
CITY OF KELOWNA
MEMORANDUM

Date: June 07, 2018
File No.: Z18-0062
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 555 Fuller Ave

ATTACHMENT A

This forms part of application
OCP18-0013 & Z18-0062

Planner
Initials LK



RM5 to C7

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) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.
- d) The address of this proposed development should be addressed off of Bertram St and not Fuller Ave.

.2) Road Dedication and Subdivision Requirements

- a) Access to the development should be via laneways.
- b) Laneway access from Bertram St should be designed to the SS-C7 standard with a continuous sidewalk at property line.

.3) Geotechnical Study.

- (a) Provide a 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 subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch 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. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

.4) Water

- a) The property is located within the City of Kelowna service area. The existing lot is serviced with a small -diameter water service. Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service.
- b) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for commercial zoning is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- d) 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

.5) 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 service and the installation of one new larger service.

.6) 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) It will be necessary for the developer to construct storm drainage facilities on Bertram Street and the laneway to accommodate road drainage fronting the proposed development.
- c) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- d) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

.7) Roads

- a) Bertram Street is designated an urban collector road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, street lights. A modified SS-R5 cross section will be used and provided at the time of design. The design should include up to centreline of the Bertram Street ROW.
- b) The lane way is designated to be constructed to a commercial cross section of SS-R2. Storm drainage system will be required for this laneway.

.9) 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 as the subject properties are within the "City Center Urban Center".
- b) Streetlights must be installed on all roads.
- c) 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.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.10) 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.

.11) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands, and for public access to Vaughan Ave via the proposed lane.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, 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.

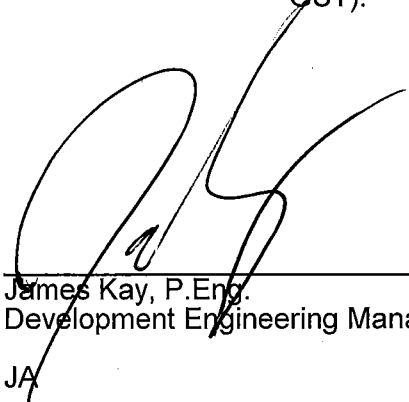
.12) Servicing Agreements for Works and Services

- b) 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.
- c) 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.

.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: June 06, 2018
File No.: OCP18-0013
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 555 Fuller Ave

ATTACHMENT A

This forms part of application
OCP18-0013 & Z18-0062

Planner
Initials LK

City of
Kelowna
COMMUNITY PLANNING



MRM - MXR

The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

1. General

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0062



James Kay, P. Eng.
Development Engineering Manager

JA



Your File #: Z18-0062
eDAS File #: 2018-02840
Date: Jun/18/2018

ATTACHMENT		B
This forms part of application # <u>OCP18-0013 & Z18-0062</u>		
Planner Initials	<input type="text" value="LK"/>	 City of Kelowna <small>COMMUNITY PLANNING</small>

City of Kelowna
1435 Water Street
Kelowna, British Columbia V1Y 1J4
Canada

Re: Proposed Bylaw – RM5-C7:
555 Fuller Avenue, Kelowna

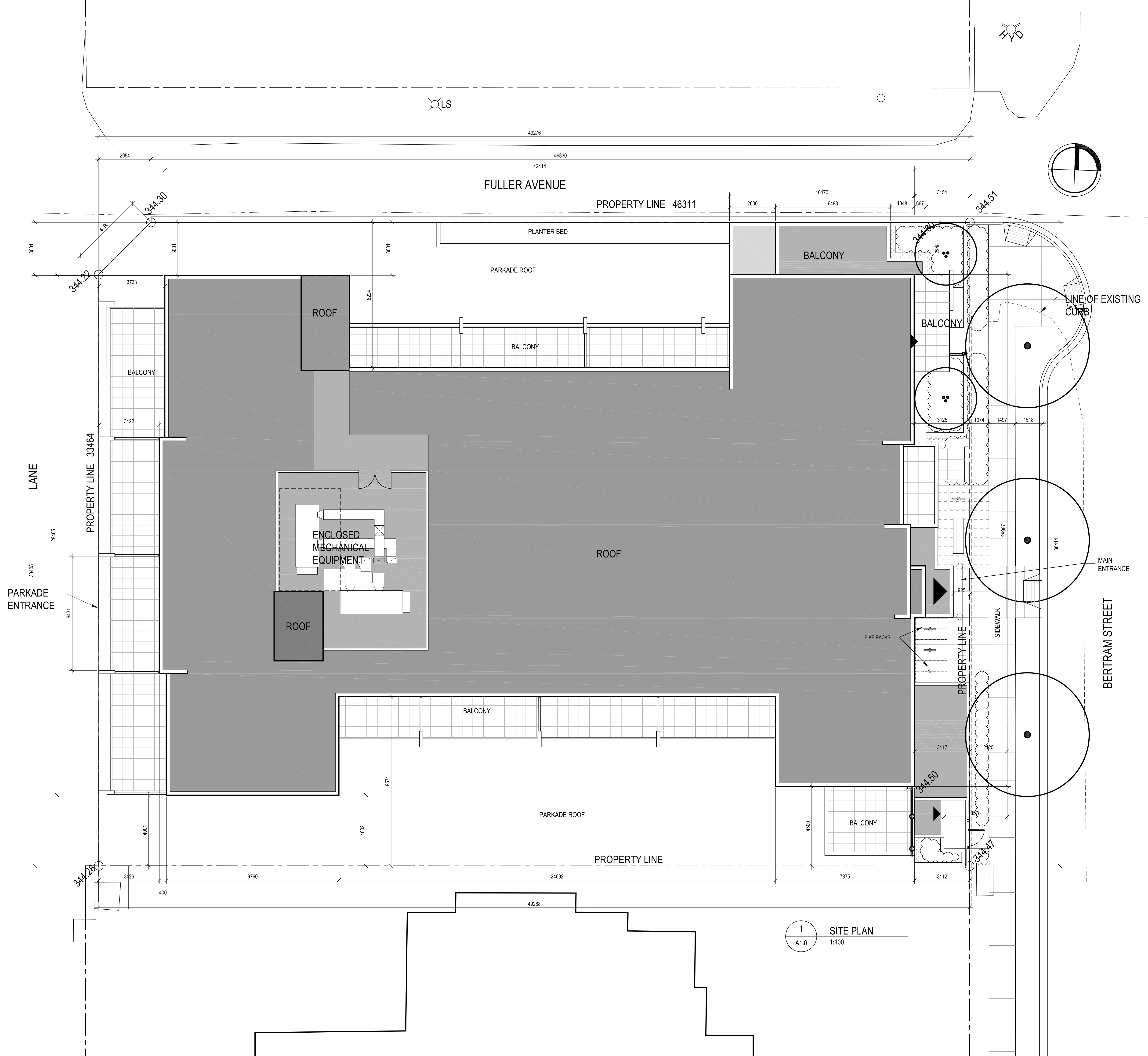
Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Kelowna Development Approvals at (250) 712-3660.

