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**CITY OF KELOWNA**  
**MEMORANDUM**

**Date:** December 17, 2018  
**File No.:** Z18-0122  
**To:** Urban Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 9670 McCarthy Road

**ATTACHMENT A**

This forms part of application  
# Z18-0122

Planner  
Initials

LK



Zone: I3 to I2

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The Development Engineering Department has 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 Aaron Sangster.

**1. General**

- a) The Fire Department and Environment Division requirements and comments are addressed separately.
- b) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.
- c) The developer must consolidate 9640 and 9670 McCarthy rd.

**2. Geotechnical Report**

- a) Provide a comprehensive 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) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- ii) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- 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.
- vi) Recommendations for construction of detention or infiltration ponds if applicable.

### **3. Domestic Water and Fire Protection**

- a) The property is located within the Lake Country service area. Design drawings must be reviewed by Lake Country 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 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

### **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) An inspection manhole must be installed at property line on the sanitary service at the owner's cost.
- c) The Connection Area #32 charge is currently set by Bylaw at \$2,600.00 per Single Family Equivalent (SFE). Determined by bylaw No. 8469, the assessed value of 2.0 & 1.942 Acres for lots 9640 & 9670 McCarthy respectively is 11.03 SFE = **\$28,677.00**.
- d) Abandon and backfill existing septic tanks in accordance with Building Department requirements, if applicable. Identify, on the Lot Grading Plan, the location of the existing tanks and fields.

**5. 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 Subdivision, Development and Servicing Bylaw No. 7900. 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**

McCarthy Rd must be upgraded to a 2-lane collector along the full frontage of this proposed development including curb and gutter, LED street lights, landscaped & irrigated boulevard, sidewalk, drainage system including catch basins and storm main, and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a SS-R5.

**7. Road Improvements and Dedication**

- a) Grant Statutory Rights of Way if required for utility services.
- b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.
- c) The ultimate width of McCarthy Road is a 20.0m right of way (R.O.W). The R.O.W. in the front of the subject property is deficient by approximately 2.5m. The developer must dedicate 2.5m width along the full frontage of 9670 McCarthy Rd.
- d) The developer must follow Bulletin #18-06: Okanagan Rail Trail, landscaped buffer requirements.

**8. Electric Power and Telecommunication Services**

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.

**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 offsite 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. Other Engineering Comments**

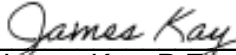
- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application 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. Development Permit and Site Related Issues**

- (a) Access and Manoeuvrability
  - (i) An MSU 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**

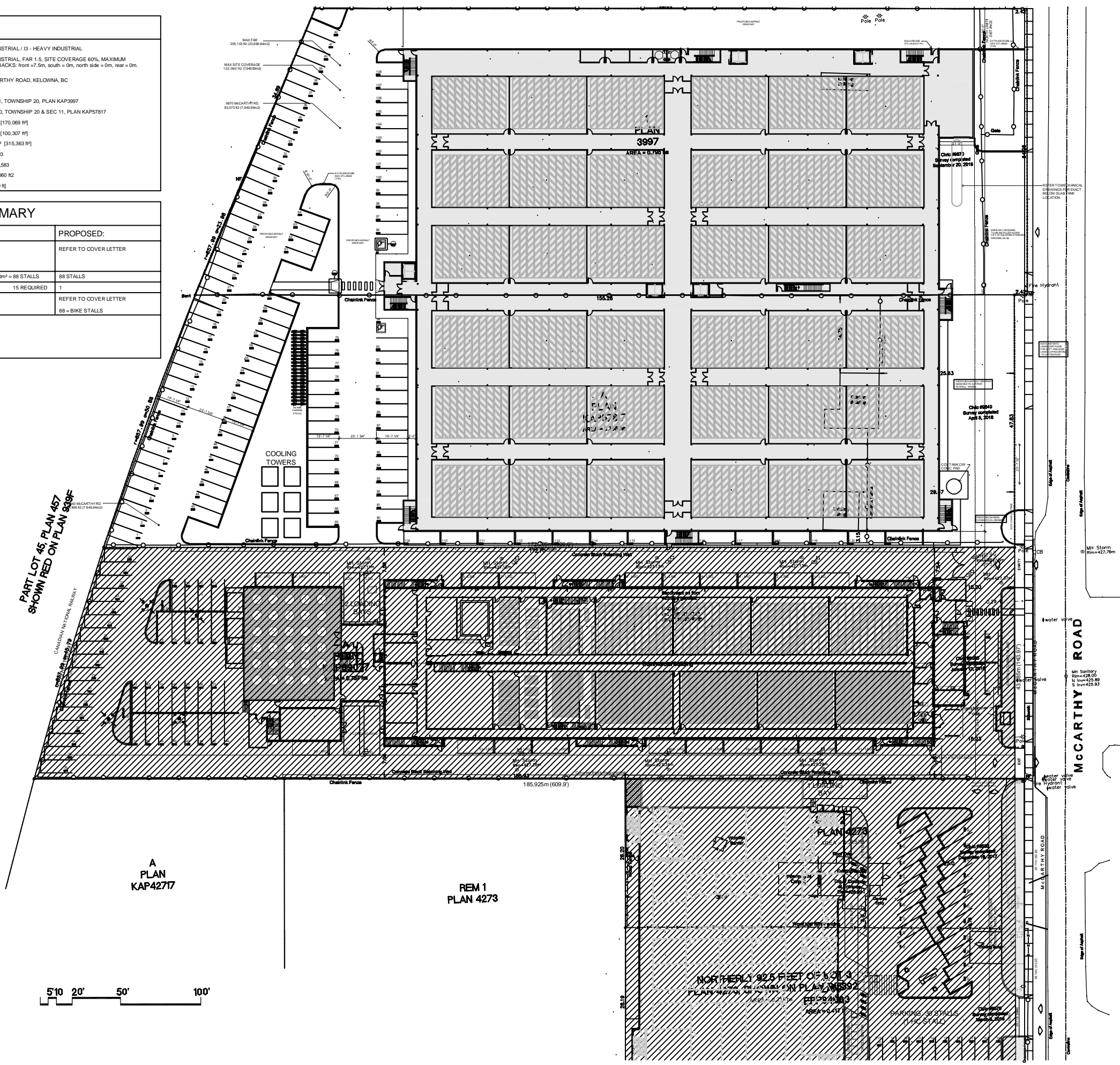
- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - ii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

