

City of Kelowna Public Hearing AGENDA



Tuesday, September 15, 2015
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030 - Official Community Plan* Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after September 1, 2015 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. Individual Bylaw Submissions

3.1 285 Sadler Road, BL11132 (Z15-0032) - Thorsten Tropf 4 - 17

To consider rezoning the subject property to facilitate development of a second dwelling.

3.2 540 Osprey Avenue, BL11133 (Z15-0005) - 0958123 BC Ltd. 18 - 37

To consider rezoning the subject property to facilitate a five storey mixed use building.

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
 - (ii) The Chair will recognize ONLY speakers at the podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs,

sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

second house of similar size and style is to be built on the south side of the property. The property is within the Rutland Urban Centre and the application is consistent with policies that encourage additional density while maintaining the residential character of the neighbourhood.

There is a lane right-of-way to the east of the property. However, the lane is unconstructed and the existing driveway access from Sadler Road will be retained.

In conjunction with the Rezoning application, the applicant submitted a Development Permit application for the form and character of the proposed second dwelling. Should Council choose to support the rezoning request, Staff will continue to work with the applicant to issue the Development Permit in accordance with the Intensive Residential - Carriage House / Two Dwelling Housing guidelines.

In accordance with Council Policy No. 367, the applicant completed neighbourhood consultation by contacting neighbouring properties within 50 m. No concerns were identified through this process. At the time of writing, Staff has not been contacted with any questions or concerns.

4.0 Proposal

4.1 Site Context

The subject property is located on the east side of Sadler Road between Mugford Road and Highway 33 in the Rutland Sector. The Future Land Use designation for the property is S2RES - Single / Two Unit Residential and it is within the Permanent Growth Boundary as well as the Rutland Urban Centre. The surrounding area is characterized by single dwelling housing with Rutland’s commercial centre to the southwest and Rutland Centennial Park and several institutional uses to the west.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single dwelling housing
East	RU1 - Large Lot Housing	Single dwelling housing
South	RU1 - Large Lot Housing	Single dwelling housing
West	RU1 - Large Lot Housing	Single dwelling housing

Subject Property Map: 285 Sadler Road



4.2 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot Regulations		
Minimum Lot Area	700 m ²	1,010.8 m ²
Minimum Lot Width	18.0 m	27.5 m
Minimum Lot Depth	30.0 m	36.7 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	34.0%
Maximum Site Coverage (buildings, driveways and parking)	50%	49.7%
Maximum Height	9.5 m	4.1 m
Minimum Front Yard	4.5 m	8.8 m
Minimum Side Yard (south)	2.0 m	2.0 m
Minimum Side Yard (north)	2.0 m	2.0 m
Minimum Rear Yard	6.0 m	12.3 m
Minimum Distance between Dwellings	4.5 m	4.5 m
Other Regulations		
Minimum Parking Requirements	4 stalls	4 stalls
Minimum Private Open Space	30 m ² per dwelling	Meets requirements

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCCs) are required to be paid prior to issuance of any Building Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

6.2 Development Engineering Department

- See attached memorandum, dated July 17, 2015.

6.3 Ministry of Transportation and Infrastructure

- Preliminary approval is granted for the rezoning for one year.

7.0 Application Chronology

Date of Application Received: June 10, 2015

Date Public Consultation Completed: June 18, 2015

Report prepared by:

Laura Bentley, Planner

Reviewed by:

Lindsey Ganczar, Planning Supervisor

Approved for Inclusion:

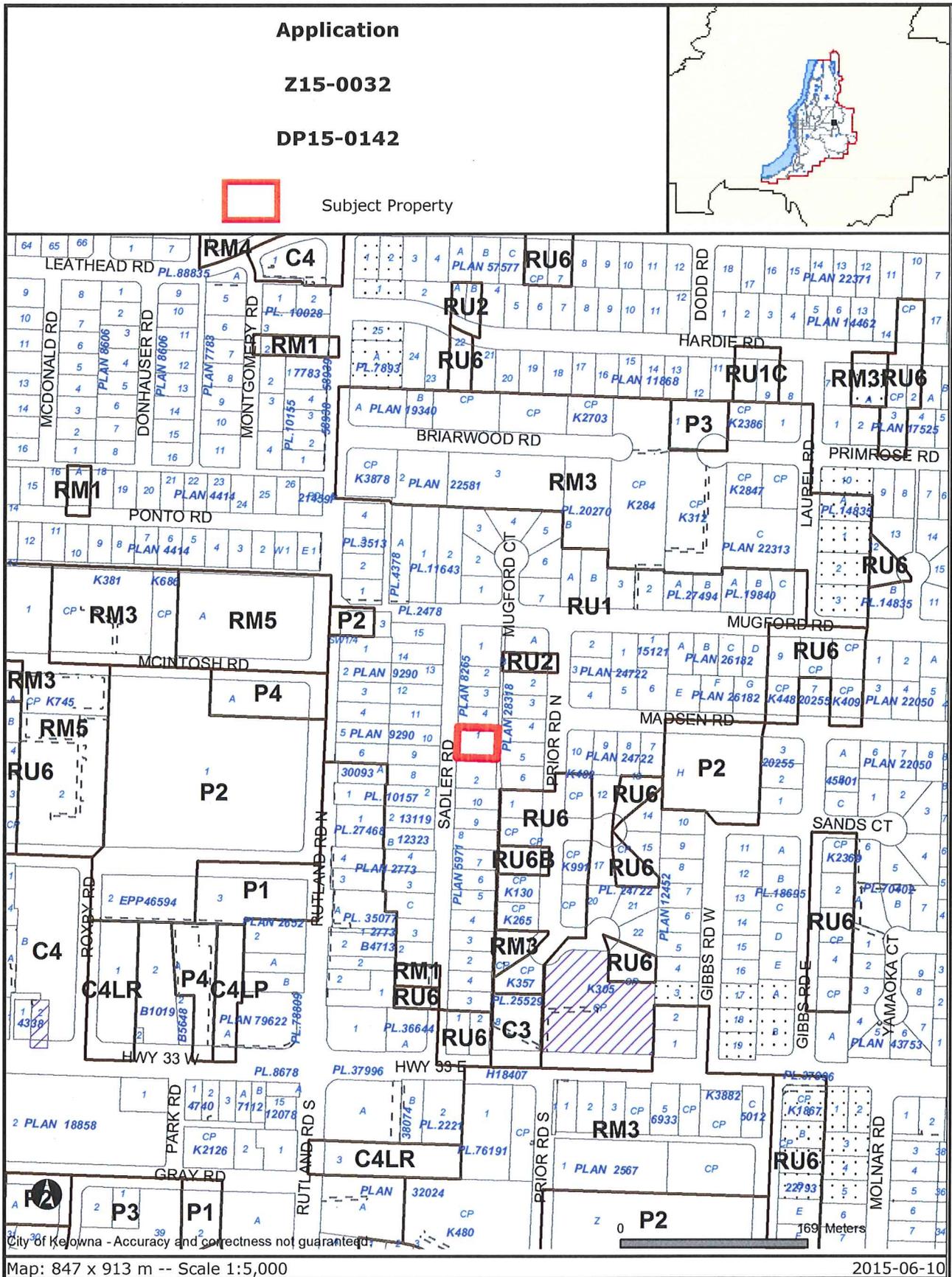
Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map

Conceptual Site Plan and Elevation Drawings

Schedule A: City of Kelowna Memorandum



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.

Notes:
 1. All work shall be in accordance with the latest edition of the Building Code of Australia (BCA) and the relevant standards.
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- THIS DOCUMENT IS:
- NOT suitable. Provisions may be made otherwise.
 - CONTROLLED DOCUMENT. Provisions may be made otherwise.
 - THE INTENT OF THE DOCUMENT.
 - ACCEPTABLE. Remove provisions where not applicable.
 - PARTIAL CANCELLATION. Remove provisions where not applicable.
 - NOT FOR CONSTRUCTION.

