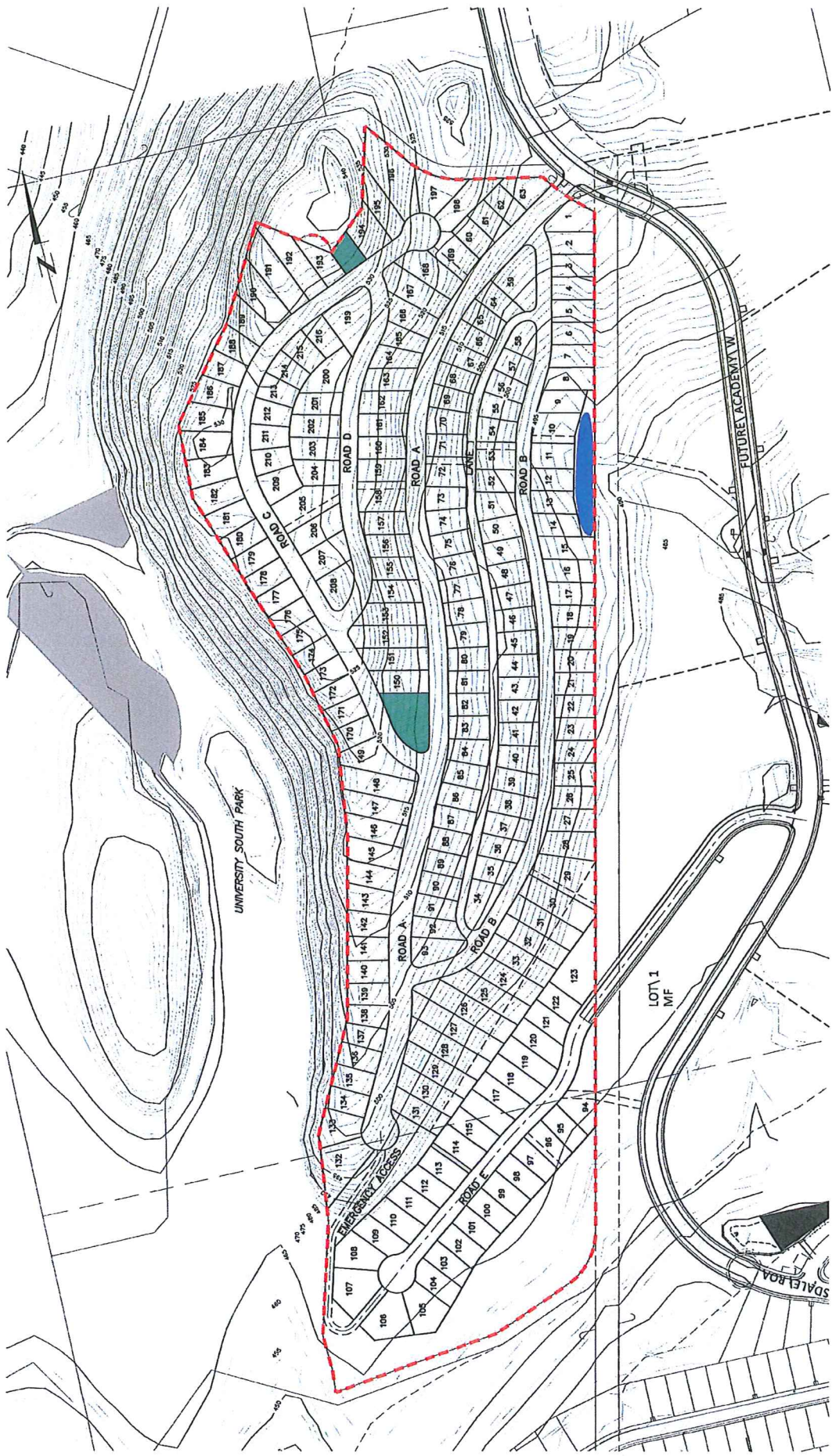


# University Heights







