
CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application

Z18-0081

Planner
Initials LK



Date: July 30, 2018

File No.: Z18-0081

To: Community Planning (LK)

From: Development Engineering Manager (JK)

Subject: 2125-2137 Richter Street

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. 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 report must be submitted 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.
- a. Additional geotechnical survey may be necessary for building foundations, etc

3. Water

- a. 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 residential low density multiple housing zone 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.
- 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

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.

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 a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- c. 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

6. Roads

- a. Richter St 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. Road cross section to be used is a modified SS-R5
- 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 **\$49,653.13** not including utility service cost.

7. 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.

8. Development Permit and Site Related Issues

- a. Access to the property will be lane access only

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. Other Engineering Comments

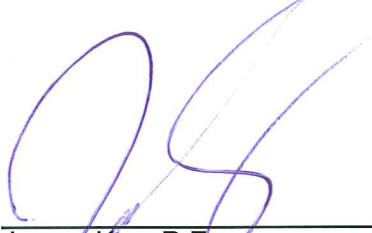
- a. If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

11. 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

12. 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.
- c. Engineering and Inspection Fee: 3.5% of construction value (plus GST)



James Kay, P.Eng.
Development Engineering Manager

JA

CITY OF KELOWNA
MEMORANDUM

SCHEDULE

A

This forms part of application

Z18-0081

Planner
Initials

LK

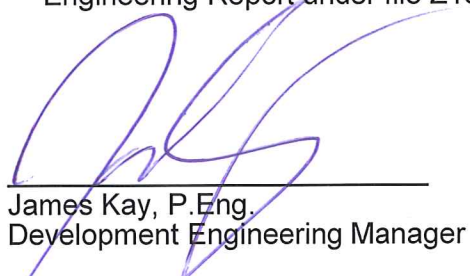
City of
Kelowna
COMMUNITY PLANNING

Date: July 30, 2018
File No.: DP18-0159
To: Community Planning (LK)
From: Development Engineer Manager (JK)
Subject: 2125-2137 Richter Street