ID: 2025/04 Issue 1.0
 R: 2025/04 Issue 1.0
 Date: 2025/04



NOVATION
 10-110 LINDSAY DR, SUITE 500
 WELLSVILLE, BC V1Y 9T1

Project Name: Sister Road House

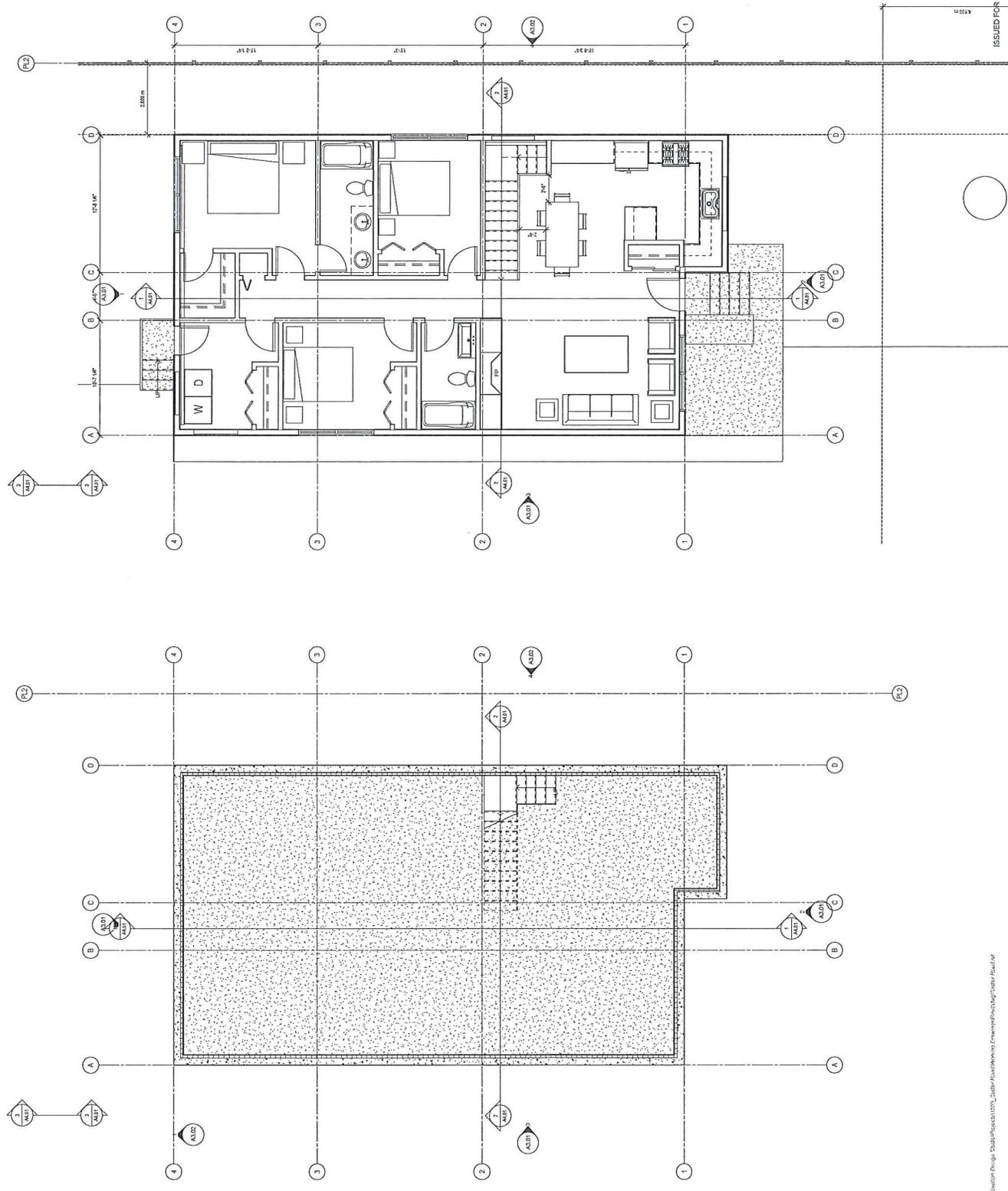
301 St. Johns Street, Victoria, British Columbia
 Project No: 1590

FLOOR PLANS

Project: PS
 Scale: 1/8" = 1'-0"
 Date: BD
 Project No: A2.01

Project No: A2.01
 Project Name: Sister Road House

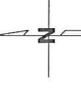
ISSUED FOR DEVELOPMENT PERMIT



NOTES:
 1. The Engineer shall be responsible for the design of the structure and shall ensure that the design complies with the relevant codes and standards.
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- This document is for:
- NOT CONTROLLED. It should not be used for construction without review.
 - A CONTROLLED document. It should be used for construction with review.
 - NOT FOR CONSTRUCTION.
 - A complete system. Review process is not required.
 - A partial system. Review process is required at completion of the design.
 - NOT FOR CONSTRUCTION.

NOVATION
 110, Market Street, Suite 200
 Melbourne, VIC 3000
 Australia



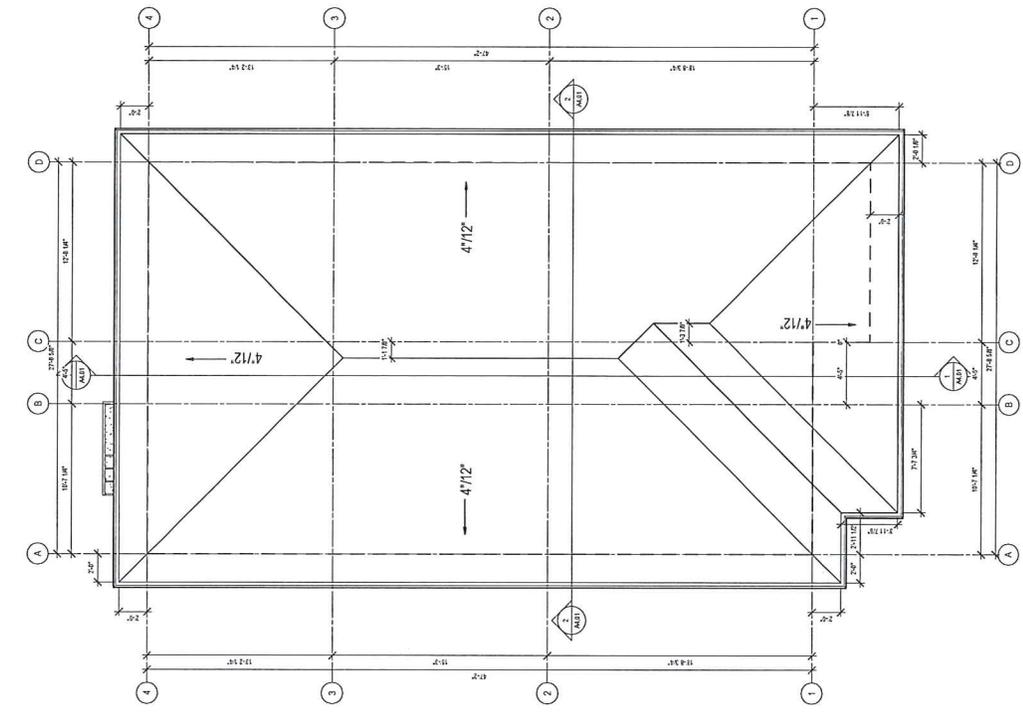
Project No: 1501
 Title: Solar Roof House

