



CITY OF KELOWNA**MEMORANDUM**

Date: September 25, 2018
File No.: Z18-0105
To: Community Planning (TA)
From: Development Engineering Manager (JK)
Subject: 913 Laurier Ave RU1 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. Laurier Ave 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. Ethel Street has already been upgraded. No further upgrades are needed at this time.
- c. The laneway must be upgraded to a paved standard complete with a storm drainage. Standard SS-R2 to be used in detail design.

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
- b. Provide 3.05m of road dedication along the frontage of this development for the laneway width of a max 6.0m

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

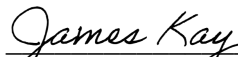
- a. If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction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

SCHEDULE A

This forms part of application
Z18-0105

Planner Initials **AJ**



- THIS DRAWING MUST NOT BE SCALED.
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NOT FOR CONSTRUCTION.

NO.	DATE	BY	REVISION
5	2019/14/01	GTA	DP City Feedback
4	2018/25/09	GTA	REVISION TO CITY
3	2018/28/08	GTA	ISSUED FOR DP
2	2018/17/08	GTA	CLIENT REVIEW
1	2018/13/07	GTA	CLIENT REVIEW

DESIGN CONSULTANT

SEAL

GTA ARCHITECTURE LTD.
243-1889 Springfield Road
Kelowna, British Columbia
V1Y 5V5
Telephone: 250.979.1668
www.gtarch.ca

DEVELOPED BY:

PROJECT
**913 LAURIER AVENUE,
KELOWNA BC**

SHEET TITLE

**SITE PLAN &
BYLAW ANALYSIS**

DRAWN KF, VR	SHEET NO.
DESIGN KF	A1.1
SCALE 1/8" = 1'-0"	
DATE SEPT 25, 2018	FILE VA1726

PROJECT INFO:

CIVIC ADDRESS:
CURRENT: 913 LAURIER AVENUE., KELOWNA, BC.

LEGAL ADDRESS:
CURRENT: LOT A, PLAN 2255, KID 118378

ZONING:
CURRENT: RU6 - TWO DWELLING HOUSING

PROPOSED: RM3 - LOW DENSITY MULTIPLE HOUSING

SITE AREA: 1142.58 m² (12298.62 SF)

CITY OF KELOWNA ZONING BYLAW (No. 8000) ANALYSIS:

SECTION 8 - PARKING AND LOADING

8.1 OFF-STREET VEHICLE PARKING

8.1.2 MIN NUMBER SPACES

TABLE 8.1 (STACKED ROW HOUSING): 1.5 / 2 BED DWELLING UNIT
2.0 / 3 BED DWELLING UNIT

2 SPACES x 6 UNITS = 12 SPACES PROP: 12 SPACES

8.1.7 PARKING SPACES FOR THE DISABLED

c) PER B.C. BUILDING CODE: NOT REQUIRED PROP: NONE

8.1.8 VISITOR PARKING

TABLE 8.1 (STACKED ROW HOUSING): 1/7 DWELLING UNITS
6 UNITS = 1 VISITOR SPACE PROP: 1 SPACE

8.1.9 RESIDENTIAL USE LOCATION

b) PARKING NOT PERMITTED IN REQD. FRONT YARD PROP: NONE
c) PARKING SETBACK
WEST PROPERTY LINE: MIN 1.5m PROP: 1.5m
EAST PROPERTY LINE: MIN 1.5m PROP: 1.5m
REAR PROPERTY LINE: MIN 1.5m PROP: 1.5m

d) EASY ACCESS FROM VISITOR PARKING TO BUILDING/DEVELOPMENT ACCESS

PROP: COMPLIES

8.1.11 SIZE

c) MIN WIDTH: 2.5m PROP: 2.7m
MIN LENGTH: 6.0m PROP: 6.0m
MIN HEIGHT: 2.0m PROP: +2.0m

8.4 OFF-STREET BICYCLE PARKING

8.4.1 NUMBER OF SPACES

TABLE 8.3 (APARTMENT HOUSING):

CLASS I: 0.5/DWELLING UNIT PROP: IN SUITE
4 UNITS x 0.5 SPACES/UNIT = 2 SPACES
CLASS II: 0.1/DWELLING UNIT PROP: IN SUITE
4 UNITS x 0.1 SPACES/UNIT = 0.4 SPACES

SECTION 13 - URBAN RESIDENTIAL ZONES

13.7 RM3 - STACKED ROW HOUSING

13.7.2 PRINCIPLE USES

c) MULTIPLE DWELLING HOUSING PROP: MULTIPLE DWELLING HOUSING

13.7.4 BUILDINGS AND STRUCTURES PERMITTED

b) STACKED ROW HOUSING PROP: STACKED ROW HOUSING

13.7.5 SUBDIVISION REGULATIONS

c) MIN LOT AREA: 900m² PROP: 27.43m
b) MIN LOT DEPTH: 30.0m PROP: 41.61m
a) MIN LOT WIDTH: 30.0m PROP: 1139.8m²

13.7.6 DEVELOPMENT REGULATIONS

c) MAX SITE COVERAGE: 40% PROP: 30.24%
(345.48) 345.48m² / 1142.6m² = 0.3024
EXCEPT THE MAX. SITE COVERAGE OF BUILDINGS,
DRIVEWAYS AND PARKING AREAS IS 60% PROP: 59.30%
(345.48+332.04) 677.52m² / 1142.6m² = 0.5930

