



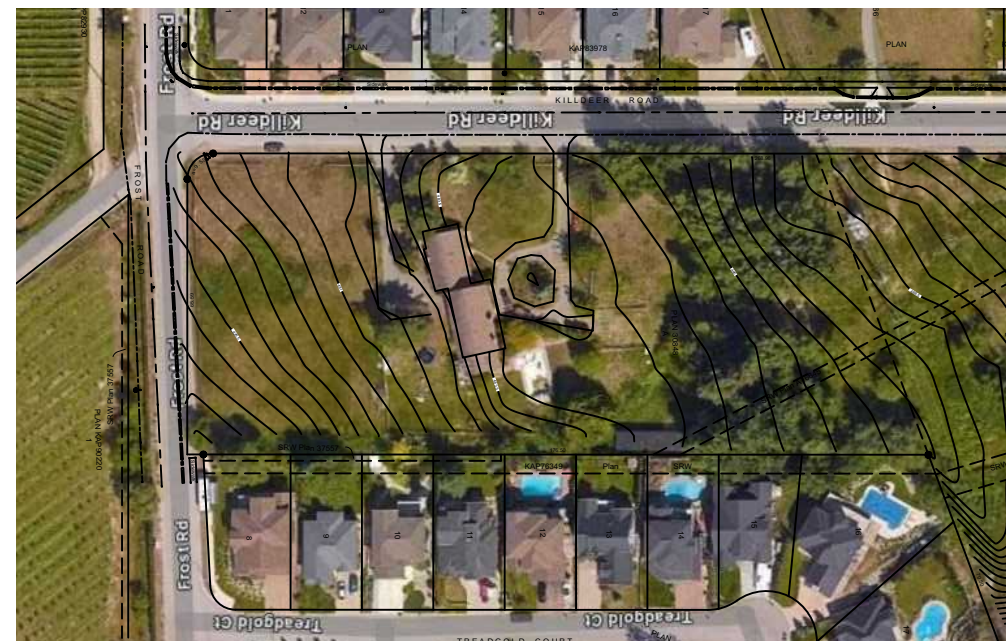
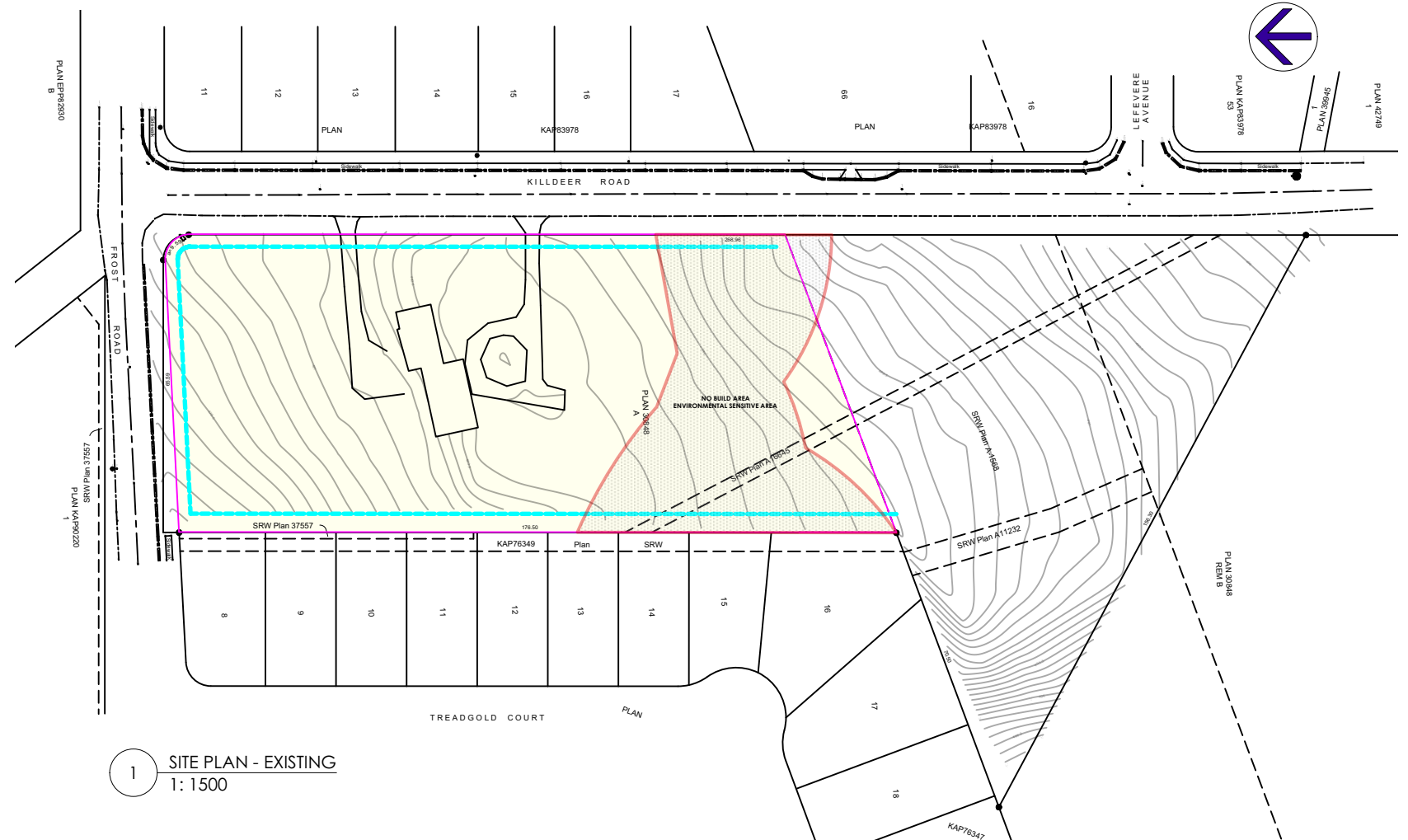
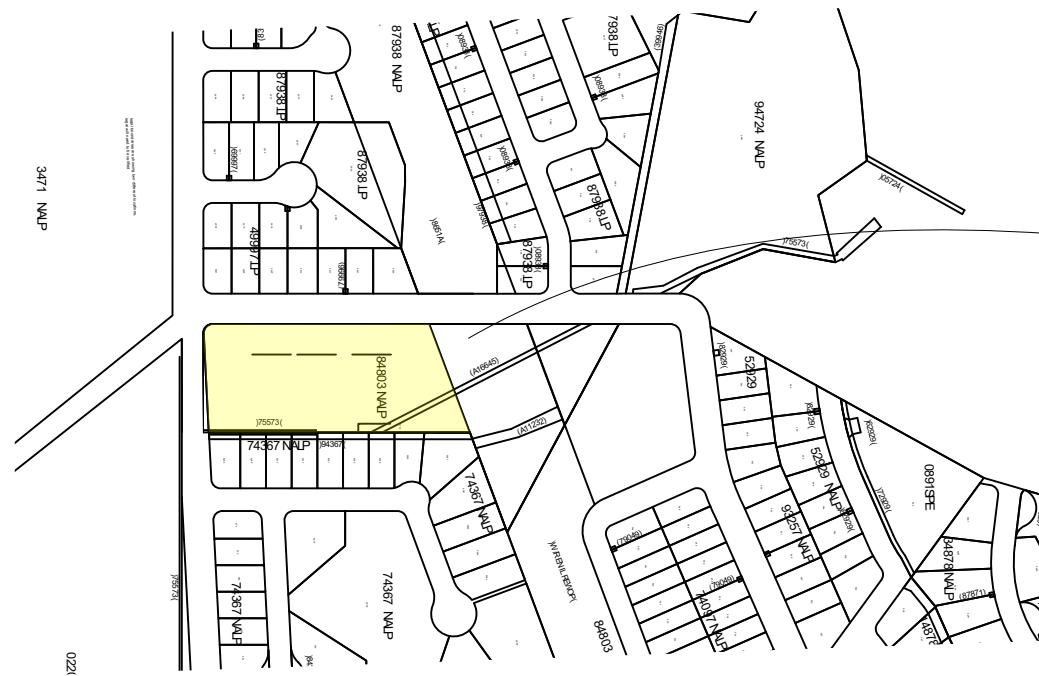
5020 Killdeer Road Rezoning Rationale