Client: PS
 Date: 11/11/15
 Project: PS
 Checked: PS
 Drawing No: 1501

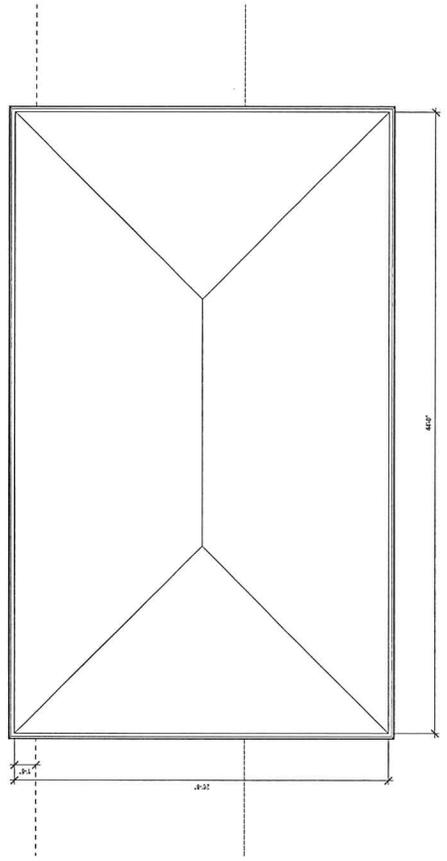
Scale: 1/4" = 1'-0"
 Drawing No: 1501

Issue No: A2.02
 Date: 23/08/2015 10:58 AM

ISSUED FOR CONSTRUCTION



1 Roof Plan
 SCALE: 1/4" = 1'-0"



2 Simple Roof Plan
 SCALE: 1/4" = 1'-0"

CITY OF KELOWNA**MEMORANDUM**

Date: July 17, 2015
File No.: Z15-0032
To: Land Use Management Department (LB)
From: Development Engineer Manager (SM)
Subject: 285 Sadler Road – Lot 1, Plan 8519, Sec. 26, Twp. 26, ODYD

The Works & utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-6 are as follows:

1. Subdivision

Provide easements as required

2. Geotechnical Study.

A geotechnical study is required over the proposed building site. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any springs and the suitability of the lands for disposal of site generated storm drainage. In addition, this study must describe soil sulphate contents, the presence or absence of swelling clays and the recommendation for footing and foundation construction.

3. Domestic water and fire protection.

This development is within the service area of the Rutland Waterworks District (RWWD). A second service is required in order to meet current policies. The developer is required to make satisfactory arrangements with the RWWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements. A second service is required to meet current policy for Duplex properties.

4. Sanitary Sewer.

The property is located within Specified Area # 1 therefore there are no Specified Area charges associated with this application.

5. 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.

6. Road improvements.

Sadler Road must be upgraded to a full urban standard including a sidewalk curb and gutter, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. The cost of this frontage upgrade is estimated at **\$22,900.00** and is inclusive of a bonding escalation.

7. Engineering.

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.

8. 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.

.../3

9. 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 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.

10. Bonding and Levies Summary.

a) Performance Bonding

Sadler Road frontage upgrade	<u>\$22,900.00</u>
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Note that the applicant is not required to do the construction. The construction can be deferred and the City will initiate the work later at its own construction schedule, the cost would be reduced to **\$13,560.00**. and the Admin.& Inspection fee would be waived

b) levies

3% Administration & Inspection fee	<u>\$ 575.82</u> (\$548.40 + \$27.42 GST)
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Steve Muenz, P.Eng.
Development Engineering Manager

B²

zone providing retail, office and residential opportunities. Retail is located on the first storey with offices on the second storey, and residential on the remaining three storeys.

The applicant worked with City Staff to bring forward an example of a mixed use development with three types of uses on one property. This development will add six multi-family units with the goal of densifying the Pandosy Urban Centre, and encouraging a live/work/play ideal.

The OCP seeks to revitalize this urban centre, encouraging the residential component of a mixed use building. The applicant has relocated a single family dwelling that was on the subject property to another residential property in Kelowna. The applicant has also worked with Staff to bring forward a design that fits with current redevelopment of the surrounding blocks as well as neighbouring properties yet to be developed.

