



CITY OF KELOWNA
MEMORANDUM

Date: Oct 03, 2017
File No.: Z17-0088
To: Urban Planning Management (TB)
From: Development Engineering Manager (JK)
Subject: 235 Taylor Rd RU1 to RM3

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU1 to RM3 to facilitate a multi-family development.

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. General

These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI).

2. Domestic Water and Fire Protection

- a) This development is within the service area of the Rutland Water District (RWD). The developer is required to make satisfactory arrangements with the RWD 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 RWD.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

3. Sanitary Sewer

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. 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.

5. Road Dedication and Subdivision Requirements

- a) Dedicate ~2.5m width along the full frontage of Taylor Rd..
- b) Grant statutory rights-of-way if required for utility services.
- 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

6. Electric Power and Telecommunication Services

All proposed service connections are to be installed underground. 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.

7. Road Improvements

- a) Detailed design drawings are to be prepared by the Developers Consulting Engineer for the upgrade of Taylor Rd. to an urban standard, City Std. drawing SS-R5, along the full frontage of this proposed development. This will include curb and gutter, sidewalk, landscaped boulevard complete with street trees, 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 estimated cost of this construction, for bonding purposes, is to be submitted by the Developers Consulting Engineer.

8. Geotechnical Report

- a) Provide a comprehensive 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 development.**
 - Overall site suitability for development.
 - Presence of ground water and/or springs.
 - Presence of fill areas.

- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

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. Charges and Fees

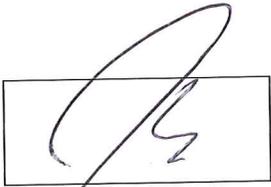
- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

12. Bonding

Bonding will be required for 130% of Consulting Engineers construction estimate.



Andrew Marshall
Development Engineering Technologist



Development Engineering Manager
(initials)

DESIGN RATIONALE

235 Taylor Road, Kelowna, BC

The subject property is located at 235 Taylor Road in Rutland. The property is currently zoned RUI and the owner wishes to rezone the property RM3 to allow for development of affordable rental townhouses.

The proposed development consists of 8, 3-storey townhouses along a new shared drive aisle. All townhomes will consist of 3 bedrooms + den as well as private backyard, patio and 2-car garage. Two visitor parking spaces will be provided along with a common outdoor amenity space. Garden plots will be located at the rear of the property and available exclusively to residents of the complex. This project aims at healthy living for its occupants and sustainable development in its neighborhood.

Rezoning will provide gentrification to an area central to family oriented housing and help promote sustainable growth and development. The proposed design creates density while maintaining a street scale appropriate with the neighbourhood. While aimed at family living, the size of units can accommodate a diversity of renters, and encourages harmonious living through shared amenity spaces. Street frontage blends familiarity by masking the building's overall depth and creates pedestrian scale architecture and lush planting along its public thoroughfare. While the development is requesting a rear yard setback variance, it provides a sensitivity to neighbouring properties through use of garden plots and vegetative screening as a buffer. This strategy thereby maintains a comfortable building setback from the public streetscape.

