
CITY OF KELOWNA

MEMORANDUM

Date: December 4, 2017
File No.: Z17-0112
To: Planning & Development Services Department (EW)
From: Development Engineer Manager (JK)
Subject: 3976 Hwy 97 N , Lot 1, Plan 42310

SCHEDULE	A
This forms part of application # Z17-0112	
Planner Initials	EW
 City of Kelowna COMMUNITY PLANNING	

P3 – I2

Development Engineering has the following comments and requirements associated with this application rezone the subject property from P3 to I2 are as follows:

1. **General**

- a) Access to the subject lot must ultimately be achieved off of Access Road from Adams Road.

2. **Geotechnical Study**

We recommend that a comprehensive geotechnical study be undertaken over the subject property. 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 surface 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.

3. **Sanitary Sewer System**

- a. This property is currently serviced with 100mm sanitary services. 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. Any service improvement and decommissioning works may be included in an offsite servicing design package submission including an estimate for bonding purposes.

4. **Domestic Water and Fire Protection**

- a) This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with BMID 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 BMID.

5. 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.

6. Road Improvements

- a.) The frontage of Laneway needs to be widened out to SS-R2 7.4m Asphalt surface and 9.0m road right of way including drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b.) A three leg intersection must be designed by consulting engineer to City of Kelowna and TAC standards.
- c.) A single access to development from proposed lane way intersection will be required.

7. Road Dedication and Subdivision Requirements

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) 9.0m road dedication for North west property line to extend lane access to 151 Adams road
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

8. 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.

9. 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.

10. Servicing Agreements for Works and Services

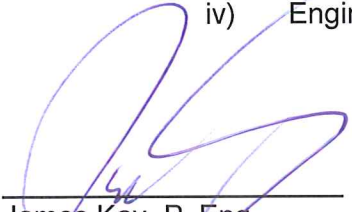
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The 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.

11. Other Engineering Comments

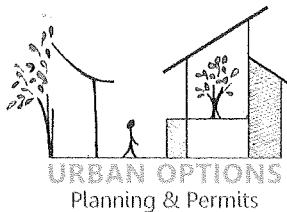
- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as FortisGas, etc.) please obtain the approval of the utility prior to application 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.

12. Charges and Fees

- c) Development Cost Charges (DCC's) are payable
- d) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- e) 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 (HST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P. Eng.
Development Engineering Manager
RO



November 10, 2017

City of Kelowna – Planning Dept.
Attn. Trisa Brandt
1435 Water Street
Kelowna, BC
V1Y 1J4



Re: Rezoning/Development Permit at 3976 Highway 97N

Dear Trisa

We are seeking to rezone the property at 3976 Hwy 97N from the P3- Parks and Open Spaces to the I2-General Industrial zone. The proposal is consistent with the parcel's future land use designation and will provide much needed industrial-zoned land. The project triggers a Comprehensive Development Permit due to its' visible highway location. The application will facilitate the construction of an automotive repair shop for Adventure Trucks, a company that specializes in the retrofitting of vehicles for off-road and outdoor uses. Other services provided will include the rental and sales of adventure vehicles such as "Toyota Land Cruiser" outfitted for a unique camping experience.

Although this application seeks to rezone the entire property, only the southern portion of the site is part of the proposed development. The northern portion will be left in its current condition and will be developed under the I2- General Industrial zone at a future time. It is anticipated that a building similar to the one at 151 Adams with multiple tenants will be constructed here.

As seen from the drawings provided, the proposed building has clean lines punctuated with black framed windows and varied mullions. The building material will be a textured concrete with grey finish. Both entrances are clearly identified using a natural wood canopy feature and wood stamped finished columns. Appropriate landscaping at each entrance further enhances these features.

As part of the land negotiations, the Ministry of Transportation (MOTI) has agreed to construct a new lane along the south west side of this parcel to Central Valley Trucking. It has been confirmed that the expected schedule to build the lane is in the spring of 2018. The service entrance and bay doors of the planned building face the rear of the site and all access will be

taken from the newly constructed lane. We are in discussions with the MOTi representative to ensure our development plans seamlessly coordinate with their construction plans.

