
CITY OF KELOWNA
MEMORANDUM

Date: October 19, 2014
File No.: Z17-0094

To: Community Planning (LK)

From: Development Engineering Manager (JK)

Subject: 889 Vaughan Ave

SCHEDULE A

This forms part of application
Z17-0094

Planner
Initials LK



Business Park Development

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) Provide easements as may be required.

1) Domestic Water and Fire Protection

- a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing services and the installation of a fire hydrant and one new larger metered water service.
- c) 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.

2) Sanitary Sewer

- a) The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of the existing 100mm diameter service and the installation of a new larger service.
- b) A downstream flow analysis check is required by a consulting civil engineer to determine the impact of additional flow contributions on the existing pipe system and sewer lift station. If it is determined that upgrades to the existing facilities must be made, additional bonding will be required.

3) Storm 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. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service
- b) It will be necessary for the applicant to construct piped storm drainage systems along Vaughan Ave and Clement Av for the full development frontage. These works are included in the road upgrading requirements

4) Road Improvements

- a) Vaughan Avenue fronting this development must be upgraded to a full urban standard SS-R5 including a sidewalk, curb and gutter, storm drainage system road works, landscaped boulevard complete with underground irrigation system, street lights and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction
- b) Ethel Street is designated an urban linear corridor road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights. Existing overhead wires are to be located underground
- c) Ethel St and Clement Ave will require the installation of a traffic control signal, complete with left turn bays on Ethel St in both directions
- d) Clement Ave is designated an urban arterial road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, transit shelter, landscaped boulevard complete with underground irrigation system, and street lights, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.

5) Subdivision

- a) By registered plan to provide the following:
 - i) Grant statutory rights-of-way if required for utility services

6) Electric Power and Telecommunication Services

- a) Electrical and telecommunication services to this site as well as the local distribution wiring must be installed in an underground duct system. The proposed new 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

7) Street Lighting

- a) Street lighting including underground ducts must be installed on all roads fronting on the proposed development. The cost of this requirement is included in the roads upgrading item

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 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) 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
 - i) Area ground water characteristics
 - ii) Site suitability for development, unstable soils, etc
 - iii) 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

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

12) Development Permit and Site Related Issues

- a) No driveway access will be permitted to Clement Ave
- b) Access and Manoeuvrability
 - i) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan
 - ii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer

13) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design)
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST)



James Kay, P. Eng.
Development Engineering Manager

JA



CITY OF KELOWNA

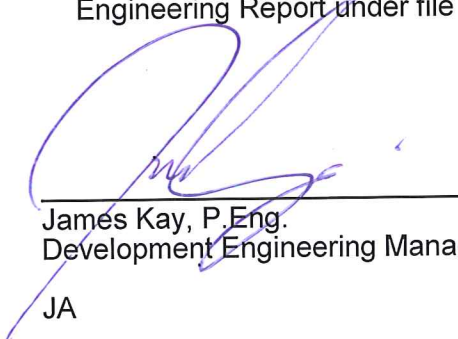
MEMORANDUM

Date: October 19, 2017
File No.: DP17-0214
To: Community Planning (LK)
From: Development Engineer Manager (JK)
Subject: 889 Vaughan Ave

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0094.



James Kay, P.Eng.
Development Engineering Manager

JA

SCHEDULE **A**
This forms part of application
Z17-0094



City of
Kelowna
COMMUNITY PLANNING

Planner Initials

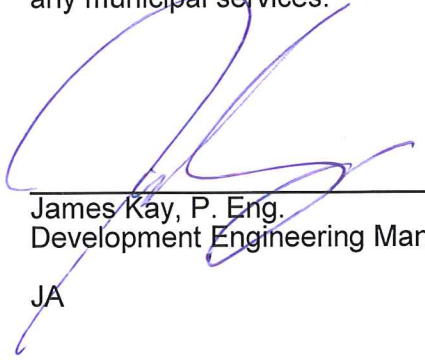
CITY OF KELOWNA

MEMORANDUM

Date: October 19, 2017
File No.: DVP17-0215
To: Community Planning (LK)
From: Development Engineer Manager (JK)
Subject: 889 Vaughan Ave

The Development Engineering comments and requirements regarding this DVP application are as follows:

The request to vary the form and character of three new industrial buildings with a variance to the flanking side setback (south) from 7.5m required to .30m proposed does not compromise any municipal services.



