
CITY OF KELOWNA
MEMORANDUM

SCHEDULE A

Date: April 26, 2018
File No.: Z18-0037
To: Real Estate Services (AW)
From: Development Engineering Manager (JK)
Subject: 475 495 Montgomery Rd

This forms part of application
Z18-0037

Planner
Initials AW



RU1 to RM1

The Development Engineering Division 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 Andy Marshall.

1. Domestic Water and Fire Protection

The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements and, if necessary, the decommissioning of existing services.

2. Sanitary Sewer

Our records indicate that these properties are each currently serviced with a 100mm-diameter sanitary sewer service. Inspection Chambers (IC's) on existing services will require brooks boxes. 475 Montgomery has paid in full the Spec Area Fees but 495 Montgomery will be required to cash commute the Spec Area #20 fee which will be determined in May 2018. Spec Area Fees for additional units is (4units x 0.7 SFE/unit) – 2 SFE credits = 0.8 SFE. Fee amount determined in May 2018. Service upgrades, if required by the Developers Consultant Engineer, can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Andy Marshall, by email amarshall@kelowna.ca or phone, 250-469-8591.

3. Storm Drainage

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

4. 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 pisometers 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.

5. **Road Improvements**

Montgomery Rd must be upgraded to an urban standard SS-R4 along the full frontage of this proposed development, including curb and gutter, sidewalk, boulevard landscaping, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The City wishes to defer the upgrades to Montgomery Rd 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. The cash-in-lieu amount is determined to be **\$63,847.50** not including utility service cost. Only the service upgrades must be completed at this time.

6. **Subdivision**

- (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.

7. **Development Permit and Site Related Issues**

- (a) Direct the roof drains into on-site rock pits or splash pads.
- (b) Only one 6.0m driveway for each property permitted.

8. **Electric Power and Telecommunication Services**

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.

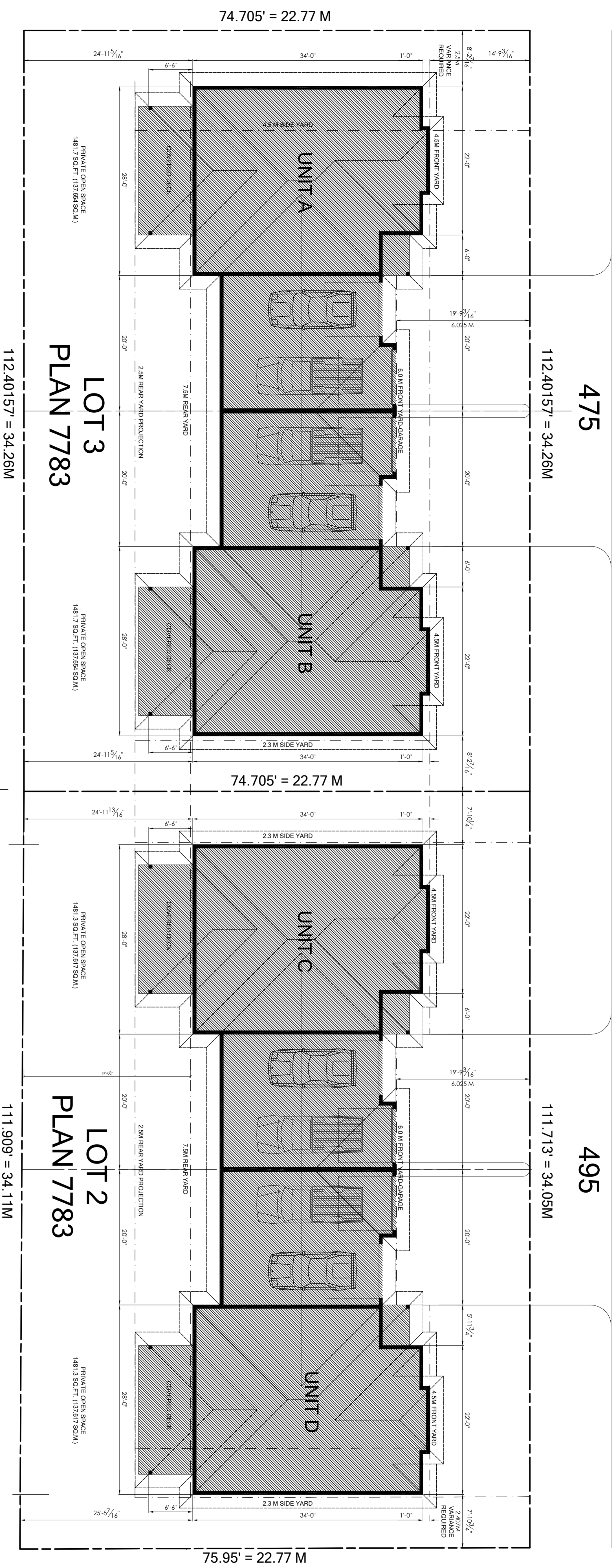
9. **Bonding and Levy Summary**

- | | | |
|-----|----------------------------------|----------------------------|
| (a) | Montgomery frontage improvements | <u>\$ 63,847.50</u> |
| (b) | Service upgrades | To be determined |
| (c) | Cash Commute Spec Area fees | To be determined |
| (d) | Additional SFE units | To be determined. |