The subject property is 5.02 acres located in the Upper Mission and current zoned RR2. The property is within the Permanent Growth Boundary and is well suited for low density townhouses instead of its current Single-Family designation. This change would help to provide more diverse housing options in the Upper Mission, very little of which exists today.

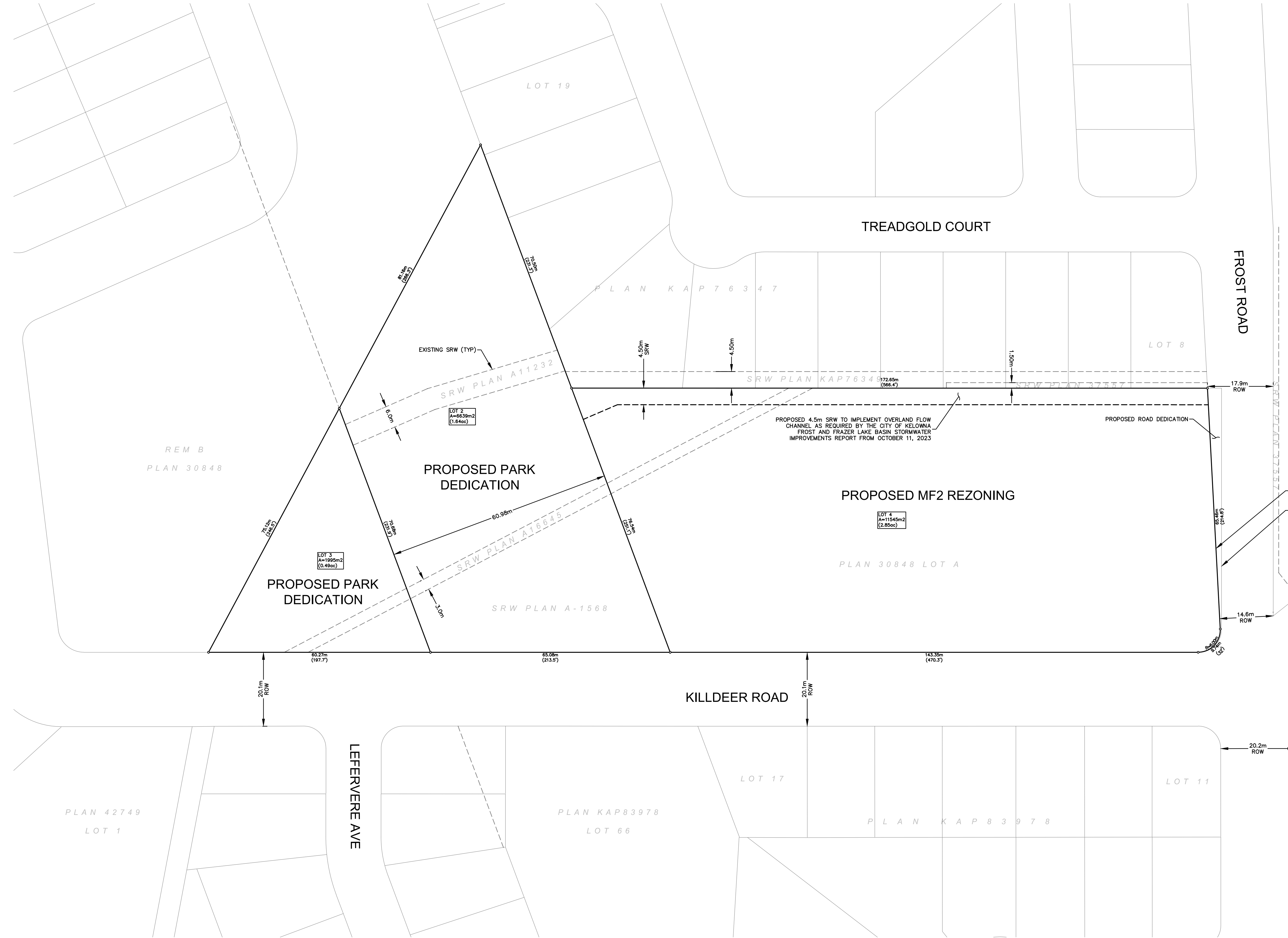
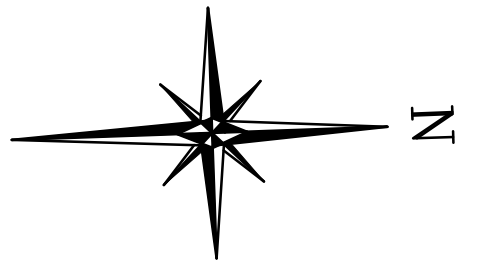
The development would not put pressure on City infrastructure as it is well serviced and fronts on two roads. As low-density multiple family (MF2) you would see better utilization of the site than to only provide a few single-family lots, something the City has been trying to steer away from given the housing targets necessary to meet demand.

