



URBAN DEVELOPMENT INSTITUTE- OKANAGAN CHAPTER

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May 29, 2020

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

Attention: James Kay

Subject: Further Comments on Cul-de-sacs

We believe that the latest version of the City of Kelowna's flowchart achieves much of what we are trying to achieve which is good. Here are some further comments.

The major item that the City has not addressed in this flowchart is the unit/lot issue that some of our committee members have been in discussions with you about. Currently the City is saying that there are 2 units for every lot which we do not believe makes sense. Based on internal calculations that we have conducted with some existing developments, we believe that a more accurate unit/lot criteria would be between 1.3 to 1.5 units for every lot. We encourage the City to adopt this criteria.

Also, although this flow chart will likely cover most circumstances, there could still be situations where it would not make sense to apply this chart empirically. For example, there could be a circumstance where the length may exceed the 366m guideline, but there is a limited number of lots. In these circumstances it would be ideal to arrive at a decision that did not require additional secondary or emergency access, so long as the number of lots is very limited. For this reason, there should still be some discretion and flexibility allowed where applicable.

According to the flowchart, if the cul-de-sac is longer than 366m but less than 100 units, a second access lane (4.5 asphalt) within the last 366m is required but we are struggling to understand why an emergency access is not sufficient instead in this case. Please provide some clarification around this.

We would also like some clarification on the road standard that the City is envisioning for cul-de-sacs longer than 366m and greater than 100 units where it states that a second access local road (7.5m asphalt) is required within the last 366m.

Some clarification around how the City would interpret the new flowchart as compared to the existing bylaw surrounding roads intended to be extended in the future would also be appreciated.

Thank you in advance for considering our input on this important matter.

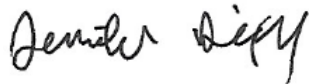
Sincerely,

URBAN DEVELOPMENT INSTITUTE OKANAGAN CHAPTER

Per:

Jennifer Dixon, Executive Director of UDI Okanagan

Rich Threlfall, Chair of UDI Okanagan

Handwritten signature of Jennifer Dixon in black ink.Handwritten signature of Rich Threlfall in blue ink.