James Kay, P. Eng.
Development Engineering Manager

agm

MONTGOMERY ROAD



475

112.40157' = 34.26M

495

111.713' = 34.05M

LOT 3

PLAN 7783

112.40157' = 34.26M

LOT 2

PLAN 7783

111.909' = 34.11M

SITE DATA

MUNICIPAL ADDRESS: 475 MONTGOMERY ROAD, KELOWNA BC
 LEGAL: LOT 3 PLAN 7783
 ZONING: EXISTING RU1
 PROPOSED REZONING RU6 - TWO DWELLING HOUSING
 SEMI-DETACHED HOUSING

LOT AREA: 8396.928 SQ.FT. (780.100 SQ.M.)
 BUILDING FOOTPRINT AREA: 1590.00 SQ.F.T x 2 HOUSES = 3180.00 SQ.FT.
 LOT COVERAGE-BUILDINGS: MAX 40% PROPOSED 37.871%
 LOT COVERAGE BUILD & PARKING: MAX 50% PROPOSED 47.296%

SITE DATA

MUNICIPAL ADDRESS: 495 MONTGOMERY ROAD, KELOWNA BC
 LEGAL: LOT 2 PLAN 7783
 ZONING: EXISTING RU1
 PROPOSED REZONING RU6 - TWO DWELLING HOUSING
 SEMI-DETACHED HOUSING

LOT AREA: 8385.725 SQ.FT. (779.059 SQ.M.)
 BUILDING FOOTPRINT AREA: 1590.00 SQ.F.T x 2 HOUSES = 3180.00 SQ.FT.
 LOT COVERAGE-BUILDINGS: MAX 40% PROPOSED 37.922%
 LOT COVERAGE BUILD & PARKING: MAX 50% PROPOSED 47.359%



DATE	NO.	BY	REVISION

PROJECT DESCRIPTION AND LOCATION:
 PROPOSED NEW LOT REZONING-LOTS 3 & 3 PLAN 7783
 475 & 495 MONTGOMERY ROAD, KELOWNA BC

ENGINEER'S SEAL:

ISSUED FOR CONSTRUCTION
 DATE: _____
 ISSUED FOR BUILDING PERMIT
 DATE: _____

JMS ENGINEERING LTD.
 STRUCTURAL CONSULTANT
 210 JAMISON DRIVE, KELOWNA, BC V1P 5K9
 TEL: 250-860-8113
 FAX: 250-860-8114
 E-MAIL: info@jmsengineering.com

