

CITY OF KELOWNA

MEMORANDUM

Date: December 01, 2017
File No.: Z17-0108
To: Community Planning (KB)
From: Development Engineering Manager(JK)
Subject: 2630 Bath Street RU6 to RM3

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 Jason Angus.

.1) Domestic Water and Fire Protection

- a) The development site is presently serviced with a small diameter (19-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 150mm diameter watermain within Bath Street is substandard for fire flow in the area. The applicant, at their cost, will arrange for upgrading of watermain along the full frontage to Bath Street and new construction of a 200mm within the laneway from Abbott Street to Bath Street complete with the installation of one new larger water service.

.2) Sanitary Sewer

- (a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing service and the installation of a new larger service if required.
- (b) The existing 150mm sanitary main is substandard and must be upgraded to a 200mm main from Osprey Ave including the full frontage of this development. A one-time cash payment in lieu of construction for the frontage of this development must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$15,656.00**

.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 Subdivision Development and Servicing Bylaw 7900. 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.

.4) Road Improvements

- (a) Bath Street fronting this development must be upgraded to an urban standard to include barrier curb & gutter, separate concrete sidewalk, storm drainage, landscaped & irrigated boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. A modified cross section of SS-R5 showing a separated sidewalk on property line should be used for design and costing.
- (b) The lane fronting this development is required to be constructed to a paved standard. A cross section of SS-R2 should be used for design and costing.

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located within the South Pandosy urban town centre.
- b) Streetlights must be installed on Bath Street.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.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

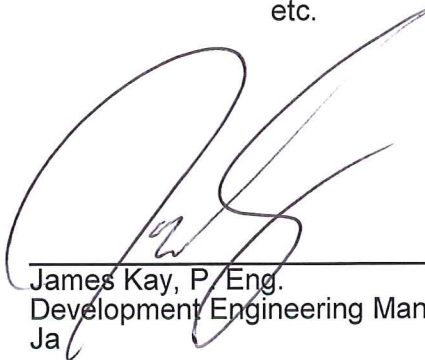
- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions 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 on the insurance policy as an additional insured.
- .10) 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.
- .11) Bonding and Levy Summary
- (a) Bonding
- | | |
|------------------------------------|-------------------------|
| Water main and service upgrade | To be determined |
| Sanitary main upgrade Cash-in-lieu | \$15,656.00 |
| Storm service upgrades | To be determined |
| Bath Street Frontage Improvements | To be determined |
| Lane Frontage Improvements | To be determined |
| Total Bonding | To be determined |
- .12) 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 (3.5% of Total Off-Site Construction Cost plus GST).
- 14) Development Permit and Site Related Issues
- Access and Manoeuvrability
- (i) The access to this site must be from the lane. Access to Bath Street is not permitted as per bylaw.

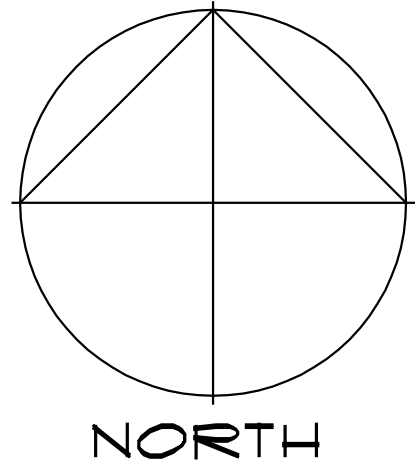
15. Geotechnical Report

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.

