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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** January 29, 2018  
**File No.:** Z18-0008

**To:** Community Planning (LK)

**From:** Development Engineering Manager (JK)

**Subject:** 1044-1074 Cawston Ave RU6 & RU7 to RM5

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The Development Engineering Department has the following comments and requirements associated with this rezoning 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. These properties are currently serviced with a 19mm-diameter water services. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.
- b. A water meter is mandatory for this development and must be installed inside the 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. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system
- 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. Our records indicate that these properties are currently serviced with a 100mm-diameter sanitary sewer services. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.

### **3. Storm Drainage**

- a. The developer must engage a consulting civil engineer to provide a storm water

management plan for this site 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. Cawston Ave has already been upgraded to an urban standard along the full frontage of this proposed development. No further upgrades are needed at this time.
- b. The Laneway on the Southside of this development is in poor condition and will need to be upgraded to an asphalt standard c/w a storm drainage system. Lane cross section to be used is a SS-R2 (6m residential lane).

#### **5. Road Dedication and Subdivision Requirements**

- a. Grant Statutory Rights of Way if required for utility services.
- b. 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.
- c. Lot Consolidation is required
- d. All access to the development will be via the laneway.

#### **6. Development Permit and Site Related Issues**

- a. Direct the roof drains into on-site rock pits or splash pads.

#### **7. Electric Power and Telecommunication Services**

- a. The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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.
- b. Re-locate existing poles and utilities, where necessary. If possible, remove any aerial trespass (es).

#### **8. Engineering**

- a. 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

#### **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 Agreement 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. Administration Charge**

- a. 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).

#### **12. Survey, Monument and Iron Pins**


- a. 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. Geotechnical Report**

- a. 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:
  - b. Area ground water characteristics.
  - c. Site suitability for development, unstable soils, etc.
  - d. 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.

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



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James Kay, P. Eng.  
Development Engineering Manager  
JA





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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** January 26, 2018  
**File No.:** OCP18-0002  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1044-1074 Cawston Ave


SIH - MRM

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The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

1. **General**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0008

  
\_\_\_\_\_  
James Kay, P. Eng.  
Development Engineering Manager

JA

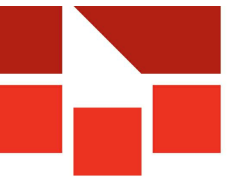


# CAWSTON AVE. 40-UNIT MULTI-FAMILY

ADDRESS: 1044, 1052, & 1074 CAWSTON AVE., KELOWNA, BC



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA  
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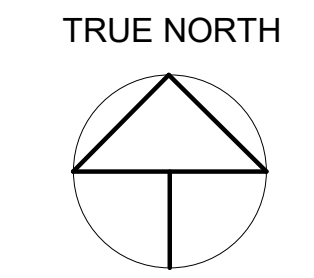


**NEW TOWN**  
 ARCHITECTURE  
 URBAN PLANNING  
 CIVIL ENGINEERING  
 www.newtownservices.ca

SEAL

Revisions

No	Date	Description
1	DEC 15, 2017	ISSUED FOR DP



## ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING INC.  
 1464 St. Paul Street Kelowna, B.C. V1Y 2E6  
 Roman Yamshchikov, Architect AIBC  
 ph: 250 860 8185, fax: 250 860 0985  
 roman@newtownservices.net

- A001 COVER PAGE AND DWG LIST
- A002 ZONING & CODE ANALYSIS
- A102 RENDERINGS
- A103 RENDERINGS
- A200 SITE PLAN
- A300 PARKADE FLOOR PLAN
- A301 FIRST FLOOR PLAN
- A302 SECOND FLOOR PLAN
- A303 THIRD FLOOR PLAN
- A304 FOURTH FLOOR PLAN
- A400 EXTERIOR ELEVATIONS
- A500 BUILDING SECTIONS

## LANDSCAPE

WSP  
 540 Leon Avenue, Kelowna, British Columbia, V1Y 6J6  
 Byron Douglas  
 T+ 1 250 469 7730 M+ 1 250 826 7728  
 Byron.Douglas@wsp.com

- LDP-1 SITE PLAN
- LDP-2 HYDROZONE PLAN

CONTEXT PLAN: 1044, 1052, & 1074  
 CAWSTON AVE., KELOWNA

# NOT FOR CONSTRUCTION

project title  
**CAWSTON MULTI-FAMILY**

project address  
**1044, 52, & 74 CAWSTON AVE., KELOWNA, BC**  
 project no. 4028

drawing title  
**COVER PAGE AND DWG LIST**

designed \_\_\_\_\_ scale \_\_\_\_\_  
 drawn \_\_\_\_\_ R.B./R.Y.  
 checked \_\_\_\_\_ R.Y.  
 drawing no. \_\_\_\_\_

# A001

plotted DEC 15, 2017



## ZONING ANALYSIS:

EXISTING	PROPOSED
<b>ZONING:</b> RU6 & RU7	RM5

### RM5 ZONING REQUIREMENTS:

ALLOWED	PROPOSED
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**FAR:**  
1.1 (1.2 IF PARKING IS UNDER LIVING SPACE)      1.155