Yours truly,

Audrie Henry
District Development Technician

Local District Address
<p>Kelowna Area Office 300-1358 St. Paul Street Kelowna, BC V1Y 2E1 Canada Phone: (250) 712-3660 Fax: (250) 712-3669</p>



LEGAL ADDRESS:
 LOT A
 PLAN 86241
 DL 139

MUNICIPAL ADDRESSES:
 555 FULLER AVENUE

ZONING:
 CURRENT: RM5
 REQUESTED: C7

PROJECT AREAS :
 LOT AREA: 1790 m²
 BUILDING AREA:
 PARKING LEVEL 1676m²
 FIRST FLOOR 1000m²
 SECOND FLOOR 999m²
 3RD FLOOR 999m²
 4th FLOOR 999m²
 5TH FLOOR 991m²
 GROSS FLOOR AREA: 6686m²

FLOOR AREA RATIO CALCULATIONS:
 ALLOWABLE F.A.R. = 9.0
 MAX BLDG. AREA - 1790 X 9 = 16110

PROJECT FAR
 NET FLOOR AREA = 4102m²
 LOT AREA = 1790
 PROJECT FAR = 2.29

SITE COVERAGE :
 SITE AREA 1790m²
 BLDG. AREA 1668m²
 COVERAGE 94%

REQUIRED SETBACKS :
 SIDE YARD SETBACK: 0.0m (3M ABOVE 16M TO STREET)
 FRONT YARD SETBACK: 0.0m (3M ABOVE 16M)
 SIDE YARD TO ADJACENT PROPERTY: 0m(4M ABOVE 14M)
 REAR YARD SETBACK: 0.0m

ALLOWABLE HEIGHT:
 MAX. HEIGHT: 22m
 ACTUAL HEIGHT - 18.206m

GEODETIC ELEVATIONS
 MAIN FLOOR EL. 346.41
 PARAPET EL. 362.61

PRIVATE OPEN SPACE REQUIREMENTS:
 BACHELOR - 6.0 m² REQUIRED
 ONE BED - 10.0 m² REQUIRED
 TWO BED - 15.0 m² REQUIRED
 739 m² - REQUIRED
 1,324 m² - PROVIDED

ALL AREA PROVIDED WITH BALCONIES, LANDSCAPED AREAS AT THE FRONT OF THE BUILDING AND PRIVATE COMMON ROOM ON SECOND FLOOR

PARKING REQUIREMENTS:
 REQUIRED PARKING:
 BACHELOR - 9 UNITS X 1.0 = 9
 ONE BED - 40 UNITS X 1.25 = 50
 TWO BED - 19 UNITS X 1.5 = 29
 TOTAL REQUIRED = 88 STALLS
 PARKING PROVIDED = 45 STALLS

RESIDENTIAL DWELLINGS
 68 UNITS

BICYCLE PARKING
 CLASS I: 0.5 PER DWELLING UNIT
 0.5 X 68 = 34
 PROVIDED - 1 PER DWELLING UNIT IN EACH UNIT
 CLASS II: 0.1 PER DWELLING UNIT
 0.1 X 68 = 6.8
 PROVIDED = 7

PARKING VARIANCE REQUEST
 44 PARKING STALLS

ISSUE	NO.	DATE
BC Housing review	1	April 6, 2018
DP Submission	2	May 5, 2018
DP Revisions	3	August 16, 2018
DP Revisions	4	September 17, 2018
DP Revisions	5	October 2, 2018
DP Revisions	6	October 15, 2018

PROFESSIONAL SEAL(S)
 CONSULTANTS
DiStefano Jaud, Architecture

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 3 - 1331 Ellis Street
 Kelowna, British Columbia, V1Y 1Z9
 T 250 868-9278 F 250 868-9217
 WWW.DISTEFANOJAUD.COM