James Kay, P. Eng.
Development Engineering Manager

JA



PROJECT LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOTS B SEC. 30 TP. 26 O.D. Y.D.
PLAN KAP55948 AND OF BLOCK 30 SEC. 30 TP. 26 O.D. Y.D.
(1) THE N. 349.38 FEET, (2) PLANS 5011 AND KAP55948

ATTACHMENT A

This forms part of application # **17-0094**

PLANNING INITIATIVE LK



SITE CONTEXT - VIEW 2



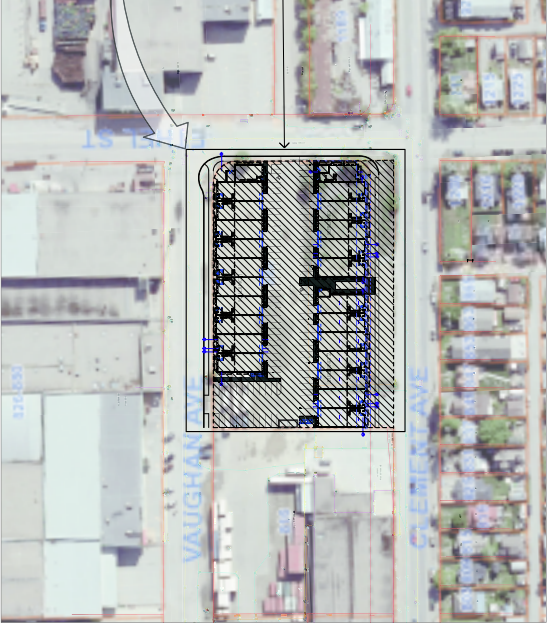
SITE CONTEXT - VIEW 4



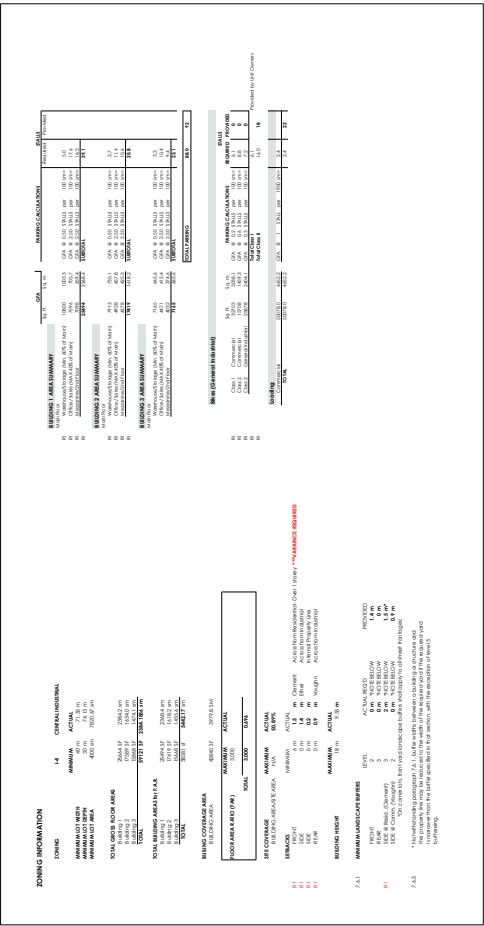
SITE CONTEXT - VIEW 1



SITE CONTEXT - VIEW 3



1 SITE LOCATION
NTS



BLUE GREEN ARCHITECTURE INC.