**SITE AREA:**  
2371.5 m<sup>2</sup> (25,526.61 sf)

**NET BUILDING AREA:**  
2739.0 m<sup>2</sup> (29,482 sf) BASED ON 1.155 FAR      2523.43 m<sup>2</sup> (27,161.97 sf)

**MAX SITE COVERAGE FOR BUILDINGS:**  
40%      45.48%

**MAX SITE COVERAGE INCL PARKING & DRIVEWAYS:**  
65%      73.6%

**BUILDING HEIGHT:**  
4.5 STOREYS OR 18m      4.5 STOREYS / 14.9m

**SETBACKS:**  
FRONT: 1.5m FOR FIRST 2.5 STOREYS      3.66m FOR FIRST 2 STOREYS  
6.0m FOR UPPER 2 STOREYS      6.0m FOR UPPER 2 STOREYS

SIDE: 4.5m FOR FIRST 2.5 STOREYS      4.5m FOR FIRST 2 STOREYS  
7.0m FOR UPPER 2 STOREYS      7.0m FOR UPPER 2 STOREYS

REAR: 7.0m      18.0m

**PRIVATE OPEN SPACE:**  
REQUIRED: 580.0 m<sup>2</sup>      BALCONIES/ PATIOS: 319.50 m<sup>2</sup>  
OPEN PRIVATE SPACE AT GROUND LEVEL: 325.34 m<sup>2</sup>  
**TOTAL PROVIDED: 644.84 m<sup>2</sup>**

**PARKING AND LOADING:**  
BACHELOR (STUDIO): 20 x 1.0 = 20 STALLS  
1 BEDROOM: 7 x 1.25 = 8.75 STALLS  
2 BEDROOM: 13 x 1.5 = 19.5 STALLS  
**TOTAL: 49 STALLS      PROVIDED: 49 STALLS**

**BICYCLE**  
40 UNITS x 0.5 STALLS = 20 STALLS (CLASS I)  
40 UNITS x 0.1 STALLS = 4 STALLS (CLASS II)  
**TOTAL: 24 STALLS      PROVIDED: 24 STALLS**

## BUILDING STATISTICS:

### UNIT TYPOLOGY & COUNT:

BACHELOR (STUDIO):	20
1 BEDROOM:	7
2 BEDROOM:	13
<b>TOTAL:</b>	<b>40</b>

**NUMBER OF STOREYS:** 4

**GROSS CONSTRUCTION AREA:** 3,264.6 SM (35,140 SF)

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URBAN PLANNING  
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SEAL

### Revisions

No	Date	Description
1	DEC 15, 2017	ISSUED FOR DP

project title

CAWSTON MULTI-FAMILY

project address

1044, 52, & 74 CAWSTON AVE., KELOWNA, BC

project no. 4028

file no.

drawing title

ZONING & CODE ANALYSIS

designed

scale

drawn

R.B./R.Y.

checked

R.Y.

drawing no.

**A002**

plotted DEC 15, 2017

**NOT FOR CONSTRUCTION**



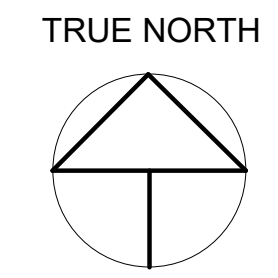
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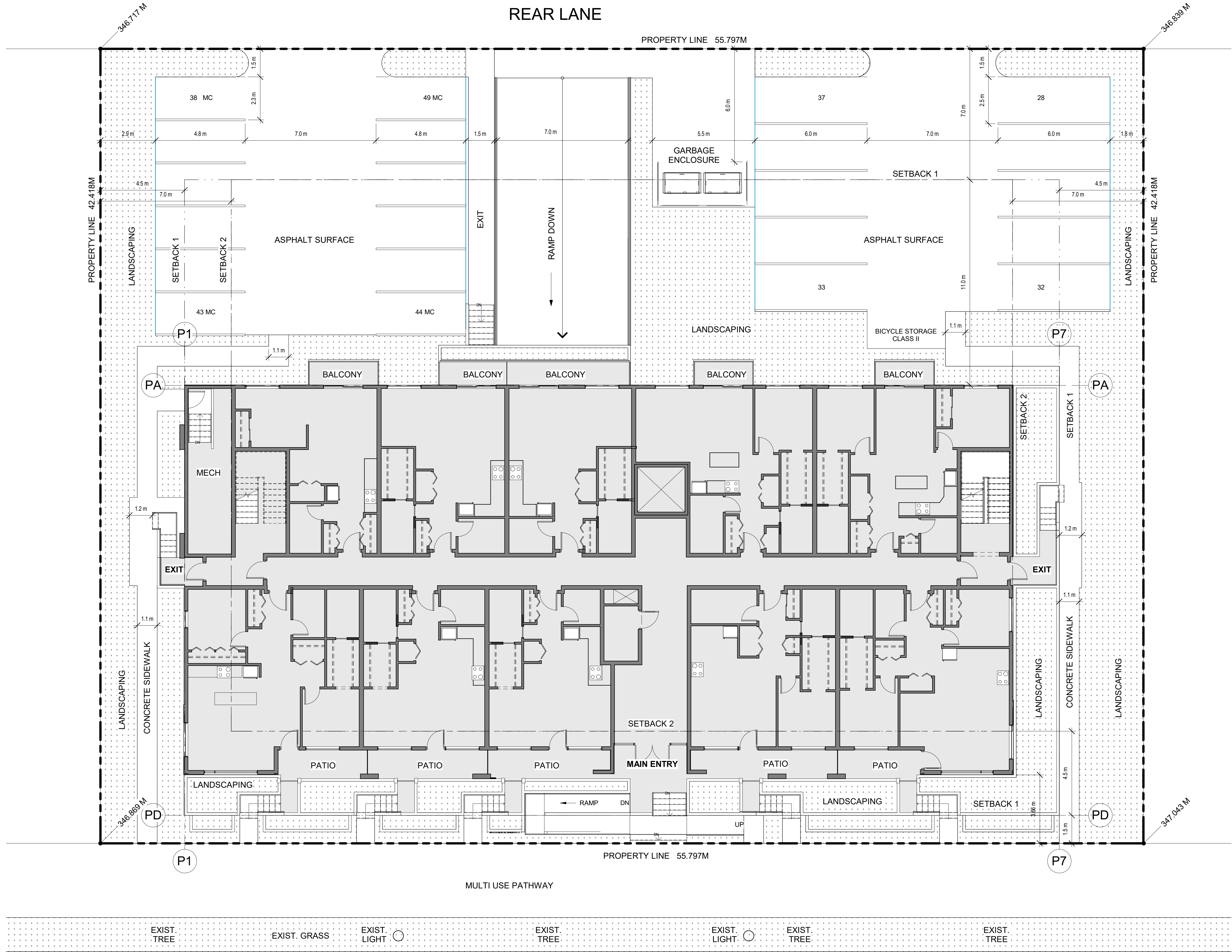