PROJECT
Pathways Abilities

PROJECT NUMBER
DJA 2017-24

PROJECT LOCATION
Kelowna

SHEET TITLE
Site Plan

DATE
October 15, 2018

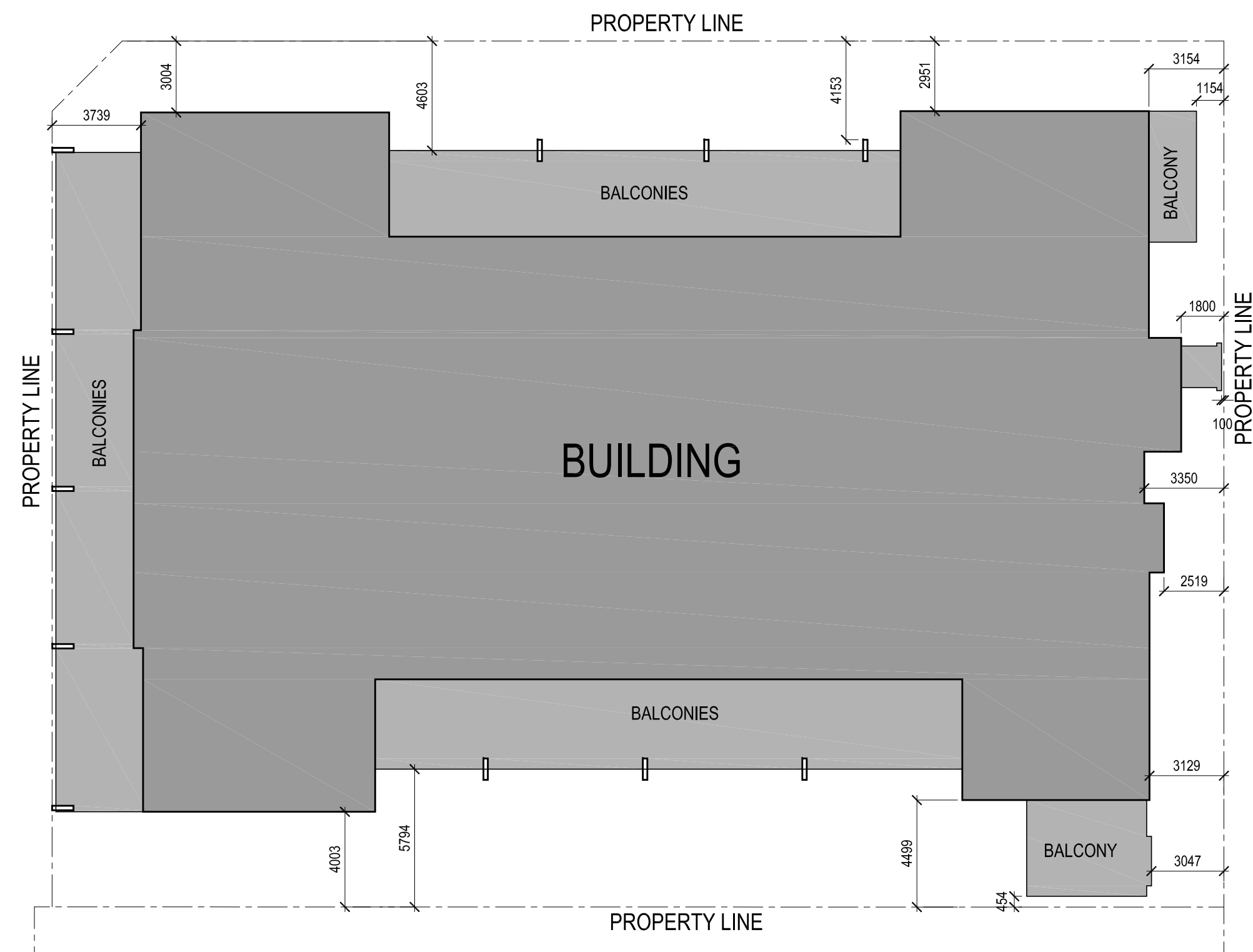
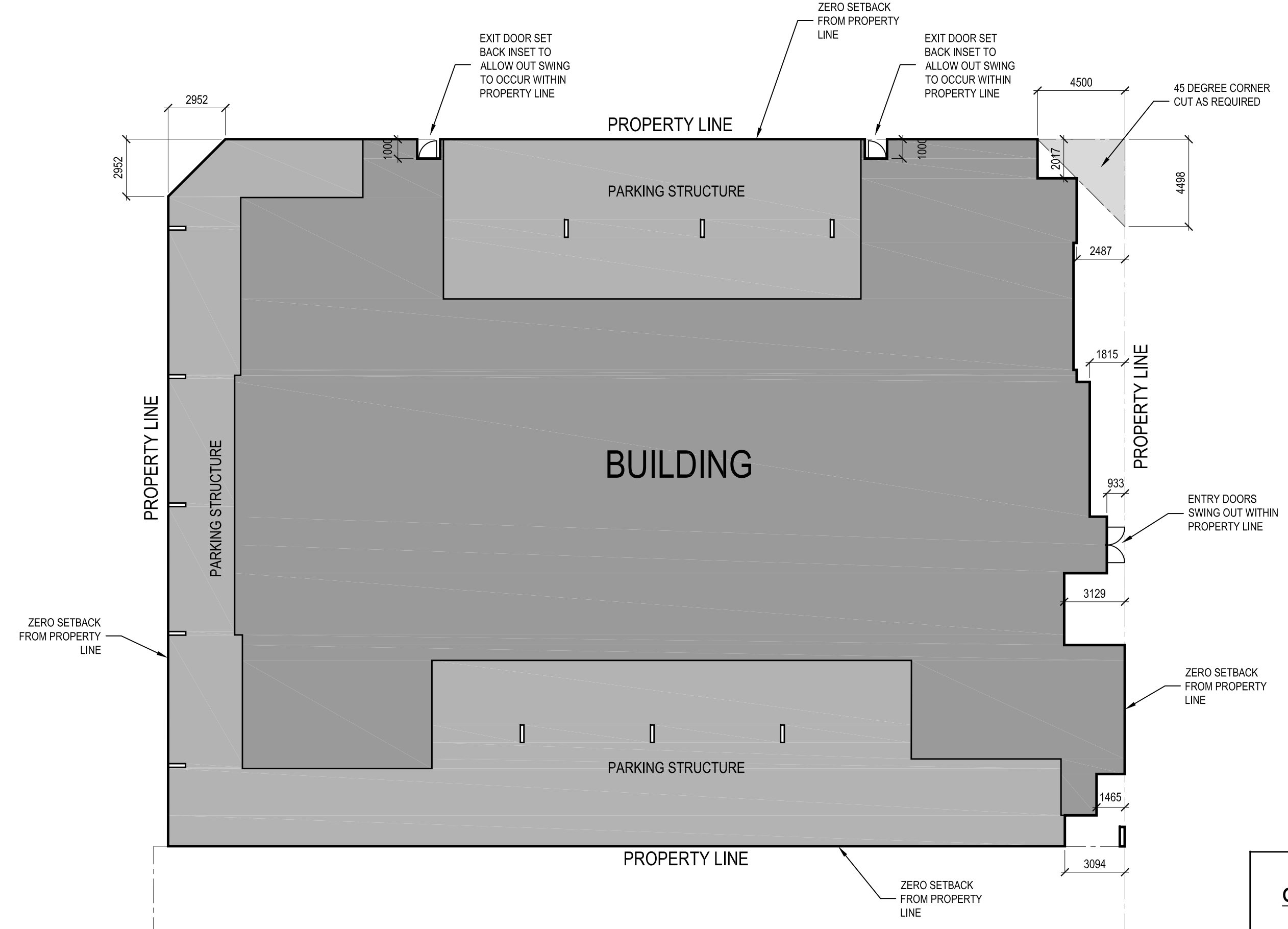
SHEET NUMBER
A1.0