The land is very near to the newly opened Ponds Commercial development which will provide many amenities for this property and the surrounding area. Vehicle trips will be lessened with all necessary services provided mere blocks away.

There are few housing choices in the Upper Mission that will allow families to purchase in this current housing crisis; we feel that this will be a great alternative to single family housing but with a little more space than the apartments on Frost Road.



ZONING SUMMARY		New: MF2 Townhouse (HfB)	
		MINIMUM	ACTUAL
LOT WIDTH		20 m	330 m* *APPROX.
LOT DEPTH		30 m	148 m* *VARIES
LOT AREA		900 sqm	11540 sqm
		MAXIMUM	ACTUAL
SITE COVERAGE		50%	
BUILDING AREA ON SITE		80%	
BUILDING AREA & SITE COVERAGE			
		MINIMUM	Provided
SETBACKS		3 m	m
Front Yard (East Klädsen entrance)		3 m	m
Side Yard (North Front)		4.5 m	m
Back Yard (west)		3 m	m
Side Yard (south)		3 m	m
Min. Distance between lots		3 m	ACTUAL
		MAXIMUM	
BUILDING HEIGHT AREA 1		11m or 3 stories	3F-0" (11.58m) 3 Stories
PRIVATE OPEN SPACE			
14.4.6			
(b) MINIMUM AREAS OF PRIVATE OPEN SPACE			
7.5 sq m / detached dwelling			
15 sq m / 1 bdm dwelling			
25 sq m / dwelling with +1 bdm			
0 Studio Units (under exhaust)		67.5 sm/Unit	0 sm
0 1 Bedroom Units		0 sm/Unit	0 sm
3F More than 1 Bedroom		425 sm/unit	975 sm
TOTAL PRIVATE OPEN SPACE			10495 SF
PARKING CALCULATIONS		STALLS	
		Min. Required	Provided
Per table 8.2.1.1 Residential Parking: Required 1.5 spaces per unit minimum		58.1	78.0
Per table 8.2.1.1 Residential Parking: Required 2.0 spaces per unit maximum		76.0	
TOWNHOUSE HOUSING			
RESIDENTIAL PARKING SUMMARY			
Per table 8.3 Residential Parking: Required 1.5 - 2 spaces per unit.		78	Regular Stalls 2.5m + 6m stalls of Garage
3F 3 Bedroom Units Total @ 2 STALL PER SUITE		0	Small Car Stalls 2.3m x 6m of Garage
small car stall: 4.8m x 2.3m (4.5x2.9m) regular car stall: 6m x 2.3m (parallel 7x2.4) accessible stall: 6m x 2.7m		Small stall total 2.3x4.8	
Within a residential strata with 5 or more units the visitor parking is 1.4 per dwelling		Min. Required 5.5	Provided 4
0.14 Res. Stalls @ 1 stall per req'd stalls			
table 8.2.17 amount of accessible stalls (3-36 spaces) 1 (icap)			
0 Van Stall (3.3m + 1.5m width) = 4.8m x 6m			
1 Accessible Stall (3.7m x 6m)		1.0	
VISITOR PARKING PROVIDED CALCULATIONS		Min. Required	Provided
Summary of Stalls provided		1	0
(icap stalls 3.9m x 6.0m)		0	4
Van Stall H cap stall 3.9m + 1.5m x 6.0m			
(Standard stall 2.5m x 6m)			
TOTAL RESIDENTIAL AND VISITOR STALLS REQUIRED		44	84
NO RESIDENTIAL LOADING REQUIRED			
Bike PARKING			
RESIDENTIAL			
Short term stalls (1 per 5 units)		@ 1 Stalls per 5 dwell unit	8
		TOTAL SHORT TERM PROVIDED	7



NOT FOR
CONSTRUCTION

ISSUED FOR
APPROVAL

LEGEND

WATER		EX. MANHOLE		MH #	WATER CURB STOP	
SAN. SEWER		PROP. MANHOLE		● MH #	SANITARY INSPECTION CHAMBER	
STORM SEWER		POWER POLE		● P.P.	STORM INSPECTION CHAMBER	
GAS		LAMP STANDARD		⊕ L.S.	TRANSFORMER - POWER	
U/G UTILITY (ALIGNMENT)		CATCH BASIN		⊠ C.B.	SERVICE BOX	
		HYDRANT		⊕ H.D.		
		SURVEY MONUMENT		⊙		

