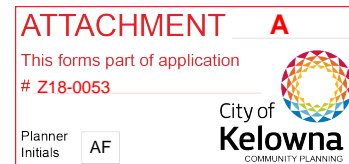

CITY OF KELOWNA

MEMORANDUM

Date: May 16, 2018
File No.: Z85-0053
To: Suburban and Rural Planner (AF)
From: Development Engineering Manager (JK)
Subject: 1639 Cary Rd



I2 to C10

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 Aaron Sangster.

1) General

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) The Fire Department and Environment Division requirements and comments are addressed separately by them.
- c) These Development Engineering comments and requirements and are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.

2) Geotechnical Study

- a) Provide a comprehensive geotechnical report (3 copies), 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 subdivision.**

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- (vii) Identify slopes greater than 30%.
- ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- iii) Any items required in other sections of this document.
- iv) Recommendations for erosion and sedimentation controls for water and wind.
- v) Recommendations for roof drains and perimeter drains.

3) Water

- a) The property is located within the Rutland Water District (RWD) service area. Design drawings must be reviewed by RWD prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City for review.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Only one service will be permitted for this development.
- 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

4) Sanitary Sewer

- a) 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.
- b) The developer must install an oil/grit separator onsite before sanitary service is connected to the City's system.

5) Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. 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.

b) Provide the following drawings:

- i) A detailed Stormwater Management Plan for this development; and,
- ii) An Erosion and Sediment Control Plan.

6) Roads

- a) Cary Rd must be upgraded to a 2 lane collector along the full frontage of this proposed development including curb and gutter, street lights, landscaped boulevard, sidewalk, drainage system including catch basins, and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. 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 **\$22,711.72** not including utility service cost.
- b) HWY 33 W fronting this development has already been upgraded, and no further upgrades are required at this time. Access from the HWY will not be permitted.

7) Road Dedication and Subdivision Requirements

- a) Grant Statutory Rights of Way if required for utility services.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as BC Hydro Gas, 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.

8) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground.
- b) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

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.

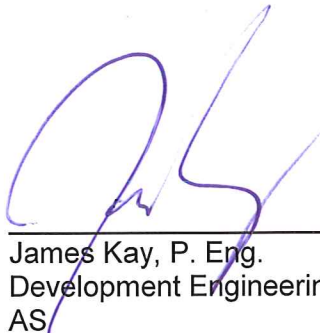
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. 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

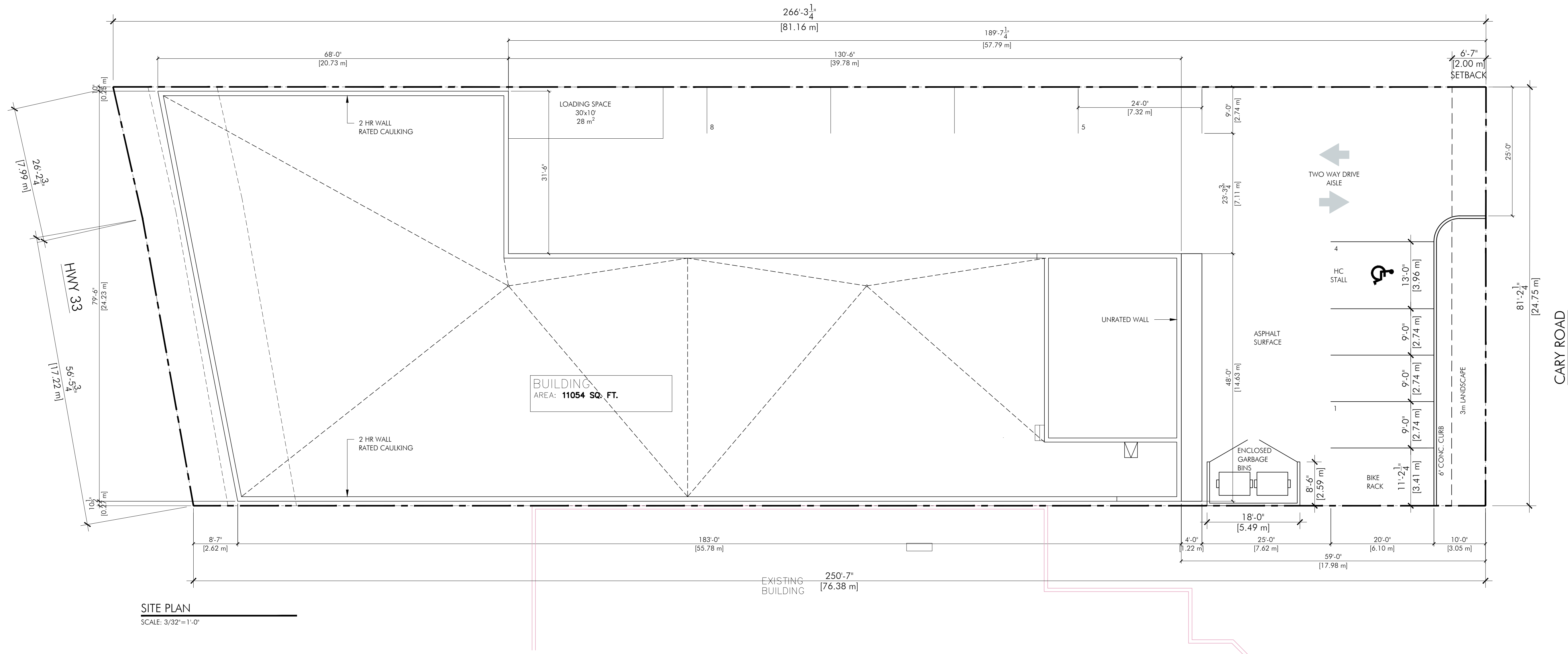
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. **The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works.** 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) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- c) Fees per the "Development Application Fees Bylaw" include:
- i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - ii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P. Eng.
Development Engineering Manager
AS

