



CITY OF KELOWNA

MEMORANDUM

Date: June 26, 2017
File No.: Z17-0041
To: Urban Planning Management (TB)
From: Development Engineering Manager (SM)
Subject: 365 & 345 Dougall Rd N and 360 McIntosh Rd RU1 to RM5

The Development Engineering Department has the following comments and requirements associated with this rezoning application to rezone the subject properties from RU1 – Large Lot Housing to RM5 – Medium Density Multiple Housing to facilitate the development of a 60-unit rental apartment building. 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 Jason Ough

1. Domestic Water and Fire Protection

- a) This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

2. Sanitary Sewer

- a) 365 & 345 Dougall Road N are currently serviced with 100mm sanitary services to Dougall Road N. 360 McIntosh Road is serviced with a 100mm sanitary service to McIntosh Road. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service if necessary.
- b) 365 & 345 Dougall Road N are currently within Sanitary Sewer Specified Area # 20. The developer will be responsible to cash commute, pay in full, the specified area charges for this development. The charge is currently set at \$2045.50 per Equivalent Dwelling Unit (EDU). If this fee were calculated today the calculation would be as follows: $0.5 \times 60 \text{ units} \times \$2045.50 = \$61,350.00$

**3. Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

4. Road Improvements

- a) The applicant must have a civil engineering consultant submit a design for Dougall Road to be upgraded to an urban standard (SS-R5) along the full frontage of the subject property; including curb and gutter, relocated sidewalk, street lighting, landscaped boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.
- b) Dougall Road frontage shall include a bus stop to be built to an accessible standard (1.5x4m pad back of sidewalk), moved closer to the intersection if possible.
- c) Access to this development will be from the existing lane off McIntosh Road along the east property line.
- d) The applicant must have a civil engineering consultant submit a design for McIntosh Road to be upgraded to an urban standard (SS-R5) along the full frontage of the subject property; including curb and gutter, relocated sidewalk, street lighting, landscaped boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant. McIntosh Road is identified in the Pedestrian and Bicycle Master Plan (PBMP) for inclusion of a multi-use pathway (MUP).
- e) At the time of design submission review, City staff will confirm that curb and gutter alignments will work with the ultimate cross section for McIntosh Road.

5. Road Dedication and Subdivision Requirements

- a) The subject properties are required to be consolidated as part of this development project.
- b) Provide approximately 2.5m of road dedication along Dougall Road N.
- c) Provide approximately 3m of road dedication on McIntosh Road frontage to match 340 McIntosh Road.
- d) Provide 6m corner rounding at the intersection.
- e) Grant statutory rights-of-way if required for utility services.

This forms part of application

Z17-0041

Planner
Initials

TB



City of
Kelowna
COMMUNITY PLANNING

6. Electric Power and Telecommunication Services

- a) Burial of overhead wires will be required in all urban and village centre areas as outlined in the current Kelowna Official Community Plan. The City would ensure new development in these areas would be responsible for burial of wires fronting their property.
- b) 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.

7. 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 (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 Development Engineering 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.

8. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all offsite 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.

9. Other Engineering Comments

- 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 Terasen, 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.

10. Geotechnical Report

- a) Provide a comprehensive 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 development.**
- Overall site suitability for development.
 - Presence of ground water and/or springs.
 - Presence of fill areas.
 - Presence of swelling clays.
 - Presence of sulphates.
 - 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

11. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from the lane only.
- (ii) Ensure acceptable turning movements onsite for MSU design vehicle.
- (iii) Any bicycle racks included with this development shall be onsite.

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 Fee: \$50.00 per newly created lot (GST exempt).
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

A handwritten signature in black ink, appearing to read "Steve Muenz".