205-110 AVOC ST. Kelowna BC V1Y 0Z7
P 779-731-3600 F 779-731-3448
1-800-235-2344

CEMENT BUSINESS PARK
KELOWNA BC

PROJECT & ZONING INFORMATION

A0.1

DATE 2018/06/18
SCALE NTS
ISSUED FOR RE-ISSUED FOR DP
PROJECT 17,546



ATTACHMENT A

This forms part of application

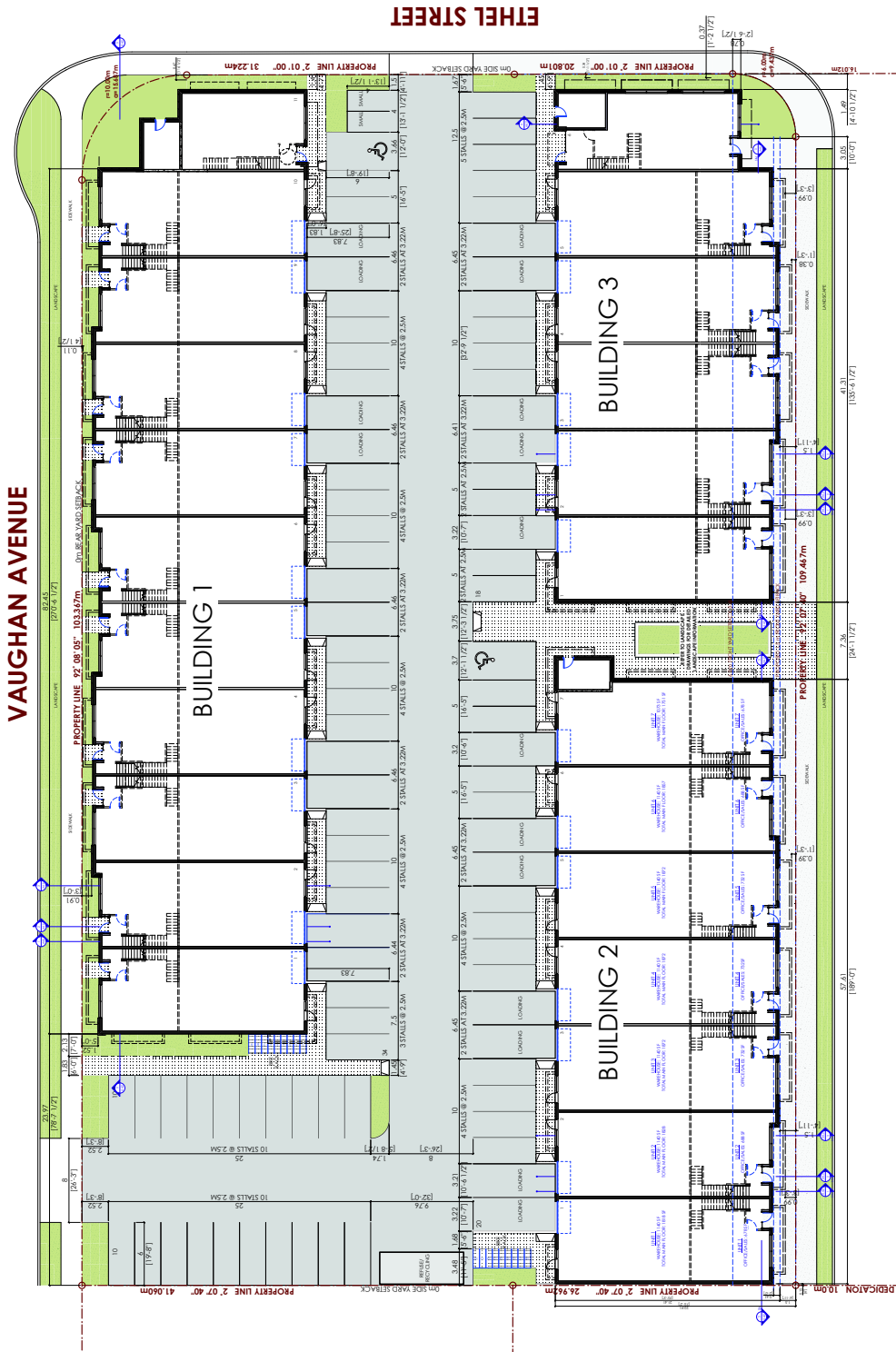
Z17-0094

Planner Initials **LK**



DATE 20/06/18
SCALE 1:200
ISSUED FOR RE-ISSUED FOR DP
PROJECT 17,546

A1.0



SITE PLAN

CEMENT BUSINESS PARK
KEOWNA BC

BLUEGREEN ARCHITECTURE INC.
 205-110 HWY 33 Kelowna BC V1Y 0Z7
 P 778 753 3660 F 778 753 3448
 1-800-461-1111



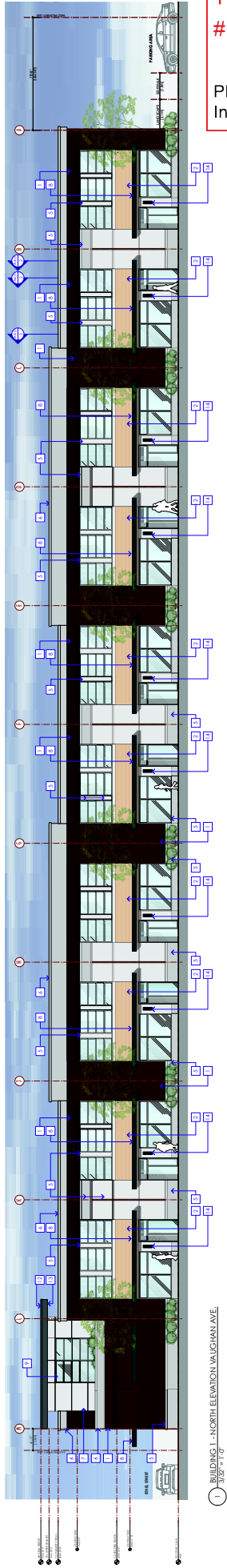
ATTACHMENT B

This forms part of application
Z17-0094

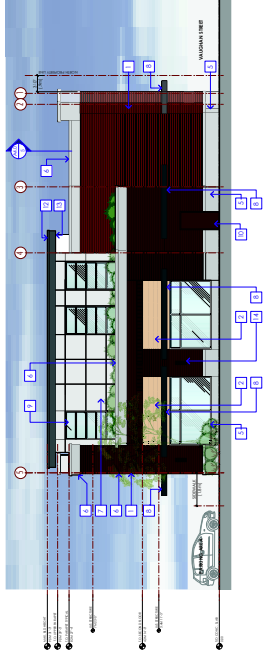
