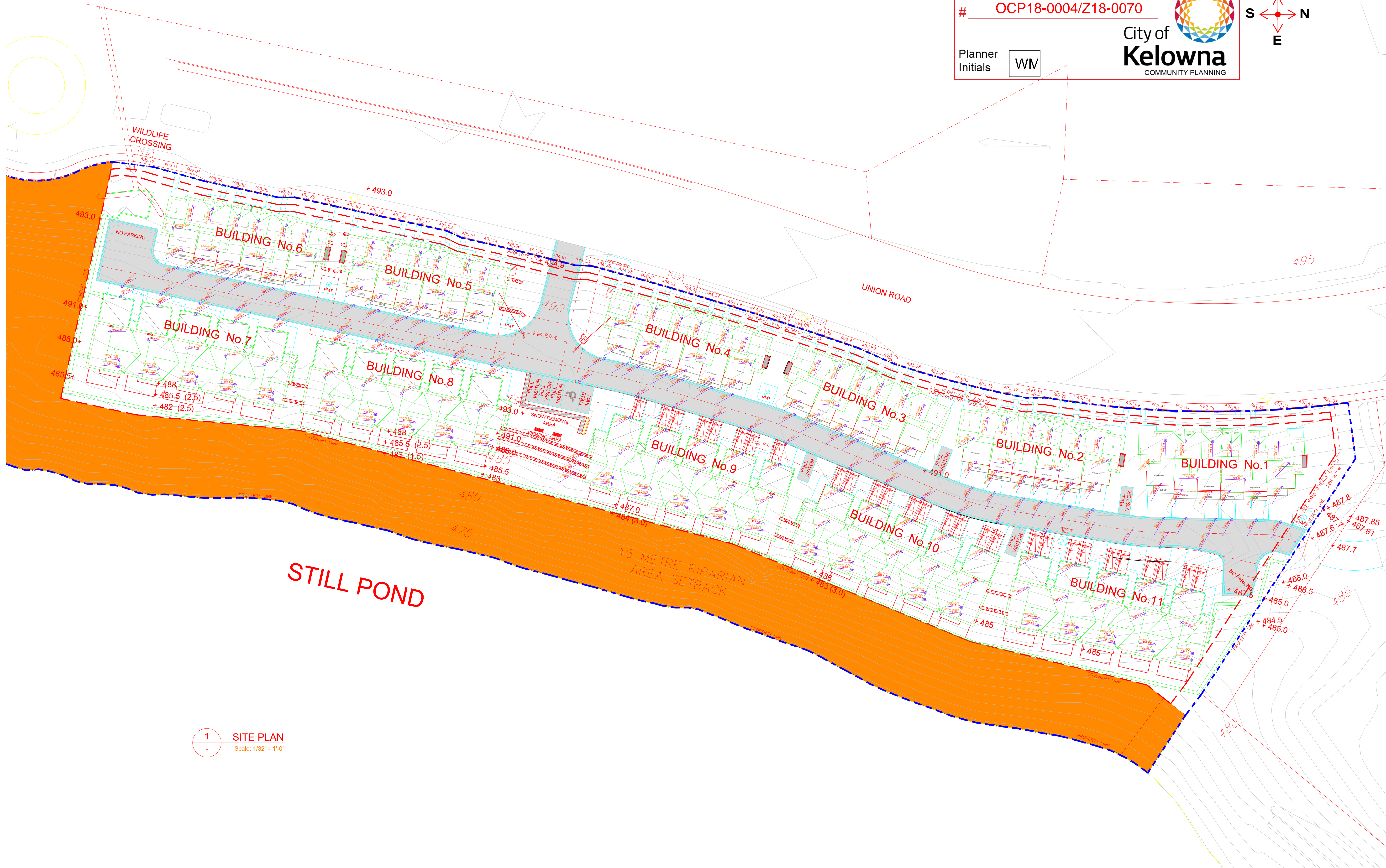
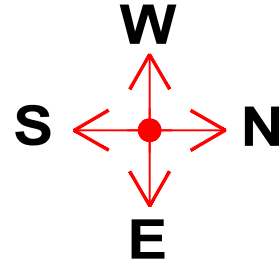