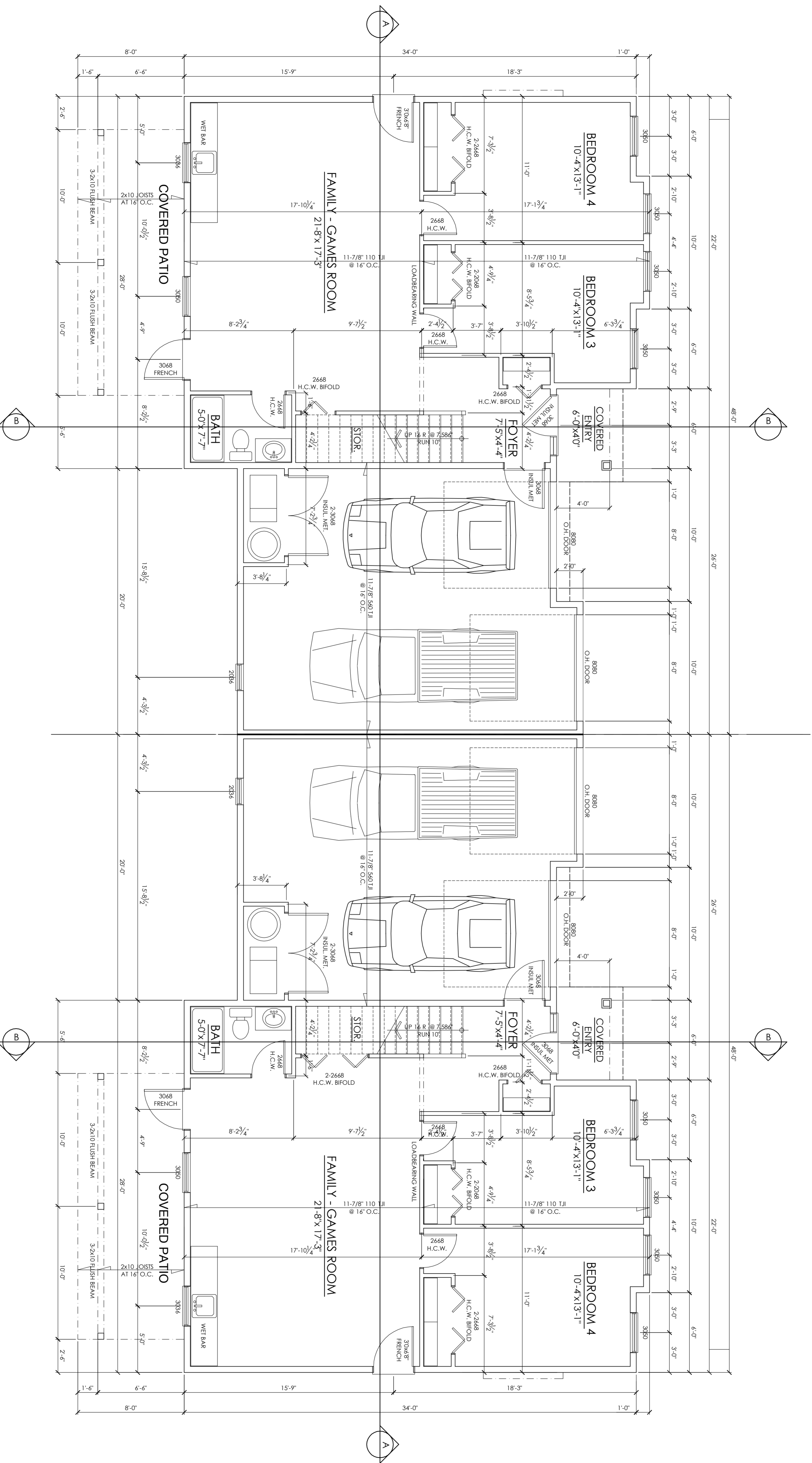
JOSEPH M. SARKOR, P. ENG.

PROJECT: SINGLA BROS HOLDINGS LTD
 RUG6 LOT DEVELOPMENT
 475-495 MONTGOMERY RD, KELOWNA BC

SHEET TITLE: SITE PLAN

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DATE	SCALE	SHEET NO.	TOTAL SHEETS
JULY 28, 2017	1/8"=1'-0"	1	OF - 7



GROUND FLOOR PLAN - UNIT A & C
 GROSS FLOOR AREA
 HOUSE AREA 926,00 SQ.FT.
 GARAGE 500,00 SQ.FT.
 COVERED ENTRY 24,00 SQ.FT.
 COVERED PATIO 160,00 SQ.FT.
 TOTAL AREA 1590,00 SQ.FT.

GROUND FLOOR PLAN - UNIT B & D
 GROSS FLOOR AREA
 HOUSE AREA 926,00 SQ.FT.
 GARAGE 500,00 SQ.FT.
 COVERED ENTRY 24,00 SQ.FT.
 COVERED PATIO 128,00 SQ.FT.
 TOTAL AREA 1578,00 SQ.FT.

NO.	BY	REVISION

PROJECT DESCRIPTION AND LOCATION:
 PROPOSED NEW LOT REDEVELOPMENT - LOTS 3 & 3 FROM 7783
 475 & 485 MONTGOMERY RD., KELOWNA, BC

ENGINEER'S SEAL:

ISSUED FOR CONSTRUCTION
 DATE: _____
 ISSUED FOR BUILDING PERMIT
 DATE: _____

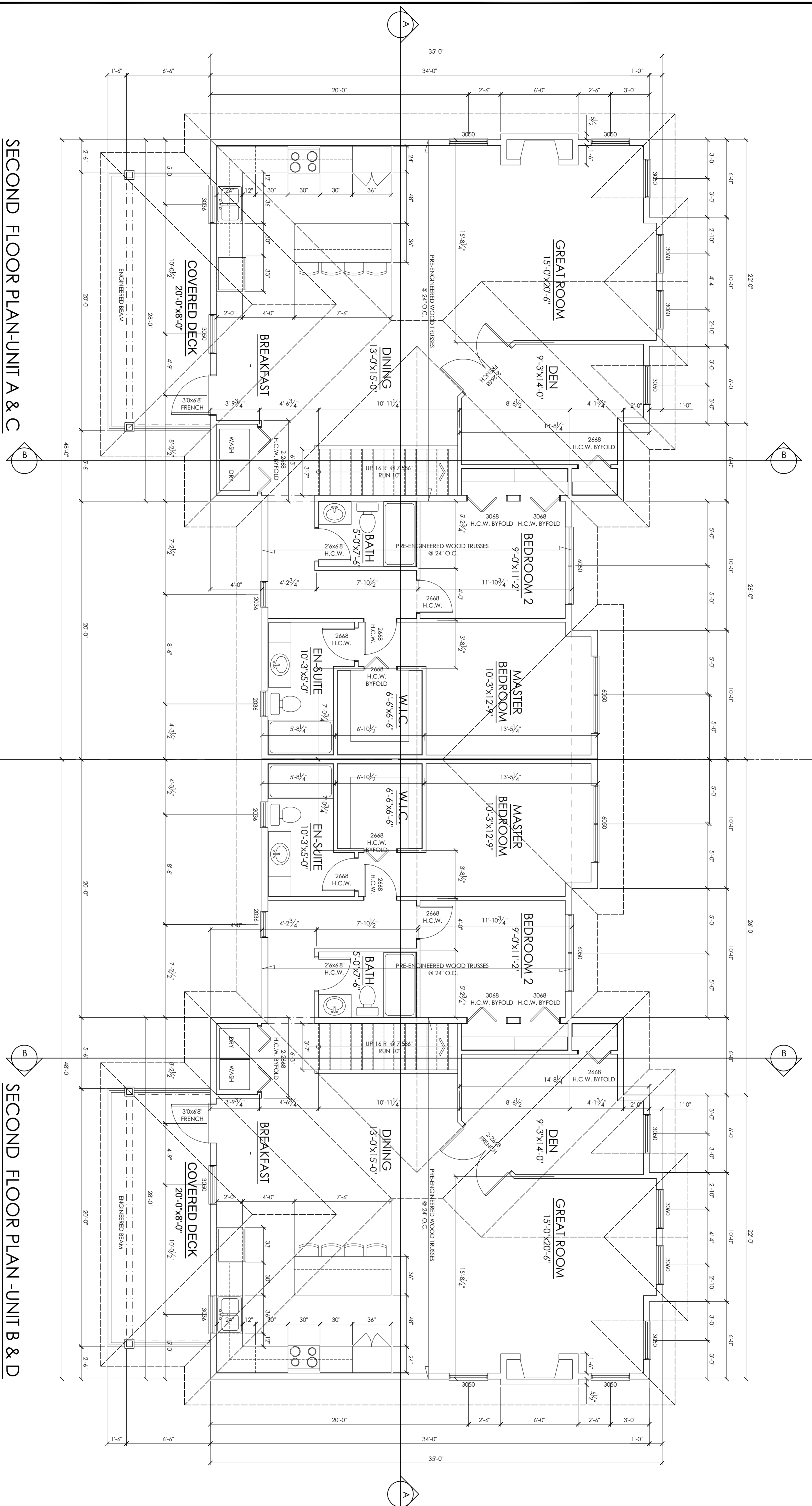
JMS ENGINEERING LTD.
 710 JAMNICK DRIVE, KELOWNA, BC, V1Y 8V9
 STRUCTURAL CONSULTANT
 C-MAIL: 400800000@telusnet.net
 JOSEPH M. SARROK, P. ENG.

PROJECT:
 SINGLA BROS HOLDINGS LTD.
 RUG LOT DEVELOPMENT
 475-485 MONTGOMERY RD, KELOWNA BC

SHEET TITLE
GROUND FLOOR PLAN

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SPAWN	JOB NUMBER
RAY LEBRONE	
CHECKED	SHEET NO.
JMS	3
SCALE	DATE
1/4"=1'-0"	JULY 28, 2017



SECOND FLOOR PLAN UNIT A & C

GROSS FLOOR AREA 1452.75 SQ.FT.
 HOUSE AREA 128.00 SQ.FT.
 COVERED DECK 1580.75 SQ.FT.
 TOTAL AREA 1580.75 SQ.FT.

SECOND FLOOR PLAN UNIT B & D

GROSS FLOOR AREA 1452.75 SQ.FT.
 HOUSE AREA 128.00 SQ.FT.
 COVERED DECK 1580.75 SQ.FT.
 TOTAL AREA 1580.75 SQ.FT.

