

SCHEDULE A – Concept Plan



Subject: Via Centrale 3200 (OCP18-0020/Z18-0113)



SECTION 1
1/2" = 1'-0"



SITE PERSPECTIVE
1/4" = 1'-0"

SCHEDULE B – Letter From Applicant



Subject: Via Centrale 3200 (OCP18-0020/Z18-0113)

davara.



November 08, 2018

City of Kelowna Planning Department
1435 Water Street
Kelowna B.C.
V1Y 1J4

Re: OCP Amendment Minor, Rezoning & Subdivision
Address: 3200 Via Centrale

Further to pre-application meetings and correspondence with the City of Kelowna Planning and Engineering Departments, Burrard International in Partnership with Davara Holdings is excited to formally apply for: a minor OCP amendment, rezoning to RM3 and subdivision of a 2.8 acre section of 3200 Via Centrale in order to accommodate the construction of a new townhome development.

The subject property is currently part the Quail golf course's 18th fairway. The proposal calls for the improvement and re configuration of the fairway to ensure the course remains an 18 hole facility that challenges and exceeds the expectations of the Bear and Quail membership, while also making room for the development proposal.

Although the application is requesting an OCP amendment and Rezoning the entitlements process is quite unique, in that the subject property was previously encompassed under the CD6 zone. Through a City directed initiative the CD6 zone was eliminated, but in this case not intended to discard the remaining approximately 110 unit entitlements that had already been granted to the subject property and surrounding lands. Correspondence with the City has confirmed the intention was never to remove entitlements from the lands but simply to clean up what was viewed as a cumbersome zone.

To ensure the Bear and Quail community is engaged and informed throughout this process the residents association was contacted and an invitation sent to all members of the community association to attend a public open house held on September 20th 2018.

The open house was well attended with over 50 guests reviewing the early conceptual plans for both the future townhome project as well as the re configuration of the 18th fairway. A follow up meeting was held with the Residents Association President to ensure proper lines of communication are available for any questions or concerns surrounding the proposal.

As the application moves through the public process and conceptual designs become more detailed with the submission of a development permit, the project team will hold a second open house to ensure transparency is available and feedback taken into consideration.

Thank you for the assistance to date in the pre-application process. Burrard and Davara look forward to expanding on the project details and working collaboratively with the City on the project through to a successful completion.

X

David Sargent
VP Davara Holdings

SCHEDULE C – Development Engineering Memoranda



Subject: Via Centrale 3200 (OCP18-0020/Z18-0113)

CITY OF KELOWNA MEMORANDUM

Date: November 29, 2018
File No.: Z18-0113
To: Planning & Development Services Department (AK)
From: Development Engineer Manager (JK)
Subject: 3200 Via Centrale ., Lot A, Plan 56201 P3LP to RM3

Development Engineering has the following comments and requirements associated with this application rezone the subject property from P3LP to RM3 are as follows:

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 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 comprehensive geotechnical report and hydro-geotechnical report (3 copies), 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 Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department 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) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) 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.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.

Recommendations for construction of detention or infiltration ponds if applicable.

3. Sanitary Sewer System

- 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 any removal and disconnection of the existing services and the installation of one new service.
- b) A flow analysis check is required by the developer's civil engineering consultant to determine if there are any down stream impacts to the sewer system triggered by this development.

4. Water Servicing Requirements

This development is within the service area of the Glenmore Ellison Irrigation District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with the City of Kelowna current Bylaws and Policies.

5. Storm Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and water treatment before entering any storm water pond or wet land
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Any Stormwater discharged to Stormwater ponds or wet lands must be approved by City of Kelowna, Suburban and Rural Planning Department.

6. Road Improvements

- a.) Country Club Dr. fronting development must be Landscaped boulevards, complete with underground irrigation design drawing as per bylaw.
- b.) Access driveway should be designed to the SS-C7 standard Driveway width must conform to bylaw 7900.
- c.) All Lanes to be constructed to SS-H15 or SS-R2 with 6.0m clear asphalt roadway with no parking.

7. Road Dedication and Subdivision Requirements

- (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.