SCALE
1:100

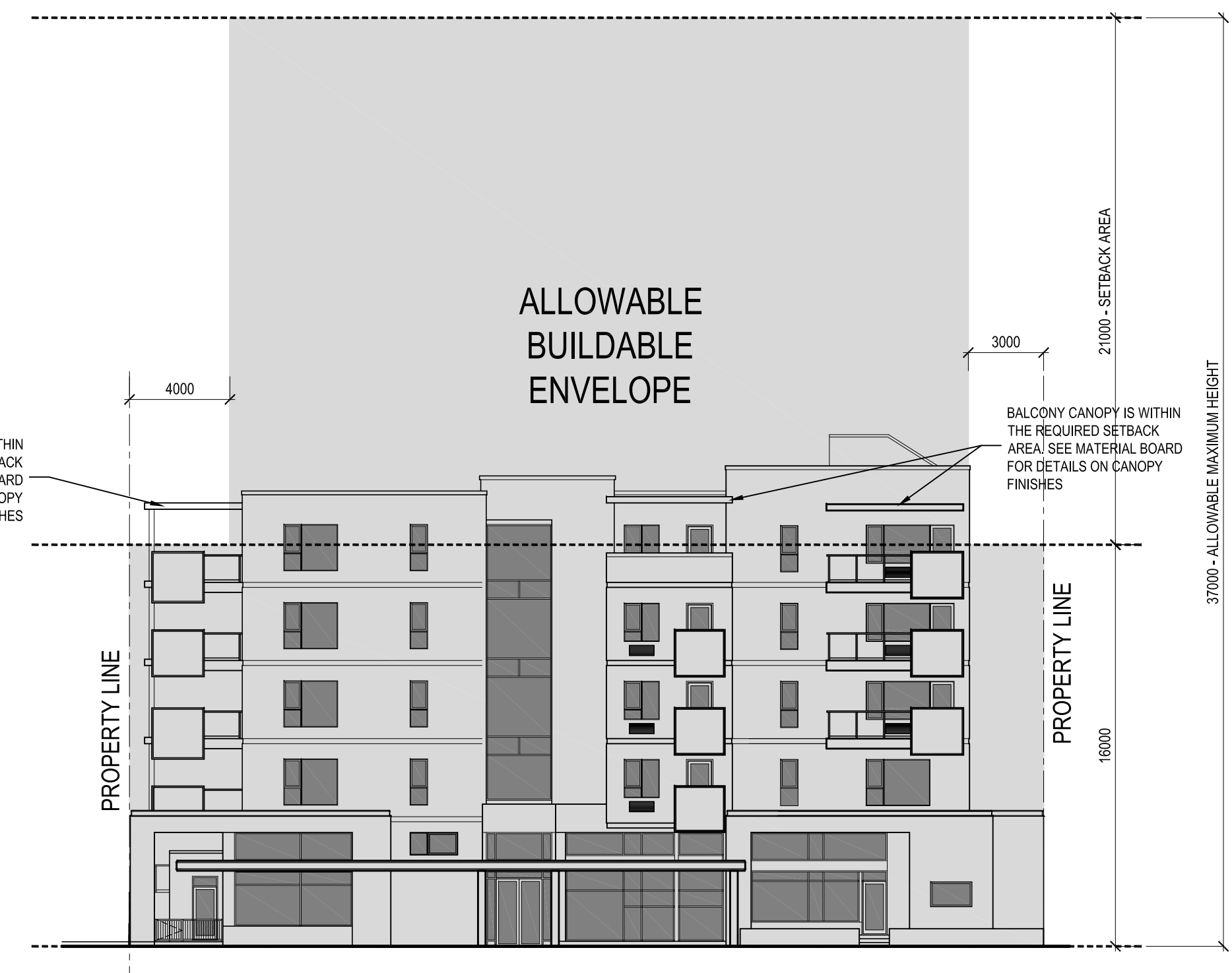
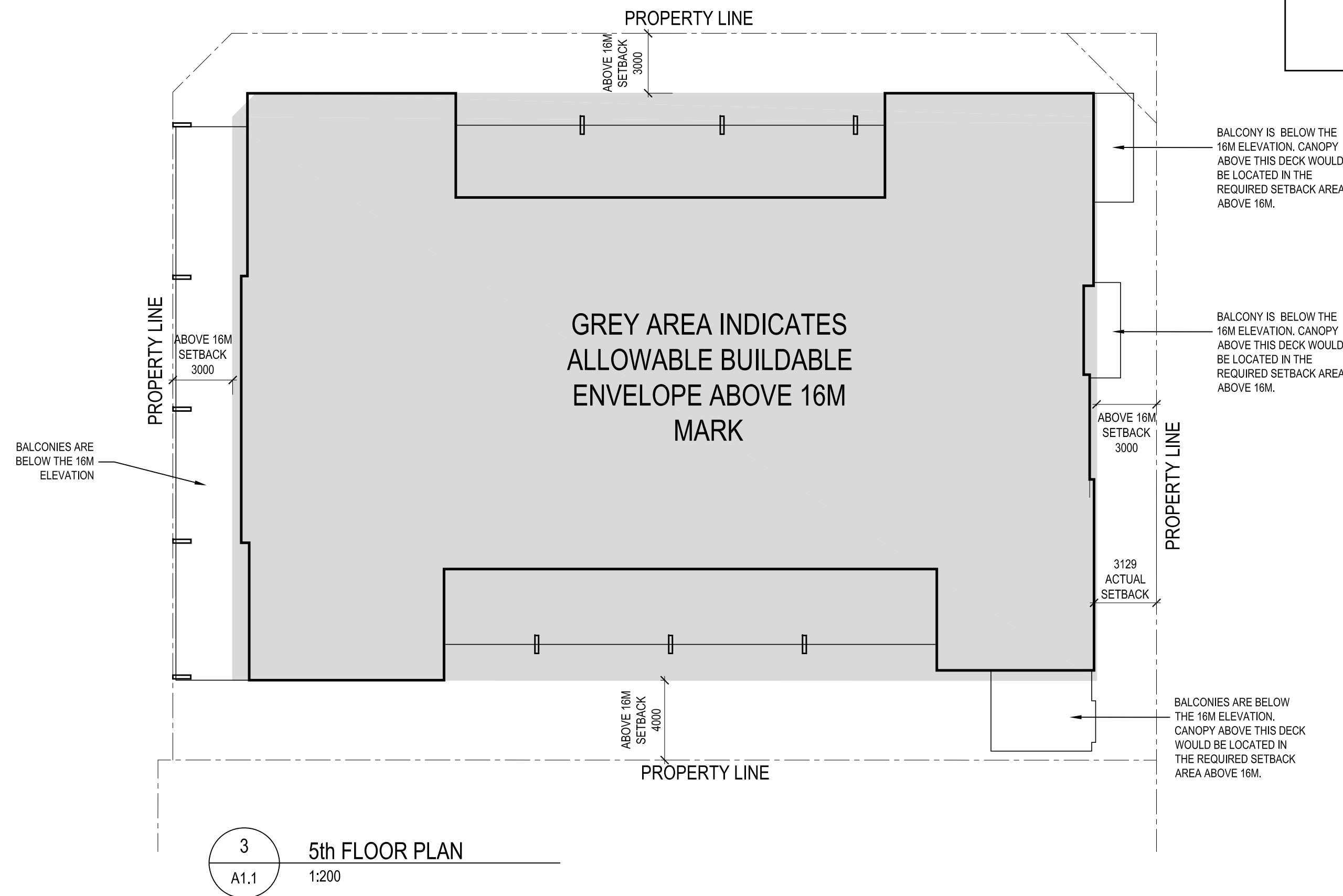
1 SITE PLAN
 A1.0 1:100