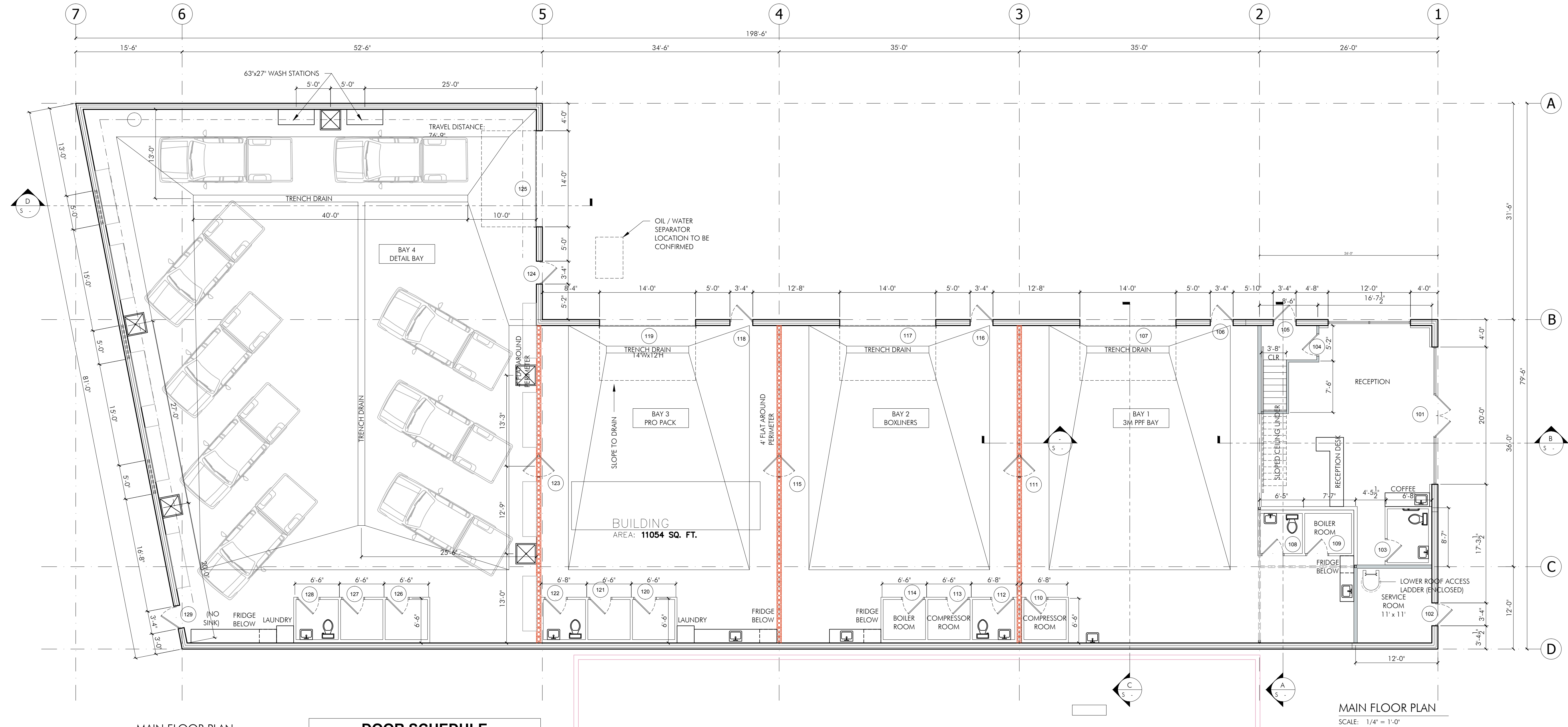


CITY OF KELOWNA ZONING BYLAW			
LEGAL ADDRESS		LOT A, PLAN 81782, O.D.Y.D.	
CIVIC ADDRESS		1639 CARY ROAD	
ZONING		C10 - SERVICE COMMERCIAL	
LOT AREA		20,951 SQ. FT. (1,946.4 m ² / 0.482 ACRES)	
BUILDING AREA		11,054 SQ. FT. (1,027 m ²)	
GROSS FLOOR AREA		12,006 SQ.FT. (1,115 m ²)	
	CODE REF.	PROPOSED	REQUIRED / PERMITTED
MAX. FLOOR AREA RATIO	15.2.5	0.57	0.65
MAX. SITE COVERAGE	15.2.5	53%	60%
MAX. HEIGHT	15.2.5	25'-0" (7.62m)	12.0m
MIN. FRONT YARD	15.2.5	59'-0" (18.0m)	2.0m
MIN. YARD FLANKING STREET	15.2.5	N/A	2.0m
MIN. SIDE YARD	15.2.5	0'-10" (0.25m)	0m
MIN. REAR YARD	15.2.5	8'-7" (2.6m)	0m
PARKING STALLS	8.1	8	2 PER SERVICE BAY = 8
LOADING STALLS	8.2	1	1 PER 1900m ² GFA = 1
BICYCLE STALLS	8.3	6	0.3 PER 100m ² GFA = 4