Steve Muenz, P. Eng.
Development Engineering Manager

jo



SITE CALCULATIONS (94 UNITS)

CIVIC ADDRESS: 365 & 345 DOUGALL RD N, 360 MCINTOSH RD, KELOWNA, BC
 LEGAL DESCRIPTION: LOTS A, B AND C PLAN MAP 6977

PROPOSED ZONING	RUI	RMS
PROPOSED ZONING	1400	
SITE AREA (m ²)	2835.9	
SITE WIDTH (m)	61.5	
SITE DEPTH (m)	46.5	
BUILDING COVERAGE	35%	
BUILDING DEPTH (m)	30.5	
BUILDING COVERAGE	40%	
COVERED PATIO (m ²)	911.9	
COVERED PATIO (m ²)	31.4	
TOTAL (m ²)	161.8	
TOTAL (m ²)	1105.1	

DRIVEWAYS, AND PARKING AREAS	70%
DRIVEWAYS/PARKING AREAS (m ²)	68.5%
DRIVEWAYS/PARKING AREAS (m ²)	911.9
DRIVEWAYS/PARKING AREAS (m ²)	1015.9
TOTAL (m ²)	1927.8

PARKING NUMBER	1 STALL/MICRO SUITE	89
1.25 STALL/2 BEDROOM UNIT	3.75	
2 STALL/4 BEDROOM UNIT	4	
TOTAL	96.75	

21 parking stalls will be payment-in-lieu

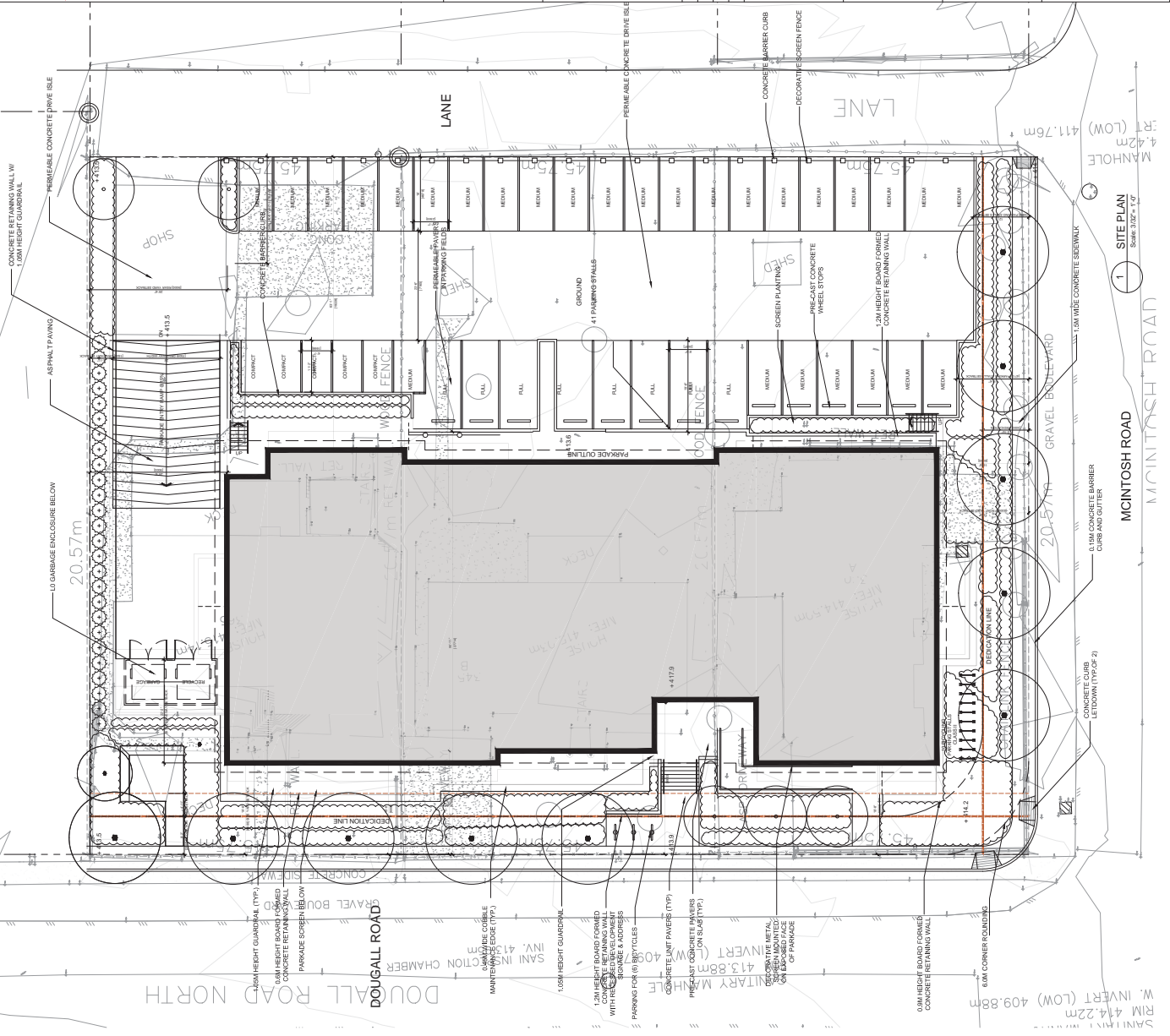
PARKING RATIO	INCLUSIONS:	9
ACCESSIBLE	VISITOR	1
FULL SIZE	(50%) 34	35
MEDIUM SIZE	(40%) 27	28
COMPACT SIZE	(10%) 7	5