PROTECH CONSULTING

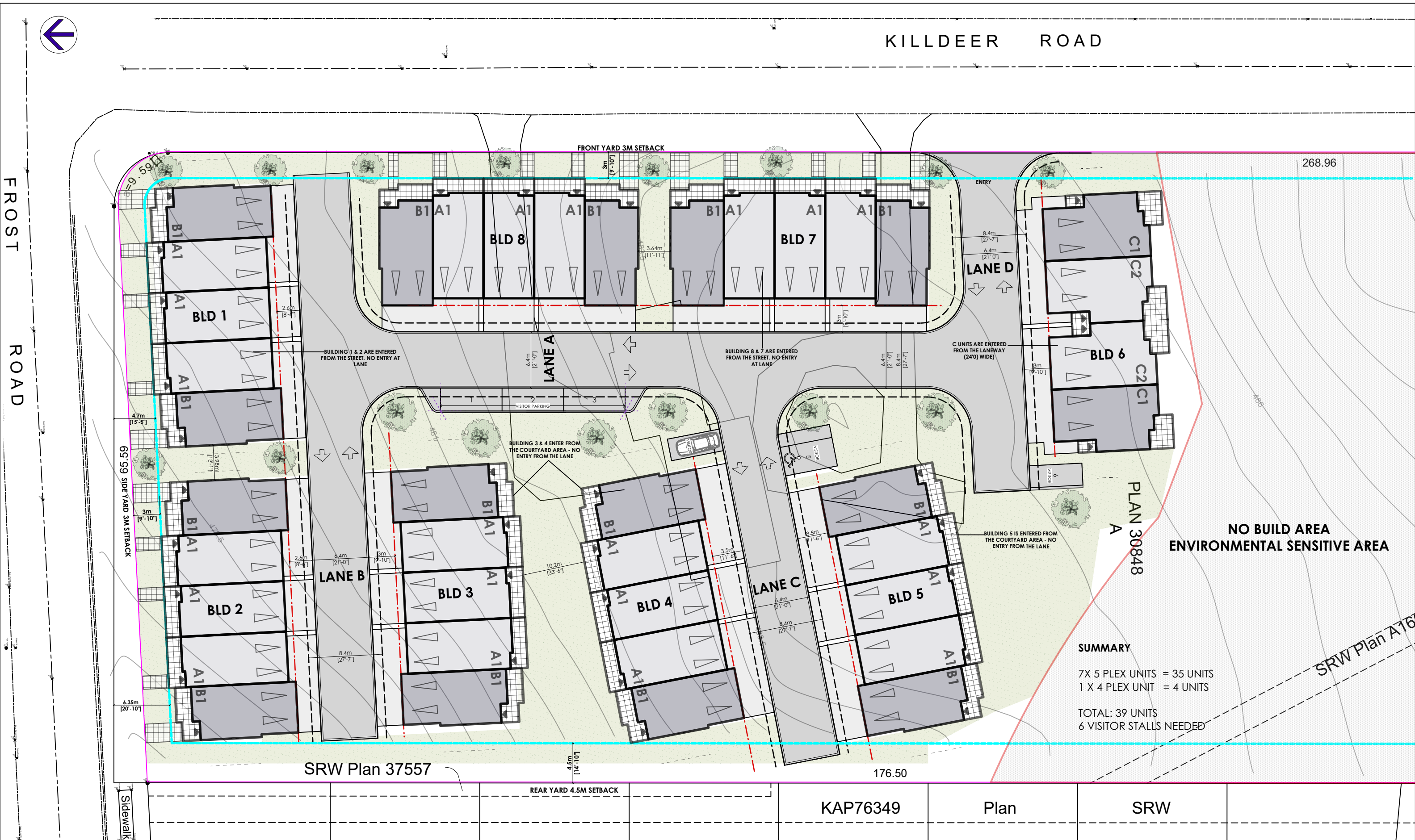
300 - 3275 Lakeshore Rd Kelowna B.C. Phone 860-1771

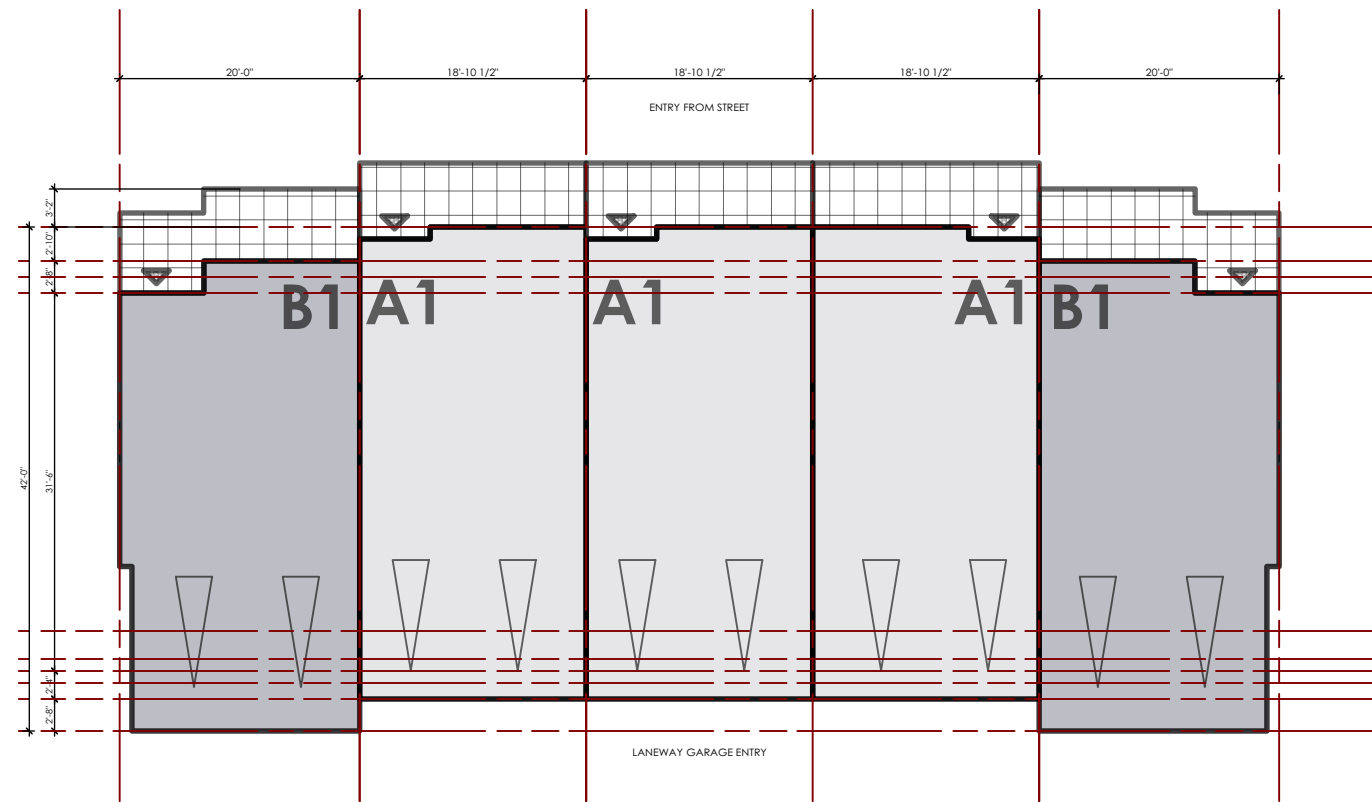
PERMIT TO PRACTICE NO.: 1001403

NO.	DATE	BY	REVISION	CH'KD
3	2024-06-11	NGH	ISSUED FOR APPROVAL	DTP
2	2024-06-04	NGH	ISSUED FOR APPROVAL	DTP
1	2024-05-30	NGH	ISSUED FOR COORDINATION	DTP