4.0 Proposal

4.1 Background

A 1940s single family home that was on the subject property was renovated and relocated to 2047 Doryan Street, Kelowna BC.

As part of this rezoning application, City of Kelowna Development Engineering has identified a 1.65 m dedication requirement along the front property line of the subject property in order to construct a sidewalk along the north side of Osprey Ave. This sidewalk will be located along the north side of the existing curb on the subject block. A sidewalk in this location will further the goals of pedestrian linkages within this urban centre. The application shows a revised property line set back 1.65 m from existing and has agreed to install two street trees on the subject property.

4.2 Project Description

The exterior finish of the first storey of the mixed use building will be coloured concrete with a textured finish. The remaining storeys will be a mix of materials such as stucco, split faced concrete masonry block, corrugated metal, and wood finish fibreglass siding.

A zero lot line is permitted and utilized along the west side of the property. This west wall of the proposed building is void of any architectural details such as windows in order to meet BC building code fire separation requirements and as such does not have the same aesthetic appeal as other exterior walls. The applicant has proposed a mural installation to address visual interest of this wall for the neighbouring properties and traffic along Pandosy Street. The final design has not been determined; however the applicant has noted the proposed size and location as shown on the conceptual elevations.

On the ground floor, the proposed building will provide retail space with two entrances to the upper storeys. Patio space for residential and office units are provided for in the front and rear of the building.

Three variances will be triggered with the proposed design. They include site coverage, height and parking. The site coverage is triggered as all parking is enclosed, screening views from neighbouring properties as noted as a guideline in Kelowna's OCP. The same exterior treatment along the front of the building will continue around the rear parking enclosure. The first storey of the development creates a site coverage of 91%, the upper storeys of the building have a site coverage of 37%.

The fifth storey requires the second variance as noted in the Zoning Analysis Table in this report. The footprint of the fifth storey is 22% of the storey below it and is set back 5.0 m from the front of the building, and 6.0 m from each side. This reduces the visibility of the top storey from

pedestrians and local traffic. The floor area of the fifth floor is 56.5 m², and together with patio trellis is 132.5 m².

The off street parking for this development is the third variance requested. The applicant has accommodated full size parking stalls for each residential unit along with the one accessible parking space for the commercial uses. The variance is for the six commercial spaces that are required as part of Zoning Bylaw No. 8000. The applicant will be required to provide the City funds as per the Payment in Lieu of Parking Bylaw No. 8125, Schedule A, South Pandosy Urban Town Centre: \$7,500.00 per off-street parking space.

Staff worked with the applicant with the parking requirements and agreed that at the very minimum the development would need to address the residential unit parking as well as provide the accessible parking of the commercial use. The Pandosy Urban Centre is in a transition of encouraging alternative means of transportation, the subject property is within 100 m of the BC Transit bus stops heading north and south along Pandosy Avenue. Staff feels that six residential units assists in increasing density of those living in this urban area which will in turn assist with parking issues for those that work in the area. Long term plans to increase multiple unit residential go hand in hand with tackling the parking problems in the area. By balancing the commercial and residential spaces a vibrant community with less need to travel is created. This development is an example where the residential outweighs the commercial space both in units and square meters.

The landscape design along Osprey Avenue takes into account safety and sightlines for pedestrian use as well as vehicular traffic using the adjacent lane. Trees will be installed with root protection for the building and City infrastructure.

Subject Property Map: 540 Osprey Ave



4.3 Site Context

The subject property is located on the north side of Osprey Avenue between Pandosy Street and Richter Street in the South Pandosy sector of Kelowna. The property is currently zoned RU6 - Two Dwelling Housing, identified in Kelowna’s OCP as MRX, and is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4	Retail Commercial Building

East	City of Kelowna Road Dedication	Non-Accessory Parking Lot
South	RU6	Single Family Dwelling
West	CRU6	Retail Commercial Building

4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	460 m ²	543.21 m ²
Minimum Lot Width	13.0 m	22.01 m
Minimum Lot Depth	30.0 m	24.68 m
Development Regulations		
Maximum Floor Area Ratio	1.3 + (0.2*(7/12)) = 1.42	1.42
Maximum Site Coverage	75%	91% ❶
Maximum Height	4 Storeys or 15.0 m	5 storeys or 17.8 m ❷
Minimum Front Yard	0.0 m	0.4 m
Minimum Side Yard (west)	0.0 m	0.0 m
Minimum Side Yard (east)	0.0 m	0.4 m
Minimum Rear Yard	0.0 m	0.0 m
Other Regulations		
Minimum Parking Requirements	1 per dwelling unit = 6 required 1.75 per 100m ² GFA of commercial space 382 m ² of GFA commercial (6.7) = 7 required <i>1 to be accessible parking</i> 13 total	6 residential 1 commercial (accessible) ❸ 7 total
Bicycle Parking Class I	0.5 per dwelling unit = 3 0.2 per 100 m ² GLA = 1	11
Bicycle Parking Class II	0.1 per dwelling unit = 1 0.6 per 100m ² GLA = 3	7
Private Open Space	6.0 m ² per bachelor = 24m ² 10.0 m ² per 1 bedroom = 10 m ² 15.0 m ² per +1 bedroom = 15.0m ²	44 m ² 16 m ² 92 m ²
❶ Indicates a requested variance to the Maximum Site Coverage ❷ Indicates a requested variance to the Maximum Height ❸ Indicates a requested variance to the Minimum Parking Requirements		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Goals For a Sustainable Future¹ The objectives and policies in each of the OCP chapters are focused on creating a sustainable community. Some of the main goals of this OCP are to:

1. Contain Urban Growth. Reduce greenfield urban sprawl and focus growth in compact connected and mixed-use (residential and commercial) urban and village centres.

Land Use Designation Definitions

¹ City of Kelowna Official Community Plan, (Introduction Chapter).

Mixed Use (Residential / Commercial) (MXR)² Developments that provide for commercial floor space on the ground floor or above, with additional potential for residential units above the ground floor.

Development Process Compact Urban Form.³ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Other Urban Centres⁴ : Locate taller buildings in the geographic centre of Urban Centres and generally decrease height moving away from the centre, to a maximum of 4 storeys at the periphery of the Urban Centres, where adjoining land is designated for single/two unit housing.

Site and Context Considerations⁵ Ensure all parking is screened from public view or contained within the structure.

Town Centre (S. Pandosy / Rutland / Capri-Landmark)⁶

A vibrant, amenity-rich area wherein different land uses frequently occur within the same building and almost always occur within a one-block area.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
 - We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.

² City of Kelowna Official Community Plan, (Future Land Use Chapter).

³ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.5.1 (Development Process Chapter).

⁵ City of Kelowna Official Community Plan, Policy 5.5.1 (Development Process Chapter).

⁶ City of Kelowna Official Community Plan, Policy D.1.19(Urban Design Development Permit Areas Chapter).

- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, accessibility etc
- Washroom requirements for base building are to be addressed in the building permit application. This will be addressed at time of building permit application.
- Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure.

6.2 Development Engineering Department

See Schedule (A), Revised Development Engineering Memorandum dated April 23, 2015

6.3 FortisBC Inc - Electric

- There are primary distribution facilities within the lane adjacent the subject's north property line. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

Application Chronology

Date of Application Received:	January 28, 2015
Date of Revised Drawings Received:	June 16, 2015
Date Public Consultation Completed:	July 16, 2015

Report prepared by:

Tracey Yuzik, Planner

Reviewed by:

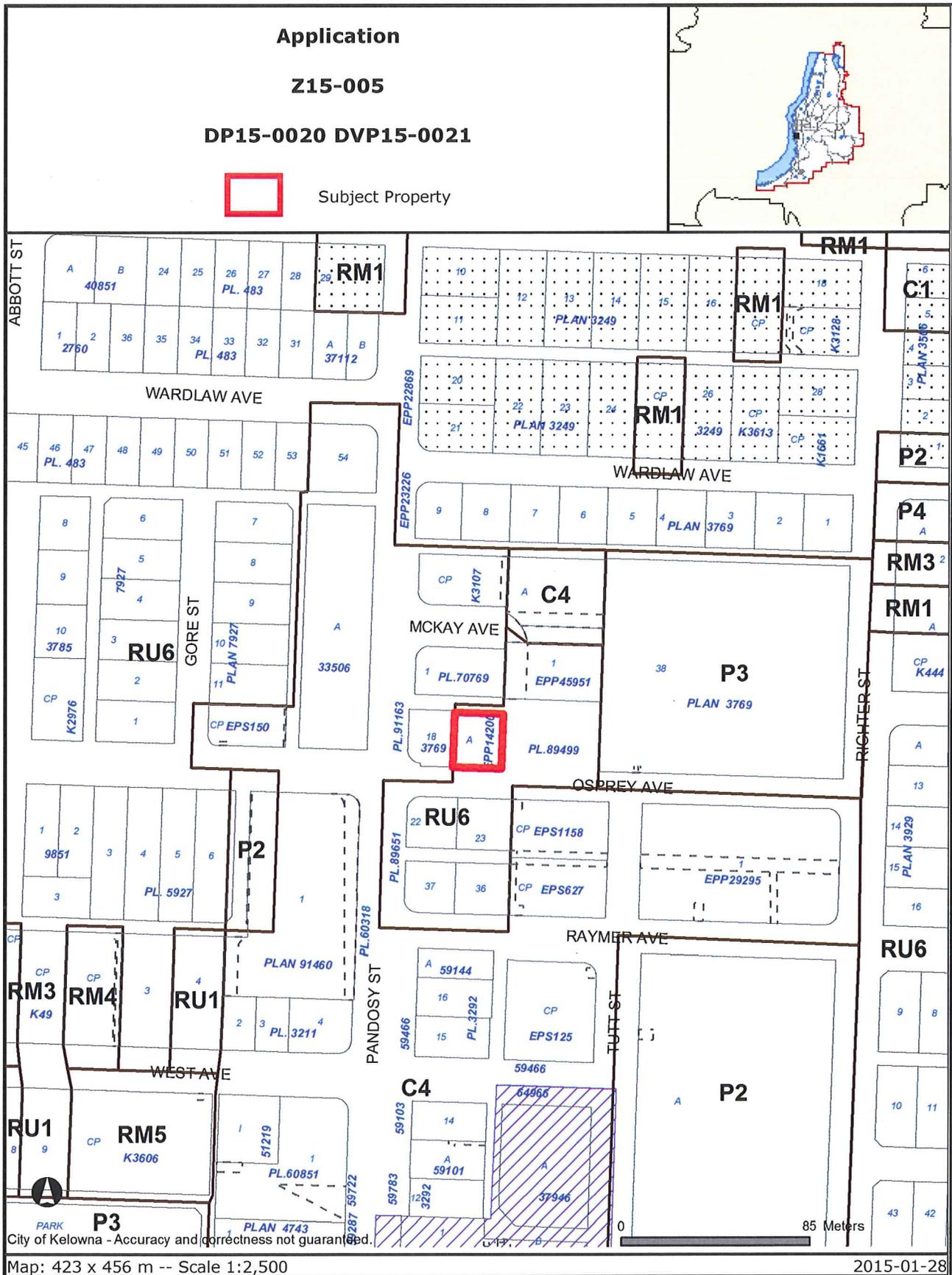
Lindsey Ganczar, Planning Supervisor

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map
Schedule (A) Development Engineering Memorandum
Conceptual Site Plan
Conceptual Elevations
Conceptual Landscape Plan



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.

CITY OF KELOWNA
MORANDUM

Date: April 23, 2015
File No.: Z15-0005

To: Urban Planning (TY)

From: Development Engineering Manager(SM)

Subject: Proposed Mixed Use - 540 Osprey Ave *REVISED*

RU6 to C4

Development Engineering has the following requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Sergio Sartori

.1) Domestic Water and Fire Protection

- a) The development site is presently serviced with a small diameter (13-mm) water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- b) It is apparent that the existing 100mm diameter watermain within Osprey Avenue is substandard and will not support this development. The applicant, at his cost, will arrange for upgrading 27m of watermain and the installation of one new larger water service. The estimated cost of this construction for bonding purposes is **\$12,000.00**.
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

.2) Sanitary Sewer

- (a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. The developer must engage a consulting mechanical engineer to determine the requirements of this development. Only one service will be permitted for this development.
- (b) The applicant, at his cost, will arrange for the capping of unused services at the main and the installation of one larger service. The estimated cost of this construction for bonding purposes is **\$5,000.00**

.3) Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites 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 plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service. The estimated cost of this construction for bonding purposes is **\$5,000.00**

.4) Road Improvements

- (a) *Osprey Avenue fronting this development must be upgraded to an urban standard to include a concrete sidewalk, and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$3,200.00***
- (b) MacKay Ave realignment fronting this development triggers the installation of a concrete sidewalk. The estimated cost of this road improvement for bonding purposes is **\$3,600.00**.
- (c) The lane fronting the north boundary of this development is constructed to a paved standard, therefore the only upgrade that is required is the pavement widening. The estimated cost of the road improvements for bonding purposes is **\$1,000.00**

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) *Dedicate 1.5m width along the full frontage of Osprey Ave.*
- b) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by underground ducting. 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.

.7) Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

.8) 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.

.9) 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 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

.10) Latecomer Protection

Under provisions of Section 990 of the BC Municipal Act, and in conformance with the City of Kelowna Subdivision Development & Servicing Bylaw No. 7900, the owner is eligible to apply for latecomer protection for the following:

- i) Watermain replacement within Osprey Avenue

.11) Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content,

Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

.12) Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

.13) Bonding and Levy Summary

(a) Bonding

Sanitary & Storm service upgrades	\$10,000.00
Watermain and service upgrade	\$12,000.00
Road Frontage Improvements	\$ 7,800.00

Total Bonding	<u>\$29,800.00</u>
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NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided, and may be in the form of cash or an irrevocable letter of credit, in an approved format. The owner must also enter into a servicing agreement in a form provided by the City.

.14) Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST). in the amount of **\$1,058.40** (\$1008.00 + 50.40GST)

20) Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) The future, access and egress from the lane way to the north of the site may be restricted to right-in and right-out onto Pandosy Street with a future median.