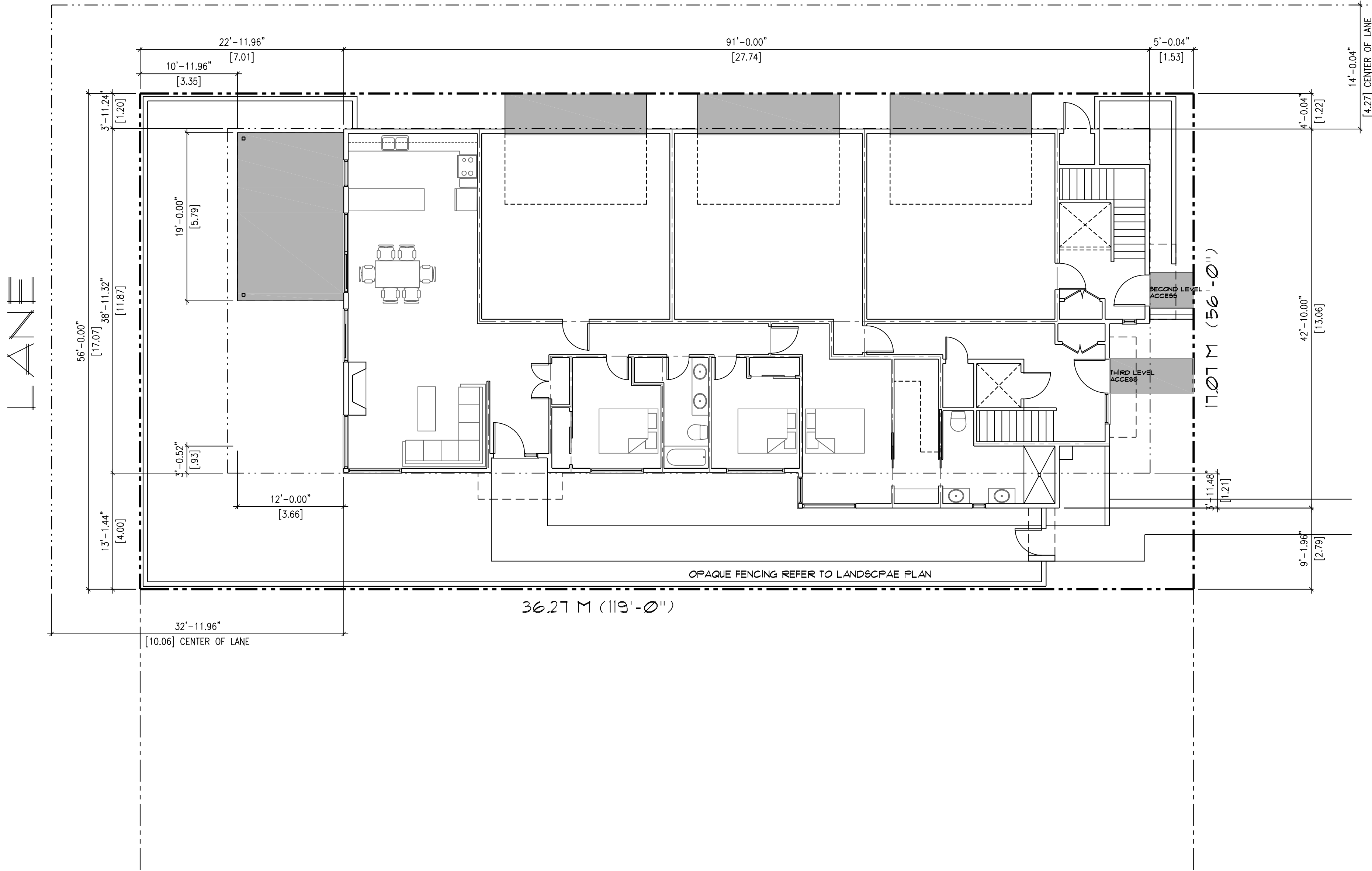


James Kay, P. Eng.
Development Engineering Manager
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LANE

BATH STREET



PROJECT DATA

ZONING BYLAW REQUIREMENTS

CIVIC ADDRESS: 2673 GORE STREET, KELOWNA, BC
LEGAL DESCRIPTION: LOT 1, PLAN 3785, DL , O.D.Y.D.
CURRENT ZONING: RU6 – TWO DWELLING HOUSING

PROPOSED ZONE RM3 – LOW DENSITY MULTIPLE HOUSING

SITE AREA = 6,664 SQ.FT. (619.2 SQ.M.)

BUILDING AREA (NET)

MAIN FLOOR = 1,602 SQ.FT. (148.8 SQ.M.)
SECOND FLOOR = 2,182 SQ.FT. (202.7 SQ.M.)
THIRD FLOOR = 2,236 SQ.FT. (207.7 SQ.M.)

