
CITY OF KELOWNA

MEMORANDUM

ATTACHMENT

A

This forms part of application

~~Z17-0117~~

Planner
Initials

LK



Date: October 01, 2018
File No.: Z17-0117 (REVISED)
To: Community Planning (LK)
From: Development Engineering Manager(JK)
Subject: 1028 - 1044 Coronation Ave (REVISED)

RU6 to RM5

Development Engineering has the following 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) Domestic Water and Fire Protection

- a) The development site is presently serviced with a two (2) small diameter (13-mm) water services *and one (1) 19mm service*. The applicant's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- b) It is apparent that the existing 150mm diameter water main within Coronation Ave is substandard. The applicant, at their cost, will arrange for upgrading of watermain along the full frontage to Gordon Drive with a 200mm PVC water main, the decommissioning of the *Three (3)* small water services, and the installation of one new larger water service.

.2) Sanitary Sewer

- (a) The development site is presently serviced with a *Three (3)* 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing services and the installation of a new larger service if required.

.3) Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- (b) Only one service will be permitted for this development. The applicant, at their cost, will arrange the installation of one overflow service.

.4) Road Improvements

- (a) Coronation Ave fronting this development must be upgraded to an urban standard to include barrier curb & gutter, storm drainage, concrete sidewalk, landscaped boulevard c/w irrigation and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- (b) The lane fronting this development is constructed to a paved standard, therefore the upgrades that are required is the pavement widening and a storm drainage system.

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

- 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 this site is located within the South Pandosy urban town centre.
- 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.
- c) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.7) Engineering

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.

.8) 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.

.9) 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 on the insurance policy as an additional insured.

.10) Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

.11) Bonding and Levy Summary

(a) Bonding

(i)	Water main and service upgrade	\$TBD
(ii)	Sanitary main and service upgrade	\$TBD
(iii)	Lane Upgrades	\$TBD
(iv)	Coronation Ave Frontage Improvements	\$TBD

.12) Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

14) Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) The access to this site must be from the lane. Access to Gore Street is not permitted as per bylaw.

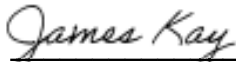
15. Geotechnical Report

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:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) 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.

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



James Kay, P. Eng.
Development Engineering Manager
JA

CITY OF KELOWNA
MEMORANDUM

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Z17-0117



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

LK

Date: *October 1, 2018*
File No.: DP17-0289
To: Community Planning (LK)
From: Development Engineer Manager (JK)
Subject: *1028 - 1044 Coronation Ave (REVISED)*

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 Z17-0117.

James Kay

James Kay, P.Eng.
Development Engineering Manager

JA

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A	
This forms part of application # Z17-0117	
Planner Initials	<div>LK</div>
 City of Kelowna COMMUNITY PLANNING	

Date: October 1, 2018
File No.: DVP17-0290
To: Community Planning (LK)
From: Development Engineer Manager (JK)
Subject: 1028 – 1044 Coronation Ave