KEY PLAN
SCALE: NTS

FOR DP



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE				
MARK	DOOR SIZE		Style	NOTES
	WD	HGT		
101	6'-0"	7'-0"	Hinged - Double - Exterior Full Lite	---
102	3'-0"	7'-0"	Hinged - Single - Exterior	---
103	3'-0"	7'-0"	Hinged - Single	---
104	3'-0"	7'-0"	Hinged - Single	45 min F/R
105	3'-0"	7'-0"	Hinged - Single - Exterior	---
106	3'-0"	7'-0"	Hinged - Single - Exterior	---
107	14'-0"	8'-0"	Overhead - Sectional	---
108	3'-0"	7'-0"	Hinged - Single	---
109	3'-0"	7'-0"	Hinged - Single	---
110	3'-0"	7'-0"	Hinged - Single	---
111	3'-0"	7'-0"	Hinged - Single	45 min F/R
112	3'-0"	7'-0"	Hinged - Single	---
113	3'-0"	7'-0"	Hinged - Single	---
114	3'-0"	7'-0"	Hinged - Single	---
115	3'-0"	7'-0"	Hinged - Single	45 min F/R
116	3'-0"	7'-0"	Hinged - Single - Exterior	---
117	14'-0"	8'-0"	Overhead - Sectional	---
118	3'-0"	7'-0"	Hinged - Single - Exterior	---
119	14'-0"	8'-0"	Overhead - Sectional	---
120	3'-0"	7'-0"	Hinged - Single	---
121	3'-0"	7'-0"	Hinged - Single	---
122	3'-0"	7'-0"	Hinged - Single	---
123	3'-0"	7'-0"	Hinged - Single	45 min F/R
124	3'-0"	7'-0"	Hinged - Single - Exterior	---
125	14'-0"	8'-0"	Overhead - Sectional	---
126	3'-0"	7'-0"	Hinged - Single	---
127	3'-0"	7'-0"	Hinged - Single	---
128	3'-0"	7'-0"	Hinged - Single	---
129	3'-0"	7'-0"	Hinged - Single - Exterior	---