Planner Initials **LK**



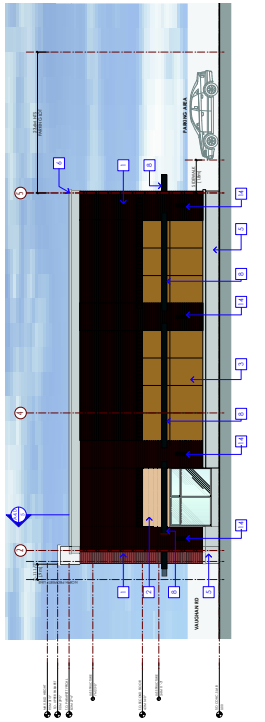
- 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- 2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS UNLESS OTHERWISE SPECIFIED.
- 3. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE CITY OF KELOWNA.
- 4. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE CITY OF KELOWNA.
- 5. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE CITY OF KELOWNA.
- 6. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE CITY OF KELOWNA.
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- 19. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE CITY OF KELOWNA.
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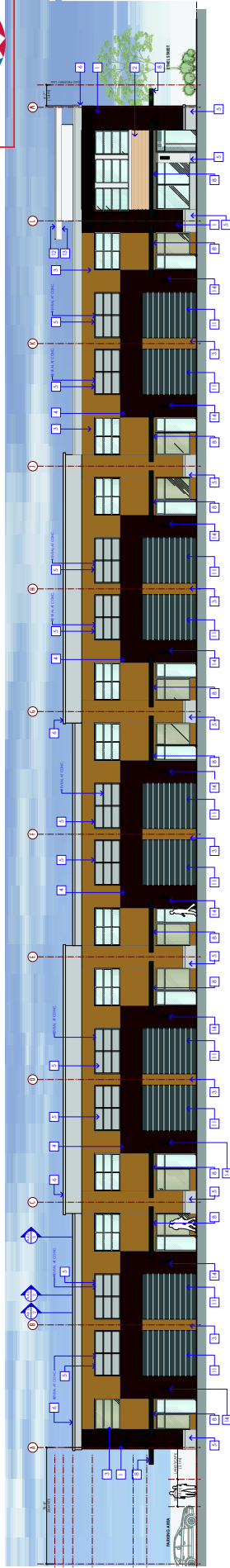