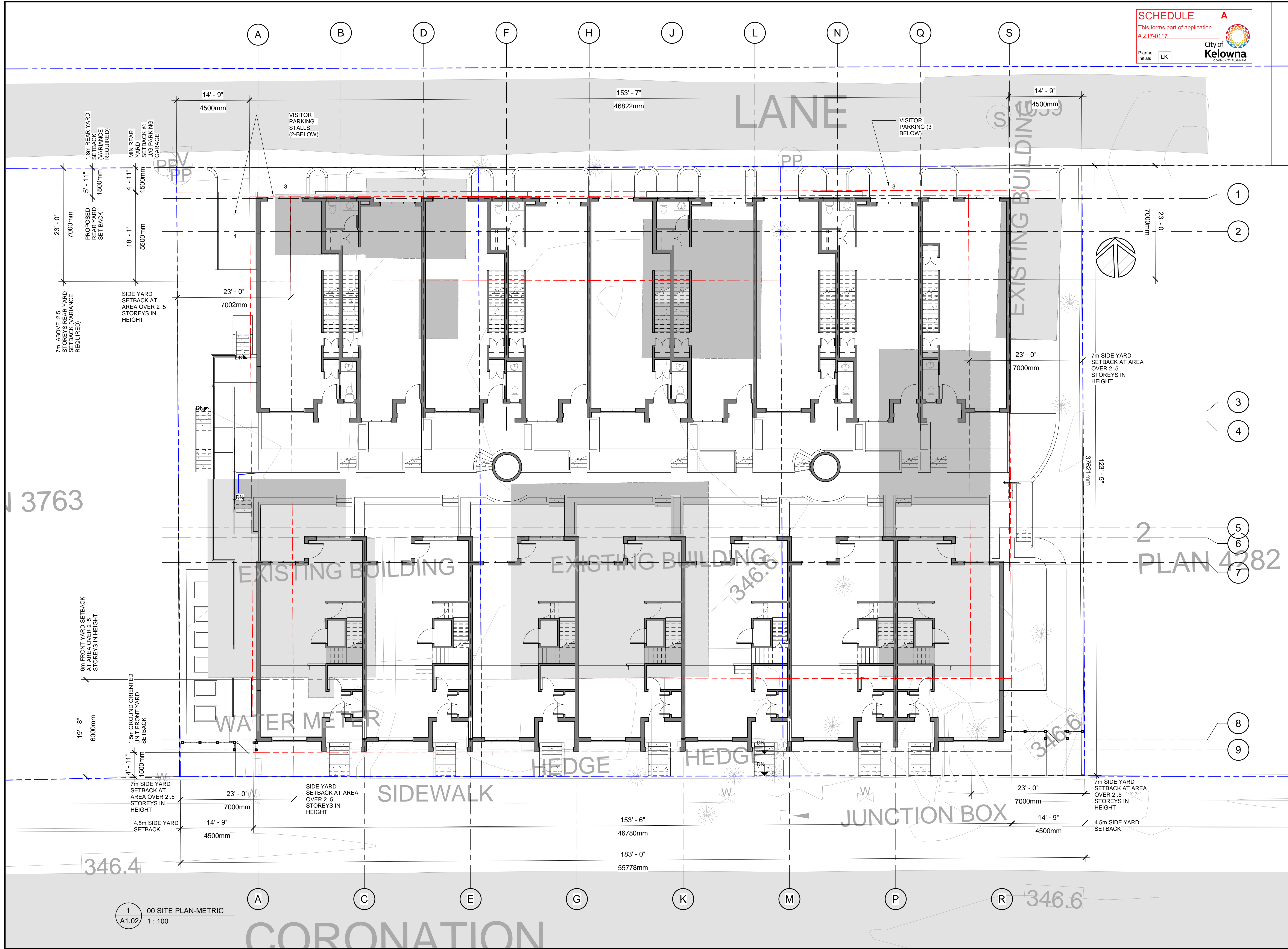
The Development Engineering comments and requirements regarding this DVP application are as follows:

This development variance permit application for form and character of townhouses with variances to the rear yard setback from 7.0m required to 1.8m proposed and site coverage of buildings from 50% maximum to 69% proposed and site coverage including driveways & parking from 65% maximum to 79% proposed, does not compromise any municipal services.



James Kay, P.Eng.
Development Engineering Manager

JA



SCHEDULE A

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Z17-0117

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City of
Kelowna
COMMUNITY PLANNING

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DESIGN CONSULTANT			

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gta

GTA ARCHITECTURE LTD.
243 1889 SPRINGFIELD ROAD
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V1Y 5V5
TELEPHONE: (250)979-1068
www.gtarch.ca

DEVELOPED BY:

PROJECT
MULTI-FAMILY HOUSING
1028, 1036 & 1044
CORONATION AVE.
KELOWNA, BC

SHEET TITLE
SITE PLAN - METRIC

DRAWN BY:	W.I.Q.	DRAWING NO.	
DESIGNED BY:	C.P.	SCALE:	A1.02
		1 : 100	
DATE:	10/09/18	FILE:	A17-16



LANE NORTHEAST



LANE NORTHWEST



COURT YARD



CORONATION AVENUE SOUTHWEST



CORONATION AVENUE SOUTHEAST

SCHEDULE

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Z17-0117

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B

City of Kelowna
COMMUNITY PLANNING

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DEVELOPED BY:

PROJECT
MULTI-FAMILY HOUSING
1028,1036 &1044
CORONATION AVE.
KELOWNA, BC

SHEET TITLE

BUILDING
PERSPECTIVES

DRAWN BY:	W.I.Q.	DRAWING NO.	
DESIGNED BY:	C.P.		A0.02
SCALE:			
DATE:	09/13/18	FILE:	A17-16