b) MAX FLOOR AREA RATIO: 0.75

PROP: 0.693
(132.01m² / UNIT) x 6 UNITS = 792.07m²
792.07m² / 1142.6m² = 0.6932

c) MAX HEIGHT: LESSER OF 10.0m OR 3 STOREYS

PROP: 3 STOREYS (9.64m)
+ ROOF TOP PATIO

d) MIN FRONT YARD: 1.5m IF FRONT DOOR FACING STREET

PROP: 1.513m

e) MIN SIDE YARD: 1.5m IF FRONT DOOR FACING STREET

PROP: 1.96m WEST
PROP: 12.39m EAST

f) MIN REAR YARD: 3.0m

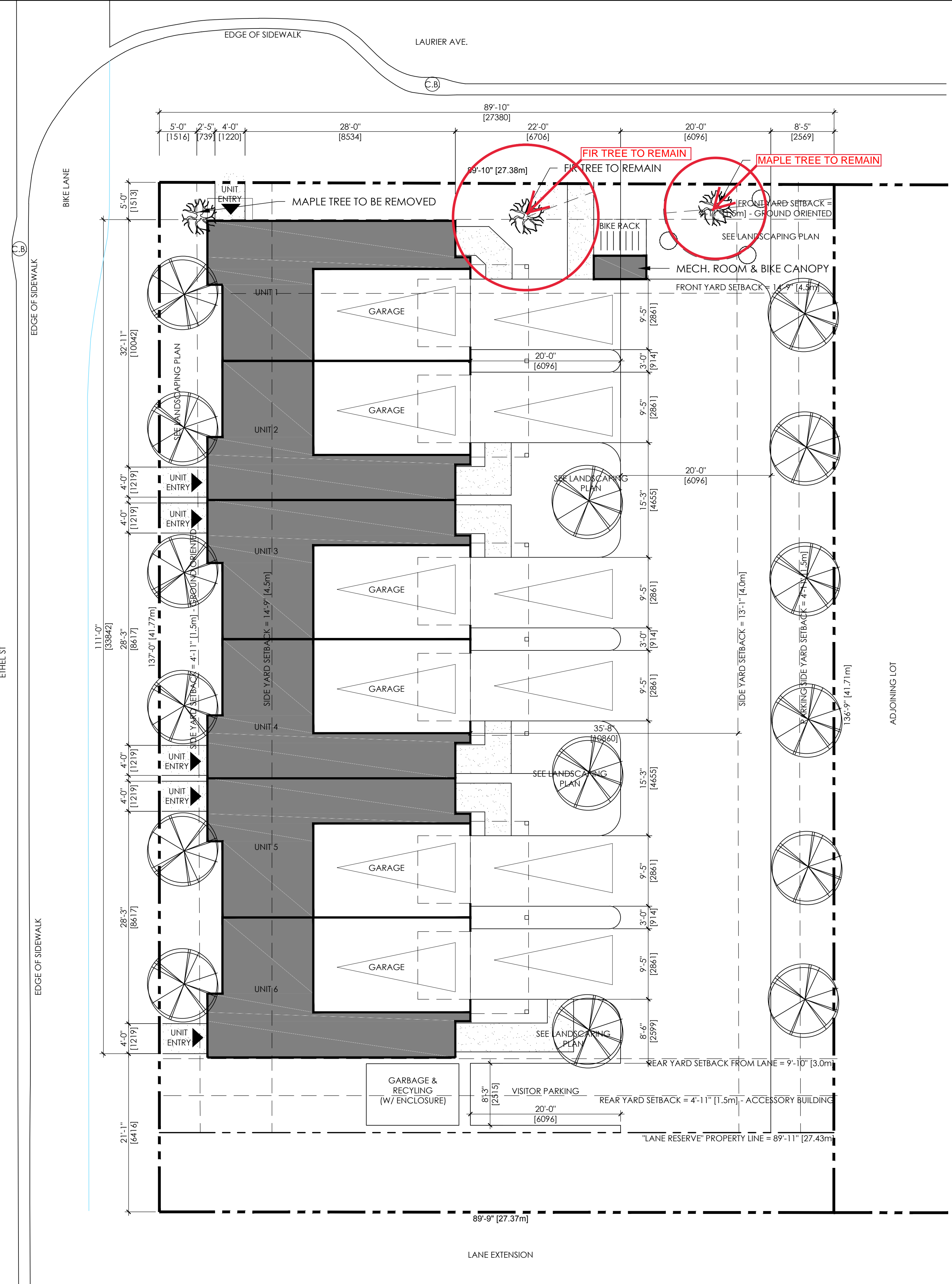
PROP: 3.0m

13.9.7 OTHER REGULATIONS

c) MIN AREA PRIVATE OPEN SPACE: 25m²/DWELLING PROP: 6x44.44 = 266.6m² (2870.0 SF)
6 UNITS x 25m²/UNIT = 150m²

b) ADDITIONAL REGULATIONS

PROP: AS APPLICABLE



1 SITE PLAN
A1.1 SCALE: 1/8" = 1'-0"
PROJECT NORTH