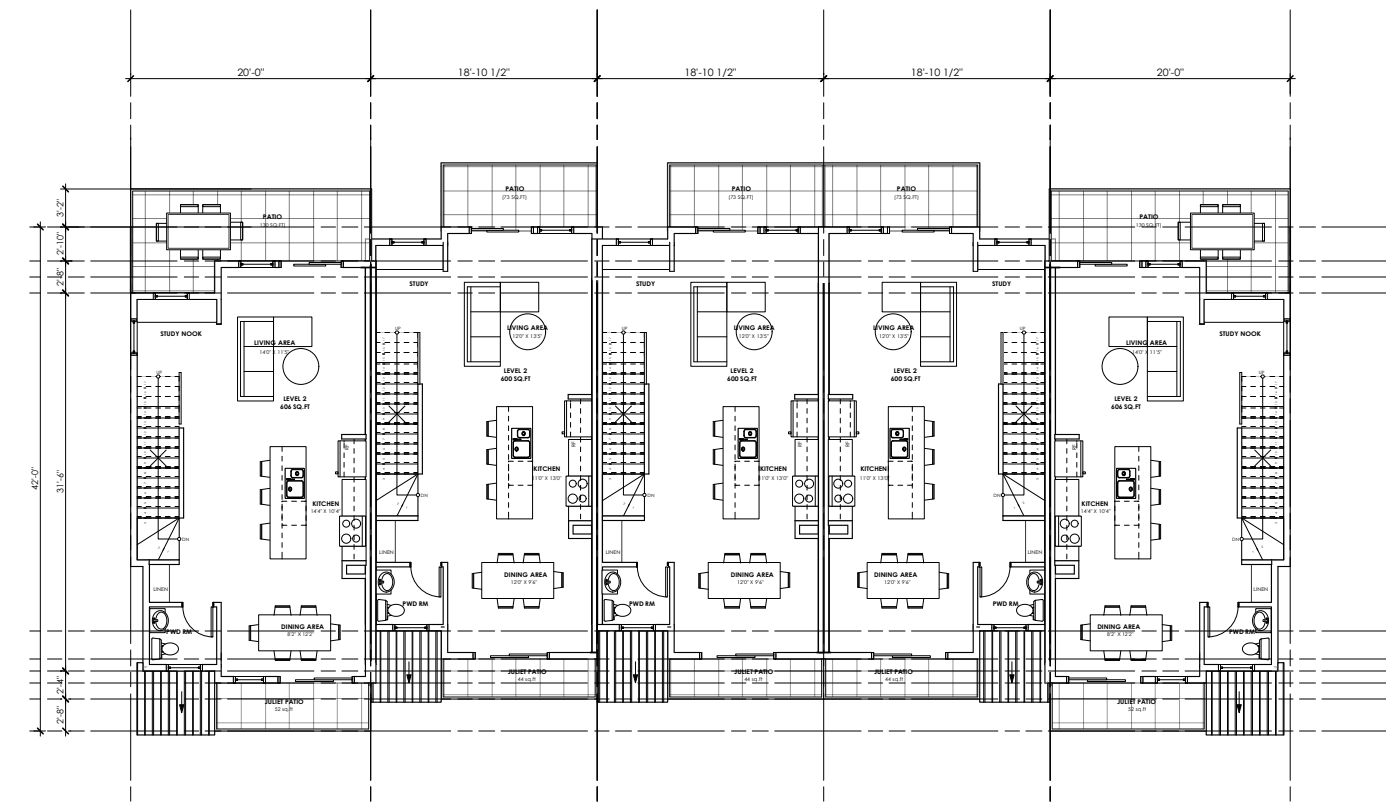
DRAWN	NGH
DESIGN	NGH
APPROVED	DTP
DATE	APR 2024
SCALE	1:500

THE CITY OF KELOWNA ENGINEERING DEPARTMENT		DIVISION	
CARRINGTON CONSTRUCTION 5020 KILLDEER ROAD PLAN OF SUBDIVISION		DRAWING NO. 24002-P1	REV. NO. 3