The signs planned for the site meet the requirements of the Sign Bylaw 8235. Back-lit fascia signs are proposed for the east and south elevation. A small identification sign directing customers to the front door is planned in the north-west corner landscape element. Finally, a pylon sign is proposed along the Highway 97 frontage which will have space for this business and any future business when the remainder of the site is developed. Lighting is provided through pot lights in the entrance canopies and spot lights highlighting unique landscape features while also adhering to CEPTD principals.

The landscape plan was developed to enhance the building with columnar trees planned along the front, facing the highway. A picnic area for employees is shaded with a serviceberry tree which has a lovely white flower in the spring. The perimeter of the developed site has a landscape buffer comprising of a drought tolerant mixture of groundcovers and perennials with three feature trees in the highway boulevard.

A landscaped display area using a mixture of berms, boulders and low maintenance shrubs is planned for the front of the building. We believe that this is an attractive way to showcase some of the vehicles in a natural looking environment. The turf area has been kept small to reduce the water consumption in line with the directives of the Official Community Plan. The Ministry of Transportation has confirmed that they have no requirements for the new boulevard on the parcel's east side and once the highway work is completed they will install a gravel or grass border.

We believe that the proposed land use and building will enhance this section of Highway 97 and compliments the form and character of recent development in the immediate area. The project is aligned with the vision in the Official Community Plan and meets the future land use and many comprehensive Development Permit objectives. We look forward to hearing your feedback about the proposal. Should you have any questions please call or email Birte Decloux directly.

Regards,

A handwritten signature in black ink, appearing to read 'Jeremy Kofoed', written in a cursive style.

Jeremy Kofoed, Adventure Trucks

ATTACHMENT B

This forms part of application

Z17-0112

Planner
Initials

EW



IHS DESIGN
1392 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
www.ihsdesign.com
(250) 212-7038

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IHS DESIGN
AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESSED
WRITTEN PERMISSION FROM THE SAME



PROJECT NORTH

REVISION	DATE	DISCUSSION

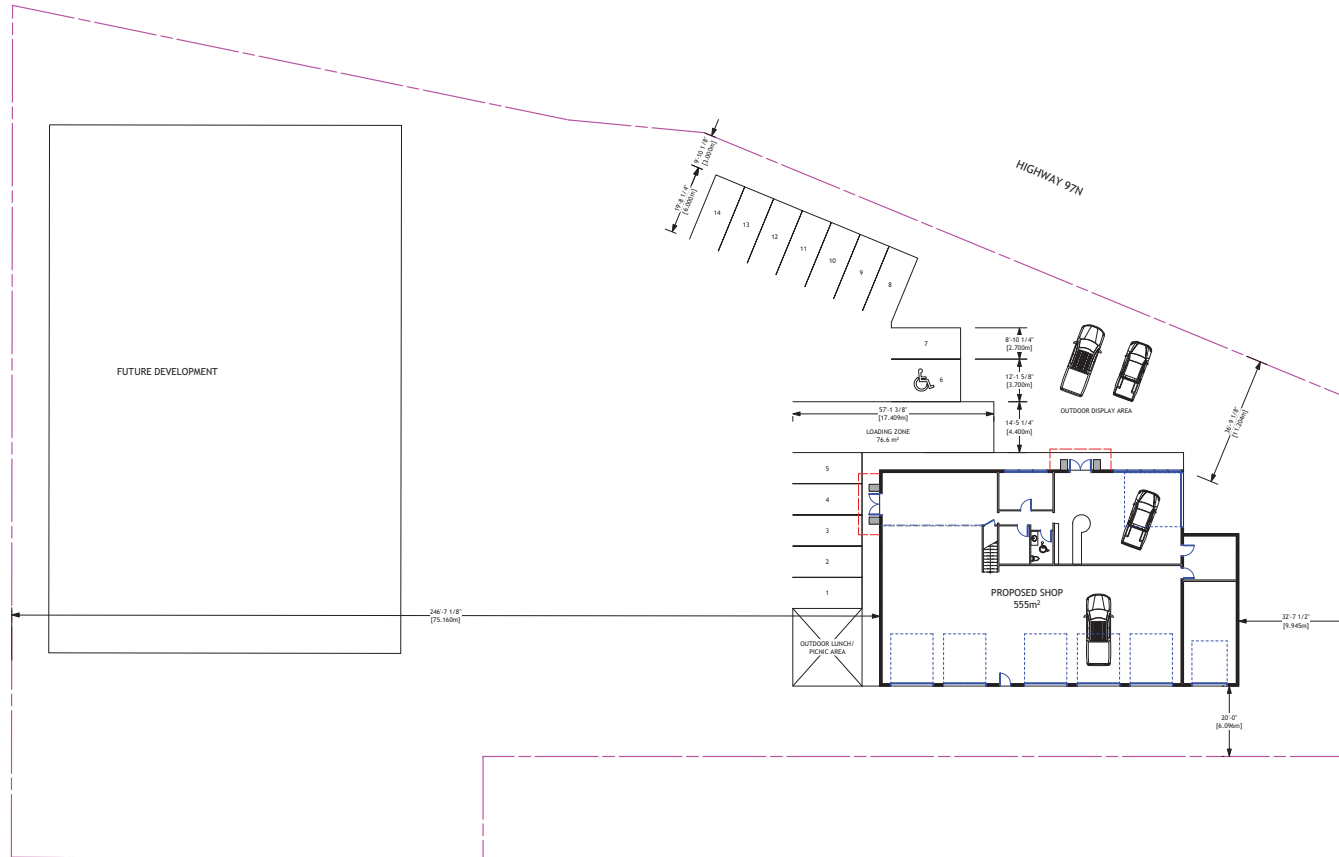
PROJECT
ADVENTURE TRUCKS
3976 HWY 97 NORTH
KELOWNA, BC V1X 4J5
LOT 1 PLAN KAP42910