SCHEDULE A

This forms part of application
OCP18-0004/Z18-0070

Planner
Initials WM

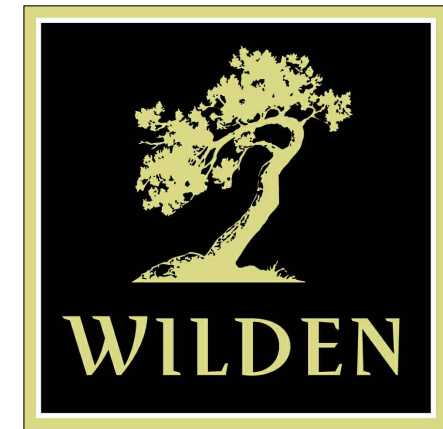


1 SITE PLAN
Scale: 1/32" = 1'-0"

EKISTICS
Architecture

1925 Main Street
Vancouver, BC,
Canada, V5T 3C1

T. 604 876-5050
F. 604 876-5060
www.ekistics.com



REVISIONS

1

ISSUES

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DATE

2018.11.23

PROJECT NUMBER DD-13

DRAWN BY TEH

CHECKED BY RB

DATE CHECKED

CONSULTANT

PROJECT

PONDSIDE LANDING

KELOWNA, BC

DRAWING TITLE

SITE PLAN

DRAWING No.

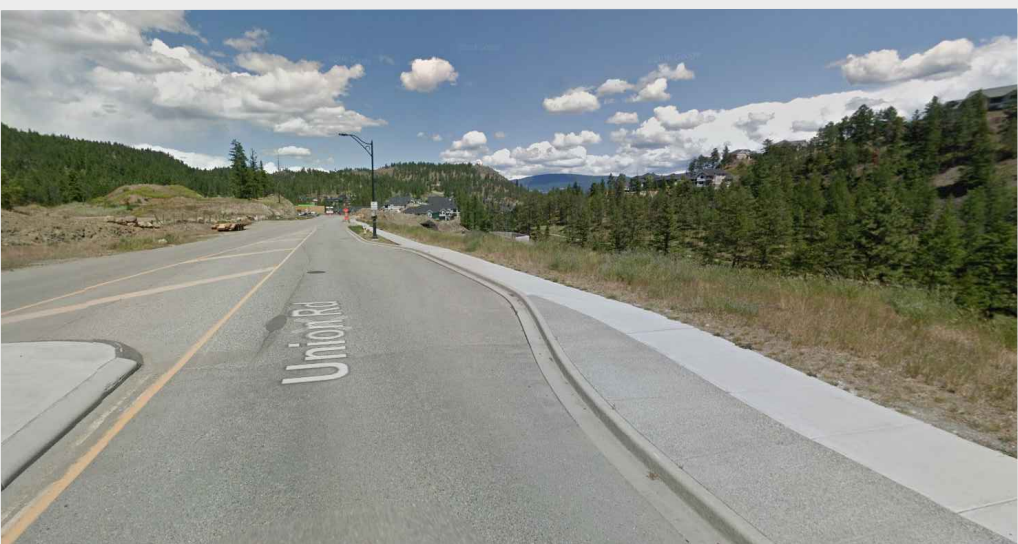
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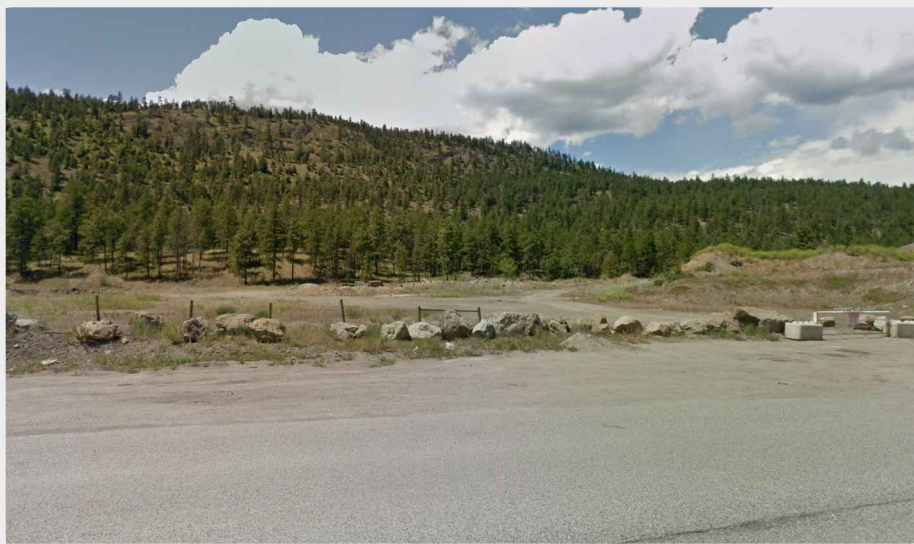
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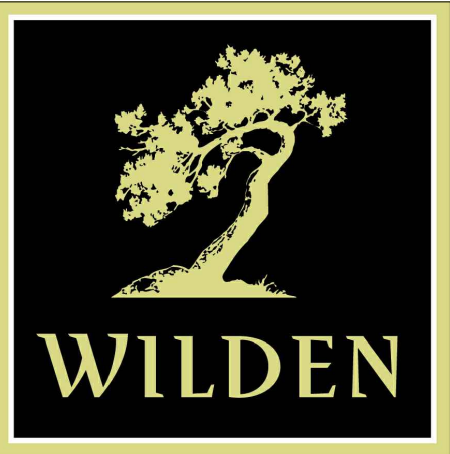
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REVISIONS