EXISTING BUILDING



FOR DP

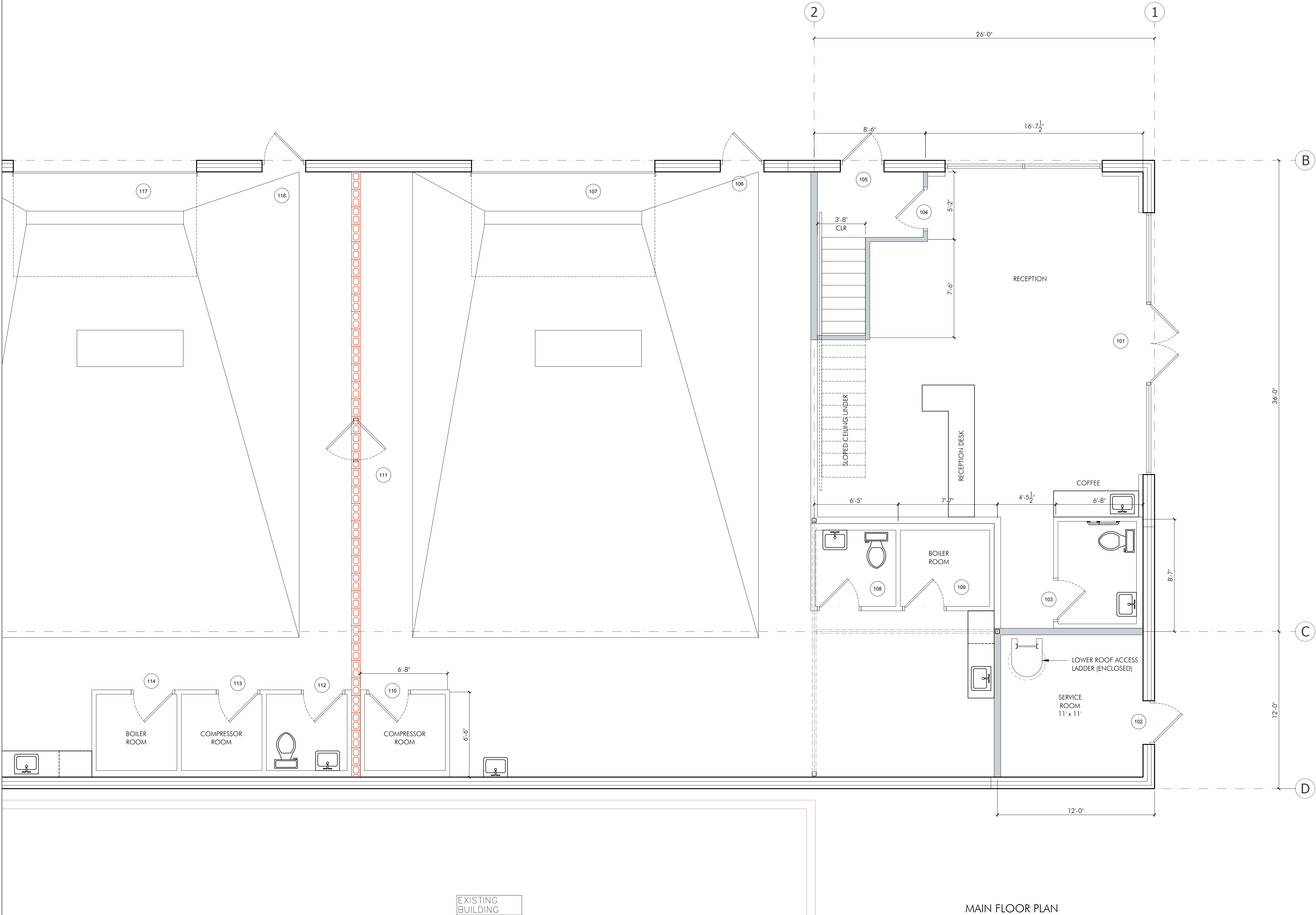
ATTACHMENT C

This forms part of application
Z18-0053

Planner
Initials AF

City of Kelowna

COMMUNITY PLANNING



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



FOR DP

ATTACHMENT C

This forms part of application
Z18-0053

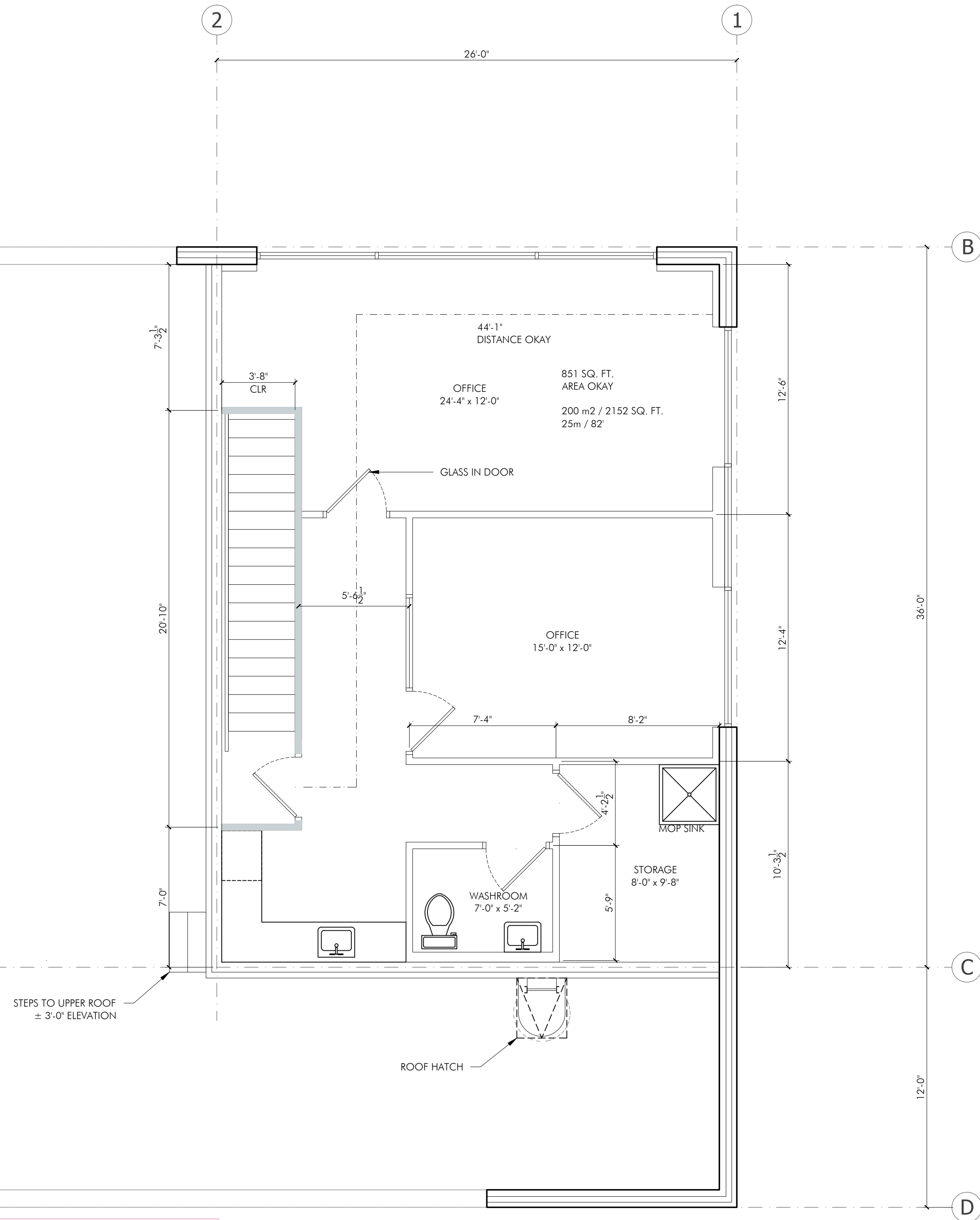
Planner
Initials AF



501-1630 Pandosy St.,
Kelowna, BC V1Y 1P7
www.distinctsolutions.ca

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EXISTING
BUILDING

UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA: 952 SQ. FT.