TOTAL NET BUILDING AREA = 6,020 SQ.FT. (556.9 SQ.M.)

	REQUIRED	PROPOSED
LOT WIDTH	30.0m	17.07m
LOT DEPTH	30.0m	36.27m
LOT AREA	900 sq.m.	619.2 sq.m.
FAR (w/ PARKING & URBAN CENTRE)	.9 (557.2 sq.m.)	.9 (556.9 sq.m.)
SITE COVERAGE (W/ BONUS FOR POS)	50% (309.6 sq.m.)	53.7% (332.8 sq.m.)*
SITE COVERAGE INCL. DRIVEWAYS & PARKING	60% (371.5 sq.m.)	65.3% (404.8 sq.m.)
HEIGHT (m)	10.0m/3 STOREYS	10.0m/3 STOREYS

SETBACKS (m)

FRONT (BATH STREET)	1.5m	1.53m
SIDE (NORTH)	4.0m	2.79m*
SIDE (SOUTH, LANE)	1.2m	1.22m
REAR (LANE)	3.0m	3.35m

PARKING

RESIDENTIAL @ 2/DWELLING UNIT x 4 UNITS = 8 STALLS 8 STALLS

BICYCLE PARKING

CLASS I @ .5/DWELLING UNIT x 4 UNITS = 2 SPACES 2 SPACES
CLASS II @ .1/DWELLING UNIT x 4 UNITS = 1 SPACE 1 SPACE

PRIVATE OPEN SPACE

25 sq.m./UNIT MAIN FLOOR 112.1 sq.m. (1207 sq.ft.)
SECOND FLOOR 66.2 sq.m. (713 sq.ft.)
THIRD FLOOR 80.3 sq.m. (864 sq.ft.)

LANDSCAPE BUFFERS (m)

