
CITY OF KELOWNA

MEMORANDUM

Date: May 29, 2018
File No.: Z18-0058
To: Community Planning (KB)
From: Development Engineering Manager (JK)
Subject: 615 Francis Ave RU6 to RM3

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.
- c. This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

2. Water

- a. This property is currently serviced with a 19mm-diameter water service. The disconnection of the existing small diameter water services and the tie-in of a larger new 50mm service c/w two curb stops can be provided by City forces at the developer's expense. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.
- b. An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- c. 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



3. Sanitary Sewer

- a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost. Service upgrades 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 Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783

4. Roads

- a. Francis Ave must be upgraded to an collector standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$24,911.25** not including utility service cost.

5. Power and Telecommunication Services and Street Lights

- 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.

6. Development Permit and Site Related Issues

- a. Direct the roof drains into on-site rock pits or splash pads
- b. Access to the property will be lane access only

7. Bonding and Levy Summary

(a) Levies

1. Francis Ave. frontage improvements	\$24,911.25
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(b) Bonding

1. Service upgrades	To be determined
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 James Kay, P.Eng.
 Development Engineering Manager

JA

SCHEDULE B

This forms part of application
Z18-0058



Planner Initials **KB**

BUILDING CODE REVIEW

THE FOLLOWING NOTES PROVIDE INFORMATION HIGHLIGHTING BUILDING DESIGN CRITERIA. IT IS NOT INTENDED TO DESCRIBE ALL DESIGN AND CONSTRUCTION REQUIREMENTS.

ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE BUILDING CODE.

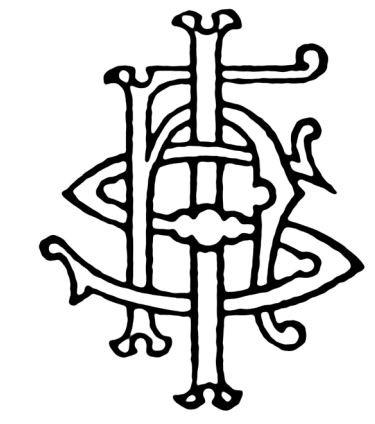
- TOWNHOUSE BUILDING CONSTRUCTED UNDER PART 9 OF THE BRITISH COLUMBIA BUILDING CODE 2012. 1.3.3.3 MAX 3 STOREYS, BUILDING AREA NOT EXCEEDING 600m², MAJOR OCCUPANCY GROUP C
- MAJOR OCCUPANCIES: TOWNHOUSE BUILDING: GROUP C - RESIDENTIAL (TABLE 3.1.2.1.)
- BUILDING HEIGHT: 3 STOREYS ABOVE GRADE
- OCCUPANCY LOAD: 2 PER SLEEPING ROOM
2 X 2 = 4 PER DWELLING UNIT
- FIRE SEPARATIONS: 9.10.9.14 (1) 45 min.
- HEADROOM CLEARANCES: STAIRS & LANDINGS: 1950mm
ROOM CEILING HEIGHTS: 2100mm
UNFINISHED BASEMENTS: 2000mm
MINIMUM AREAS OF MINIMUM CEILING HEIGHTS TO CONFORM TO TABLE 9.5.3.1.
- MINIMUM SOUND TRANSMISSION CLASS RATING 9.11.2.1 (1) STC 50

PARKING CALCULATIONS

REQUIRED PARKING	3 - 2 BEDROOM DWELLING UNITS	1.5 STALLS PER UNIT	5 STALLS
VISITOR PARKING	N/A		0 STALLS
MEDIUM CAR PARKING	50% OF REQUIRED		2 STALLS
TOTAL REQUIRED PARKING			5 STALLS
PROPOSED PARKING			
FULL SIZED STALLS			3 STALLS
MEDIUM SIZED STALLS			2 STALLS
TOTAL PROPOSED PARKING			5 STALLS