Revision No., Date
and Description
03.20.18- FOR DP

Plot Date 20-Mar-18 Drawing No. A-006

PROJECT
PROSMART-1639 CARY RD.
KELOWNA, BC

DRAWING TITLE
UPPER FLOOR PLAN



FOR DP

1639 Cary Road, Kelowna, BC

ATTACHMENT D

This forms part of application
Z18-0053

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING

architecturally

DISTINCT SOLUTIONS INC.

ph:250-448-7801 cell:250-878-4313

501-1630 Pandosy St.,
Kelowna, BC V1Y 1P7
www.distinctsolutions.ca

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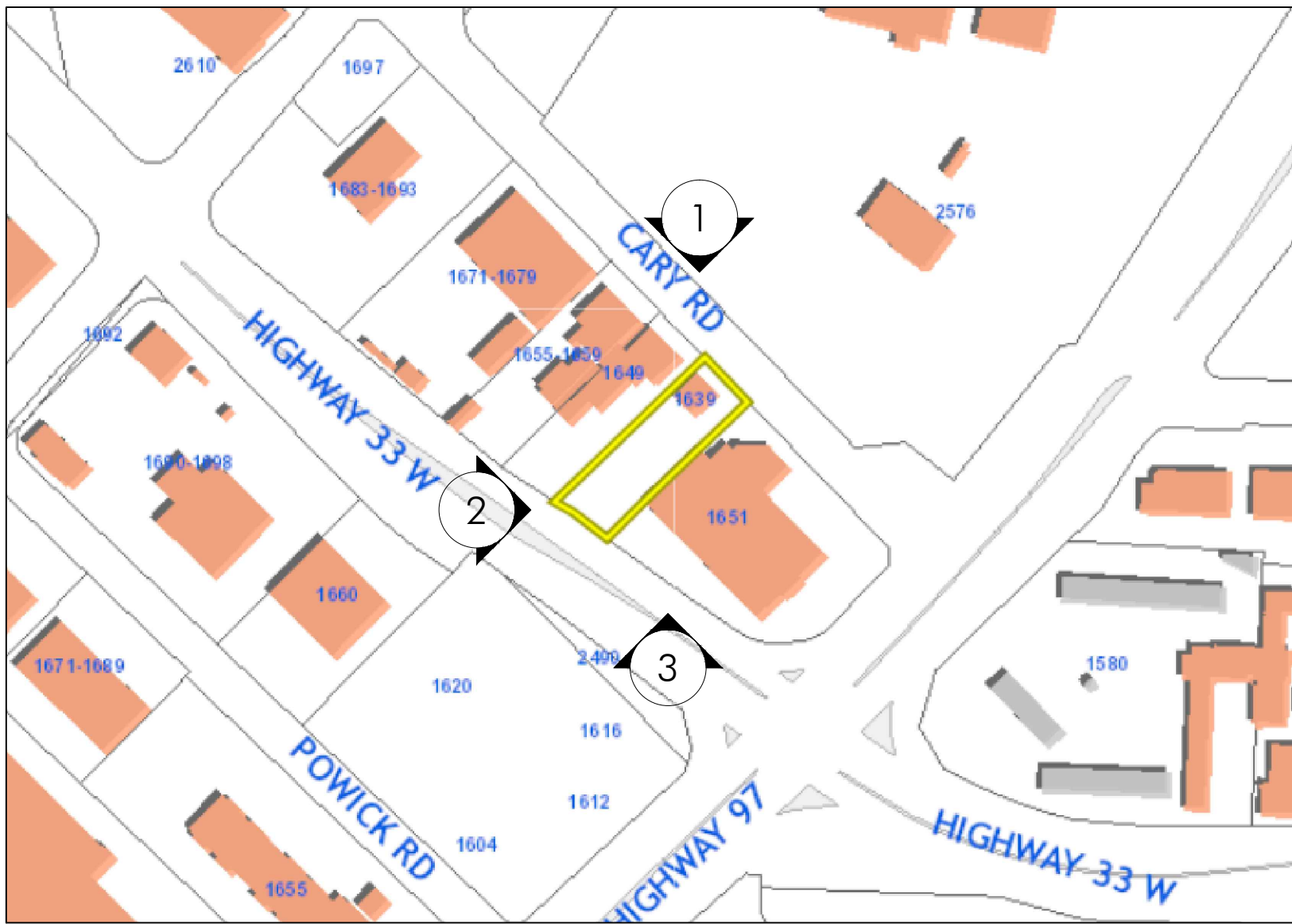
1 NORTH VIEW