  
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James Kay, P.Eng,  
Development Engineering Manager

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ZONING SUMMARY	
ZONING EXISTING:	I2 - GENERAL INDUSTRIAL / I3 - HEAVY INDUSTRIAL
ZONING PROPOSED:	I2 - GENERAL INDUSTRIAL, FAR 1.5, SITE COVERAGE 60%, MAXIMUM HEIGHT 14m, SETBACKS: front = 7.5m, south = 0m, north side = 0m, rear = 0m.
CIVIC ADDRESS:	9670 & 9640 McCARTHY ROAD, KELOWNA, BC
LEGAL DESCRIPTION:	9670 McCARTHY ROAD LOT 1, SECTION 11, TOWNSHIP 20, PLAN KAP3997 9640 McCARTHY ROAD LOT A, SECTION 10, TOWNSHIP 20 & SEC 11, PLAN KAP57817
LOT AREA:	15,799.9 m <sup>2</sup> [170,069 ft <sup>2</sup> ]
PROPOSED TOTAL BUILDING AREA:	9,318.83m <sup>2</sup> [100,307 ft <sup>2</sup> ]
TOTAL GROSS BUILDING AREA:	29,298.19m <sup>2</sup> [315,363 ft <sup>2</sup> ]
ALLOWABLE FAR:	1.5 = 255, 103
PROPOSED FAR AREA:	1,497 = 254,583
ALLOWABLE SITE COVERAGE:	60% = 102,060 ft <sup>2</sup>
PROPOSED BUILDING HEIGHT:	14.0m [45.9 ft]

PARKING BYLAW SUMMARY		
VEHICLE PARKING	REQUIRED:	PROPOSED:
	1 PER EMPLOYEE	REFER TO COVER LETTER
BICYCLE PARKING:	CLASS 2 - .3 per 100m <sup>2</sup> = 88 STALLS	88 STALLS
LOADING:	1 PER 1900m <sup>2</sup> GFA	15 REQUIRED
TOTAL PARKING STALLS:	CAR = 121 STALLS BIKE = 88 STALLS	REFER TO COVER LETTER 88 = BIKE STALLS
VEHICLE STALLS (LARGE):	6m x 2.5m	
VEHICLE STALLS (MEDIUM):	4.5m x 2.3m	
VEHICLE STALLS (PARALLEL):	7m x 2.6m	
ALL HC STALLS ARE LARGE:	6m x 3.7m	
LOADING BAYS ARE:	12.2m x 3.6 x 3.65m	



**ATTACHMENT B**

This forms part of application # Z18-0122

Planner Initials **LK**

City of Kelowna COMMUNITY PLANNING

**MAD**  
MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC

201 - 75 FRONT STREET, PENTICTON, BC, V2A 1H2  
TEL: 250.492.3143 EMAIL: Office@meiklejohn.ca  
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**HAWTHORNE**  
**flowr**

HALE-SIZE PLOT  
SCALE NOTED @ 35%

No.	DATE	REVISION
1	2018.12.07	ISSUED FOR REZONING PER

PROJECT TITLE  
**FLOWR BUILDING #2**  
McCarthy Road  
Kelowna, BC

ADDRESS: 9640 & 9670 McCARTHY RD, KELOWNA BC

DRAWING NUMBER  
**PA201**

DRAWING TITLE  
**SITE PLAN**

Dwg: 18.065 Presentation Layouts

DATE	2018.11.26
JOB NO.	18.065
SCALE	AS NOTED
DRAWN	-
CHECKED	-

1 SITE PLAN  
Scale: 1/16"=1'-0"