FRONT (BATH STREET)	1.5m	1.5m
SIDE (NORTH)	1.2m**	3.0m
SIDE (SOUTH)	1.2m	2.79m
REAR (EAST)	3.0m**	3.35m

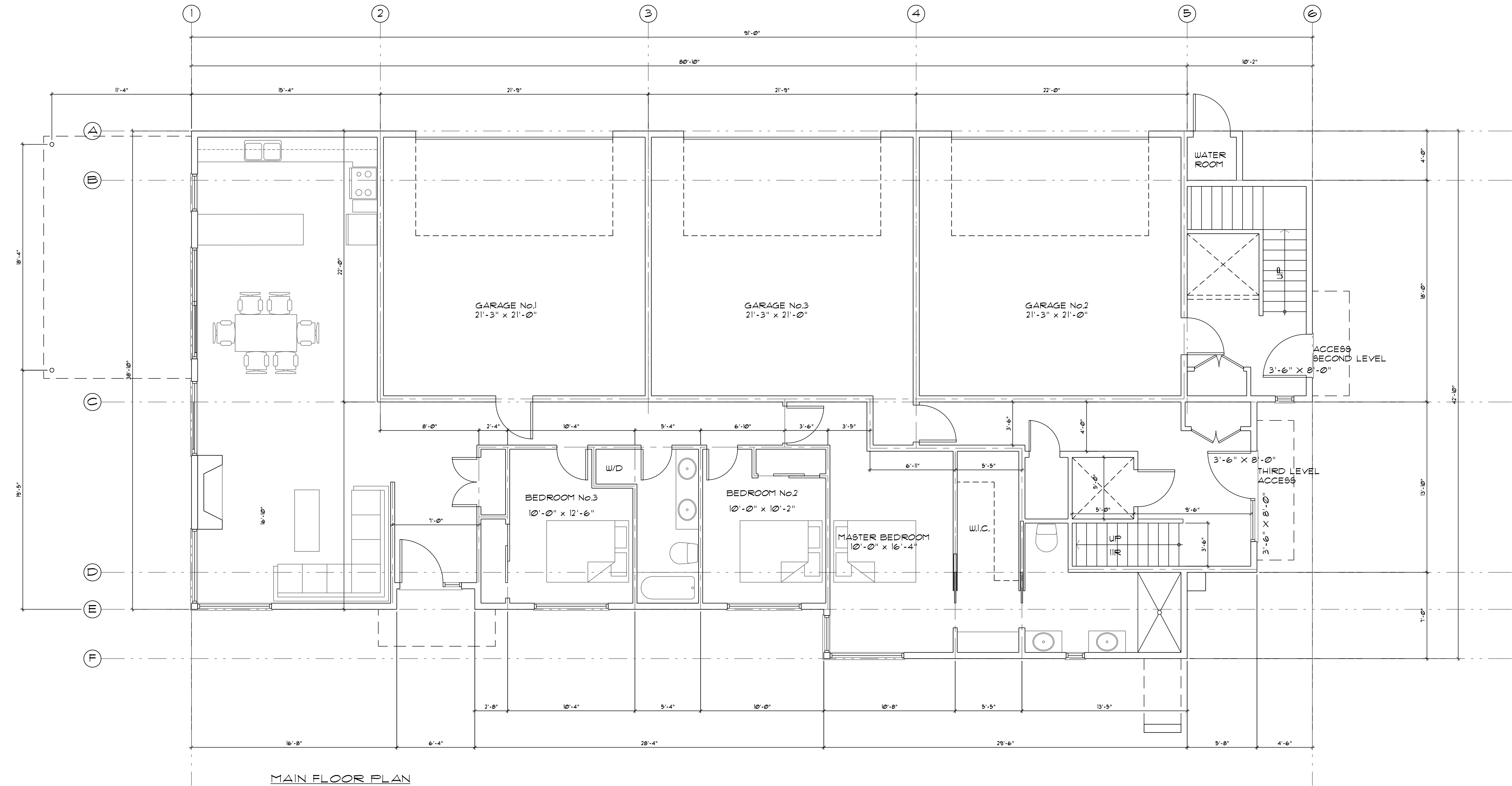
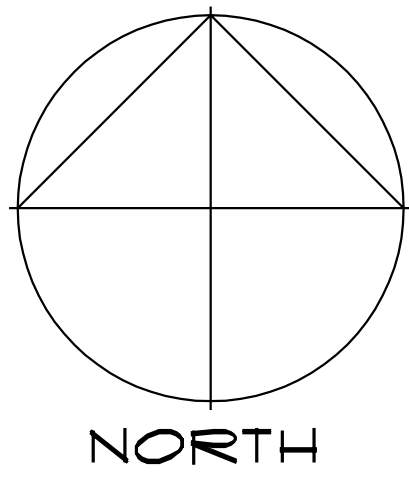
** OR OPAQUE FENCING

LANDSCAPE TREATMENT LEVELS

FRONT (BATH STREET)	2	2
SIDE (NORTH)	3	3
SIDE (SOUTH)	3	3
REAR (EAST)	3	1

* VARIANCE REQUIRED

No.	DATE	DESCRIPTION	RESIDENTIAL BUILDING		
1	NOV 8-17	ISSUED FOR DP	2630 BATH STREET, KELOWNA		
			SCALE: 1/8" = 1'-0"	SITE PLAN	
			DATE: OCT, 2017		
			DRAWING No. 40		



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

No.		DATE	DESCRIPTION
1		NOV 8-17	ISSUED FOR DP

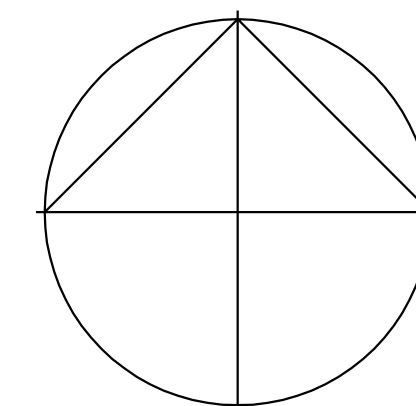
RESIDENTIAL BUILDING 2630 BATH STREET, KELOWNA		
SCALE: 1/4" = 1'-0"	MAIN FLOOR PLAN	
DATE: OCT, 2017		
		DRAWING No. A1

