



CONTEXT / VICINITY PLAN



VIEW FROM SOUTH-EAST CORNER OF PROPERTY



VIEW FROM SOUTH-WEST CORNER OF PROPERTY



SOUTH-WEST AERIAL VIEW



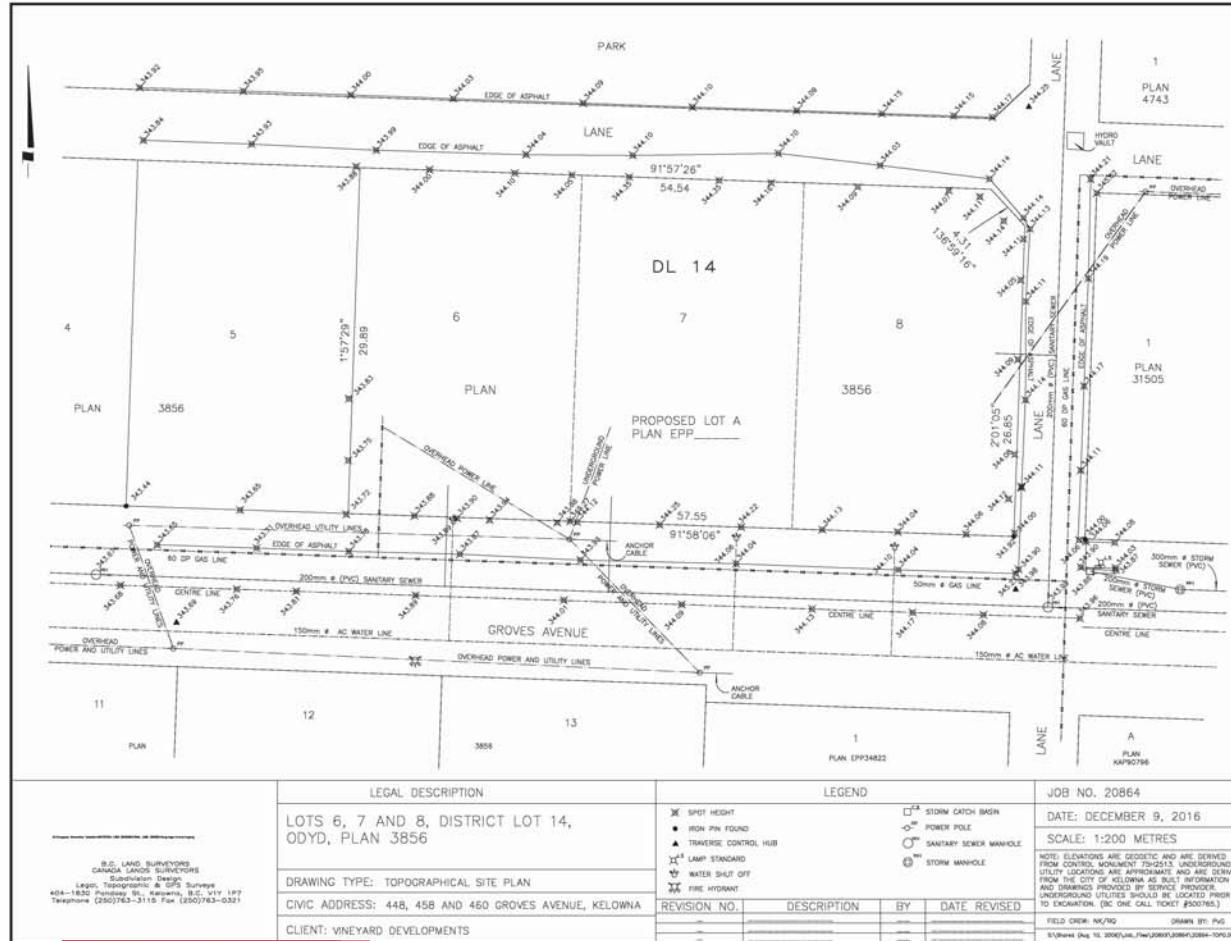
SOUTH-EAST AERIAL VIEW



NORTH-WEST AERIAL VIEW



NORTH-EAST AERIAL VIEW



300, 640 - 8 Avenue S.W.
Calgary, AB T2P 1G7
T +1 403 233 2525

NOT FOR CONSTRUCTION

consultants

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Issue No.	Date	Description
1	2018-09-21	ISSUED FOR DEVELOPMENT PERMIT

client
VINEYARD DEVELOPMENTS LTD.
#101, 1885 DILWORTH DR. KELOWNA, B.C. V1Y9T1

project title
ABBOTT PARK RESIDENCES

460 Groves Avenue Kelowna, B.C.

drawing title

SITE SURVEY (BY OTHERS) & SITE CONTEXT PHOTOS

scale: 1:200
drawn by: Author
checked by: Checker
project no: 216-140
date issued: 2018-09-21

re-issue no: 1
sheet no: DP1.0

SCHEDULE A

This forms part of application
OCP18-0019/Z17-0032

City of Kelowna COMMUNITY PLANNING

Planner Initials: JB

NOTE: ALL INFORMATION OBTAINED FROM EXISTING SITE SURVEY PERFORMED BY "BC LAND SURVEYORS CANADA LANDS SURVEYORS" PROFESSIONAL LAND SURVEYORS IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT, SURVEY COMPLETED DECEMBER 9, 2016. THE LEGAL SURVEY DEPICTED ON THIS SHEET IS FOR REFERENCE ONLY. "ZEIDLER ARCHITECTURE" ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND CONTENT OF THIS SURVEY INFORMATION DEPICTED HEREIN.