Steve Muenz, P. Eng.
Development Engineering Manager
SS

sole 5forty

LIVE · WORK · PLAY
SMALL FOOTPRINT LIVING



CONCEPT PHOTOS

NOT FOR CONSTRUCTION

SOLE 5FORTY
640 OSPREY AVENUE
KELOWNA, BC

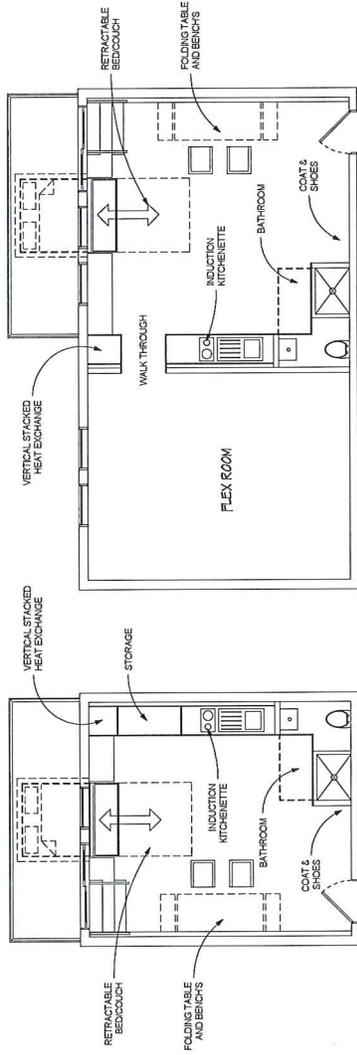
THIS DRAWING IS THE PROPERTY OF TRIA ARCHITECTURE LTD. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF TRIA ARCHITECTURE LTD. IS STRICTLY PROHIBITED. THE DRAWING IS AN UNCONTROLLED COPY AND THE ORIGINAL IS TO BE KEPT IN THE ARCHITECT'S OFFICE. ANY CHANGES TO THE ORIGINAL MUST BE MADE IN THE ORIGINAL AND ALL CHANGES MUST BE APPROVED BY THE ARCHITECT. ANY CHANGES TO THIS DRAWING MUST BE MADE IN THE ORIGINAL AND ALL CHANGES MUST BE APPROVED BY THE ARCHITECT. ANY CHANGES TO THIS DRAWING MUST BE MADE IN THE ORIGINAL AND ALL CHANGES MUST BE APPROVED BY THE ARCHITECT.

SEAL

SUITES

JOB NO:	13-03-SALE 540
FILE NO:	
DATE:	15.07.14
SCALE:	1/4" = 1'-0"
DRAWN BY:	Author

DRAWING NO:
DP-005



PROPOSED SUITE LAYOUTS
① 1/4" = 1'-0"

TRIA
ARCHITECTURE LTD.
4101 - 2805 - 33 AVENUE
1 - 2504 BURNABY
VANCOUVER, BC
V5A 1S6

U-NeK
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sole
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Sole 5forty

NO	DATE	REVISION

EXAMINER'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL PLANS. REVISED DRAWINGS REQUIRE A CLIENT SIGNATURE.

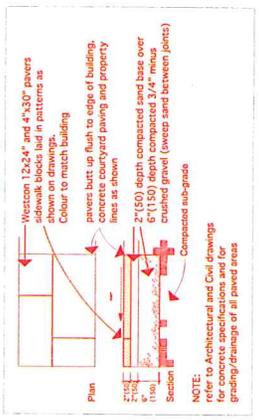
PLANT LIST:

QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	NUSSERY SIZE
2	<i>Sorbus aucuparia</i> 'Fraxipar'	Pyramidal Mountain Ash		888, 6cm caliper
66	<i>Buxus 'Green Grom'</i>	Green Grom Boxwood	30 cm	#1 container
19	<i>Taxus x media</i> 'Hickel'	Hick's Yew	45 cm	#5 container
36	<i>Alchemilla mollis</i>	Lady's mantle	30 cm	#1 container
24	<i>Hemerocallis 'Gentle Shugburn'</i>	White Daylily	45 cm	#1 container
30	<i>Prunus subhirtella</i> 'Snow Queen'	White Flowering Prunus	45 cm	1.0m pot
3	<i>Lonicera x 'Nandam'</i>	Mandarin honeysuckle	15 cm	#1 container

NOTES:

- All planting materials and procedures to British Columbia Landscape and Nursery Association/British Columbia Society of Landscape Architects joint Landscape Standard, latest edition.
- All plant material to be certified P. ramorum free.
- All trees, shrubs and groundcovers to be irrigated using a drip system.
- Growing medium to the following minimum depths:
 - groundcover areas 200mm
 - shrub areas 300mm
 - tree pits to be dug 200mm larger than root balls in all directions and filled with growing medium
- All new trees to be set back a minimum of 0.75 meters from all underground utilities.
- Mulch requirements:
 - .75mm minimum depth of 'Ogo Grow' brand composted mulch over all planting beds.

PAVING DETAIL (nts):



ROAD DESIGNATION (McKAY RD. REALIGNMENT)