NO.	BY	REVISION

PROJECT DESCRIPTION AND LOCATION:
 PROPOSED NEW LOT EXCAVATION - LOTS 2 & 3 FROM 7783
 475 & 485 MONTGOMERY RD., KELOWNA, BC

ENGINEER'S SEAL:

ISSUED FOR CONSTRUCTION
 DATE: _____
 ISSUED FOR BUILDING PERMIT
 DATE: _____

JMS ENGINEERING LTD.
 STRUCTURAL CONSULTANT
 710 JAMISON DR., SUITE 200, V1L 5K9
 TEL: 250-860-8888
 FAX: 250-860-8889
 E-MAIL: JOSEPH.M.SARROR@JMS-ENG.COM

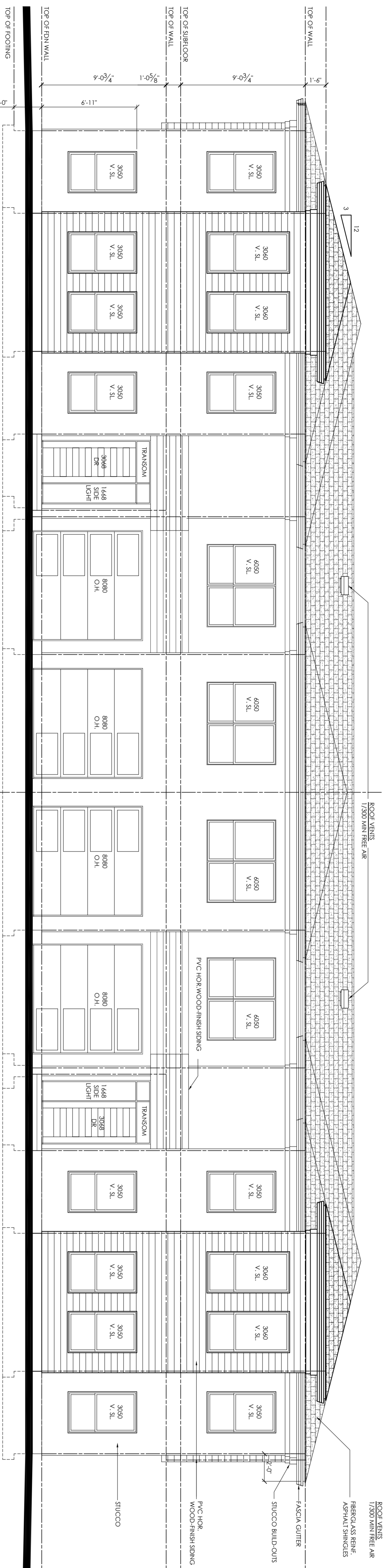
JOSEPH M. SARROR, P. ENG.