GENERAL NOTES:

- PROJECT PROPERTY LIES OUTSIDE OF CIVIC PRECINCT BOUNDARY AS REFERRED TO FOR C7 MAP B. LESS RESTRICTIVE SETBACKS THEN ARE USED



- GENERAL NOTES:**
- PROJECT PROPERTY LIES OUTSIDE OF CIVIC PRECINCT BOUNDARY AS REFERRED TO FOR C7 MAP B. LESS RESTRICTIVE SETBACKS THEN ARE USED
 - SETBACKS ARE ALL AT ZERO UNTIL 16M ABOVE GRADE
 - ABOVE 16M SETBACK BECOMES 3M EXCEPT FOR ADJACENT PROPERTIES WHERE IT IS 4M



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Robert Turik (retired)
CONSULTING ARCHITECT

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PROJECT
Pathways Abilities Society

PROJECT NUMBER
DJA 2017-24

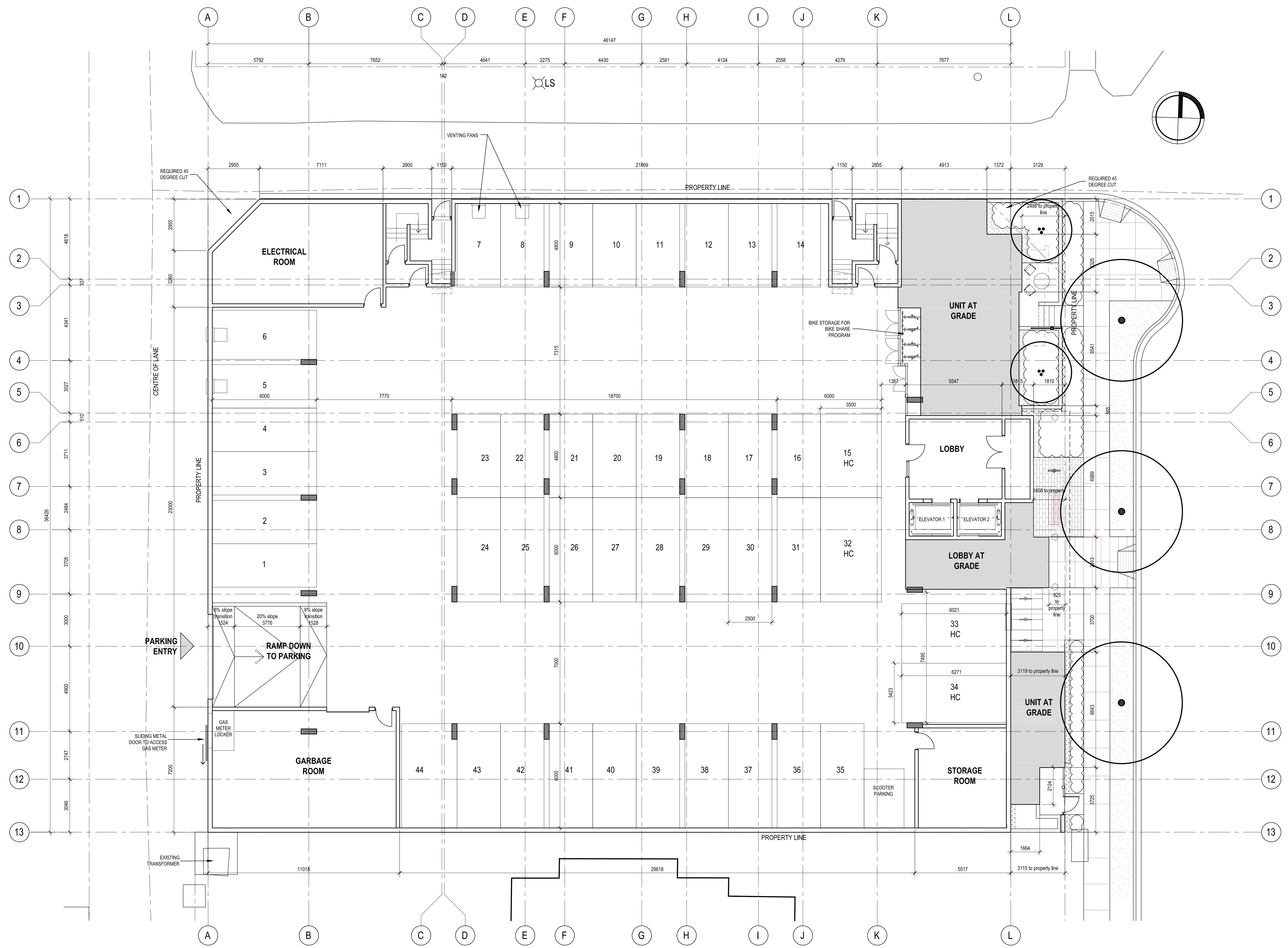
PROJECT LOCATION
Fuller Ave. Kelowna

SHEET TITLE
Parking Plan

DATE
October 15, 2018

SHEET NUMBER
A2.0

SCALE
1:100



1 PARKING LEVEL
A2.0 1:100

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CONSULTANTS
DiStefano Jaud, Architecture