1 SITE SURVEY (BY OTHERS) SCALE: 1:200



3 SOUTHEAST 3D VIEW
DP3.2 SCALE




2 NORTHEAST 3D VIEW
DP3.2 SCALE

SCHEDULE B

This forms part of application
OCP18-0019/Z17-0032

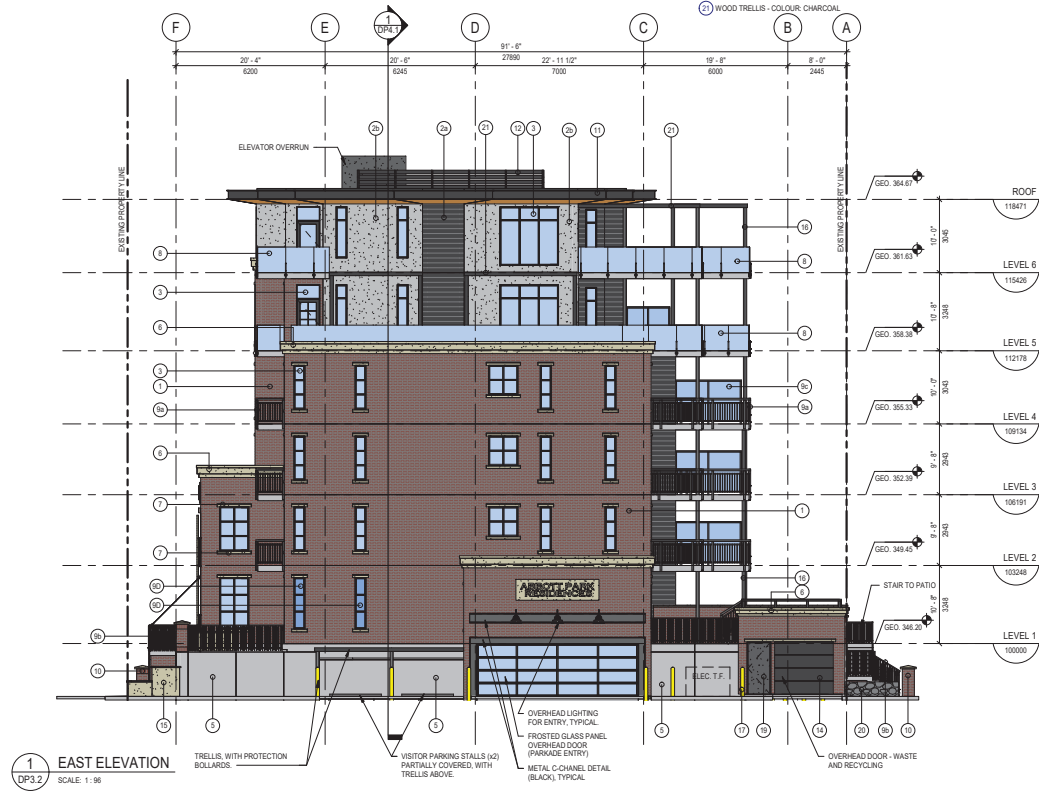
Planner Initials: JB



City of
Kelowna
COMMUNITY PLANNING

MATERIALS LEGEND

- 1 BRICK VENEER - COLOUR: HISTORIC RED
- 2 PREFINISHED CEMENTITIOUS SIDING PANEL - COLOUR: DARK GREY / CHARCOAL
- 3 ACRYLIC STUCCO - COLOUR: LIGHT GREY / OFF-WHITE
- 4 WINDOW GLAZING IN BLACK FRAMES
- 5 FRAMELESS WINDOW GLAZING
- 6 CONCRETE WALLS CW REVEALS
- 7 DECORATIVE PRECAST CORNICES - COLOUR: SANDSTONE
- 8 PRECAST WINDOW HEADS/ SILLS - COLOUR: SANDSTONE
- 9 GLASS BALCONY GUARDRAIL - BLACK POSTS
- 10 METAL PICKET GUARDRAIL AND RAILING - COLOUR: BLACK
- 11 METAL PICKET DECORATIVE GUARDRAIL AND RAILING - COLOUR: BLACK
- 12 GLASS PRIVACY SCREEN
- 13 SPANDREL PANEL GLAZING IN BLACK FRAMES
- 14 BRICK CLAD (HISTORIC RED) GUARDRAIL COLUMNS WITH COLUMN CAPS (SANDSTONE)
- 15 EYEBROW CANOPY - PREFINISHED BLACK CW WOOD SOFFIT
- 16 MECHANICAL SCREENING FENCE: BLACK FRAME WITH SLAT SCREENS
- 17 ARCHITECTURAL MESH SCREEN
- 18 METAL C-CHANNEL FRAME PAINTED BLACK
- 19 CONCRETE LANDSCAPE PLANTERS CW CAP AT T.O. WALL - STUCCO FINISH (SANDSTONE)
- 20 STEEL COLUMNS - BLACK
- 21 BOLLARD, PAINTED - COLOUR: SAFETY YELLOW
- 22 MECHANICAL LOUVER - COLOUR: CHARCOAL
- 23 HOLLOW METAL DOOR - COLOUR: CHARCOAL
- 24 NATURAL ROCK LANDSCAPE PLANTER
- 25 WOOD TRELLIS - COLOUR: CHARCOAL