This forms part of application
Z17-0108

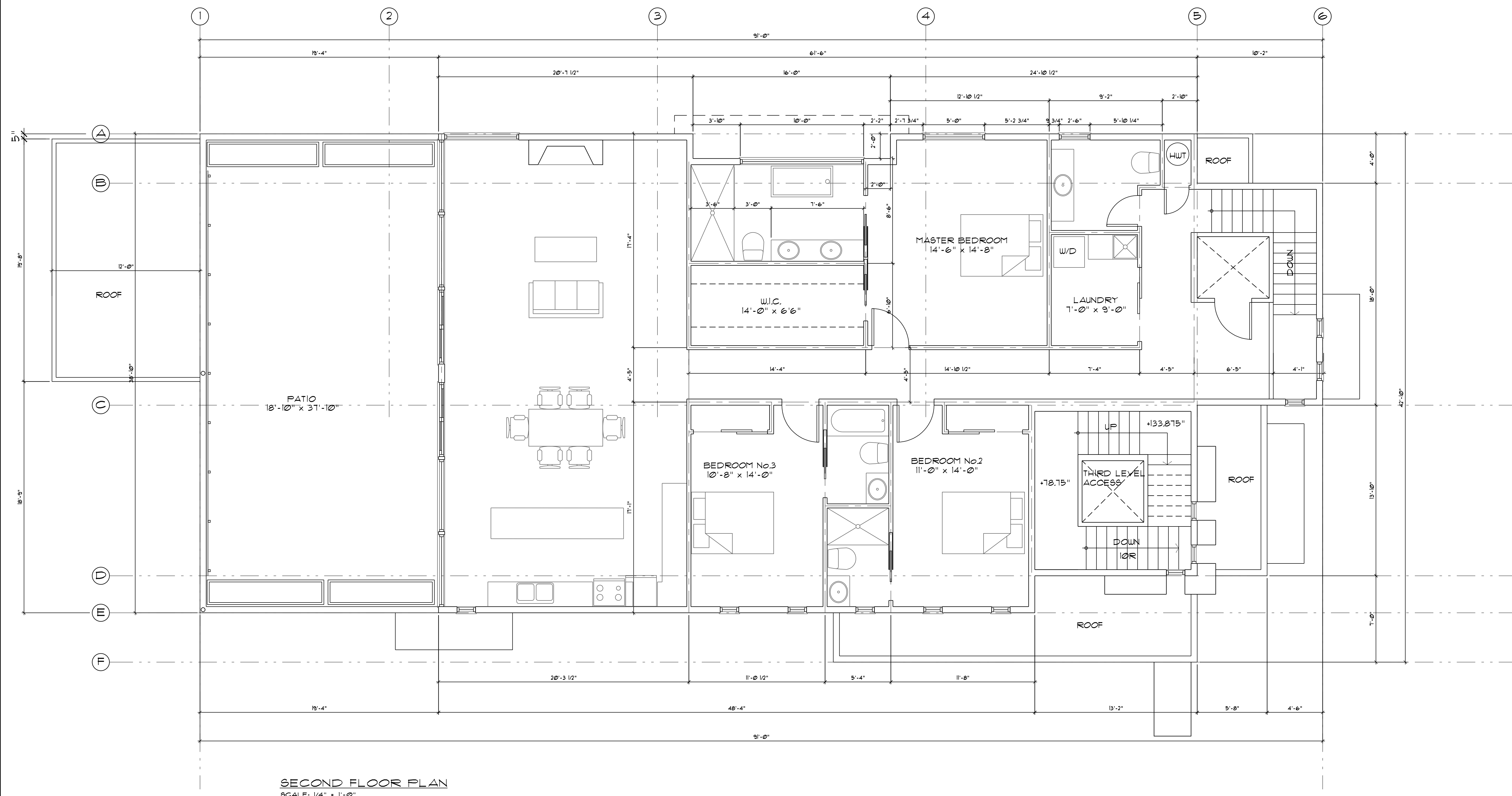


City of Kelowna
COMMUNITY PLANNING


