
CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

Date: February 04, 2019
File No.: Z19-0039
To: Urban Planning Management (AC)
From: Development Engineering Manager (JK)
Subject: 615 625 Rutland Rd., 140 Bach Rd.

This forms part of application
OCP19-0001 / Z19-0039

Planner
Initials

AC



RU1 to C4

The Development Engineering Branch has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be requirements of this development. Review and approval from MOTI required.

The Development Engineering Technologist for this project is Andy Marshall.

1. Domestic Water and Fire Protection

- a) This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to BMID.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

2. Sanitary Sewer

Our records indicate that 625 Rutland Rd. and 140 Bach are currently each serviced with a 100mm-diameter sanitary sewer service and 615 Rutland Rd is currently serviced with a 150mm-diameter sanitary sewer service. All three properties are paying their Spec Area Fees on taxes and will be required to be cash commuted. 625 Rutland Rd is in Spec Area 20 and requires a pay out of **\$1,786.52**. 615 Rutland Rd and 140 Bach Rd are in Spec Area 20A and require a pay out of $2 \times \$1045.17 = \$2,090.34$. Spec Area fees for 68 units will be $((19.7 \text{ units} \times 0.7 \text{ SFE/unit}) - 1 \text{ SFE credit}) \times \$1786.52 + ((48.3 \text{ units} \times 0.7 \text{ SFE/unit}) - 2 \text{ SFE credit}) \times \$1045.17 = \$56,141.45$. Commercial SFE's are $3951 \text{ ft}^2 / 2600 \text{ ft}^2 \text{ per SFE} = 1.5 \text{ SFE}$. Commercial Spec Area fees are $(0.75 \text{ SFE} \times \$1786.52) + (0.75 \text{ SFE} \times \$1045.17) = \$2,123.77$. The applicant's consulting mechanical engineer will determine the requirements of the 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 not required and the installation of one new larger service if required.

3. 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 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 recommendations for onsite drainage containment and disposal systems.

- b) On site drainage systems for the site will be reviewed and approved by Engineer when site servicing design is submitted.

4. Road Improvements

- a) Rutland Rd. will require frontage upgrading to an urban standard (SS-R9) along the full frontage of the subject property which includes curb and gutter, sidewalk (removal of existing sidewalk and curb & gutter), street lighting, landscape boulevard, storm drainage system, pavement removal and replacement and relocation or adjustment of utility appurtenances if required to accommodated upgrading construction. Access will be right in, right out only from Rutland Rd.. A centre median is required from Bach Rd intersection to the north property line.
- b) Bach Rd. will require frontage upgrading to an urban standard (SS-R6 modified) along the full frontage of the subject property which includes curb and gutter, sidewalk (removal of existing sidewalk), street lighting, landscape boulevard, storm drainage system, pavement removal and replacement and relocation or adjustment of utility appurtenances if required to accommodated upgrading construction. Access will be right in, right out only from Bach Rd. A centre median is required from Rutland Rd intersection to the east property line.

5. Subdivision and Dedication

- a) 1.95m of road dedication is required along the entire frontage of Rutland Road.
- b) Corner Rounding of 6m radius at the intersection to be moved east to tie into new property line.
- c) 1.0m of road dedication is required along the entire frontage of Bach Road.
- d) 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.

6. Electric Power and Telecommunication Services

- a) All proposed service connections are to be installed underground. 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.
- b) All overhead power lines fronting development to be installed underground.
- c) Re-locate existing utilities, where necessary.

7. Geotechnical Report

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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 piezometers 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.

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**

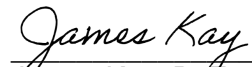
- (a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. 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.

10. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.

11. 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).
 - iii) Spec Area Fees **\$62,142.08**


James Kay, P. Eng.
Development Engineering Manager

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Design Rationale – Sole Rutland

615 Rutland Road N, Kelowna, BC

Sole Rutland is the latest iteration of the Sole branded condominiums in Kelowna. The name 'Sole' is a direct reference to the footprint of the building, in this case, the footprint is compact and efficient. Building on the success of Sole on St. Paul, Sole Downtown, and Sole KLO located in Kelowna, Sole Rutland is designed to apply similar design aesthetics and concepts fitting to the Rutland area. Sole Rutland provides an increased housing density in a residential area and is a short walk from the Rutland Town Centre. This project is a mixed-used 5 storey building with a modest commercial unit on the ground floor where Rutland Road and Bach Road meet. The project will consist of townhouses on the main and second floor, along with one- and two-bedroom condo units on the main to the fifth floor.