**SCHEDULE A**

This forms part of application # OCP18-0002 Z18-0008

Planner Initials LK

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project address  
1044, 52, & 74 CAWSTON AVE., KELOWNA, BC

project no. 4028

file no.

drawing title  
**SITE PLAN**

designed \_\_\_\_\_ scale 1:100

drawn R.B./R.Y.

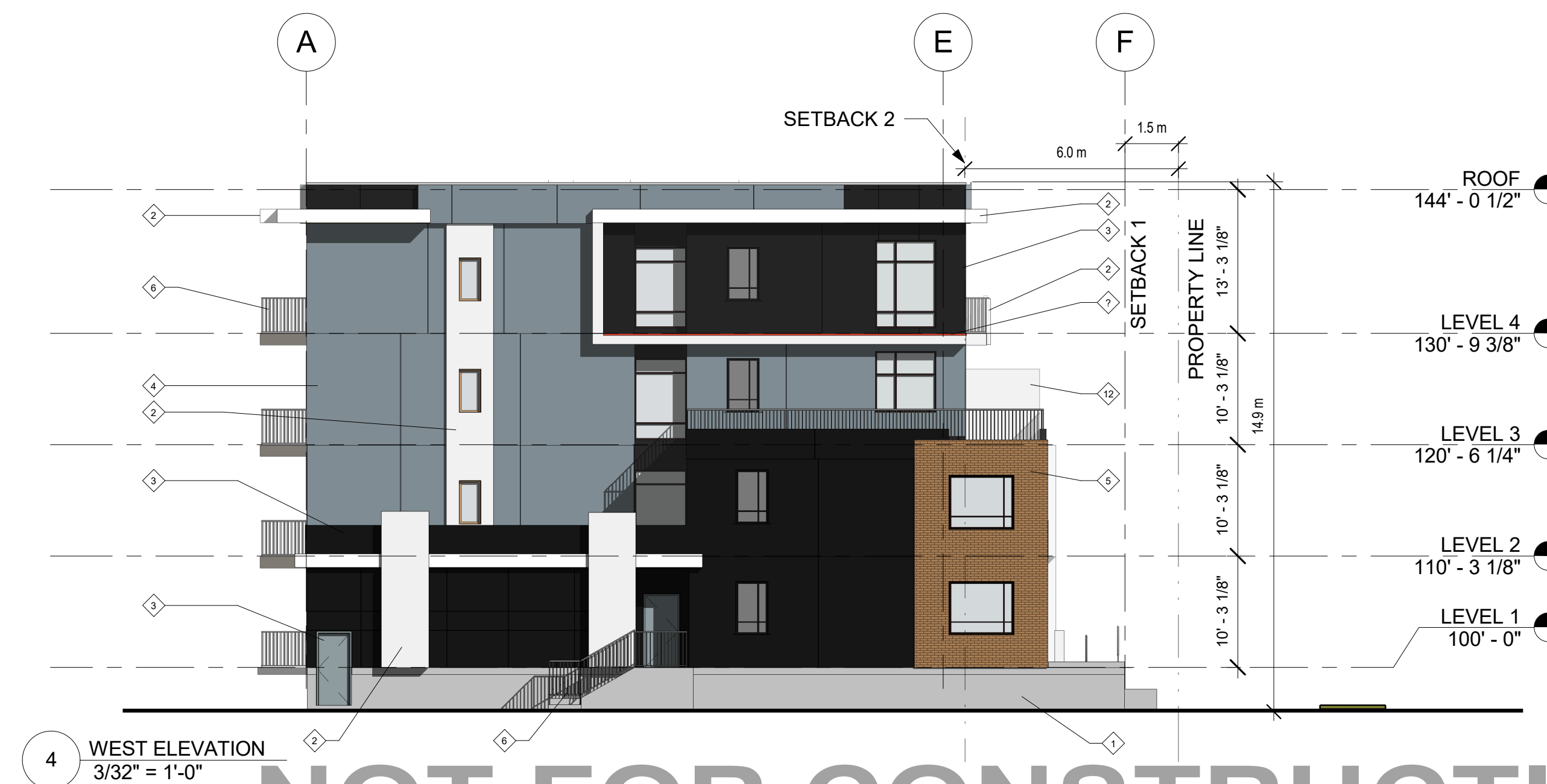
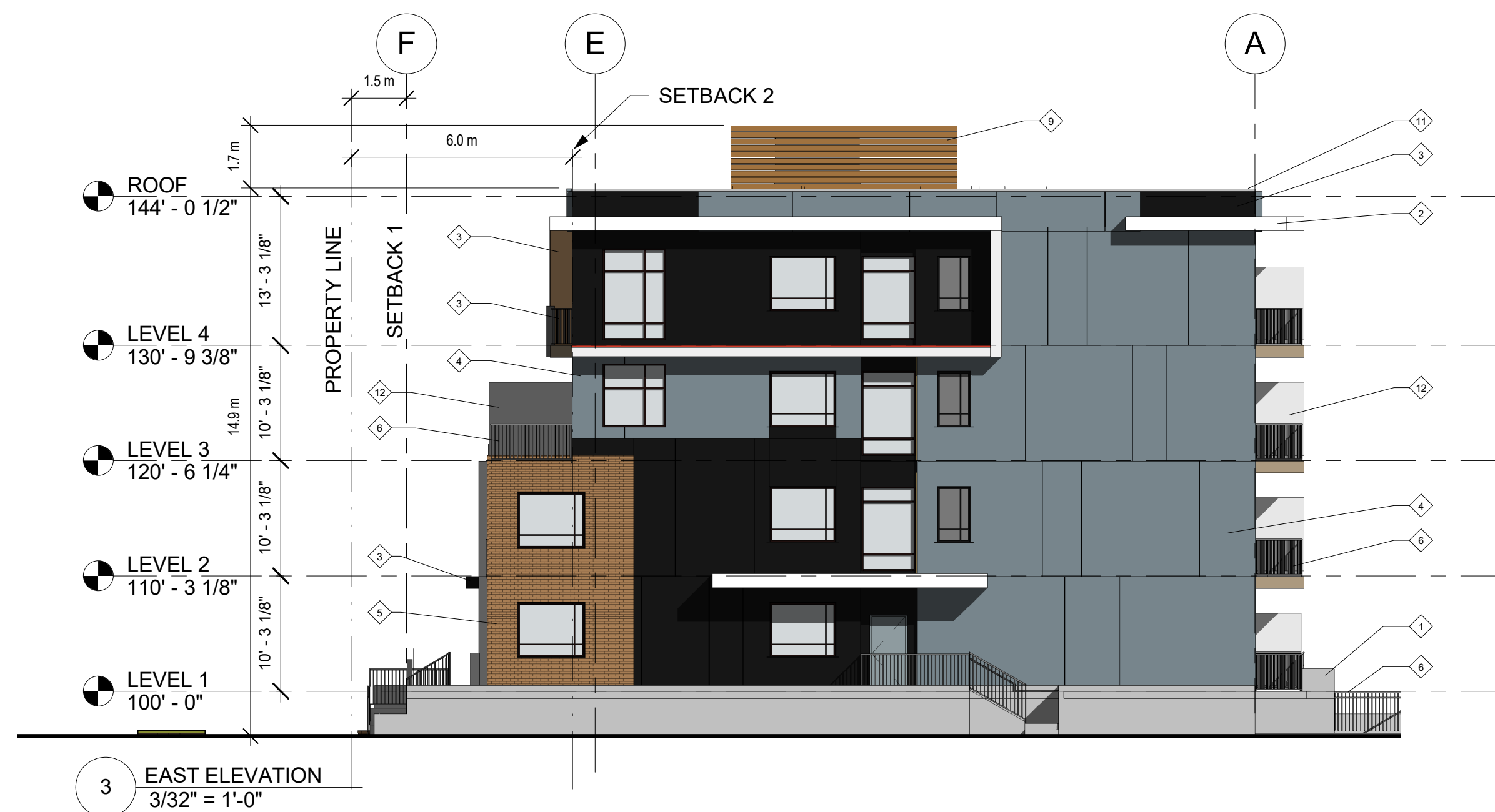
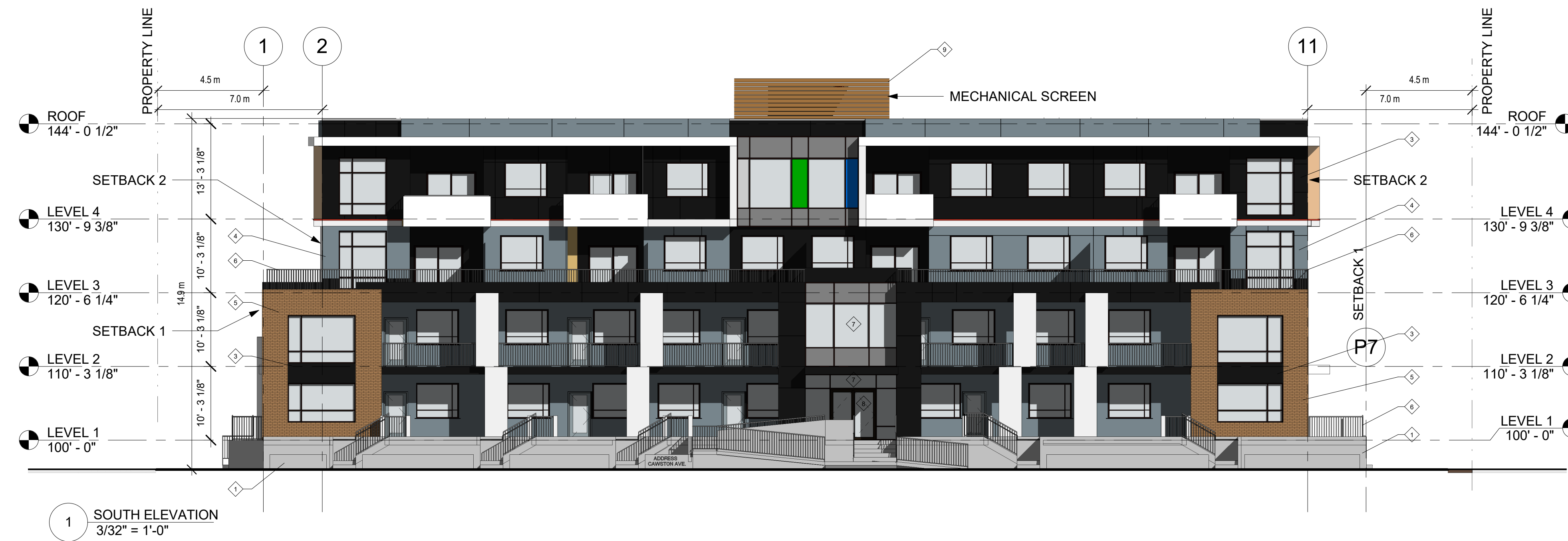
checked R.Y.