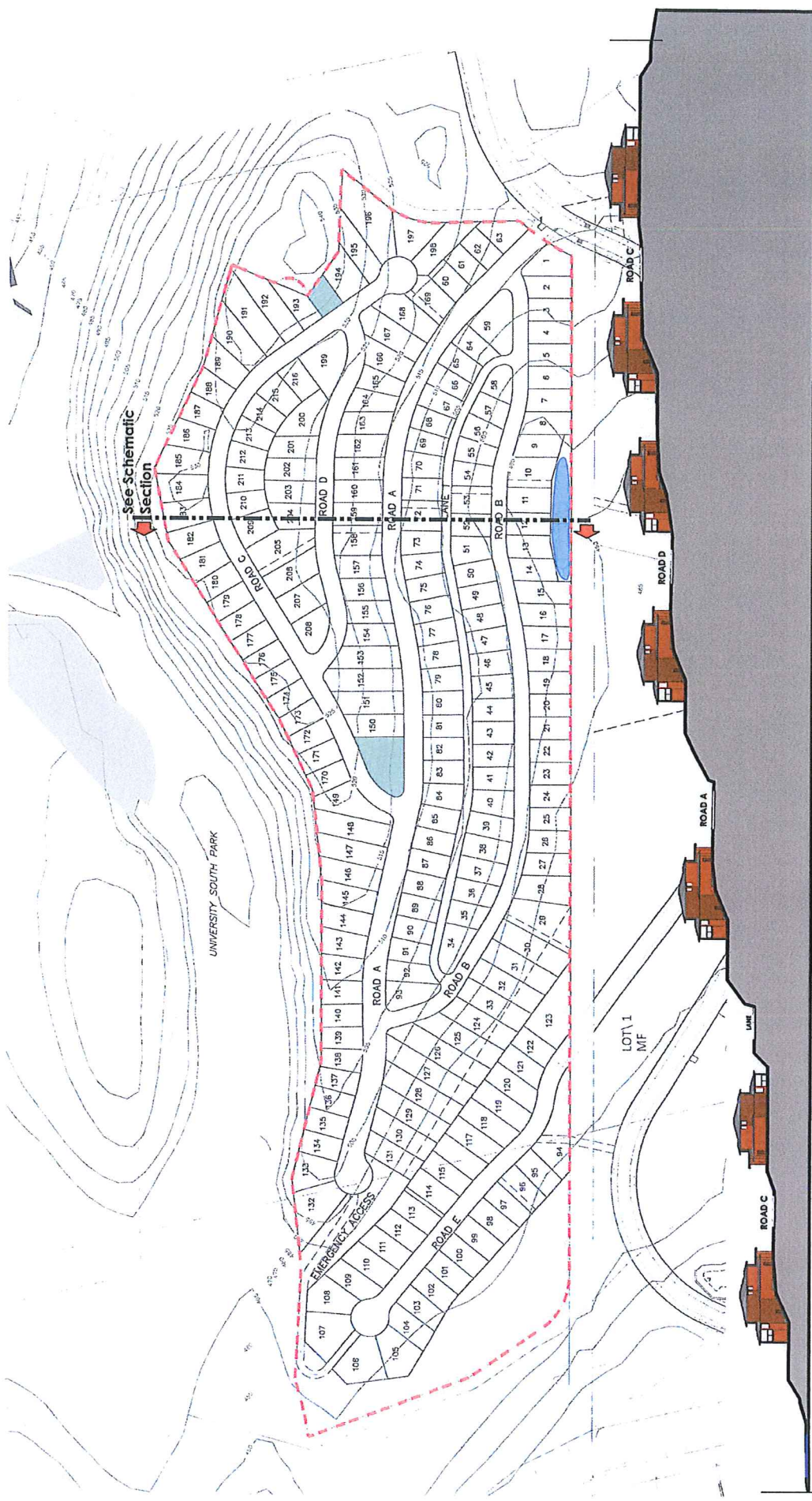


Site Plan

Lot Layout <sup>NTS</sup>

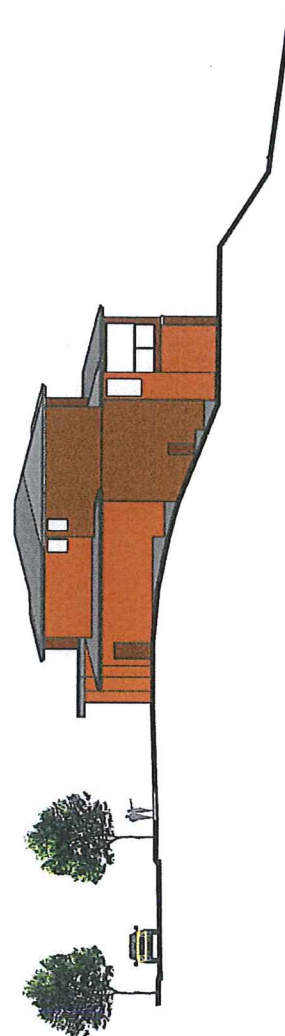