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

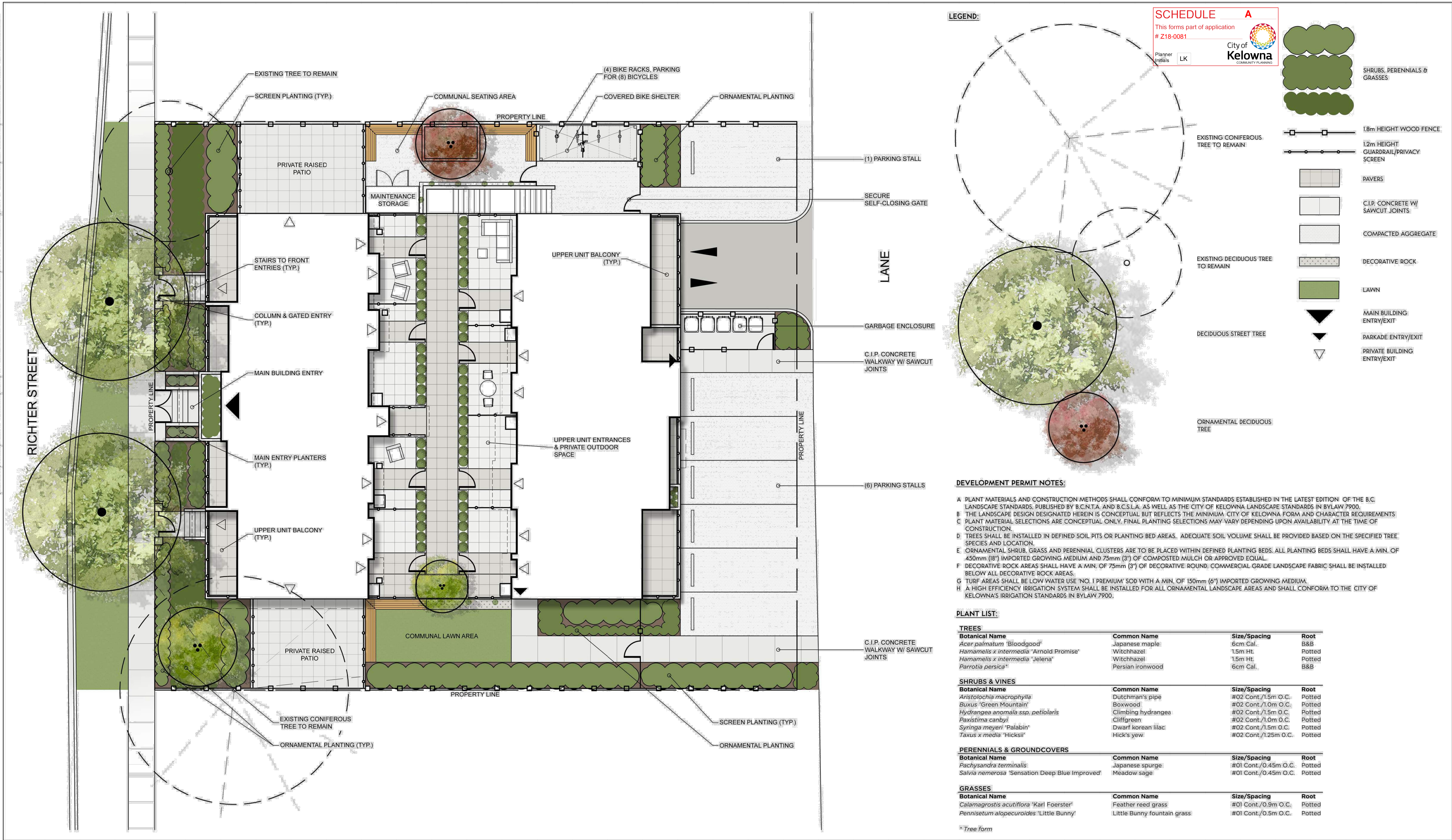
1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0081


James Kay, P.Eng.
Development Engineering Manager

JA

[VOLUMES/BENCH/400] PROJECTS/2018/18-020_2125RICHTER_ST_MULTI-FAMILY/440 PRODUCTION/442 DRAWINGS/00-CURRENT/00-18-020_CONCEPT_LAYOUTS_M.DWG