drawing no. **A200**

plotted DEC 15, 2017

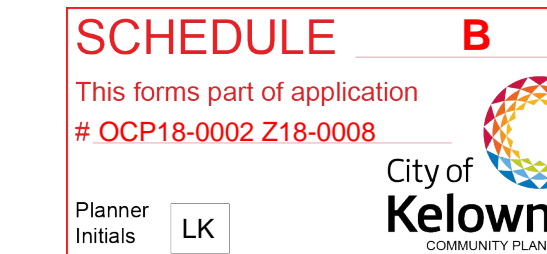
1 SITE PLAN  
1:100

**NOT FOR CONSTRUCTION**



### EXTERIOR MATERIAL LEGEND

1. ARCHITECTURAL CONCRETE
2. HARDI PANEL - WHITE
3. HARDI PANEL - DARK BROWN
4. HARDI PANEL - GRAY-BLUE
5. BRICK VANEER - BROWN
6. ALUMINUM RAILINGS - BLACK
7. ALUMINUM CURTAIN WALL
8. EXTERIOR ALUMINUM ENTRY DOORS
9. MECHANICAL SCREEN - CEDAR STRIP
10. METAL OEH GARAGE DOOR - INSULATED
11. METAL CAP-FLASHING
12. PRIVACY SCREEN



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project address  
1044, 52, & 74 CAWSTON AVE., KELOWNA, BC  
project no. 4028

file no.  
drawing title  
**EXTERIOR ELEVATIONS**

designed scale As Indicated  
drawn R.B./R.Y.  
checked R.Y.  
drawing no.