PROJECT: **SINGLA BROS. HOLDINGS LTD.**
RUG LOT DEVELOPMENT
475-485 MONTGOMERY RD. KELOWNA BC

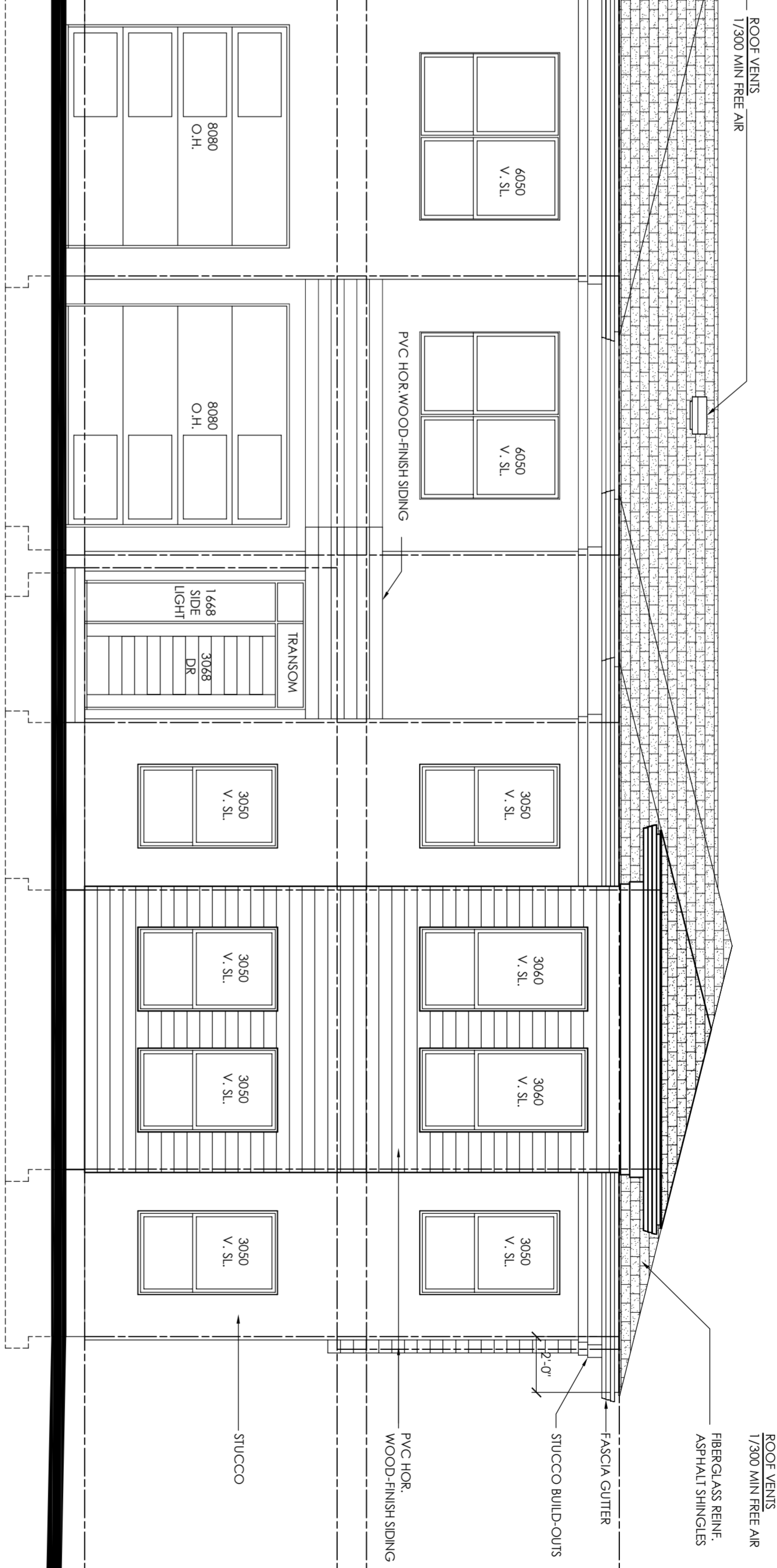
SHEET TITLE: **SECOND FLOOR PLAN**

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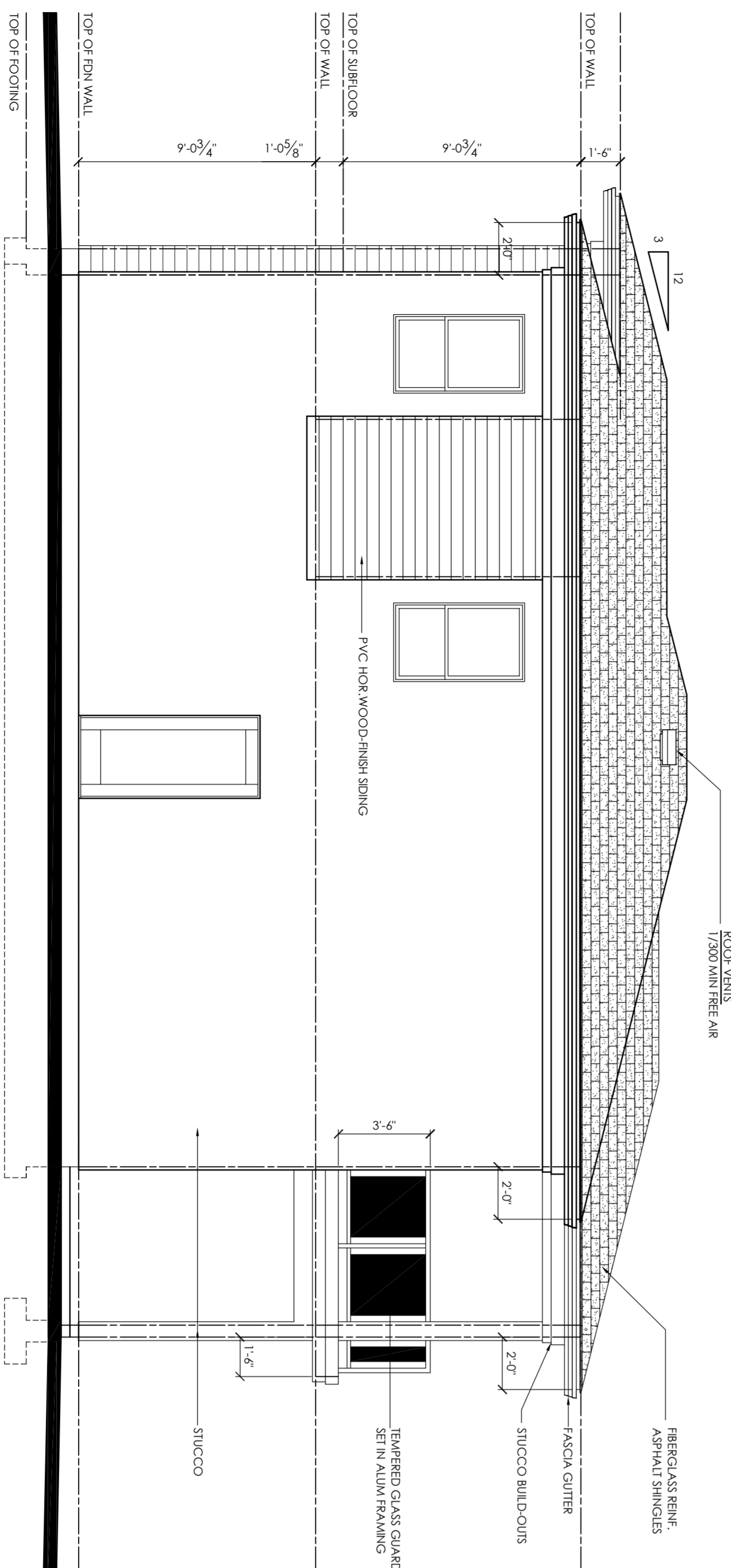
Drawn: **RAY LEBRONE** (JOB NUMBER: _____)
 Checked: **JMS** (SHEET NO.: **4**)
 Scale: **1/4"=1'-0"**
 Date: **JULY 28, 2017** (OF - 7)