BICYCLING PARKING REQUIREMENTS	47
CLASS I	10
CLASS II	10
CLASS III	10
TOTAL	30

PRIVATE OPEN SPACE M2	7.5 per bachelor	667.5
25 per 1+ brm dwelling		125
TOTAL REQUIRED		792.5
PRIVATE PATIO		409.6
COMMON PATIO		299.3
COMMON ROOM		34.3
LOCKER ROOM		83.3
TOTAL		916.5

DEVELOPMENT REGULATIONS	REQUIRED	PROPOSED
FSR	1.3	1.3
BUILDING SETBACKS		
FRONT	6.0	6.0
SIDE YARD (EAST)	7.0	7.0
SIDE YARD (WEST)	6.0	6.0
REAR YARD	7.0	9.0
BUILDING DETAILS		
TOTAL BUILDING AREAS		39397
BUILDING HEIGHT		4.5 STOREY/18m

Unit Breakdown	Unit type	No. of Unit	Area total Area (ft. ²)
A	Micro Suite	89	27768
B	1 Bedroom	3	1440
C	4 Bedroom	2	1180
			2360



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REVISIONS	NO.	DATE
1		

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1		

PROJECT NUMBER	AREA
1	HEADQUARTERS
2	REHABILITATION
3	REHABILITATION
4	REHABILITATION
5	REHABILITATION
6	REHABILITATION
7	REHABILITATION
8	REHABILITATION

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KELOWNA APARTMENT
 365 & 345 DOUGALL RD N, 360
 MCINTOSH RD
 KELOWNA B.C.

AND STATISTICS
SITE PLAN

A1.01

DOUGALL APARTMENT

CIVIC ADDRESS: 365 & 345 DOUGALL RD N, AND
360 MCINTOSH RD KELOWNA, B.C.
LEGAL DESCRIPTION: LOTS A, B AND C PLAN KAP 6977

DRAWING INDEX

- A 1.00 COVER PAGE
- A 1.01 SITE PLAN AND STATISTICS
- A 2.01 FLOOR PLANS
- A 2.02 EXTERIOR ROOF PLANS
- A 2.03 UNIT PLANS
- A 3.01 ELEVATIONS
- A 3.02 BUILDING SECTIONS
- A 4.01 RENDERING AND MATERIAL BOARD
- A 5.01 RENDERINGS

ARCHITECT

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4-1562 Water Street, Kelowna B.C. V1Y 1J7
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REVISIONS

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NO.	DATE
8	
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PROJECT NUMBER	AREA
2017-0623	CP
2017-0623	PH
2017-0623	CONCEPT

PROJECT
KELOWNA APARTMENT
365 & 345 DOUGALL RD N, 360
MCINTOSH RD
KELOWNA, B.C.

DRAWING TITLE

SITE KEY

A1.00

DRAWING NO.



1 SITE KEY
Scale: 300" = 1"0"



2 SITE PHOTO LOOKING NORTHEAST



3 SITE PHOTO LOOKING NORTHWEST



4 SITE PHOTO LOOKING SOUTHWEST



5 SITE PHOTO LOOKING SOUTHEAST