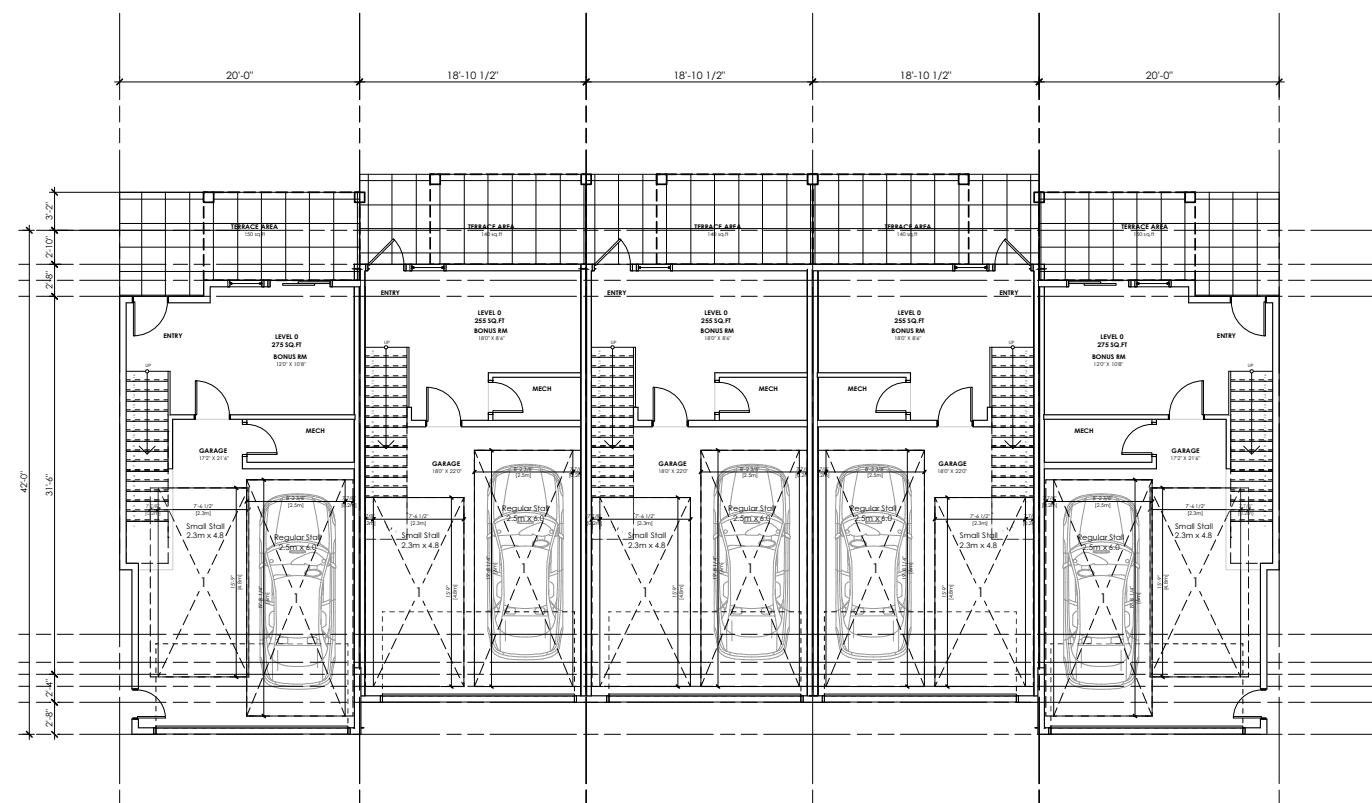




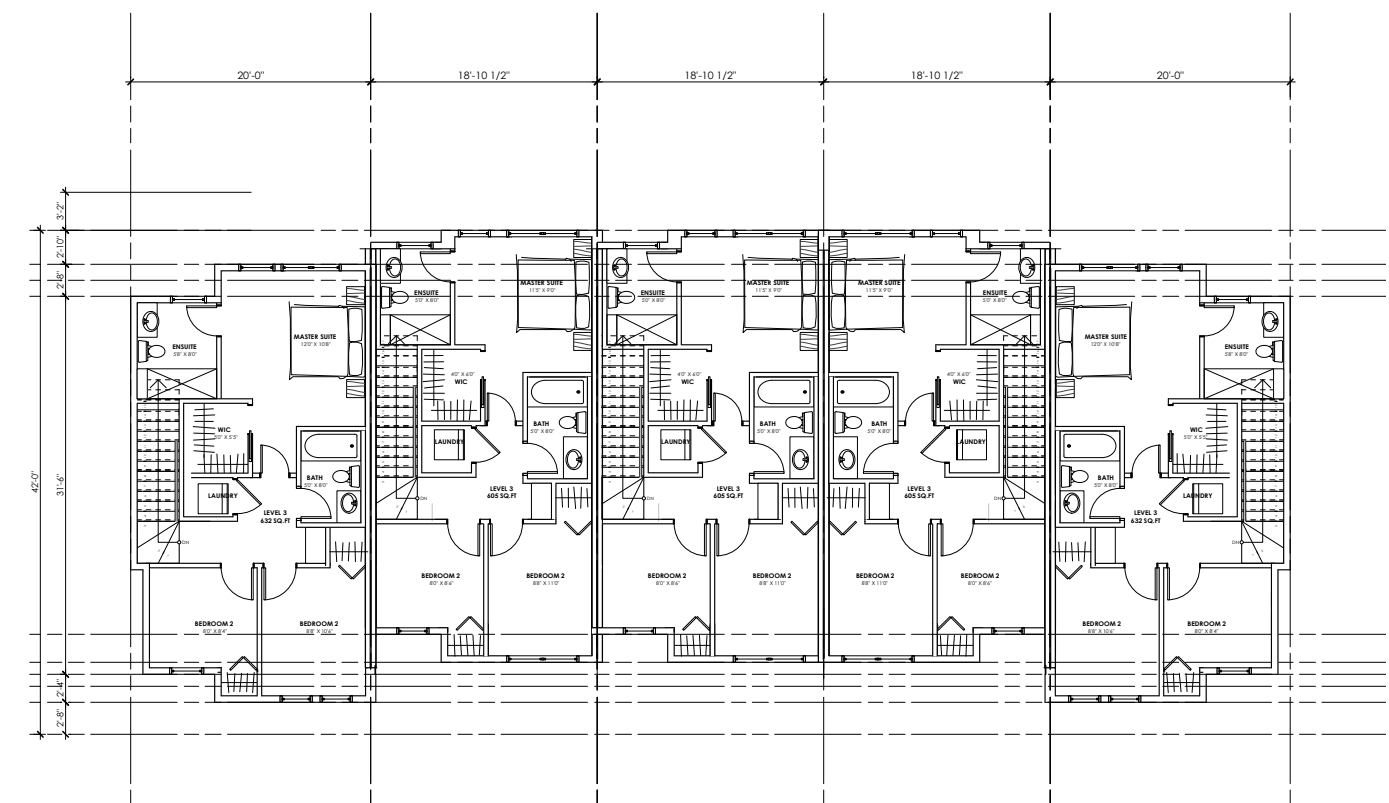
1 SITE PLAN LOCATION
SCALE: 1/16" = 1'-0"



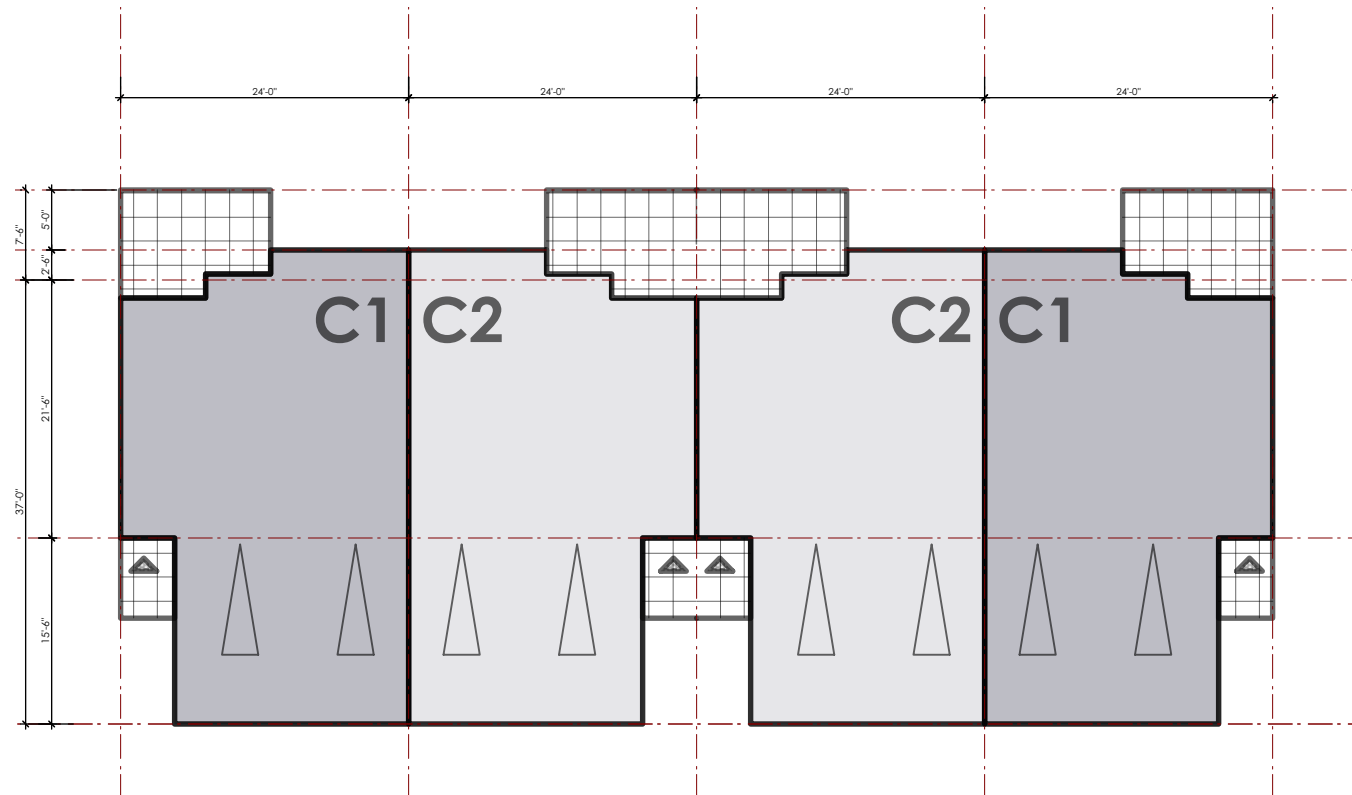
3 CONCEPT LEVEL 02
SCALE: 1/16" = 1'-0"