UNITS D & B
WEST ELEVATION - VIEW FROM MONTGOMERY ROAD
SCALE 1/4"=1'-0"



UNITS C & A



UNITS A & C
SOUTH ELEVATION
SCALE 1/4"=1'-0"

NO.	BY	REVISION

PROJECT DESCRIPTION AND LOCATION:
PROPOSED NEW 600 EXHIBITION UNITS 2 & 3 FROM 7183
475 & 495 MONTGOMERY RD., KELOWNA, BC

ENGINEER'S SEAL:

ISSUED FOR CONSTRUCTION
DATE: _____
ISSUED FOR BUILDING PERMIT
DATE: _____

JMS ENGINEERING LTD.
STRUCTURAL CONSULTANT
718 JAMISON DR., KILGOMER, BC, V1A 5K9
P: 250.866.8888
F: 250.866.8889
www.jmsengineering.com

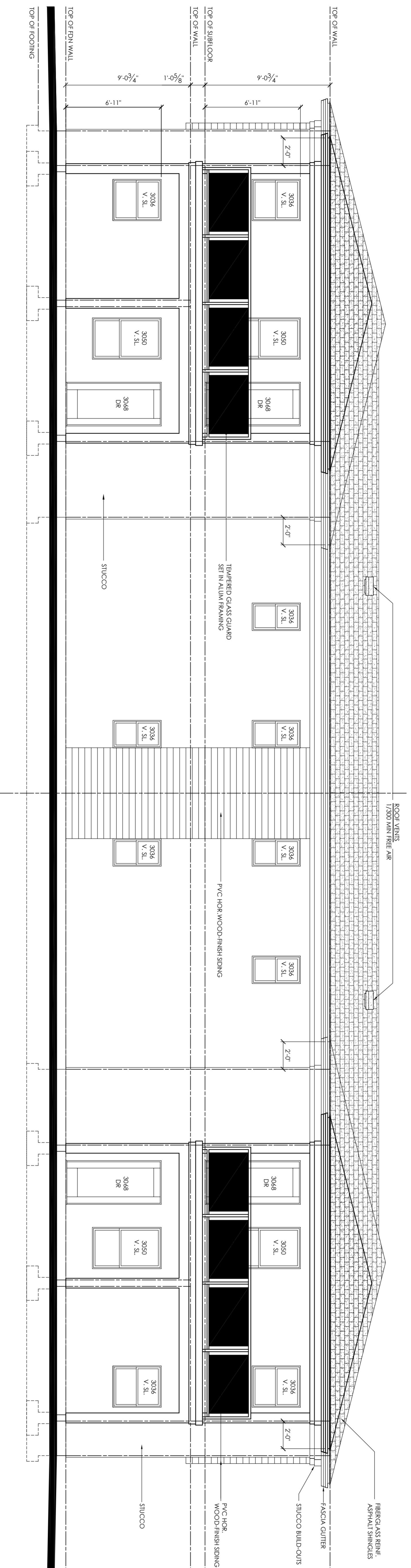
JOSEPH M. SARKOR, P. ENG.