Planner Initials KB

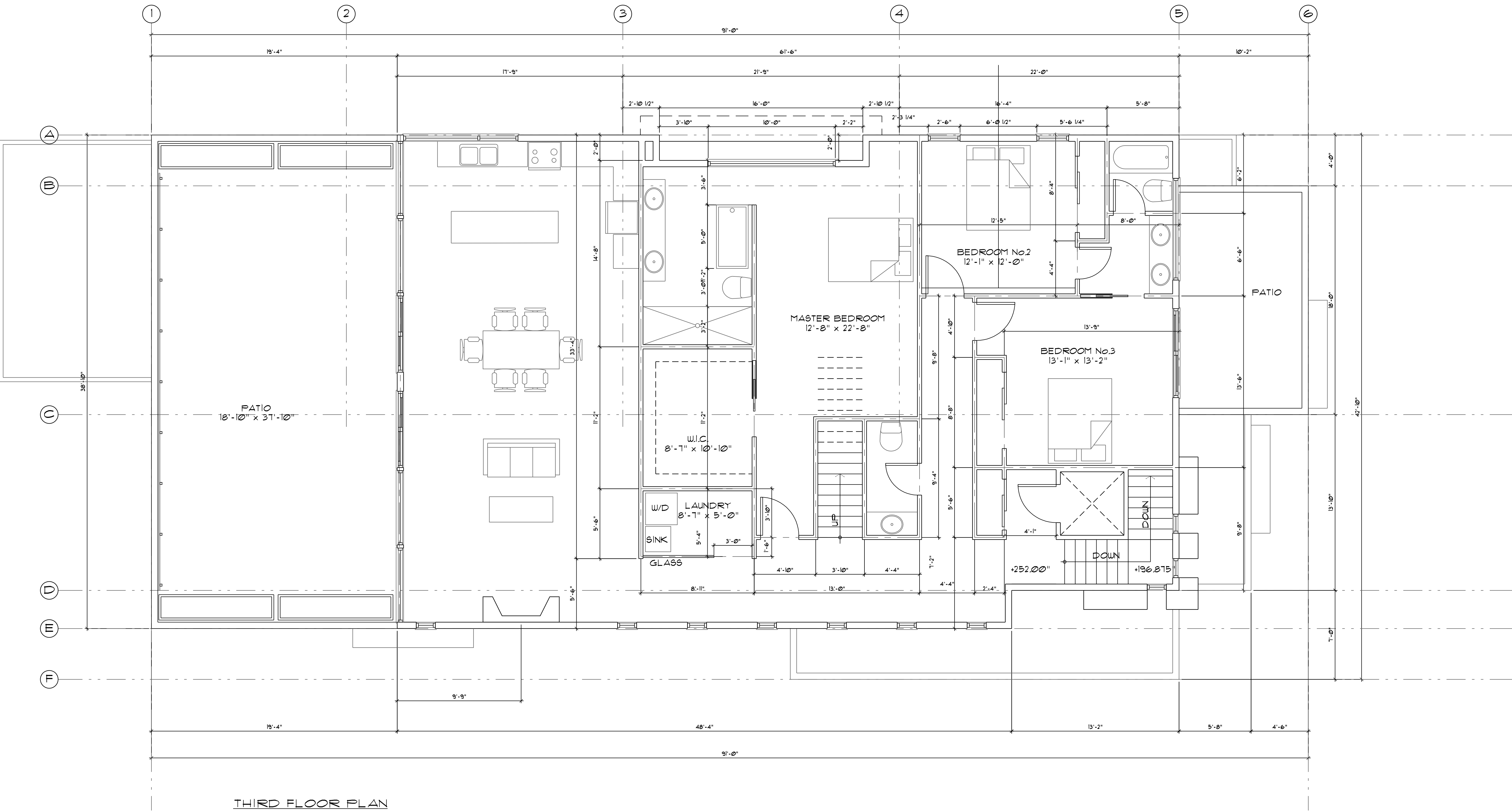
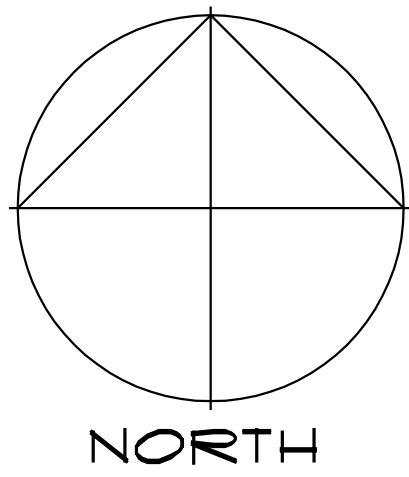


