
CITY OF KELOWNA
MEMORANDUM

Date: November 21, 2017
File No.: Z17-0103
To: Community Planning (EW)
From: Development Engineering Manager (JK)
Subject: 573-603 Clement Ave

SCHEDULE A

This forms part of application
OCP17-0028 Z17-0103

Planner Initials EW



City of Kelowna
COMMUNITY PLANNING

RU2 – RM6

Development Engineering Department have the following comments and 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) General

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) Provide easements as may be required.

.2) Road Dedication and Subdivision Requirements

- a) A MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan. Indicate on the site plan, the locations of the garbage and recycle bins.
- b) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer
- c) Lot consolidation is required
- d) Access to the development should be via the laneway

.3) Geotechnical Study.

- (a) Provide a 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 subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the

Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

.4) Water

- a) The properties are located within the City of Kelowna service area. The existing lots are serviced with small-diameter water services (7 total). Only one service will be permitted to the site. The applicant, at his cost, will arrange for the removal of all existing services and the installation of one new larger metered water service.
- b) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for residential zoning is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- d) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

.5) Sanitary Sewer

- a) 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 (7 total) and the installation of one new larger service.

- b) A flow analysis check is required by the developer's civil engineering consultant to determine if there are any down stream impacts to the sewer system triggered by this development.

.6) Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, 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 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.
- b) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- c) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

.7) Roads

- a) Clement Ave is designated an urban arterial road. Frontage improvements required are to include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, street lights, treed middle median. A modified SS-R9 cross section will be used and provided at the time of design. The developer must have a civil engineering consultant provide a detailed cost estimate for a one-time cash-in-lieu payment to the City of Kelowna for the Clement Ave frontage works.
- b) The lane way is designated to be constructed to a cross section of SS-R2. Storm drainage system will be required for this laneway.
- c) Landscaped boulevards, complete with underground irrigation design drawing as per bylaw, is required on Clement Ave

.9) Power and Telecommunication Services and Street Lights

- 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 the subject properties are within the "City Center Urban Center".
- b) Streetlights must be installed on all roads.
- 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).

.10) 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 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.

.11) Other Engineering Comments

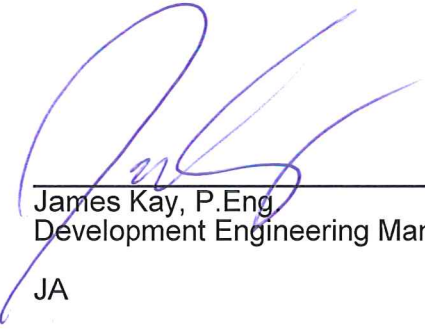
- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands, and for public access to Vaughan Ave via the proposed lane.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) 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.
- c) Only the services and the lane way upgrades must be completed at this time. The City wishes to defer the remainder of the upgrades to Clement Ave fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

.12) Servicing Agreements for Works and Services

- b) 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.
- c) 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.

.13) 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, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- c) A hydrant levy charge of **\$250.00** (\$250.00 per new lot)
- d) Deferred Revenue:
 - i) Clement Frontage improvements: **To be determined**