1. BUILDING 1 - NORTH ELEVATION VAUGHAN AVE
3/27 = 1/8"



3. BUILDING 1 - EAST ELEVATION ETHEL STREET
3/27 = 1/8"



2. BUILDING 1 - WEST ELEVATION
3/27 = 1/8"



4. BUILDING 1 - SOUTH ELEVATION
3/27 = 1/8"

BLUEGREEN ARCHITECTURE INC.
302 - 10200733, Kelowna BC, V1X 1Z7
P: 778.931.3600 F: 778.931.1488
3 - 114 Green Street, Kelowna BC V1Y 1G5 (W)
P: 250.761.1114 F: 250.761.0254

CLEMENT BUSINESS PARK

BUILDING 1 ELEVATIONS

DATE: 2018.04.18
SCALE: 3/27" = 1'-0"
ISSUED FOR: RE-ISSUED FOR CP
PROJECT: 17_546
A3.0

This forms part of application # Z17-0094

Planner Initials: EK

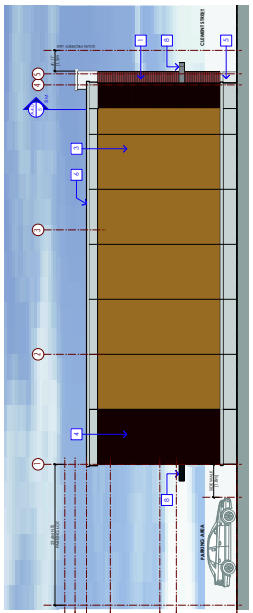


DATE: 11/15/17 SCALE: 3/32" = 1'-0" ISSUED FOR: CP PER: [initials]