NORTH



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

No.	DATE	DESCRIPTION	<div>RESIDENTIAL BUILDING</div> <div>2630 BATH STREET, KELOWNA</div>	
1	NOV 8-11	ISSUED FOR DP		
			SCALE: 1/4" = 1'-0"	SECOND FLOOR PLAN
			DATE: OCT, 2011	
			<div>  </div>	
			DRAWING No. A2	



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"


No.		DATE	DESCRIPTION
1		NOV 8-17	ISSUED FOR DP

RESIDENTIAL BUILDING 2630 BATH STREET, KELOWNA		
SCALE: 1/4" = 1'-0"	THIRD FLOOR PLAN	
DATE: OCT, 2017		
		DRAWING No. A3

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KB

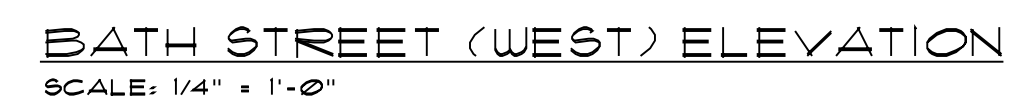


No.	DATE	DESCRIPTION	<div style="text-align: center;"> <h1>RESIDENTIAL BUILDING</h1> <h2>2630 BATH STREET, KELOWNA</h2> </div>	
1	NOV 8-17	ISSUED FOR DP		
2	JAN 12-18	REV'D FOR ROOF PATIO		
			SCALE: 1/4" = 1'-0"	<h1>ROOF PLAN</h1>
			DATE: OCT, 2011	
				
			DRAWING No. A4	

This forms part of application
Z17-0108



Planner Initials KB



- (A) ACRYLIC STUCCO, WHITE
- (B) PRECAST CONCRETE PANEL, URBAN CONCRETE COBBLESTONE CLASSIC
- (C) METAL CANOPIES, STAINLESS
- (D) TEMPERED GLASS RAIL, CLEAR
- (E) METAL FLASHING, WHITE
- (F) STUCCO SOFFIT, WHITE
- (E) COMMERCIAL ALUMINUM FRAMES, CLEAR GLASS
- (F) RESIDENTIAL VINYL FRAMES, CLEAR GLASS
- (G) FIXED METAL PLANTERS
- (H) 4"Ø STEEL POST

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This forms part of application
Z17-0108