PROJECT:
SINGLA BROS. HOLDINGS LTD.
RUG LOT DEVELOPMENT
475-495 MONTGOMERY RD, KELOWNA BC

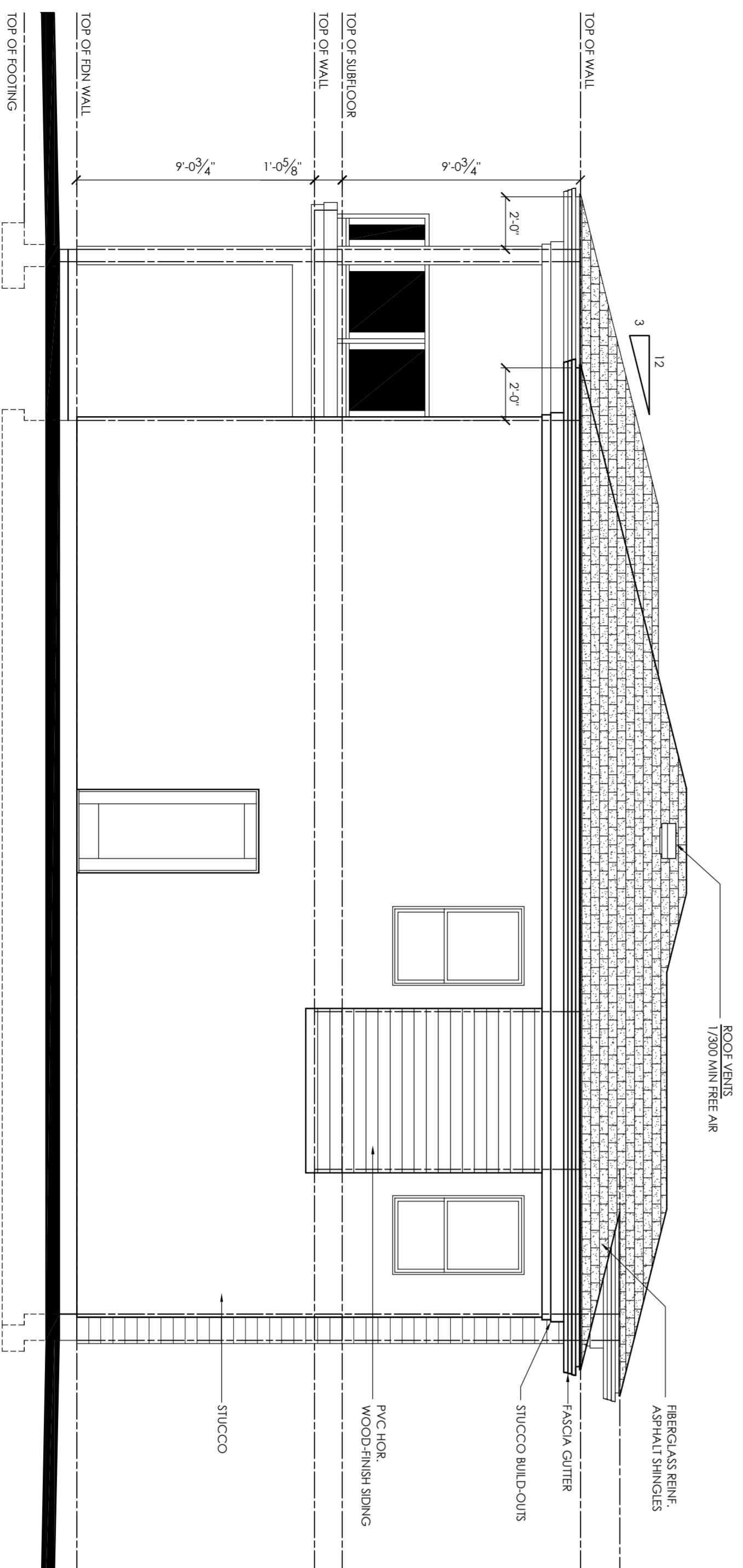
SHEET TITLE
SECTIONS

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SPAWN	JOB NUMBER
RAY LEBRIVE	
CHECKED	SHEET NO.
JMS	6
SCALE	OF 7
1/4"=1'-0"	
DATE	JULY 28, 2017



EAST ELEVATION
SCALE 1/4"=1'-0"



UNITS B & D
NORTH ELEVATION
SCALE 1/4"=1'-0"

NO.	REVISION

PROJECT DESCRIPTION AND LOCATION:
PROPOSED NEW LOT EXHIBITION UNITS 2 & 3 FROM 7183
475 & 485 MONTGOMERY RD., KELOWNA, BC

ENGINEER'S SEAL:

ISSUED FOR CONSTRUCTION
DATE: _____
ISSUED FOR BUILDING PERMIT
DATE: _____

JMS ENGINEERING LTD.
STRUCTURAL CONSULTANT
718 JAMISON DR., KESWICK, BC V2S 4S9
E-MAIL: info@jmsengineering.com
780-868-6222

JOSEPH M. SARKOR, P. ENG.

PROJECT:
SINGLA BROS. HOLDINGS LTD.
RUG LOT DEVELOPMENT
475-485 MONTGOMERY RD, KELOWNA BC

SHEET TITLE
EAST ELEVATION
NORTH ELEVATION

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DATE	BY	REVISION

DRAWN: DAV LEBWINE	JOB NUMBER: _____
CHECKED: JMS	SHEET NO.: 7
SCALE: 1/4"=1'-0"	
DATE: JULY 28, 2017	OF 7