**A400**

plotted DEC 15, 2017

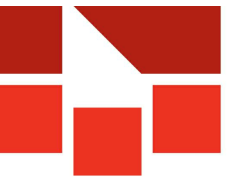
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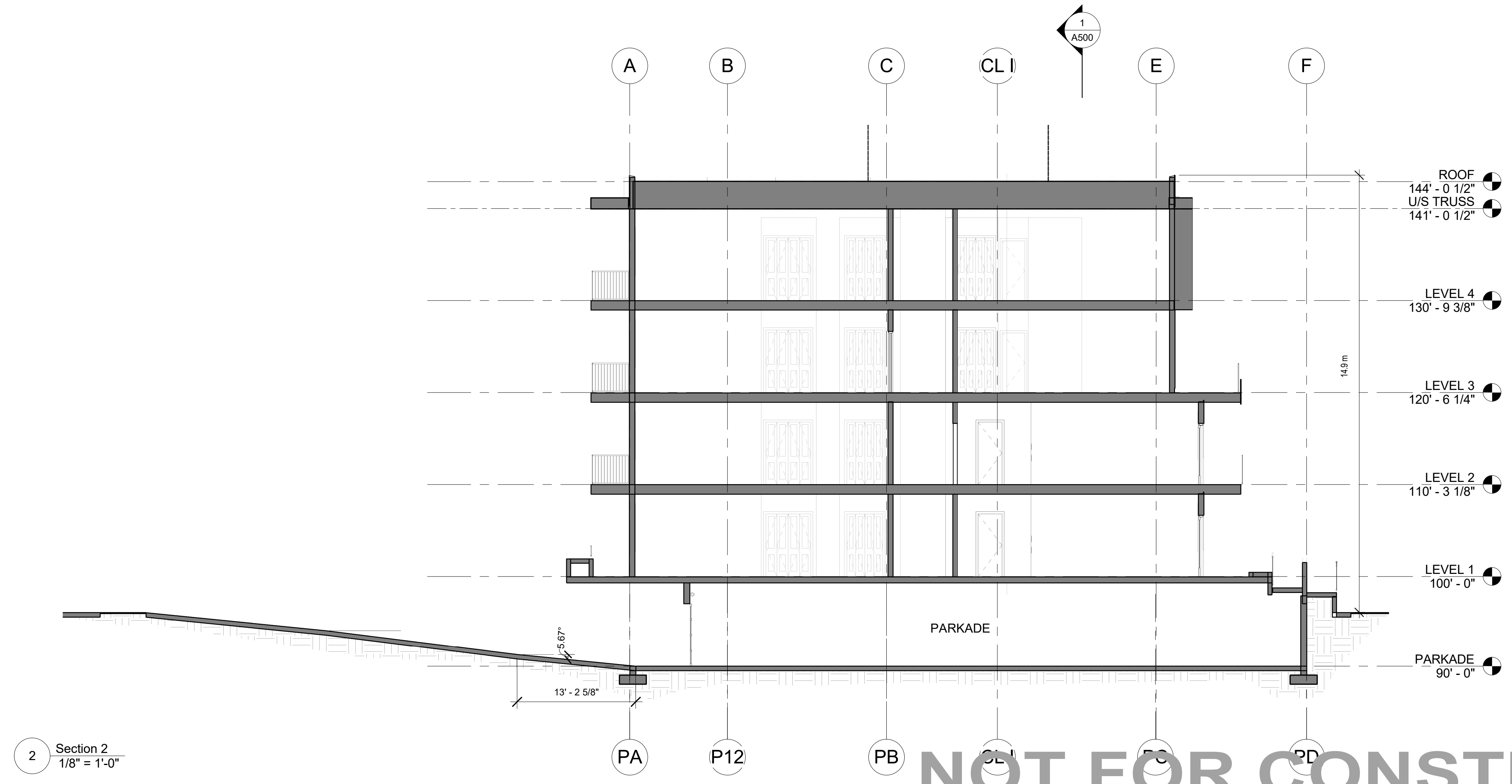
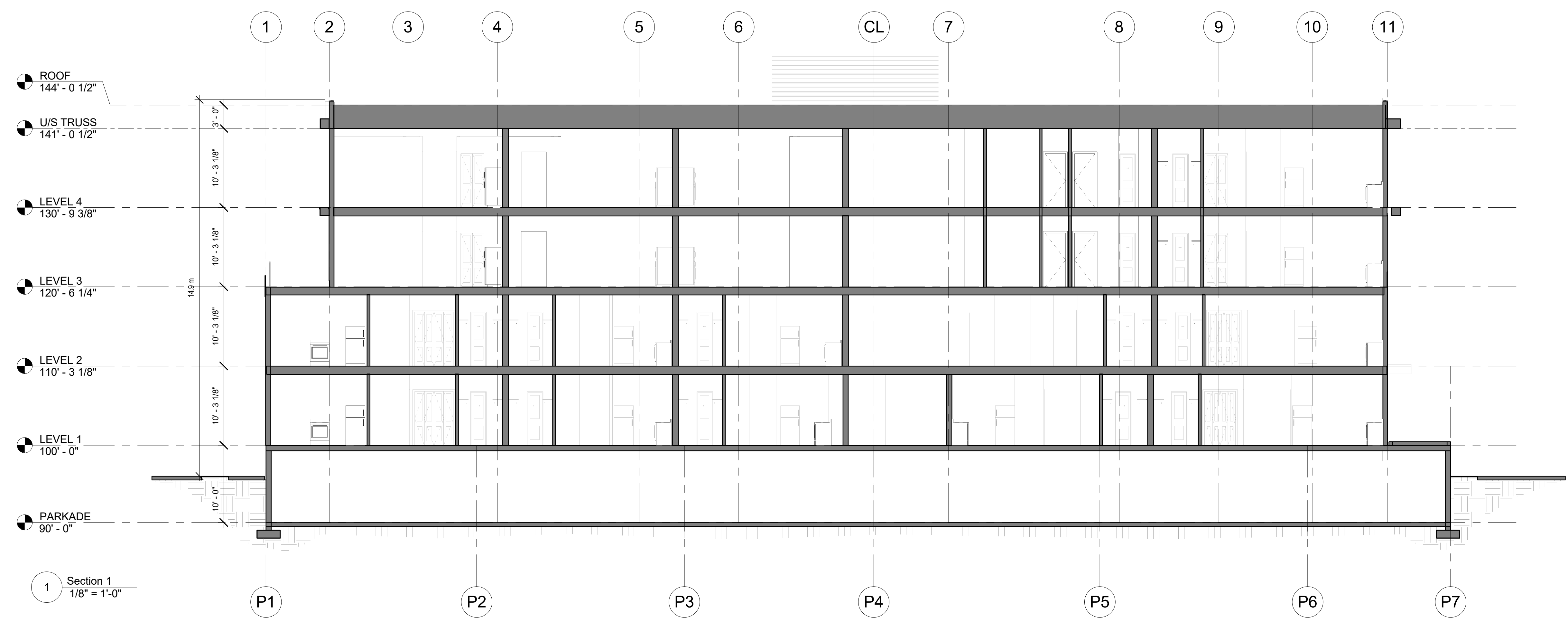


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SEAL

Revisions

No	Date	Description
1	DEC 15, 2017	ISSUED FOR DP



**NOT FOR CONSTRUCTION**

project title  
**CAWSTON MULTI-FAMILY**

project address  
1044, 52, & 74 CAWSTON AVE., KELOWNA, BC

project no. 4028

file no.

drawing title  
**BUILDING SECTIONS**

designed scale 1/8" = 1'-0"

drawn R.B./R.Y.

checked R.Y.

drawing no. **A500**

plotted DEC 15, 2017





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**SCHEDULE B**

This forms part of application  
 # OCP18-0002 Z18-0008

Planner Initials LK

Revisions

No	Date	Description
1	DEC 15, 2017	ISSUED FOR DP

project title  
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project address  
 1044, 52, & 74 CAWSTON AVE., KELOWNA, BC

project no. 4028

drawing title  
**RENDERINGS**

designed \_\_\_\_\_ scale \_\_\_\_\_

drawn R.B./R.Y.

checked R.Y.