Robert Turik (retired)
CONSULTING ARCHITECT

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PROJECT
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PROJECT NUMBER
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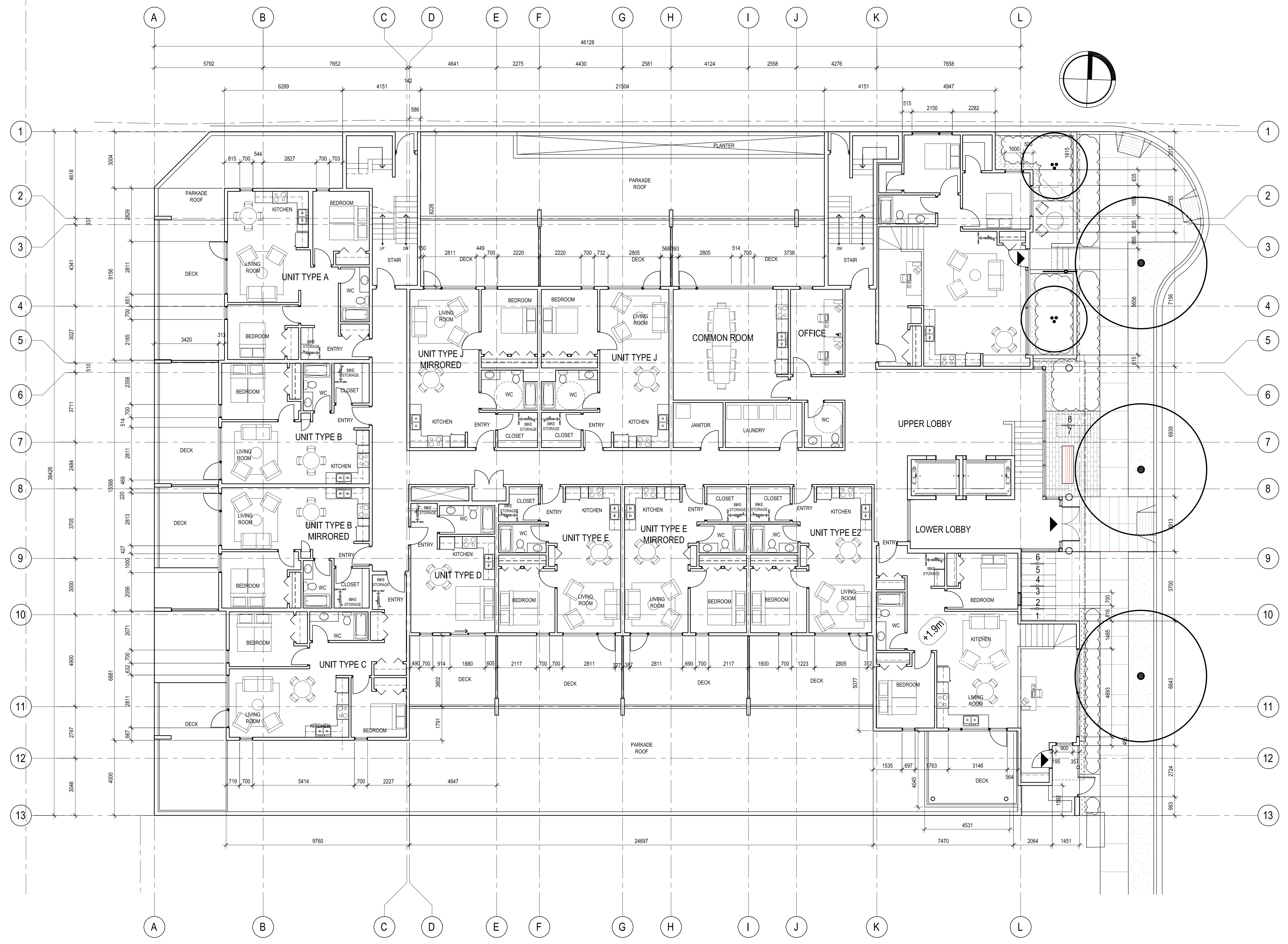
PROJECT LOCATION
Fuller ave. Kelowna