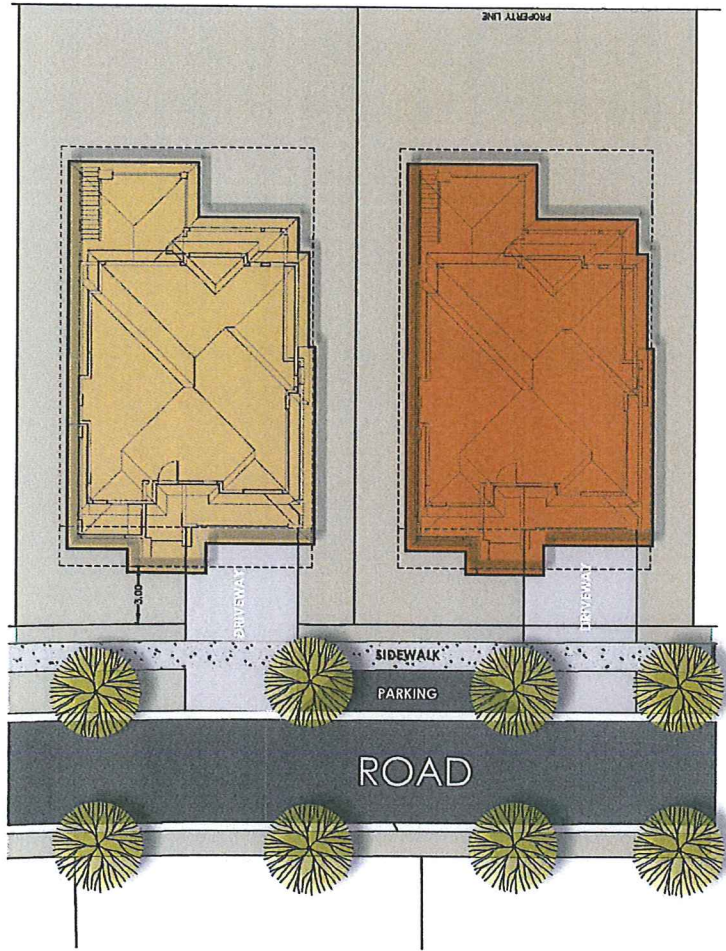
# University Heights