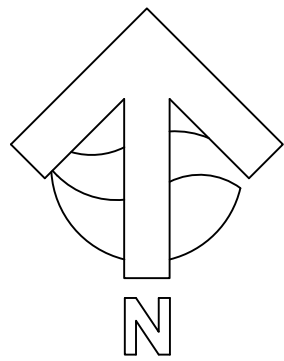
2 WEST VIEW



3 SOUTH VIEW



KEY PLAN



WEST



EAST



EAST



WEST

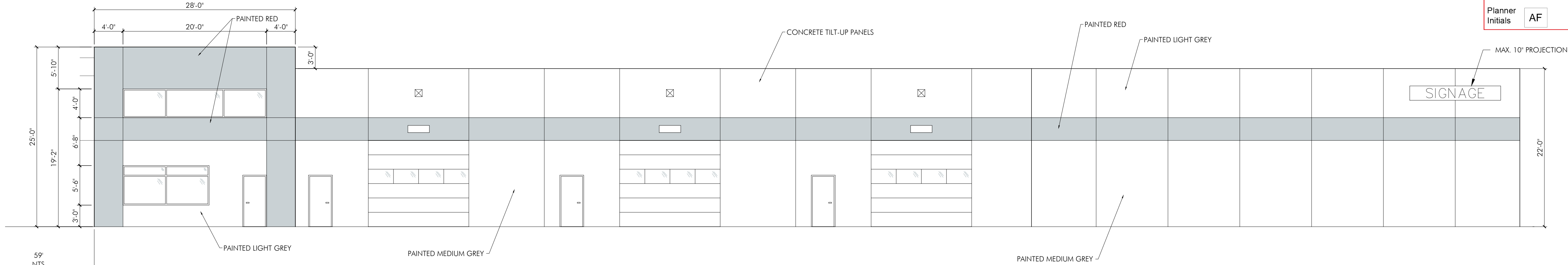
HWY 33

CARY ROAD

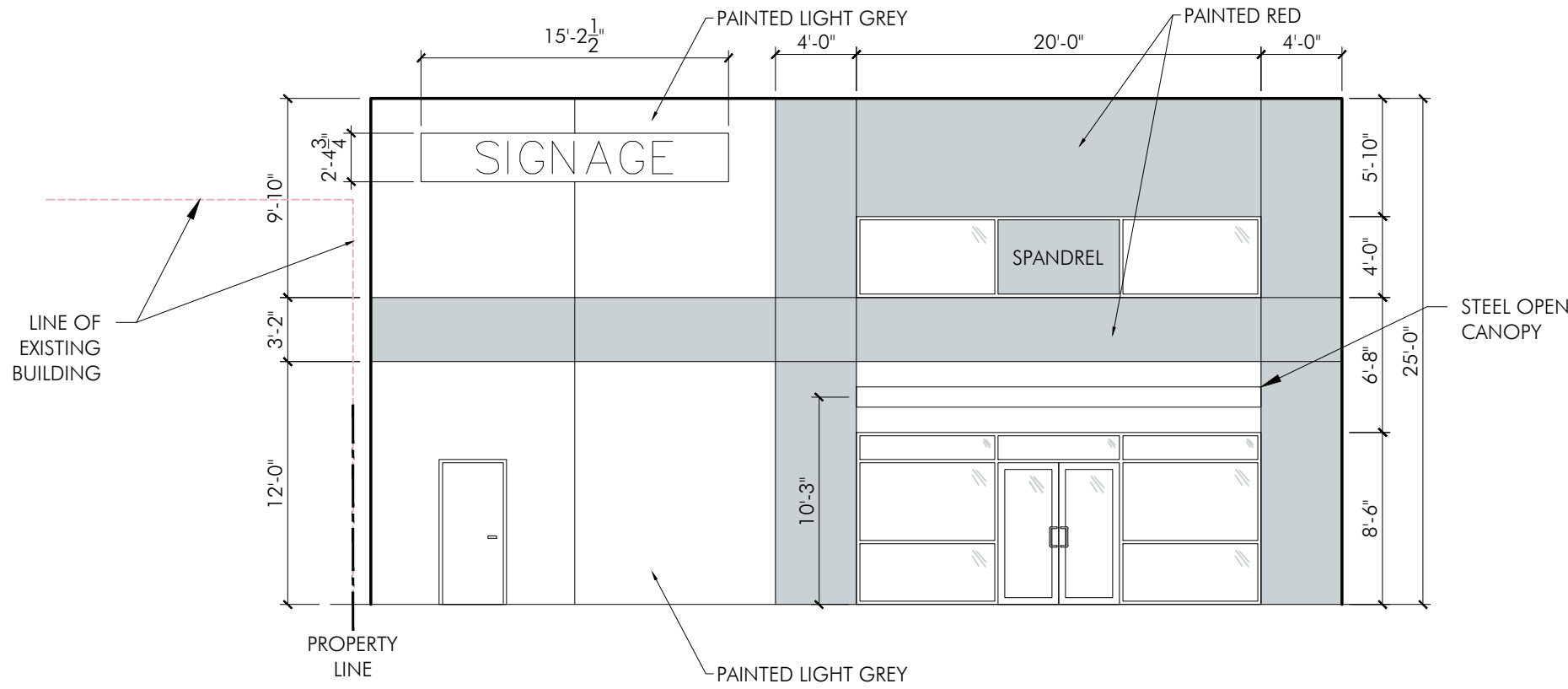
FOR DP

Revision No., Date and Description	
03.20.18-FOR DP	
Plot Date	Drawing No.
20-Mar-18	A-001
PROJECT	
PROSMART-1639 CARY RD.	
KELWONA, BC	
DRAWING TITLE	
COVER SHEET	

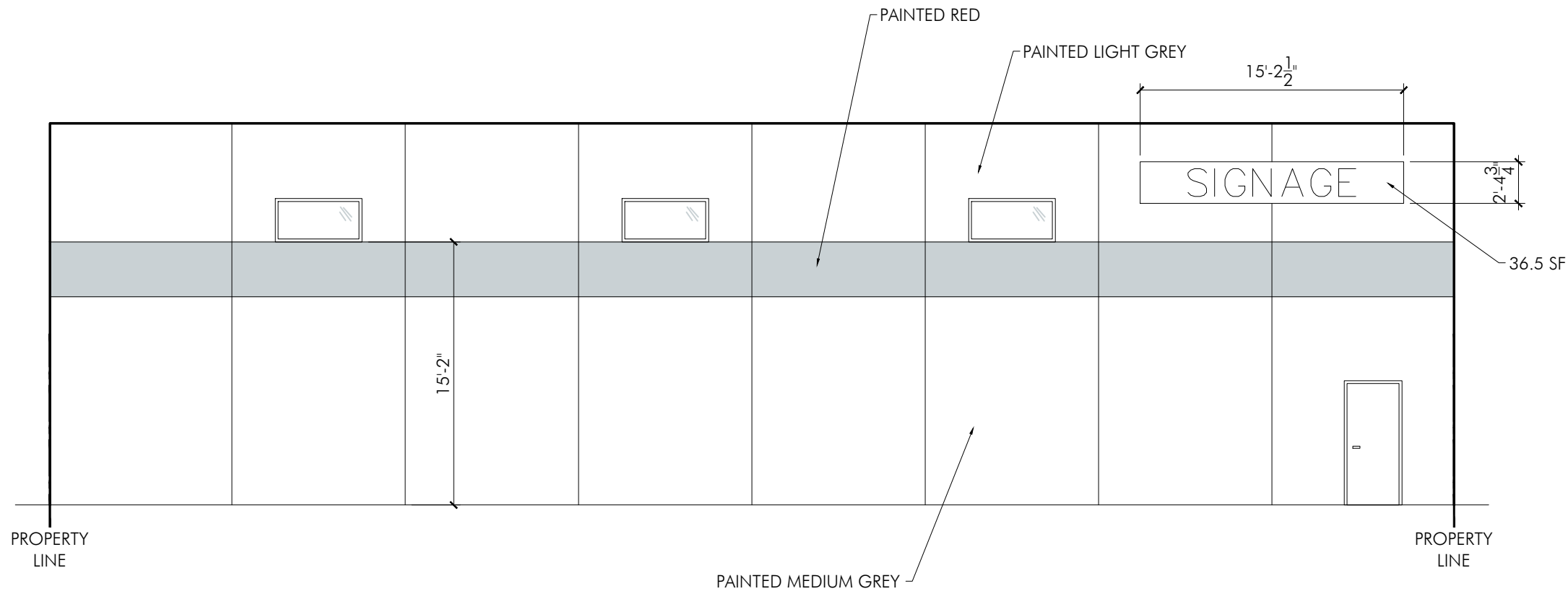




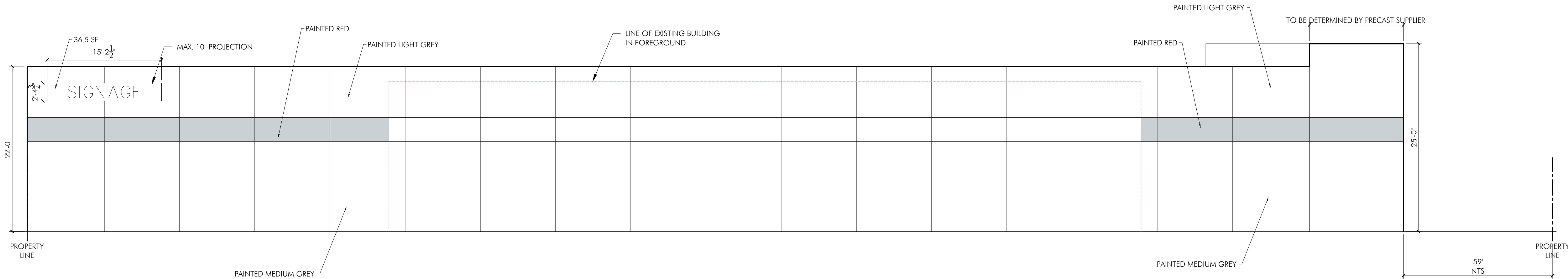
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