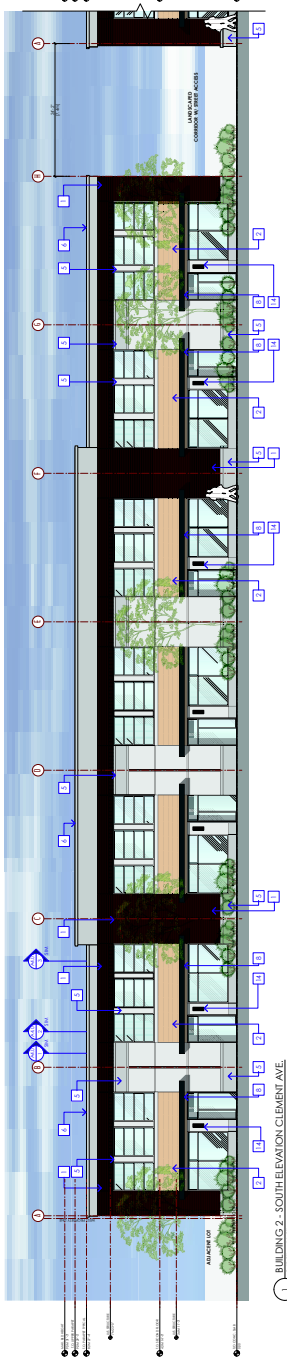
BUILDINGS 2 AND 3 ELEVATIONS

CLEMENT BUSINESS PARK

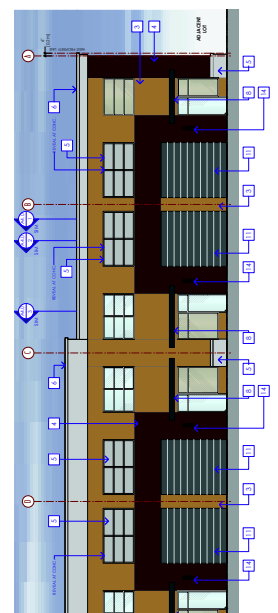
BLUEGREEN ARCHITECTURE INC. 302-110-00733 Kelowna BC V1Y 1Z7 P: 778-933-3860 F: 778-933-1148 P: 250-604-1114 F: 250-604-1124



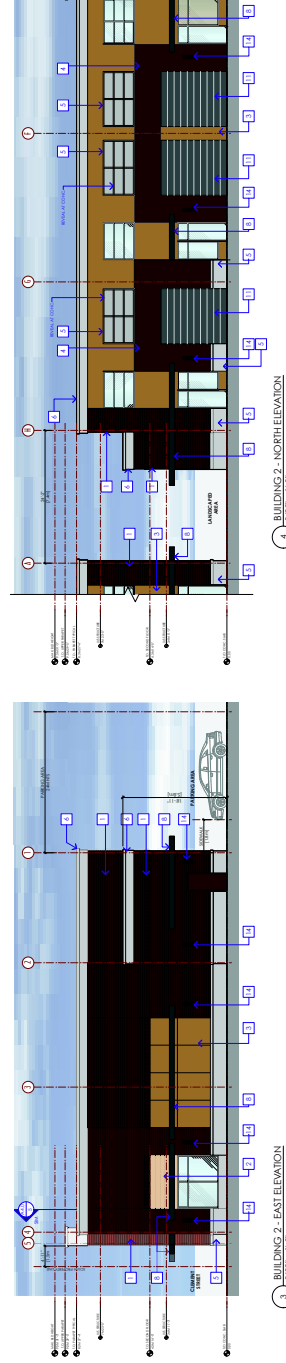
2 BUILDING 2 - WEST ELEVATION 3/32" = 1'-0"



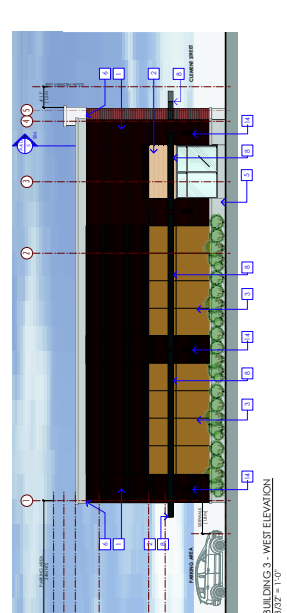
1 BUILDING 2 - SOUTH ELEVATION CLEMENT AVE 3/32" = 1'-0"