Schematic  
Section NTS

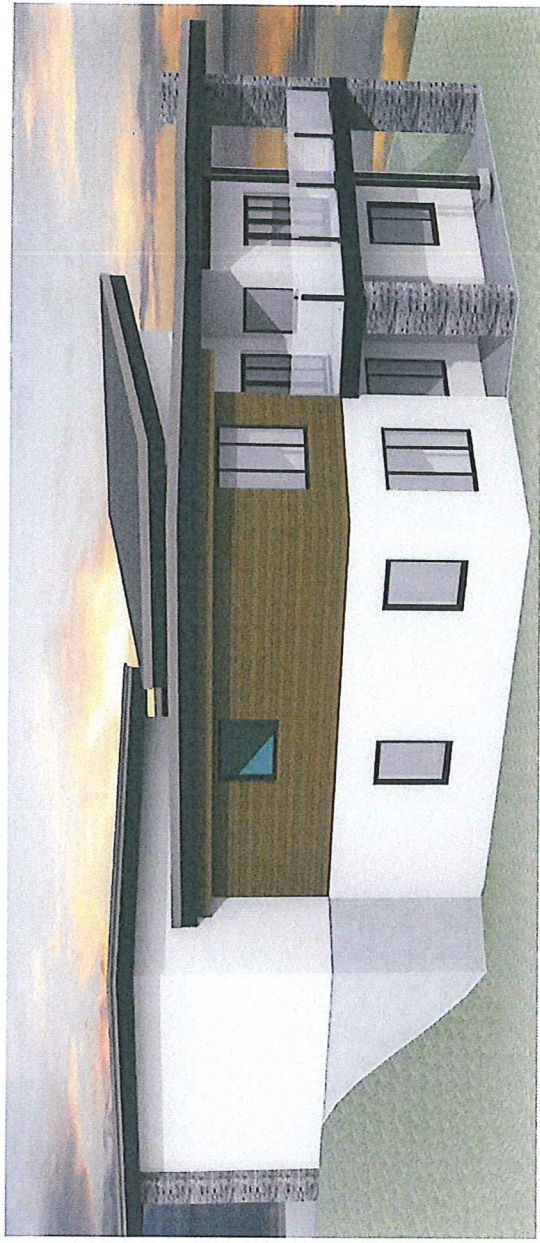
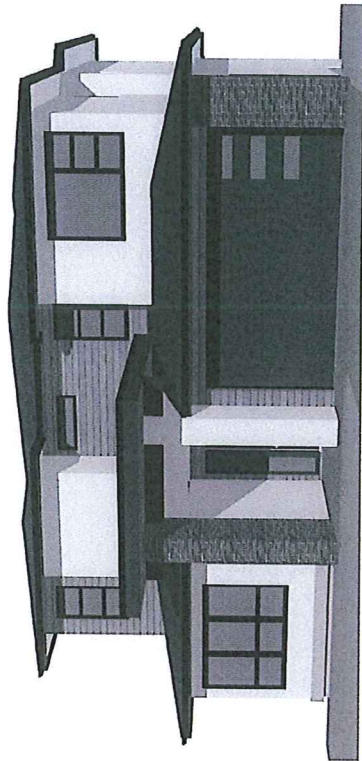
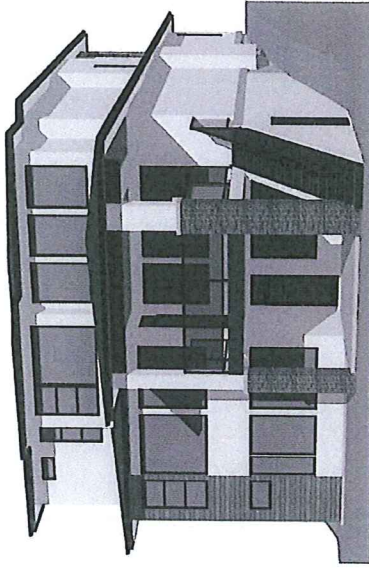
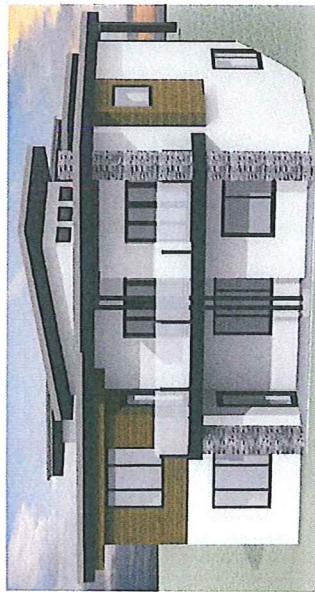
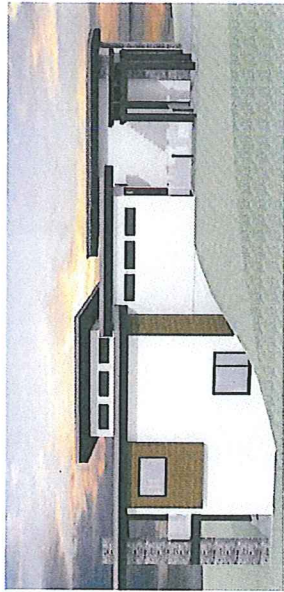
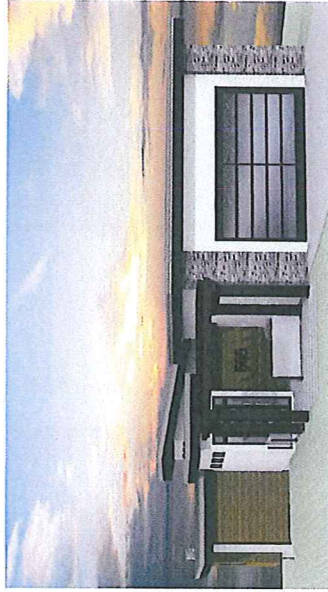
# University Heights