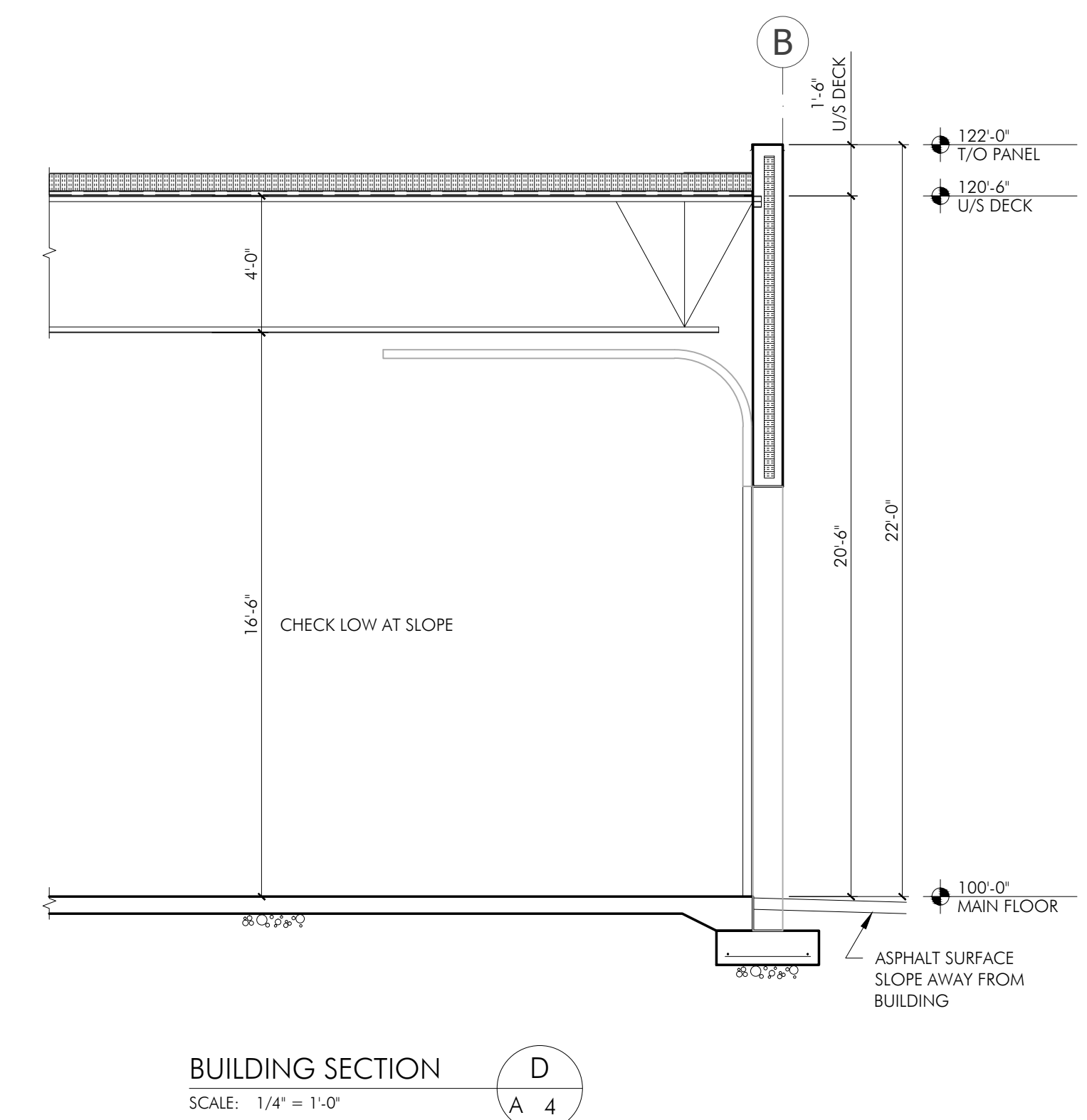
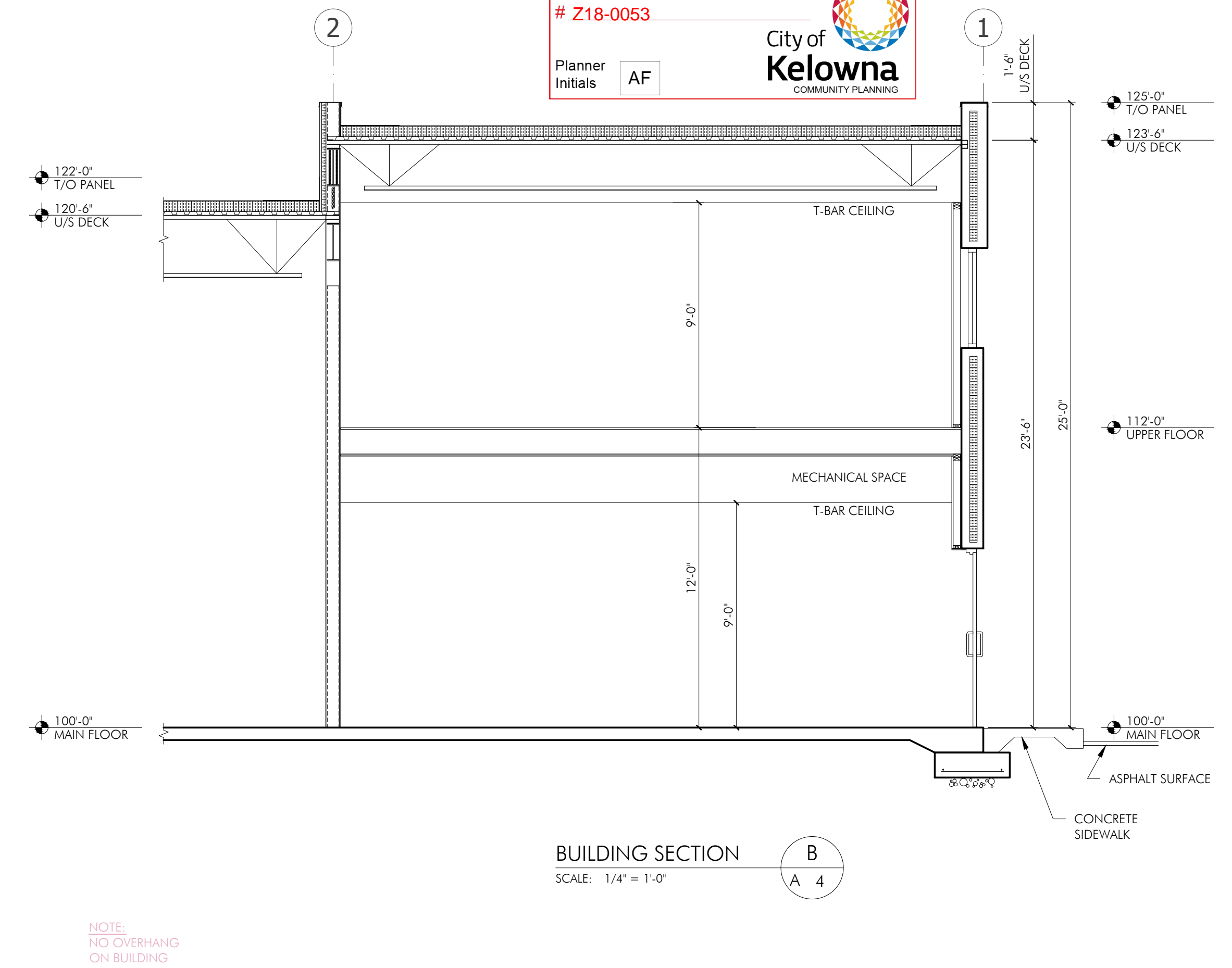
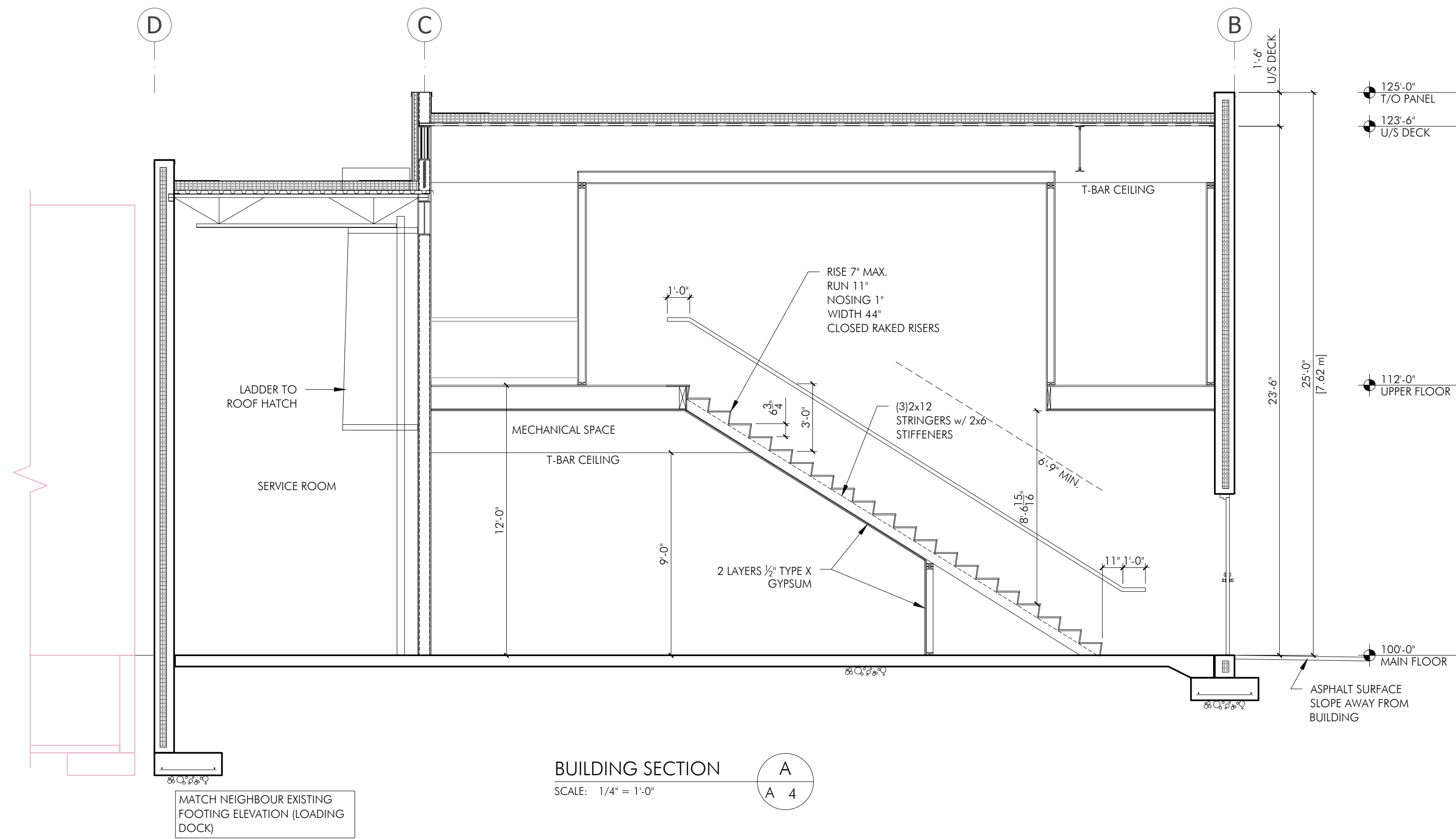
Revision No., Date
and Description
03.20.18-FOR DP

Plot Date 20-Mar-18
Drawing No. A-007

PROJECT
PROSMART-1639 CARY RD.
KELOWNA, BC
DRAWING TITLE
ELEVATIONS



FOR DP



FOR DP