8. Power and Telecommunication Services

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

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. Administration Charge

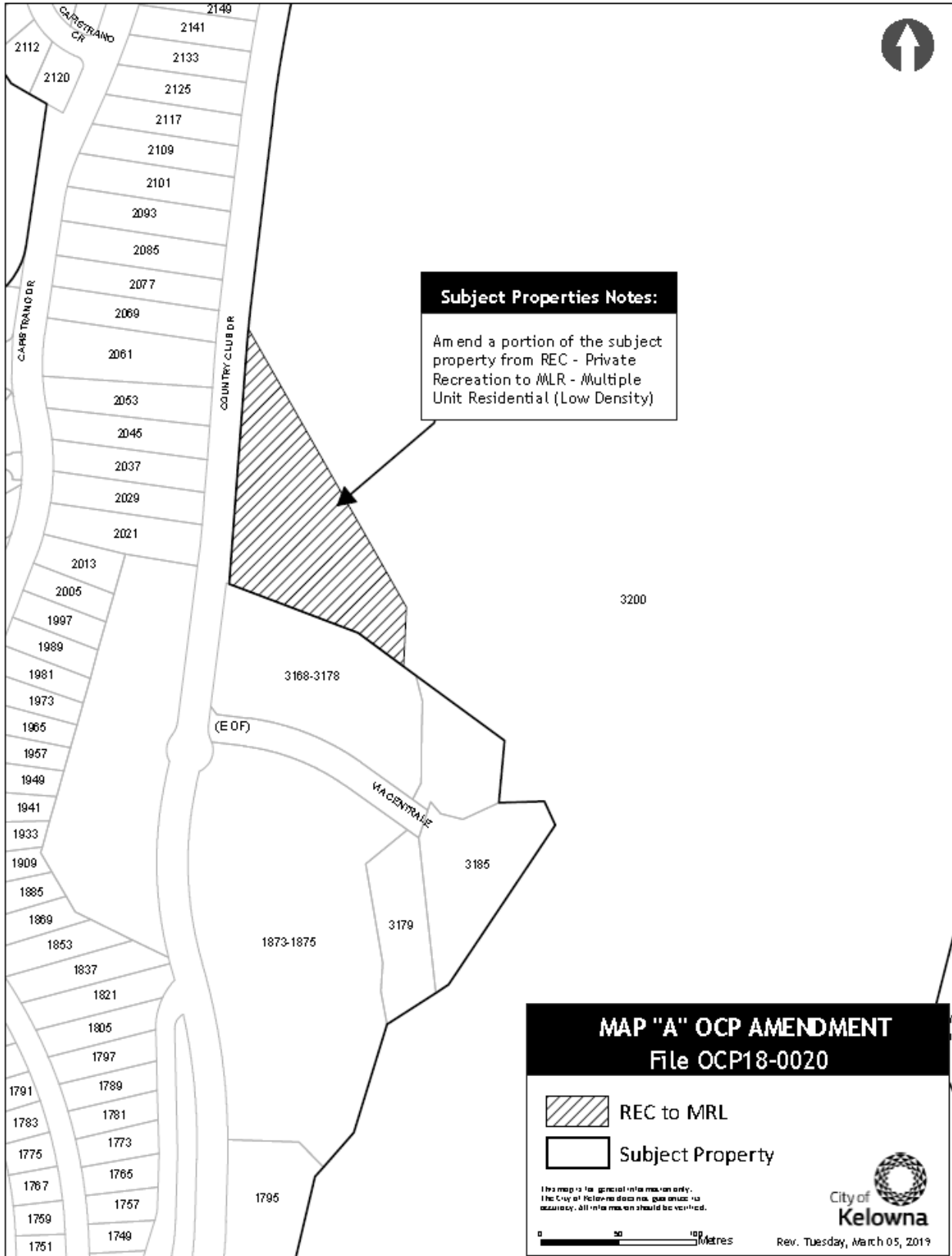
An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

12. Survey, Monument 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.





James Kay, P. Eng.
Development Engineering Manager
RO

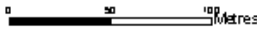


Subject Properties Notes:
Amend a portion of the subject property from REC - Private Recreation to MRL - Multiple Unit Residential (Low Density)

**MAP "A" OCP AMENDMENT
File OCP18-0020**

-  REC to MRL
-  Subject Property

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Tuesday, March 05, 2019