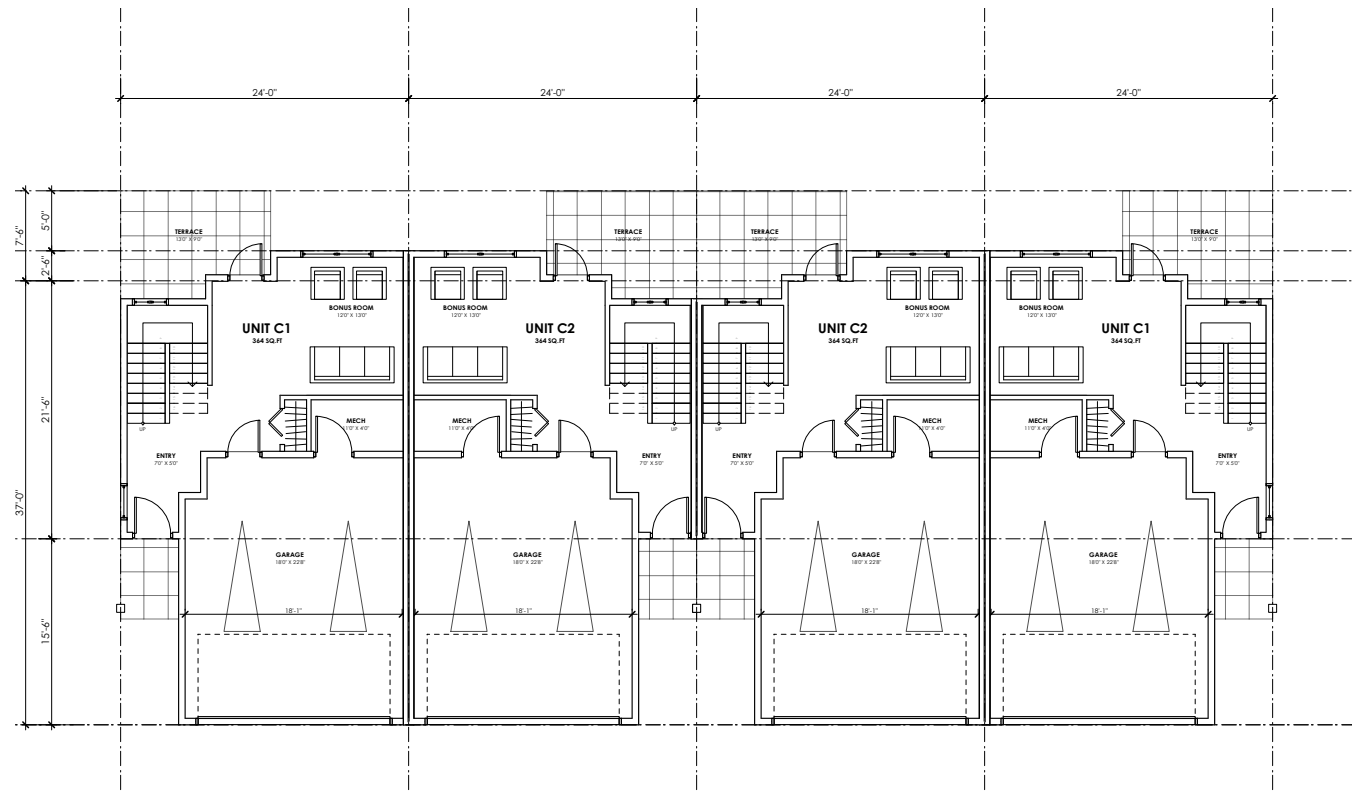
2 CONCEPT LEVEL 01
SCALE: 1/16" = 1'-0"