# Lot Site Plan and Section <sup>NTS</sup>

# University Heights



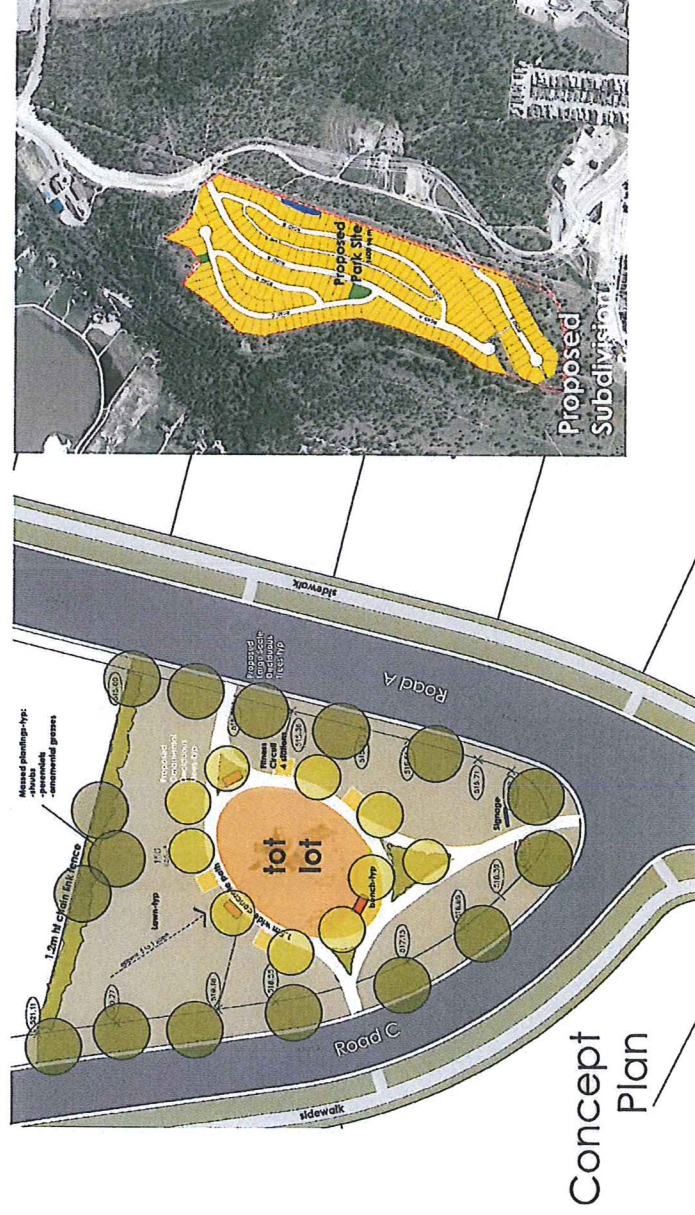


Residential

Character Images

# University Heights





# Proposed Neighbourhood Park University Heights