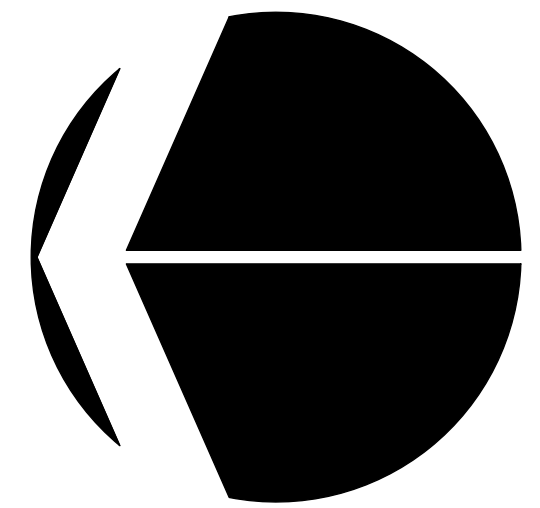
ZONING INFORMATION

RM-3 - LOW DENSITY MULTIPLE HOUSING	PERMITTED	PROPOSED
SITE AREA	900.00m ²	623.38m ²
BUILDING FOOTPRINT AT GRADE		277.63m ²
PROPOSED DRIVEWAY AREA		30.39m ²
PROPOSED WALKWAY & PATIO AREA		97.37m ²
SITE COVERAGE (PRIVATE OPEN SPACE BONUS)	50.0%	44.5%
SITE COVERAGE W/ DRIVEWAY (PERMEABLE SURFACES)	65.0%	65.0%
BUILDING HEIGHT	10.0m/3 STOREYS	9.843m/3 STOREYS
FLOOR AREAS		
MAIN FLOOR FINISHED FLOOR AREA/UNIT		94.22m ²
SECOND FLOOR FINISHED FLOOR AREA/UNIT		76.09m ²
THIRD FLOOR FINISHED FLOOR AREA/UNIT		127.66m ²
F.A.R.	0.75	0.75
PRIVATE OPEN SPACE		
PRIVATE OPEN SPACE UNIT 1	25.00m ²	56.99m ²
PRIVATE OPEN SPACE UNIT 2	25.00m ²	42.57m ²
PRIVATE OPEN SPACE UNIT 3 (THIRD FLOOR DECK)	25.00m ²	28.08m ²
OCP DEFINED URBAN CENTRE		N/A

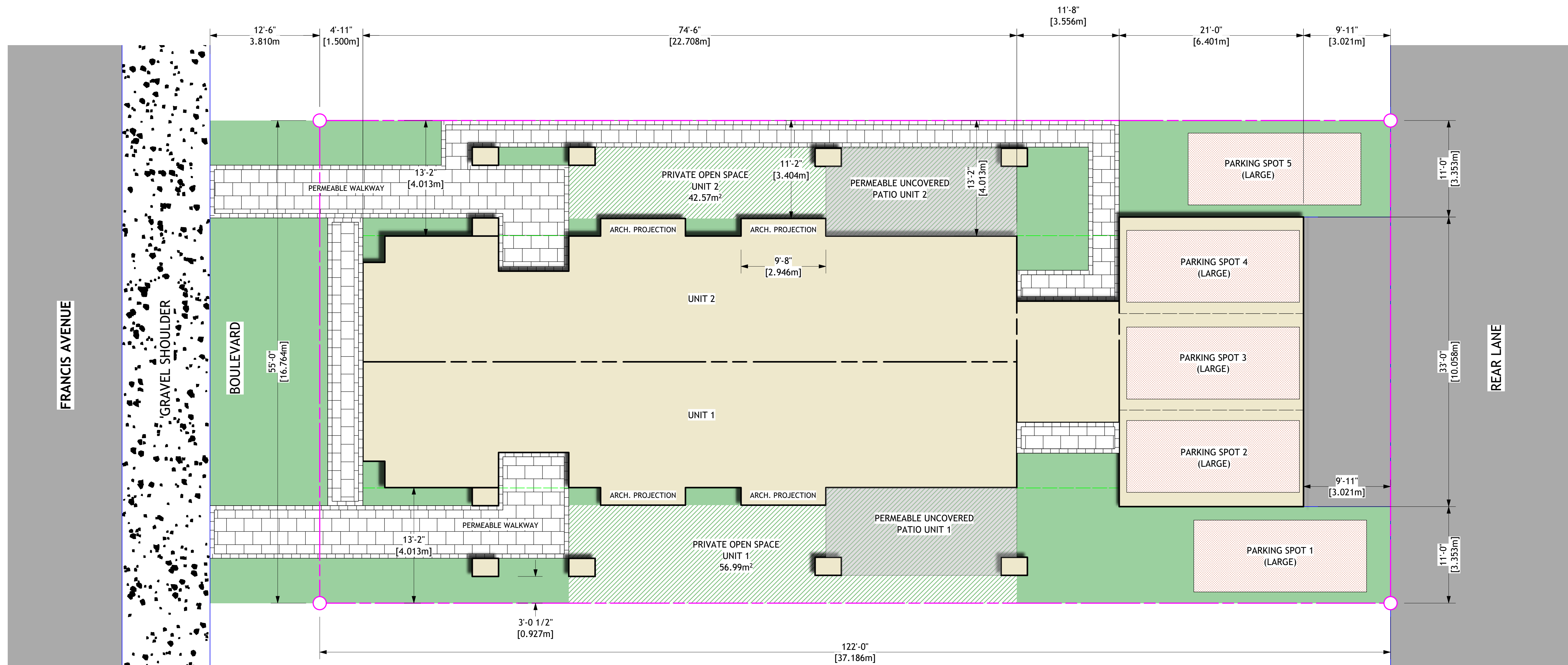


IHS DESIGN
1392 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
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(250) 212-7938

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PROJECT NORTH



1 SITE PLAN
Scale: 1:75



REVISION	DATE	DISCRPTION
A	4MAY2018	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
MULTIFAMILY DEVELOPMENT
615 FRANCIS AVENUE
KELOWNA, BC V1Y 5G4
LOT 15 PLAN KAP1141

DRAWING TITLE
SITE PLAN

DATE
APRIL 10, 2018

DRAWING NUMBER
8 of 8