drawing no. **A102**

plotted DEC 15, 2017

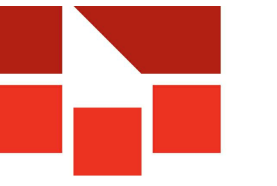
**NOT FOR CONSTRUCTION**





**SCHEDULE B**  
 This forms part of application # OCP18-0002 Z18-0008  
 City of Kelowna  
 Planner Initials LK

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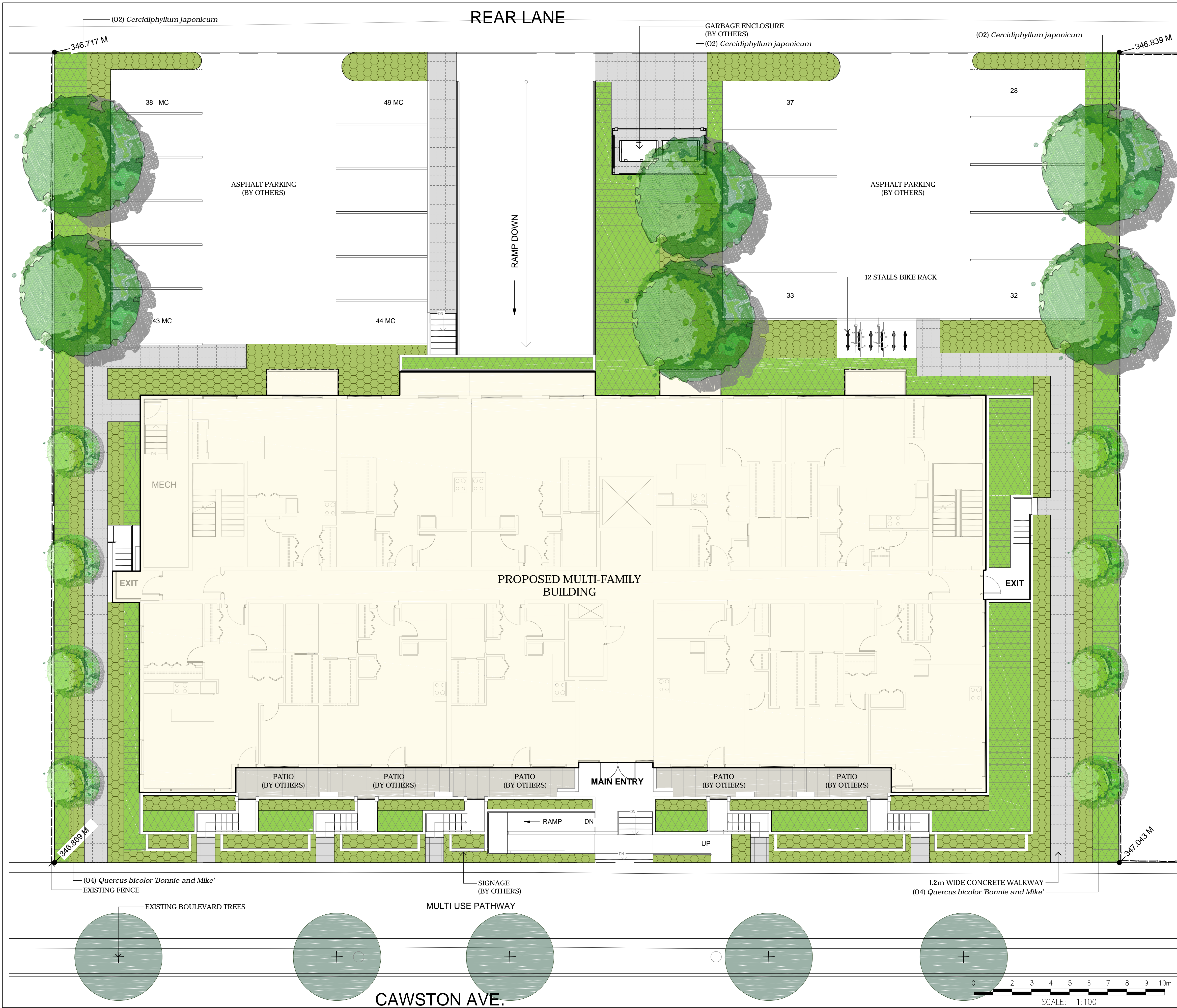
drawing title  
**RENDERINGS**

designed \_\_\_\_\_ scale \_\_\_\_\_  
 drawn \_\_\_\_\_ R.B./R.Y.  
 checked \_\_\_\_\_ R.Y.  
 drawing no. \_\_\_\_\_

**A103**

plotted DEC 15, 2017





**SITE PLAN LEGEND:**

- DECIDUOUS TREE
- PROPERTY LINE
- GRASS / PERENNIAL MULCHED PLANTING BEDS
- SHRUB PLANTING MULCHED PLANTING BEDS
- PATIO (BY OTHERS)
- CONCRETE WALKWAY
- BIKE RACK