James Kay, P.Eng
Development Engineering Manager

JA



Clement Ave - Facing West



Lane Perspectives

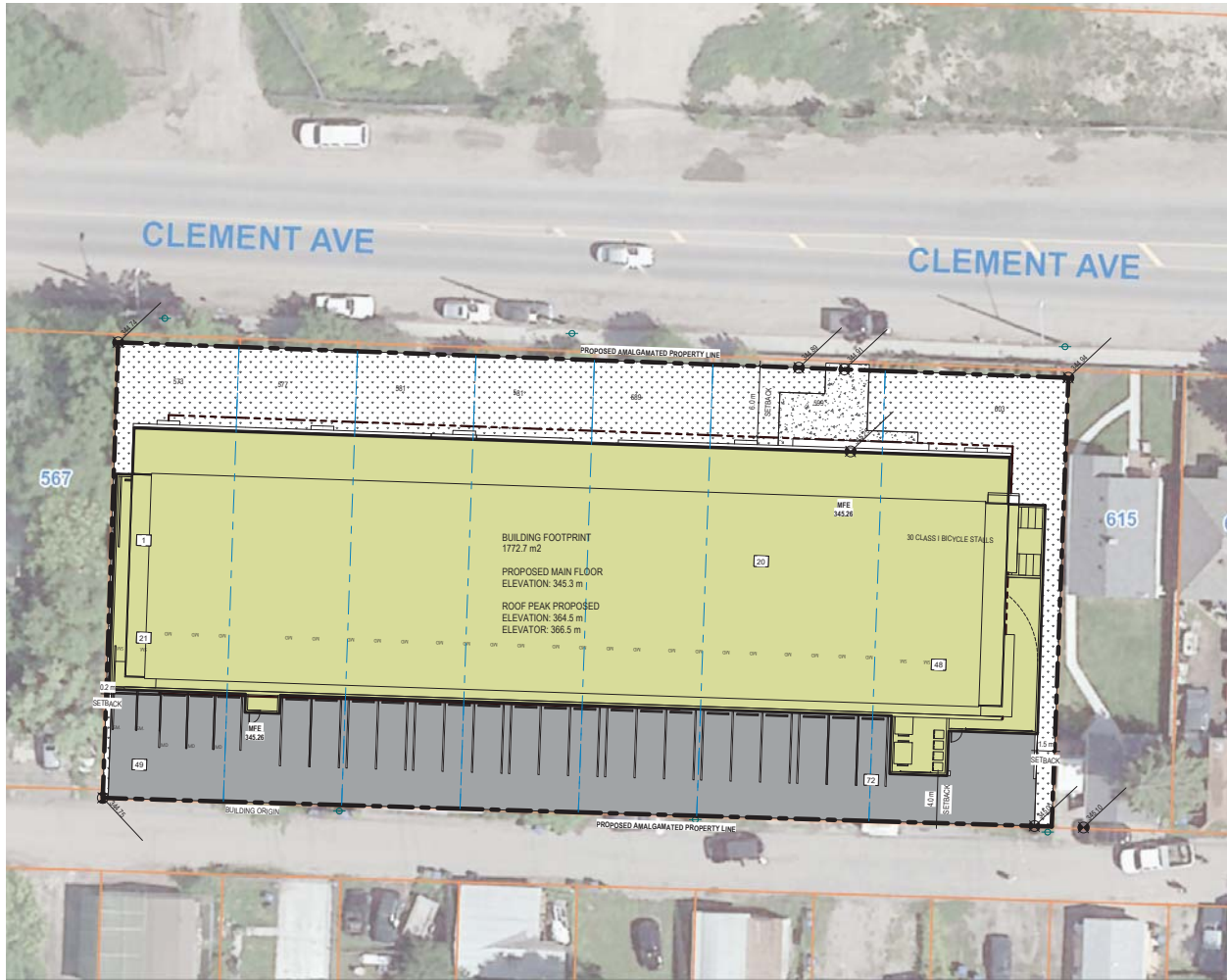


Clement Ave - Facing East



	<p>PERSPECTIVE VIEWS</p> <p>CLEMENT AVENUE RENTALS 573 - 603 CLEMENT AVE, KELOWNA BC</p>		<p>ATTACHMENT A</p> <p>This forms part of application # OCP17-0028 Z17-0103</p> <p>Planner Initials EW</p>		<p>City of Kelowna COMMUNITY PLANNING</p>
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CLEMENT AVENUE PROPERTY - ANAGRAM

This project is planned for 573 - 603 Clement Avenue in Kelowna. The proposed project is a 58 unit apartment building consisting of a ground floor of parking and building entrance and five floors of residential units. The following is a summary of the proposed zoning for this site:

EXISTING ZONING: **RU2 - MEDIUM LOT HOUSING**

PROPOSED ZONING: **RM6 - HIGH RISE APARTMENT HOUSING**

ZONING REQUIREMENTS

	RM6	PROPOSED
MINIMUM LOT	30m X 35m	80.7m X 38.7m
MINIMUM AREA	1700m ²	3096.4m ²
MAX FAR	1.5	1.62
SITE COVER	+0.2 PARKING BELOW BLDG +0.1 PER 10% OPEN SPACE > 50%	79%
SETBACKS		
FRONT	6.0m	6.6m NORTH
SIDE	4.5m (6.0m FLANKING STREET)	0.2m WEST
REAR	9.0m	1.5m EAST
PRIVATE OPEN SPACE		4.0m SOUTH
BACHELOR	7.0m ²	
1 BEDROOM	12.0m ²	
2+ BEDROOM	18.0m ²	

PROPOSED BUILDING CONFIGURATION

PRIVATE OPEN SPACE	1137.1m ²
UNITS	58 TOTAL (2 x 1BR, 43 x 2BR, 7 x 3BR, 6 x 4BR)
PARKING	39 REGULAR (54%), 28 MEDIUM (38%), 4 SMALL (6%) + 1 HC = 72 STALLS
BICYCLE PARKING	30 CLASS I 6 CLASS II



ATTACHMENT A

This forms part of application
OCP17-0028.Z17-0103

City of Kelowna
COMMUNITY PLANNING

Planner Initials
MQR ARCHITECTS

SITE PLAN
CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM
PROPERTIES

britco
CONSTRUCTION

DRAWING: **A-01**
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1/16" = 1'-0"