DRAWING TITLE
SITE PLAN

DATE
SEPTEMBER 13, 2017

DRAWING NUMBER

5
of
5



1 SITE PLAN
Scale: 1:200



Adventure Trucks 3976 Highway 97 North

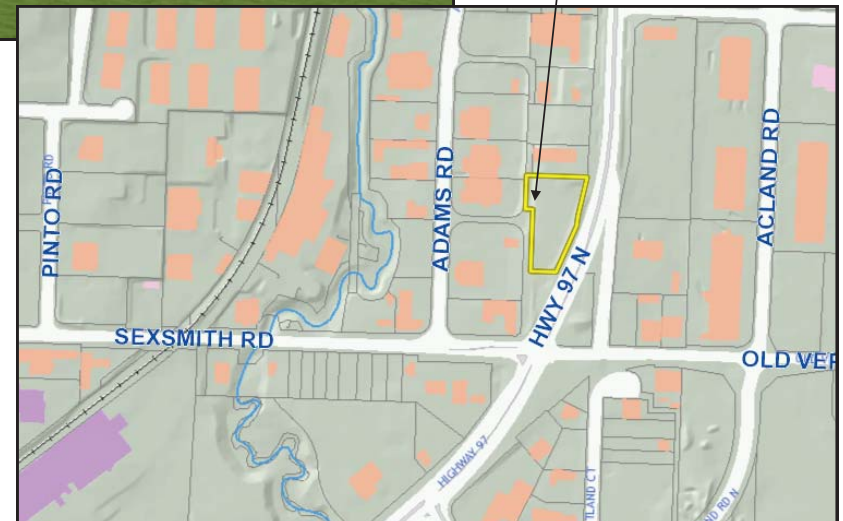
ATTACHMENT B

This forms part of application
Z17-0112

Planner
Initials EW



Project Location:



PROJECT INFORMATION:

Legal: Lot 1, Section 2, Township 23, Plan 42310 except Plan EPP53293, ODYD

Civic Address: 3976 Highway 97 N

Current zone: P3—Parks and Open Space

Proposed zone: I2—General Industrial

Future land use: Industrial

OWNER INFORMATION:

Sweetwater Management Ltd. Jack Kofoed

Contact: Jeremy Kofoed 250.863.3940

PROFESSIONAL TEAM:

IHS Design Chris Vickery 250.212.7938

Outland Landscape Architects Kim German 250.868.9270

Urban Options Planning & Permits Birte Decloux 250.575.6707