Sole Rutland breaks away from the typical horizontal stepping features of most buildings. To articulate the building mass, this project has utilized a shift of the floor planes creating an offset in the stacking of the floors. The three upper floors of this building shift horizontally creating a composition which breaks down the visual height of a traditional vertically stacked building.

Along the south side of the site, the residential units are stepped back 5.7m from the front yard's required 0.0m setback to provide residential character in fitting with the adjacent properties and the neighbourhood context. To the east, the first two levels of residential units fit within the boundaries of the 4.5m setback. The upper stories step back further, reducing the building scale adjacent to the existing houses. A 1.5m road dedication is provided along the west boundary, and to the rear, or north side of the site, the residential units are stepped back 13.6m (7.6m beyond the required 6.0m setback requirement) to lessen the impact on the neighbouring property.

The inclusion of the commercial unit on the ground floor provides the opportunity for a community-scaled grocer, or similar commercial unit, to serve the surrounding residential area. The commercial entrance supports a pedestrian or cyclist orientated streetscape by bringing the commercial façade to the sidewalk and pushing the surface parking into the interior of the site. The residential stories above follow a stepping concept to improve the commercial relationship of the building with the street. The project includes a 520SF amenity space with a 300SF outdoor deck for the residents to share above the commercial space on the third level.

Rutland is expected to accommodate a 44% future population growth based on the 2030 Official Community Plan. The Rutland area currently consists of residential, commercial and institutional buildings. The proposed mid-rise, Sole Rutland building fits into this future vision for Rutland area and provides a community scaled commercial while accommodating the increased density required to achieve growth in Rutland. . The Sole Rutland site is currently serviced by 3 bus routes, Route 8, 10 & 11 along Rutland Road, with direct routes to downtown Kelowna and the University. As well, bike lanes currently exist on both Rutland Road and Bach Road to facilitate bike traffic to and from the site. The many parks, hiking paths, playgrounds, and sports fields make Rutland suitable to support an

increase in housing density and a draw for population increase. The size and scale of the project complements the vision for increased housing along the Rutland Road corridor.

Natural surveillance at various times of the day is enhanced by incorporating commercial & residential usage into the building, which is a key guideline to CPTED (Crime Prevention Through Environmental Design) strategy. As well as the parking area is clearly visible, hidden alcoves are avoided and the loading area does not create potential hiding places which is also in line with the CPTED crime prevention strategies.

This newest Sole project will have a fresh and urban material palette. Previous Sole projects introduced a design aesthetic which is clean and urban. Sole Rutland takes a similar but fresh approach to materials with the use of concrete, brick, wood, metal and cementitious panel products but with an urban aesthetic tailored to the residential feel of the Rutland area.

The location of Sole Rutland is on the edge of the commercial district and has been designed to transition from the busy thoroughfare of Rutland Road to the residential neighbourhood of Bach Road. The building has been designed with ground-oriented suites for the residential component along Bach to enhance the residential connection. The landscaping between the building and the sidewalk has been configured with three levels of privacy, starting from the public sidewalk, to a semi-private landscaped buffer/courtyard, and finally, a private yard for the ground level suites. The semi-private area is designed as a courtyard for building residents to utilize providing an exterior shared space that wraps around the east end of the building.

Design Variances – Sole on Rutland

615 Rutland Road N, Kelowna, BC

Sole on Rutland has been designed to optimize 2 points of entry to a relatively tight site. Through design progression and discussions with the City of Kelowna Planning Department it is recognized that this project will require rezoning and variances to be achieved. The following variances are based on the rezoning of this property to a C4 – Urban Centre Commercial zone.