SHEET TITLE
First Floor Plan

DATE
October 15, 2018

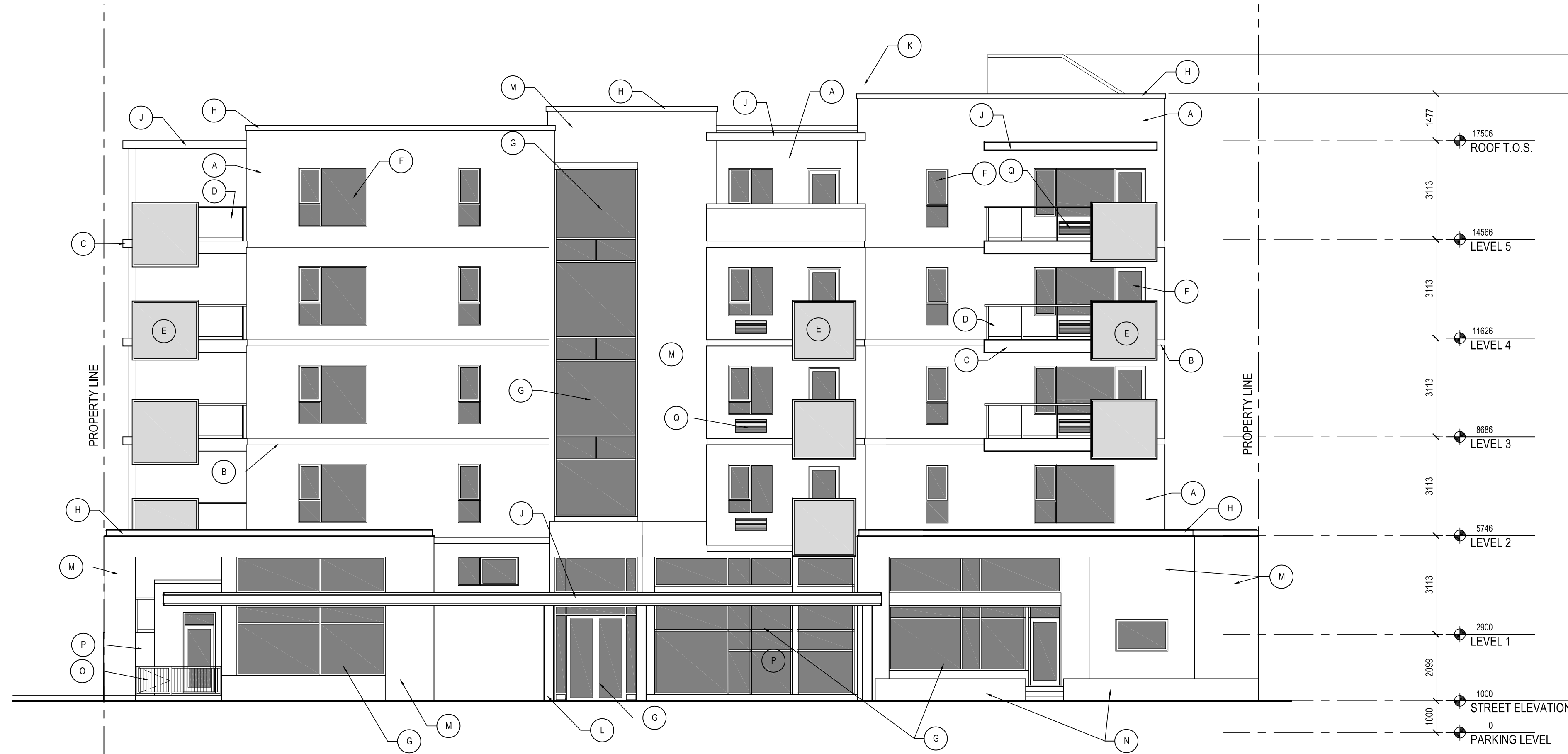
SHEET NUMBER
A2.1

SCALE
1:100



1 LEVEL 1
A2.1 1:100

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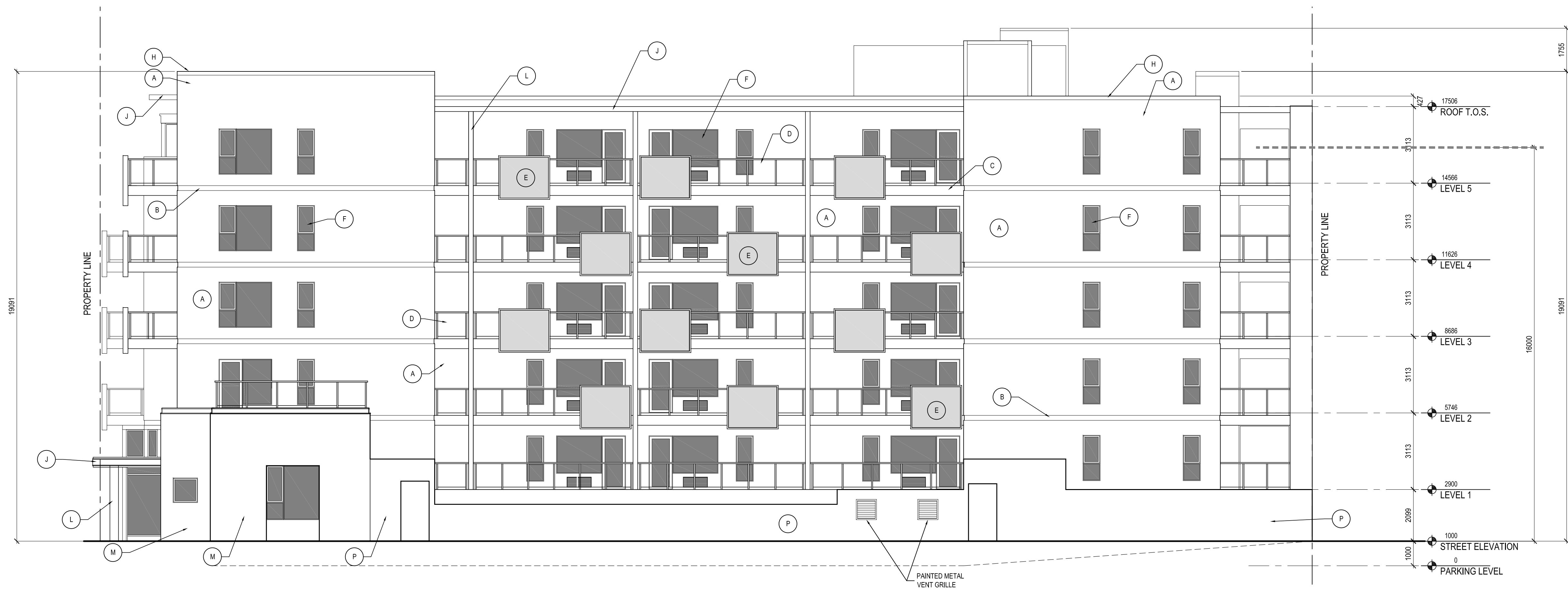
EXTERIOR CLADDING LEGEND

TYPE	DESCRIPTION
A	METAL SIDING
B	METAL FLASHING EXPANSION JOINT
C	METAL CLAD BALCONY EDGE
D	PAINTED METAL RAILING WITH GLASS PANEL
E	ALUMINUM FRAMED SPANDREL PANEL WITH COLOURED GLASS
F	VINYL WINDOWS / DOORS
G	ALUMINUM WINDOWS
H	METAL FLASHING
J	METAL CLAD CANOPY WITH STAINED WOOD SOFFIT
L	STEEL COLUMN
M	STUCCO
N	RAISED CONCRETE PLANTER
O	DECORATIVE METAL FENCE AND GATE
P	COLOURED CONCRETE WALL - TEXTURED
Q	THROUGH WALL AC UNITS
	WINDOWS

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1 EAST ELEVATION - BERTRAM STREET
A3.1 1:100



2 NORTH ELEVATION - FULLER STREET
A3.1 1:100

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PROJECT
**Pathways Abilities Society
Apartment Complex**