1 EAST ELEVATION
DP3.2 SCALE: 1:96



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project title
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460 Groves Avenue
Kelowna, B.C.

drawing title
BUILDING ELEVATION + PERSPECTIVE VIEWS - EAST

scale: As Indicated
drawn by: Author
checked by: Checker
project no: 216-140
date issued: 2018-09-21

re-issue no: 1 sheet no: DP3.2

C:\Users\p30162\OneDrive\Documents\ABBOTT PARK RESIDENCES\STORE\FEEDBACK\FNC_Commit_T1\dwg\eb04.rvt



2 NORTHWEST 3D VIEW
SCALE: DP3.3



3 SOUTHWEST 3D VIEW
SCALE: DP3.3

SCHEDULE B

This forms part of application
OCP18-0019/Z17-0032

Planner Initials JB

- MATERIALS LEGEND**
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1 WEST ELEVATION
SCALE: 1:96



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project title
ABBOTT PARK RESIDENCES
460 Groves Avenue
Kelowna, B.C.

drawing title
BUILDING ELEVATION + PERSPECTIVE VIEWS - WEST

scale: As Indicated
drawn by: Author
checked by: Checker
project no: 216-140
date issued: 2018-09-21
re-issue no: 1 sheet no: DP3.3

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT A

Date: March 26, 2018

File No.: Z17-0032

To: Community Planning (TB)

From: Development Engineering Manager(SM)

Subject: 448, 458 & 460 Groves Ave (REVISED)

RM5

This forms part of application
OCP18-0019/Z17-0032

Planner Initials



City of Kelowna
COMMUNITY PLANNING

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 small water services. The developer'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) The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service. The new service should tie in to the main on Groves Ave. The estimated cost of this construction for bonding purposes is **\$10,000.00.**
 - c) It is apparent that the existing 150mm diameter watermain within Groves Avenue is substandard and will not support this development. The applicant, at his cost, will arrange for upgrading ~65m of watermain and the installation of a fire hydrant and one new larger water service. The estimated cost of this construction for bonding purposes is **\$76,000.00.**
 - d) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.
- .2) Sanitary Sewer
 - a) The development site is presently serviced with small diameter sanitary sewer services. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for the development. The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger service. The estimated cost of this construction for bonding purposes is **\$15,000.00**



Z17-0032 448,458 460 Groves Ave RM5 (REVISED) JA.doc

.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 his cost, will arrange the installation of one overflow service. The estimated cost of this construction is included in the road improvements.

.4) Road Improvements

(a) Groves Ave fronting this development must be upgraded to an urban standard to including barrier curb & gutter, a separate sidewalk, storm drainage, road fillet & landscaped boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$65,000.00**

(a) Lane fronting this development must be upgraded to SS-R2 standard to including road fillet and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$6,000.00**

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

a) *Dedicate 0.8m width along the full frontage of the North/South lane.*

b) Dedicate 1.5m width along the full frontage of Groves Ave.

c) Lot consolidation.

d) 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) LED Streetlights must be installed on Groves Ave.

c) 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.

d) 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

.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

Water works upgrade	\$86,000.00
Sanitary service upgrade	\$15,000.00
Road Frontage Improvements	<u>\$71,000.00</u>

ATTACHMENT A

This forms part of application
OCP18-0019/Z17-0032

Planner Initials

City of **Kelowna**
COMMUNITY PLANNING





Planner
Initials

JB

\$172,000.00

Z17-0032 448,458 460 Groves Ave RM5 (REVISED) JA.doc

Total Bonding

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided, and may be in the form of cash or an irrevocable letter of credit, in an approved format. The owner must also enter into a servicing agreement in a form provided by the City.

.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) Access to the site is permitted from the lane as per bylaw.
- (ii) Review and confirm that the development and development site access does not adversely affect the lane operation as a two-way roadway. The minimum clear throat lane width must be 6.4m.

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 pisometers 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.

A handwritten signature in black ink, appearing to read "James Kay", written over a horizontal line.

James Kay, P. Eng.
Development Engineering Manager
JK