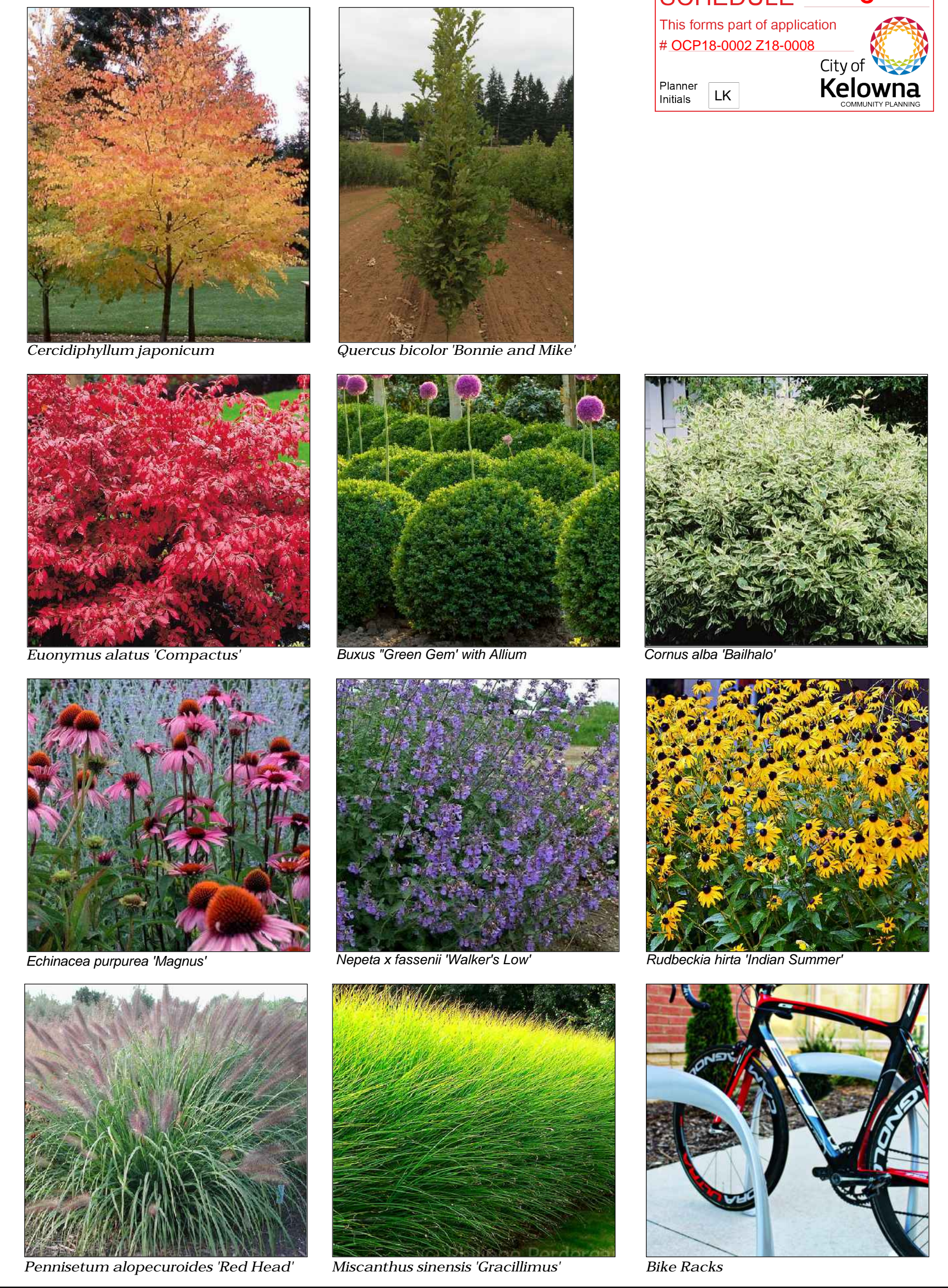
**LANDSCAPE DEVELOPMENT DATA:**

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

**REPRESENTATIVE PLANT LIST**

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht x Wd)
<b>Trees Deciduous</b>				
<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm Cal	B&B	12.0m x 8.0m
<i>Quercus bicolor 'Bonnie and Mike'</i>	Beacon Oak	6cm Cal	B&B	12.0m x 4.5m
<b>Shrubs / Grasses</b>				
<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	#01	Potted	1.0m x 1.0m
<i>Cornus alba 'Bailhalo'</i>	Ivory Halo Dogwood	#01	Potted	1.50m x 1.50m
<i>Euonymus alatus 'Compactus'</i>	Dwarf Burning Bush	#01	Potted	2.0m x 2.0m
<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Hair Grass	#01	Potted	1.0m x 1.5m
<i>Pennisetum alopecuroides 'Red Head'</i>	Red Head Fountain Grass	#01	Potted	1.2m x 1.2m
<b>Perennials</b>				
<i>Allium 'Globemaster'</i>	Persian Onion		bulb	
<i>Echinacea purpurea 'Magnus'</i>	Magnus Coneflower	#01	Potted	1.0m x 0.75m
<i>Nepeta x fassenii 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted	0.90m x 0.90m
<i>Rudbeckia hirta 'Indian Summer'</i>	Black Eyed Susan	#01	Potted	0.75m x 1.0m

**REPRESENTATIVE IMAGES**



**SCHEDULE C**  
 This forms part of application  
 # OCP18-0002 Z18-0008  
 City of Kelowna  
 COMMUNITY PLANNING  
 Planner Initials: LK

**REVISIONS / ISSUED**

NO.	DATE	DESCRIPTION
1	NOV 08/17	ISSUED FOR OP

**PROJECT**  
 CAWSTON AVENUE MULTI-FAMILY DEVELOPMENT

**CLIENT**  
 NEWTOWN SERVICES

**LOCATION**  
 KELOWNA, B.C.

**wsp**

540 Leon Avenue, Kelowna, BC V1Y6J6  
 t. 250.869.1334, f. 250.862.4849, www.wsp.com

**DESIGN BY** BD  
**DRAWN BY** YY  
**CHECKED BY** BD  
**PROJECT NO.** 17M-02133  
**SCALE** 1:100

**SHEET TITLE**  
 SITE PLAN

**SHEET NO.**  
 LDP-1 1 OF 2