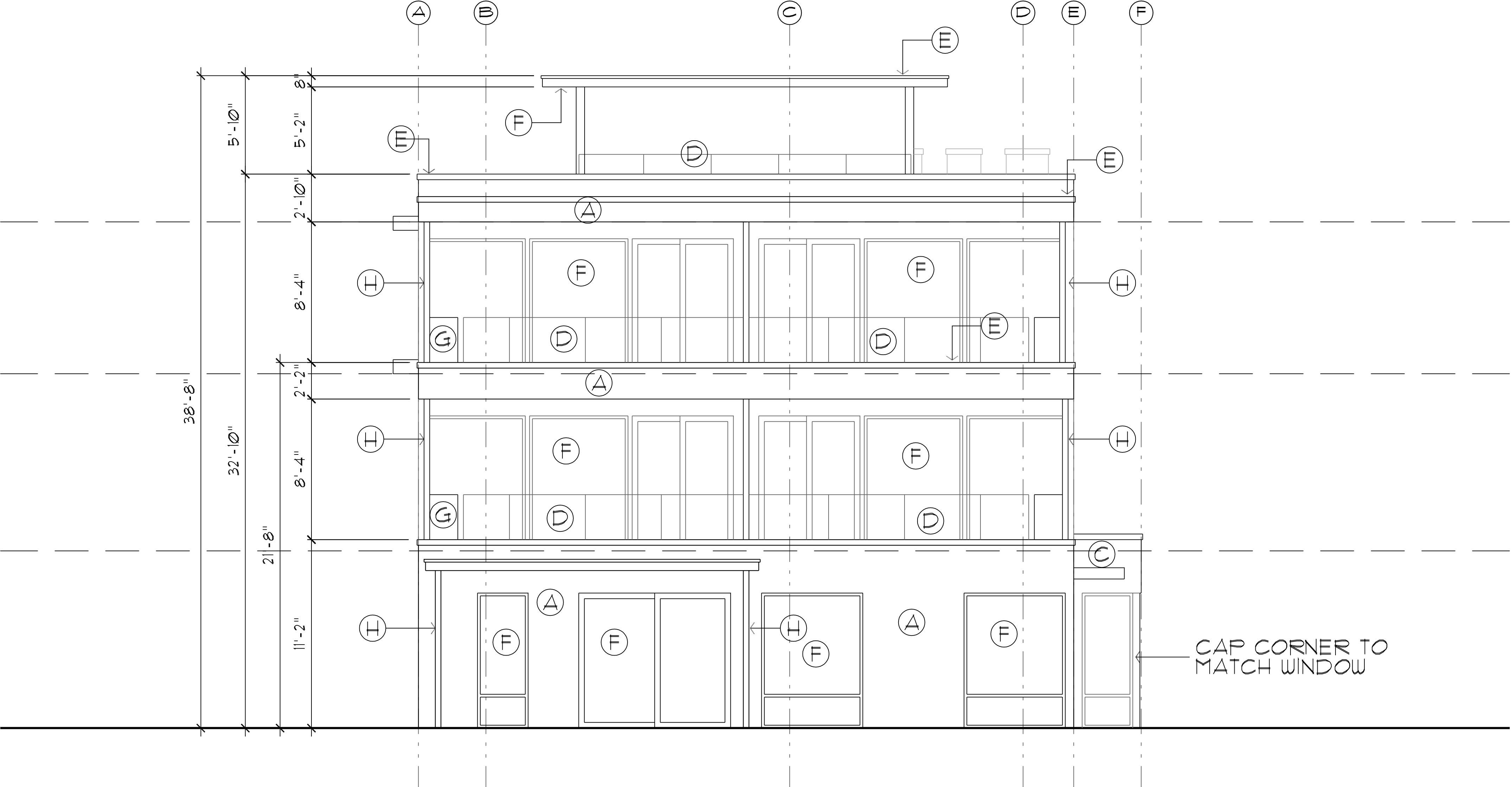
Planner Initials KB

City of Kelowna
COMMUNITY PLANNING




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- (C) METAL CANOPIES, STAINLESS
- (D) TEMPERED GLASS RAIL, CLEAR
- (E) METAL FLASHING, WHITE
- (F) STUCCO SOFFIT, WHITE
- (E) COMMERCIAL ALUMINUM FRAMES, CLEAR GLASS
- (F) RESIDENTIAL VINYL FRAMES, CLEAR GLASS
- (G) FIXED METAL PLANTERS
- (H) 4"Ø STEEL POST

[illegible]



LANE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:	
Ⓐ	ACRYLIC STUCCO, WHITE
Ⓑ	PRECAST CONCRETE PANEL, URBAN CONCRETE COBBLESTONE CLASSIC
Ⓒ	METAL CANOPIES, STAINLESS
Ⓓ	TEMPERED GLASS RAIL, CLEAR
Ⓔ	METAL FLASHING, WHITE
Ⓕ	STUCCO SOFFIT, WHITE
Ⓖ	COMMERCIAL ALUMINUM FRAMES, CLEAR GLASS
Ⓗ	RESIDENTIAL VINYL FRAMES, CLEAR GLASS
Ⓖ	FIXED METAL PLANTERS
Ⓗ	4"Ø STEEL POST

No.	DATE	DESCRIPTION	RESIDENTIAL BUILDING		
			2630 BATH STREET, KELOWNA		
1	NOV 8-17	ISSUED FOR DP	SCALE: 1/8" = 1'-0"	ELEVATIONS	
2	JAN 12-18	REV'D FOR ROOF PATIO			
			DATE: OCT, 2017		
					DRAWING No. A1