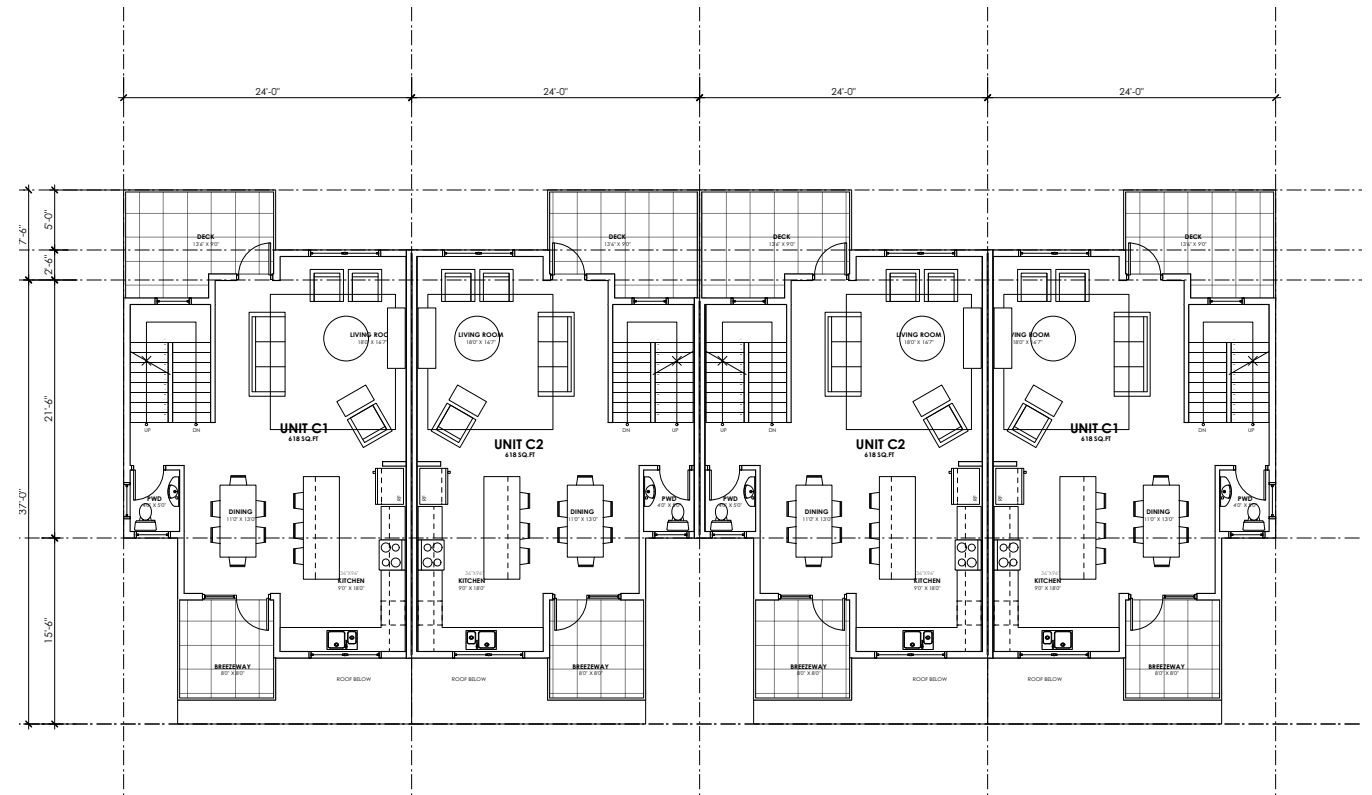
4 CONCEPT LEVEL 03
SCALE: 1/16" = 1'-0"



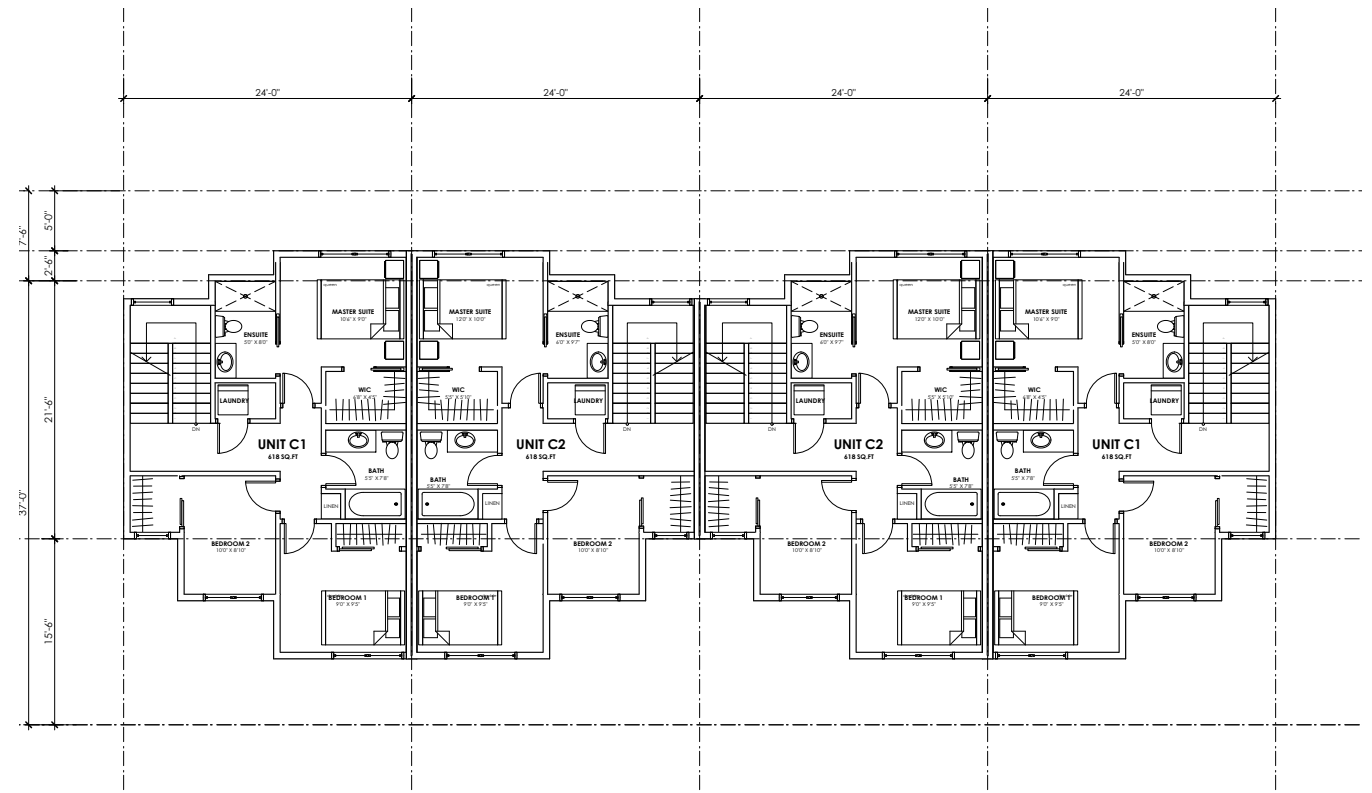
1 SITE PLAN LOCATION
SCALE: 1/16" = 1'-0"



2 CONCEPT LEVEL 01
SCALE: 1/16" = 1'-0"



3 CONCEPT LEVEL 02
SCALE: 1/16" = 1'-0"



4 CONCEPT LEVEL 03
SCALE: 1/16" = 1'-0"



Concept V1.0



Concept V2.0



Concept V3.0



Aerial View V1.0



Aerial View V2.0