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ISSUED FOR DP

DATE

2018.11.23

PROJECT NUMBER

DD-13

DRAWN BY

TEH

CHECKED BY

RB

DATE PRINTED

CONSULTANT

PROJECT

POND SIDE LANDING

KELOWNA, BC

DRAWING TITLE

CONTEXT PLAN

DRAWING No.

A0.03





CITY OF KELOWNA
MEMORANDUM

Date: July 16, 2018
File No.: Z18-0070
To: Community Planning (TH)
From: Development Engineering Manager (JK)
Subject: Rezoning from RM5 Medium Density Multiple Housing to RM3 Low Density Multiple Housing

LOCATION: 1520, 1550 Union Road	ZONE RM3
APPLICANT: Glenwest Properties (Blenk)	
LEGAL: Lot 4 PL 86750	

WORKS AND SERVICES REQUIREMENTS

The City's Works & Utilities Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan. The Development Engineering Technician for this project is Ryan O'Sullivan

.1) General

- a) 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.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section

.2) Geotechnical Report

- 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.
- viii) Recommendations for construction of detention or infiltration ponds if applicable.

.3) Water

- a) 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.

.4) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections and inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost.
- b) Confirmation is required from City of Kelowna that the sanitary system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.
- c) Design drawings must be reviewed by City of Kelowna prior to the City issuing the drawings for construction.

.5) 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) Roads

- a) All Lanes to be constructed to SS-H15 or SS-R2 with 6.0m clear asphalt roadway with no parking.
- b) Access from Union road installed as a let down and when ultimate Union road is constructed as SS-H1 2 lane village parkway, this access will be right in right out only.
- c) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.
- d) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- e) Grade the fronting road boulevards in accordance with the standard drawing and provide a minimum of 50 mm of topsoil. Major cut/fill slopes must start at the property lines.
- f) Verify that physical driveway access will satisfy City requirements for all lots. For steeper lots (15% and greater), show driveways on the lot grading plan with grades or profiles.
- g) MoT Section 440H Soild Rock Cut Section please use detail for any and all rock cuts on Road Right of Way or pathway sections.