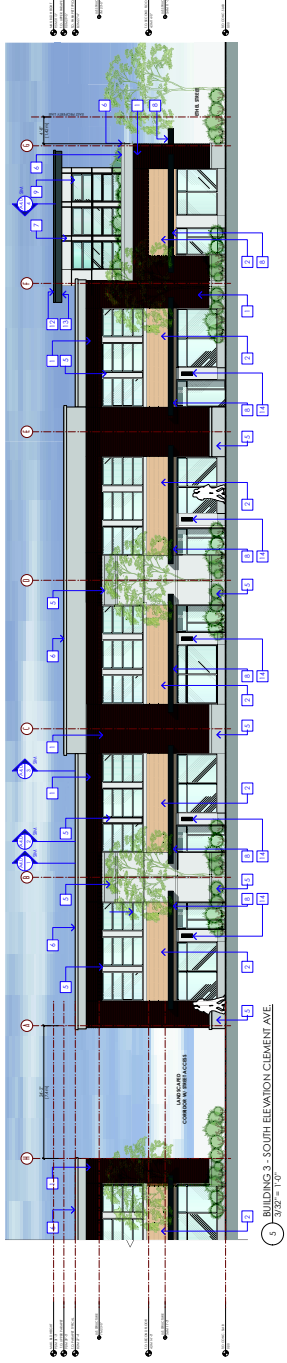
4 BUILDING 2 - NORTH ELEVATION 3/32" = 1'-0"



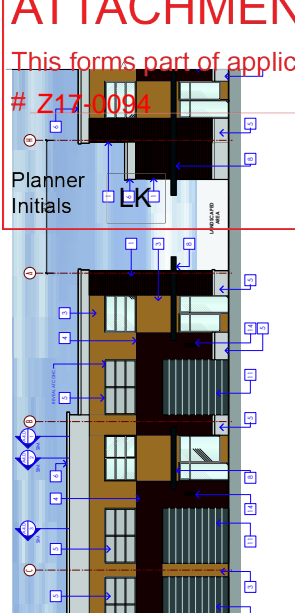
3 BUILDING 2 - EAST ELEVATION 3/32" = 1'-0"



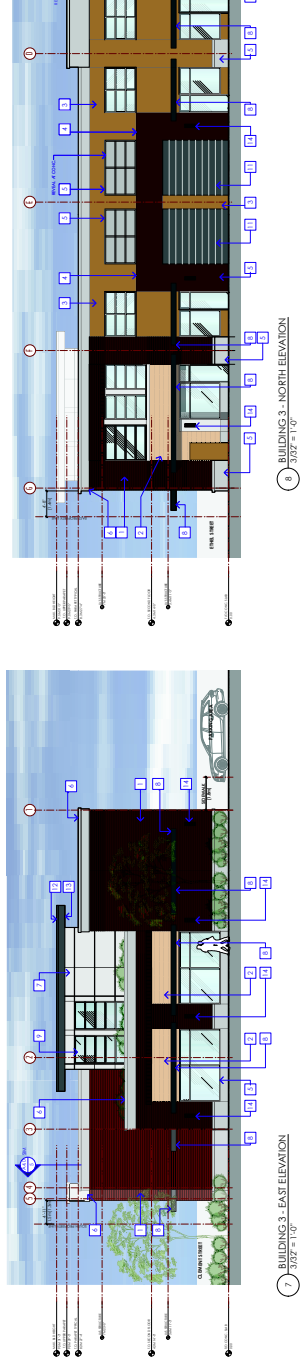
6 BUILDING 3 - WEST ELEVATION 3/32" = 1'-0"



5 BUILDING 3 - SOUTH ELEVATION CLEMENT AVE 3/32" = 1'-0"



8 BUILDING 3 - NORTH ELEVATION 3/32" = 1'-0"



7 BUILDING 3 - EAST ELEVATION 3/32" = 1'-0"



CLEMENT BUSINESS PARK

KELOWNA, B.C.



**BLUEGREEN
ARCHITECTURE INC.**
205-110 HWY 33 Kelowna BC V1X 2Y7
P: 778-753-3800 F: 778-753-1448
P: 250-616-1412 F: 250-616-0254

CEMENT BUSINESS PARK
KELOWNA BC

PROJECT RENDERING

DATE 2018/01/03
SCALE AS NOTED
ISSUED FOR DP
PROJECT RE-ISSUED FOR DP # A0.0
17346