PROJECT NUMBER
DJA 2017-24

PROJECT LOCATION
555 Fuller Avenue, Kelowna, BC

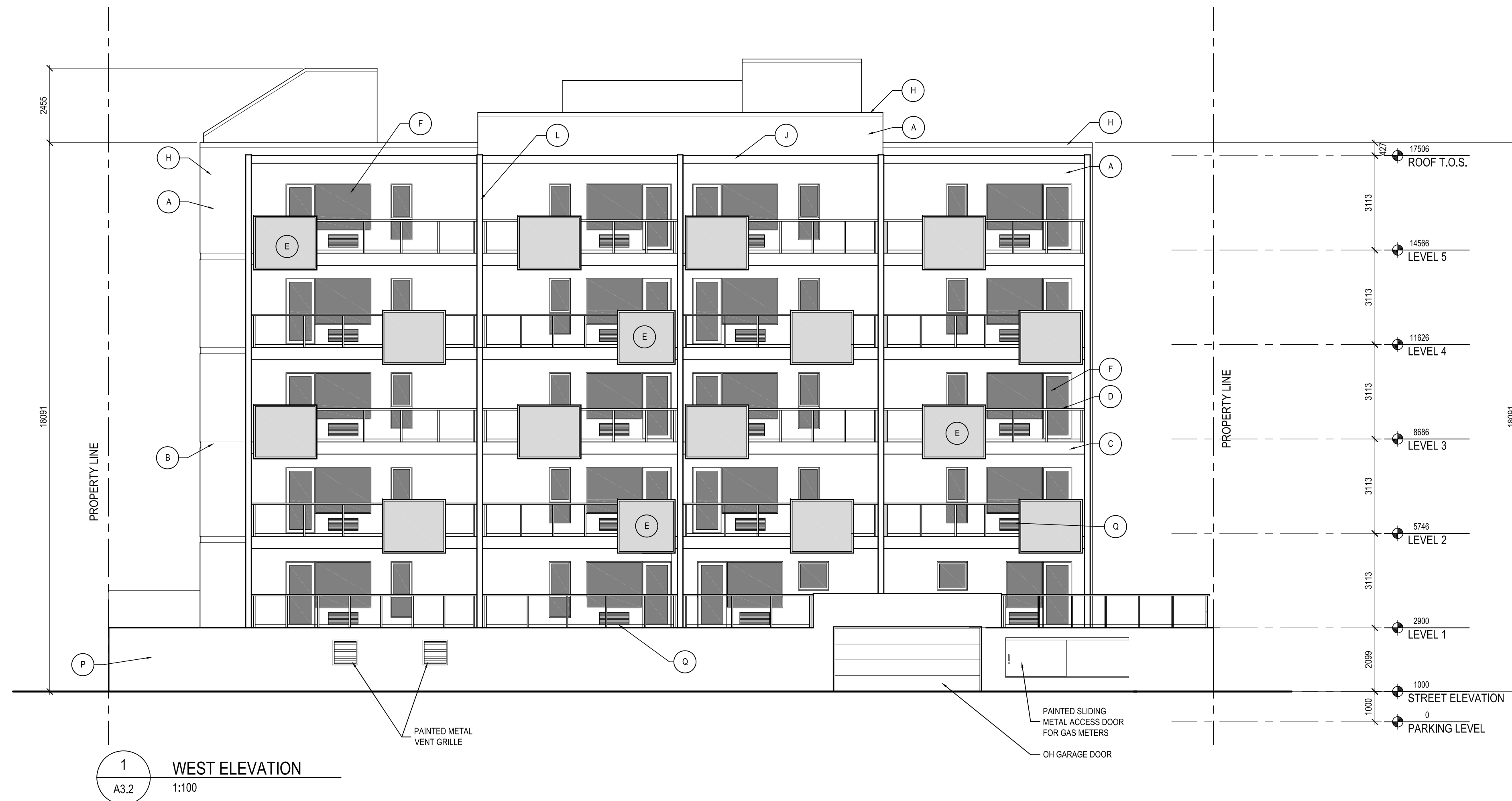
SHEET TITLE
Building Elevations

DATE
October 15, 2018

SHEET NUMBER
A3.1

SCALE
1:100

ISSUE	NO.	DATE
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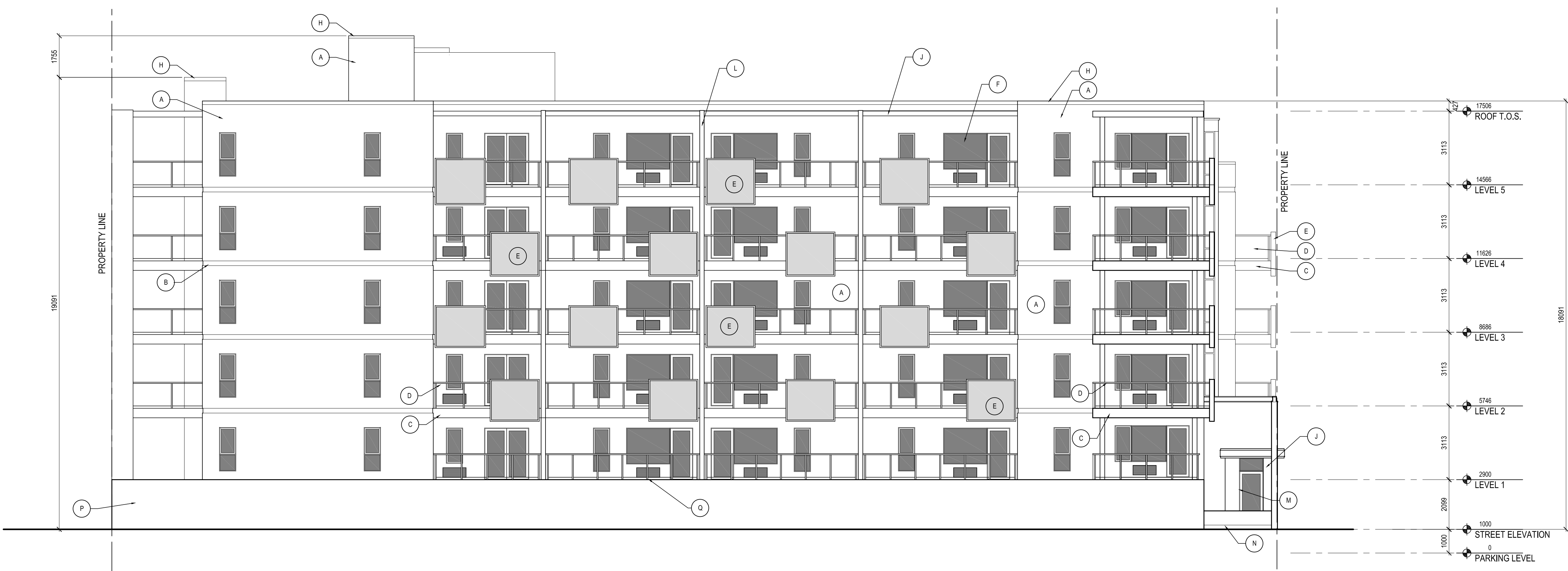
1 WEST ELEVATION
A3.2 1:100

EXTERIOR CLADDING LEGEND

TYPE	DESCRIPTION
A	METAL SIDING
B	METAL FLASHING EXPANSION JOINT
C	METAL CLAD BALCONY EDGE
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O	DECORATIVE METAL FENCE AND GATE
P	COLOURED CONCRETE WALL - TEXTURED
Q	THROUGH WALL AC UNITS
	WINDOWS

PROFESSIONAL SEAL(S)
CONSULTANTS
DiStefano Jaud, Architecture

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2 SOUTH ELEVATION
A3.2 1:100

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Kelowna, British Columbia, V1Y 1Z9
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PROJECT
**Pathways Abilities Society
Apartment Complex**

PROJECT NUMBER
DJA 2017-24

PROJECT LOCATION
555 Fuller Avenue, Kelowna, BC

SHEET TITLE
Building Elevations

DATE
October 15, 2018

SHEET NUMBER

A3.2

SCALE
1:100