.7) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground.
- b) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- d) 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.

.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 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.

.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 named on the insurance policy as an additional insured.


.10) 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 Fortis BC, 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) Charges and Fees

- a) Development Cost Charges (DCC's) are payable at Subdivision or Building Permit.
- b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.

- c) 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 Fee: \$50.00 per newly created lot (HST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P.Eng.
Development Engineering Manager
RO

Design Rationale – Wilden Pondsides Landing

The Pondsides Landing townhome project is ideally situated to take advantage of both the natural setting and proximity to future civic amenities within Wilden. Fronting onto Union Road, homes will experience the vibrant urban interface at the edge of the Village & Market Square, while backing onto the tranquil natural landscape that surrounds Still Pond.

Of the total 2.39 ha. site area, approximately 43% (1.03 ha.) remains as a protected wildlife corridor, increasing biodiversity and connecting wildlife habitats to provide safe migration to nearby greenbelts and wetlands.

The plan proposes to down-zone the property from RM5 to RM3 utilizing a layout and building form more conducive to the site, while shifting density across the street as part of updated plans for the Village neighbourhood. Moving away from the previous 4-storey apartment development (approved 2009), the new 3-storey townhomes fit the landform more closely, mitigating overall site massing and visual impact.

The updated design reduces the height of retaining walls from the previously approved 12m maximum to just over 7m in one location – which coincides with the least-visible area of the site – with an average height of roughly 4.5m over the length of the footprint. The proposed Sierrascape retaining wall system utilizes gabion-style baskets filled with rock extracted from site which blends in with existing geological features, and will be further enhanced with planted screening. This wall system has proven successful on other projects in Wilden.

The townhomes facing Union are urban in character with strong, vertical, gable ends and row-home like facades. Porches front onto Union Rd encouraging a sense of home and pedestrian orientation. These townhomes transition in form as they re-orient on the lane side to take advantage of views over Still Pond and the natural wooded hillside. Decks emerge out of the sloped roof structure to provide private rooftop amenity to each unit.

The townhomes on the pond side of the site are approached from the lane with a low-profile garage and entrance, and a gable-end roof form set back from the street. The building floor plates split at the entrance, step down to engage the slope and take advantage of the spectacular natural setting adjacent to the pond.

The buildings in Pondsides Landing utilize traditional gable roof forms while incorporating contemporary flat roof elements and crisp, modern detailing. Articulated decks and architectural elements provide visual relief to the rear building face. Each building volume is clearly delineated with distinct materials emphasizing the architectural form, with a subtle colour palette drawing on surrounding natural elements.

The architecture bridges the traditional and modern languages bringing a new identity to the Wilden Village neighbourhood.

Refer to the attached Site Rendering.



(W OF)

Subject Properties Notes:

Amend a portion of the subject property from MRM - Multiple Unit Residential (Medium Density) to MRL Multiple Unit Residential (Low Density)

Subject Properties Notes:

Amend a portion of the subject property from COMM - Commercial to MRL Multiple Unit Residential (Low Density)

UNION RD

UPPER CANYON DR N

STILL POND LANE

STILL POND PL

**MAP "A" OCP AMENDMENT
File OCP18-0014**



COMM to MRL



MRM 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.

0 45 90 Metres



Rev. Tuesday, April 16, 2019

(W OF)

N

Subject Property Notes:

Rezone a portion of the subject property from RM2 - Low Density Row Housing to RM3 - Low Density Multiple Housing





Subject Property Notes:

Rezone a portion of the subject property from RM5 - Medium Density Multiple Housing to RM3 - Low Density Multiple Housing

Subject Property Notes:

Rezone a portion of the subject property from P3 - Parks and Open Space to RM3 - Low Density Multiple Housing

MAP "B" PROPOSED ZONING File Z18-0070

-  Subject Property
-  P3 to RM3
-  RM5 to RM3
-  RM2 to RM3

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

0 30 60 Metres

Rev. Tuesday, April 30, 2019