SCHEDULE A

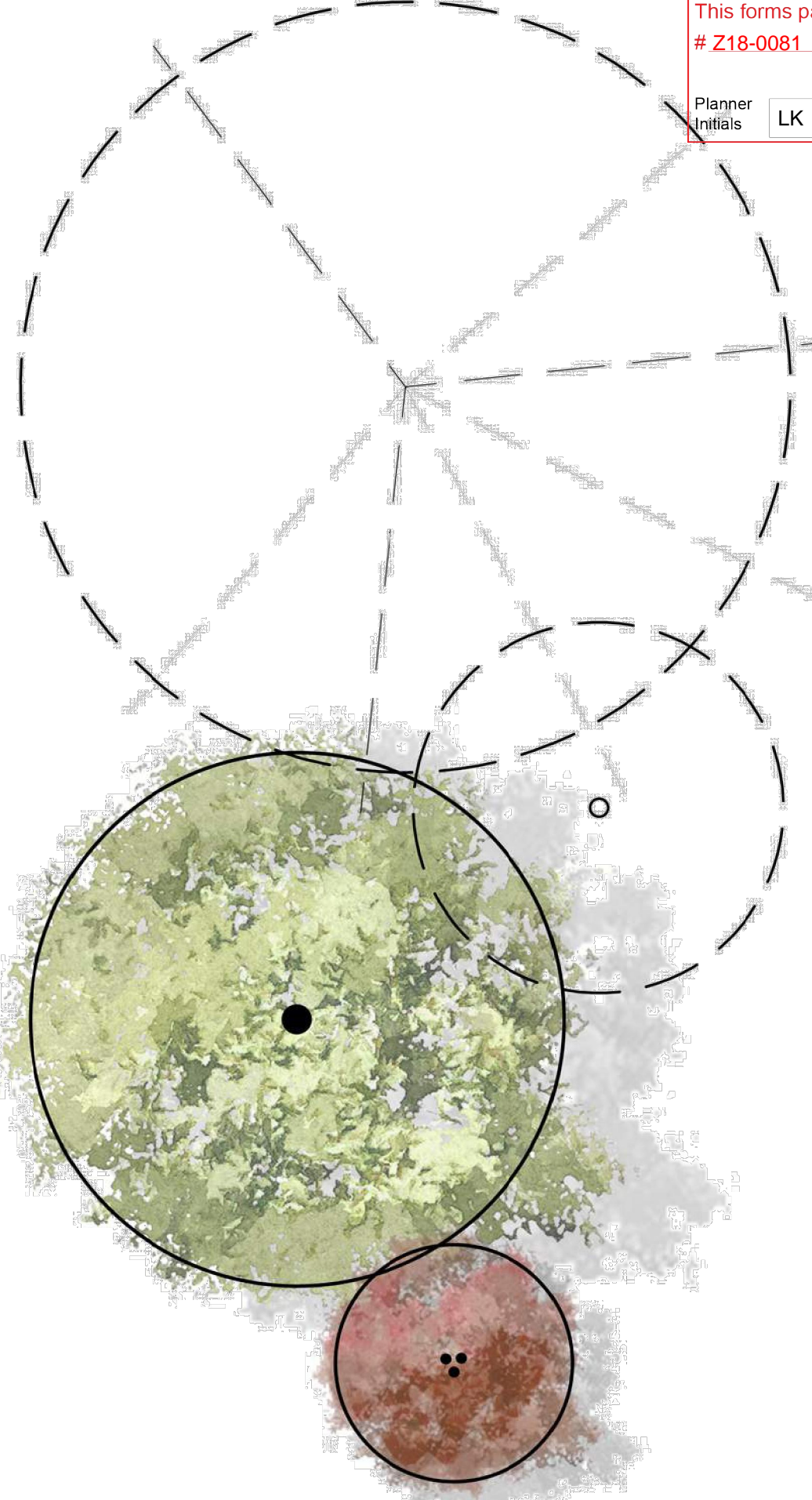
This forms part of application # Z18-0081

Planner Initials LK

City of Kelowna COMMUNITY PLANNING

- SHRUBS, PERENNIALS & GRASSES
- 1.8m HEIGHT WOOD FENCE
- 1.2m HEIGHT GUARDRAIL/PRIVACY SCREEN
- PAVERS
- C.I.P. CONCRETE W/ SAWCUT JOINTS
- COMPACTED AGGREGATE
- DECORATIVE ROCK
- LAWN
- MAIN BUILDING ENTRY/EXIT
- PARKADE ENTRY/EXIT
- PRIVATE BUILDING ENTRY/EXIT

LEGEND:



DEVELOPMENT PERMIT NOTES:

- A. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.N.T.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
- C. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D. TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E. ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F. DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE ROUND, COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G. TURF AREAS SHALL BE LOW WATER USE "NO. 1 PREMIUM" SOB WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- H. A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

PLANT LIST:

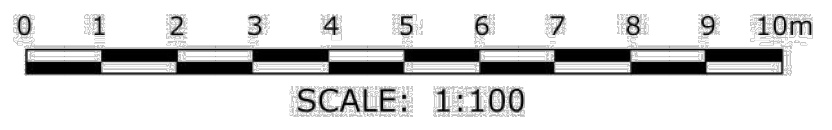
TREES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Acer palmatum</i> 'Bloodgood'	Japanese maple	6cm Cal.	B&B
<i>Hamamelis x intermedia</i> 'Arnold Promise'	Witchhazel	1.5m Ht.	Potted
<i>Hamamelis x intermedia</i> 'Jelena'	Witchhazel	1.5m Ht.	Potted
<i>Parrotia persica</i>	Persian ironwood	6cm Cal.	B&B
SHRUBS & VINES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Aristolochia macrophylla</i>	Dutchman's pipe	#02 Cont./1.5m O.C.	Potted
<i>Buxus</i> 'Green Mountain'	Boxwood	#02 Cont./1.0m O.C.	Potted
<i>Hydrangea anomala ssp. petiolaris</i>	Climbing hydrangea	#02 Cont./1.5m O.C.	Potted
<i>Paxistima canbyi</i>	Cliffgreen	#02 Cont./1.0m O.C.	Potted
<i>Syringa meyeri</i> 'Paladin'	Dwarf korean lilac	#02 Cont./1.5m O.C.	Potted
<i>Taxus x media</i> 'Hicksii'	Hick's yew	#02 Cont./1.25m O.C.	Potted
PERENNIALS & GROUNDCOVERS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Pachysandra terminalis</i>	Japanese spurge	#01 Cont./0.45m O.C.	Potted
<i>Salvia nemerosa</i> 'Sensation Deep Blue Improved'	Meadow sage	#01 Cont./0.45m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather reed grass	#01 Cont./0.9m O.C.	Potted
<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny fountain grass	#01 Cont./0.5m O.C.	Potted

* Tree form

REVISIONS / ISSUED		
2	JUN 2018	ISSUED FOR DP
1	JUN 0516	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION

PROJECT

THE CENTRAL
2125 RICHTER STREET MULTI-FAMILY
INNASCORE DEVELOPMENTS INC.



NOT FOR CONSTRUCTION

BENCH SITE DESIGN

4-1562 water street, kelowna bc V1Y 1J7 | 1-250-860-6778

SHEET TITLE

LANDSCAPE PLAN

SHEET NO. L-1

PROJECT # 18-020

SCALE 1:100

--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
01	ISSUED FOR DP	07-05-18
NO.	REVISION DESCRIPTION	DATE
REVISIONS		

NEXUS

DESIGN

SUITE 200-1626 WEST 2ND AVENUE
VANCOUVER, BRITISH COLUMBIA V6J 1H4
T. 604.228.4000
F. 604.228.4001

Copyright Reserved
The Copyright to this drawing and its content is reserved, and remains at all times the exclusive property of Nexus Construction and shall not be used, modified or reproduced without the expressed written consent of Nexus Construction.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Nexus Construction. DO NOT SCALE DRAWINGS.

CLIENT/ PROJECT:

INNASCORE
THE CENTRAL

ADDRESS:

2125-2137 RICHTER ST.
KELOWNA, BC

COLOURED RENDER

SCALE:	DRAWING NUMBER:
-	A10.0



2 NORTH ELEV,
A10 SCALE: -



1 WEST ELEV,
A10 SCALE: -



2 SOUTH ELEV,
SCALE: 3/16" = 1'-0"



1 EAST ELEV,
SCALE: -

--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
01	ISSUED FOR DP	07-05-18
NO.	REVISION DESCRIPTION	DATE
REVISIONS		



SUITE 200-1626 WEST 2ND AVENUE
VANCOUVER, BRITISH COLUMBIA V6J 1H4
T. 604.228.4000
F. 604.228.4001

Copyright Reserved
The Copyright to this drawing and its content is reserved, and remains at all times the
exclusive property of Nexus Construction and shall not be used, modified or reproduced
without the expressed written consent of Nexus Construction.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or
omissions to Nexus Construction. DO NOT SCALE DRAWINGS.

CLIENT/ PROJECT:

INNASCORE
THE CENTRAL

ADDRESS:

2125-2137 RICHTER ST.
KELOWNA, BC

COLOURED RENDER

SCALE:	DRAWING NUMBER:
-	A11.0