1. FAR Rationale

The FAR for the C4 zone is 1.3 for mixed use developments with a total maximum FAR of 2.35 thorough bonusing. Sole on Rutland has been designed with an FAR of 1.57 requiring bonus density of 0.27. To achieve the bonus density this project proposes utilizing the following bonuses:

- a. Parking below building (maximum 0.2 bonus). This project has a total of 65 parking stalls all of which are below the building footprint. This project seeks a bonus density of 0.2
- b. In addition to the required open private space this project provides a public courtyard at grade level along Bach Road and between the parkade entrance and the rear of the building. Complete with common grass areas, planting and benches. This project seeks a bonus density of 0.09.

2. Building Height

Sole on Rutland is designed as a 5 storey, 14.8m high building. Under C4 zoning the maximum height is 4 storeys, 15m. To provide the efficiency required to fit this building on site, the project allowed for circulation and parking through the interior of the site, requiring the residential unit to be stacked above the commercial unit. The efficient floor to floor height is respectful to the current zoning height requirements. To mitigate the visual impact to the street frontage the building is designed with the main entrance and a commercial unit shielding the parking area.

3. Parking Count

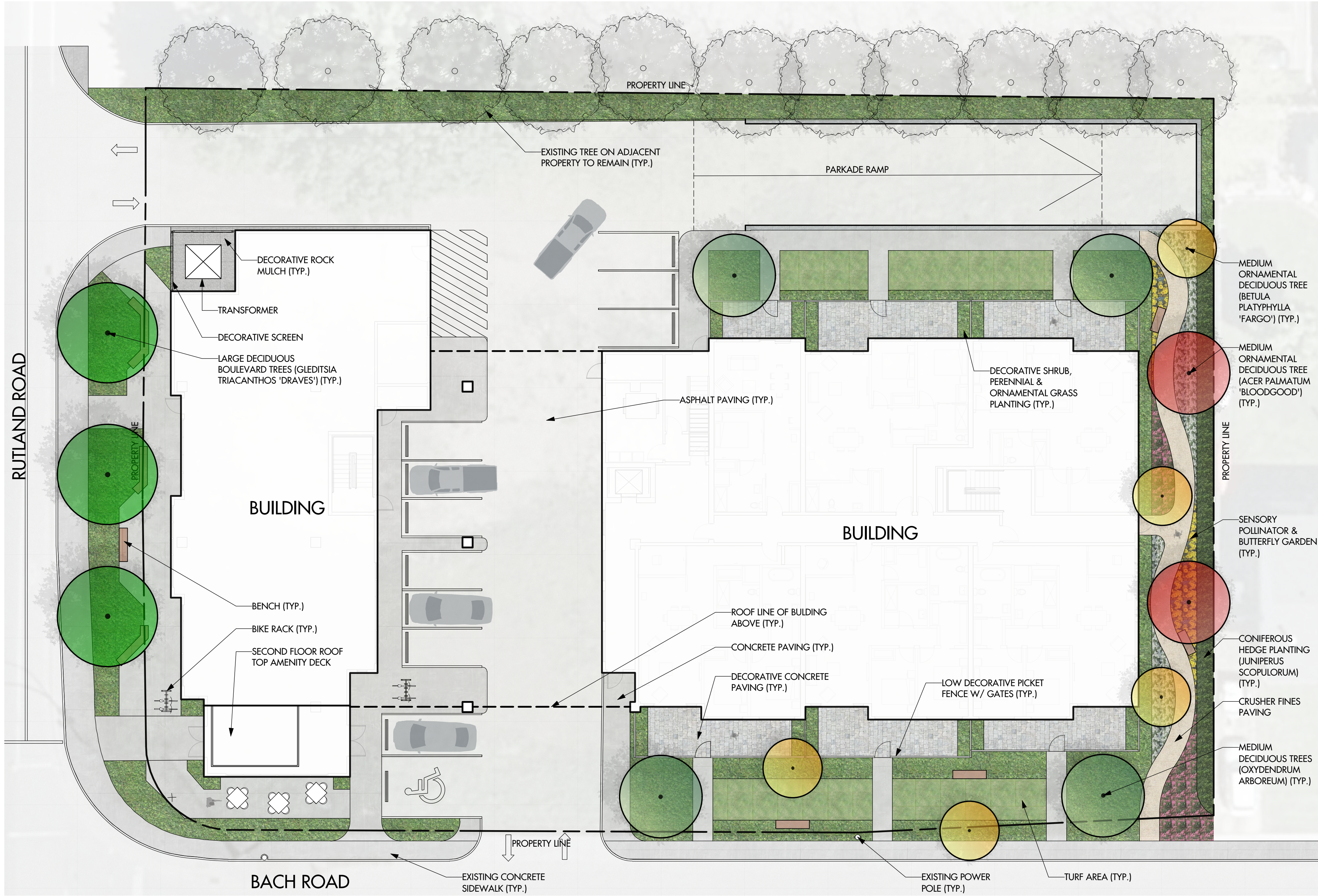
C4 zoning has a parking requirement based on the following:

- 1 Space per Dwelling Unit x 68 units = 68 stalls
- 1 Visitor Space per 7 Units x 68 units = 9.7 stalls
- Commercial 1.75 per 100m² GFA = 6.5 stalls

This requires a total of 85 parking stalls per zoning. The proposed design is seeking a variance to have a total of 76 parking stalls with 8 stalls being designated for commercial use. The reduction of the parking is in acknowledgement that this project is within an urban setting where occupants capable of living car free. The location is well serviced by bus routes, bicycle routes and is in close proximity to the full service commercial district Rutland Town Centre.

4. Loading Bays

The parking bylaw does not list a requirement for residential and the requirement for commercial is one stall per 1,900 m² GFA. This project has a total of 368.8 m² of commercial area and one loading space is provided at the side of the commercial space.



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	2	6cm CAL.
BETULA PLATYPHYLLA 'FARGO'	DAKOTA PINNACLE BIRCH	5	6cm CAL.
GLEDITSIA TRACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	3	6cm CAL.
OXYDENDRUM ARBOREUM	SOURWOOD	4	8cm CAL.
SHRUBS			
BERBERIS THINBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	19	#02 CONT. / 1.0m O.C. SPACING
BERGENIA CONDIFOLIA	ELEPHANT EAR	53	#02 CONT. / 0.6m O.C. SPACING
EUONYMUS ALATUS	WINGED BURNING BUSH	6	#02 CONT. / 3.0m O.C. SPACING
JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	35	#01 CONT. / 1.75m O.C. SPACING
PICEA ABIES 'PUMILA'	DWARF NORWAY SPRUCE	16	#02 CONT. / 1.8m O.C. SPACING
RIBES ALPINUM	ALPINE CURRANT	16	#01 CONT. / 1.5m O.C. SPACING
ROSA WOODSII	WOOD'S ROSE	23	#02 CONT. / 1.0m O.C. SPACING
PERENNIALS, GRASSES & VINES			
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	76	#01 CONT. / 0.6m O.C. SPACING
ASTER ALPINUS	SUMMER ASTER	76	#01 CONT. / 0.5m O.C. SPACING
BOUTELOUA GRACILIS	BLUE GRASS	76	#01 CONT. / 0.5m O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	34	#01 CONT. / 0.75m O.C. SPACING
DICENTRA SPECTABILIS	BLEEDING HEARTS	34	#01 CONT. / 0.75m O.C. SPACING
HEUCHERA SANGUINEA	RED CORAL BELLS	34	#01 CONT. / 0.75m O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	36	#01 CONT. / 1.2m O.C. SPACING
MONARDA DIDYMA 'JACOB CLINE'	JACOB CLINE BEE BALM	53	#01 CONT. / 0.6m O.C. SPACING
PANICUM VIRGATUM 'ROSTRAHLBUSCH'	RED SWITCH GRASS	23	#01 CONT. / 0.9m O.C. SPACING
RUDEBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	34	#01 CONT. / 0.75m O.C. SPACING
THYMUS PSEUDOLANGINOSUS	WOOLY THYME	64	#01 CONT. / 0.6m O.C. SPACING

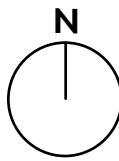
NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
7. ALL OFFSITE LANDSCAPE WORKS TO MEET CoK BYLAW 7900



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303 - 590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE

RUTLAND SOLE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE
PLAN

ISSUED FOR / REVISION

1	18.12.18	Review
2		
3		
4		
5		

PROJECT NO. 18-127

DESIGN BY KM

DRAWN BY SR

CHECKED BY FB

DATE DEC. 18, 2018

SCALE 1:150

PAGE SIZE 24"x36"

SEAL



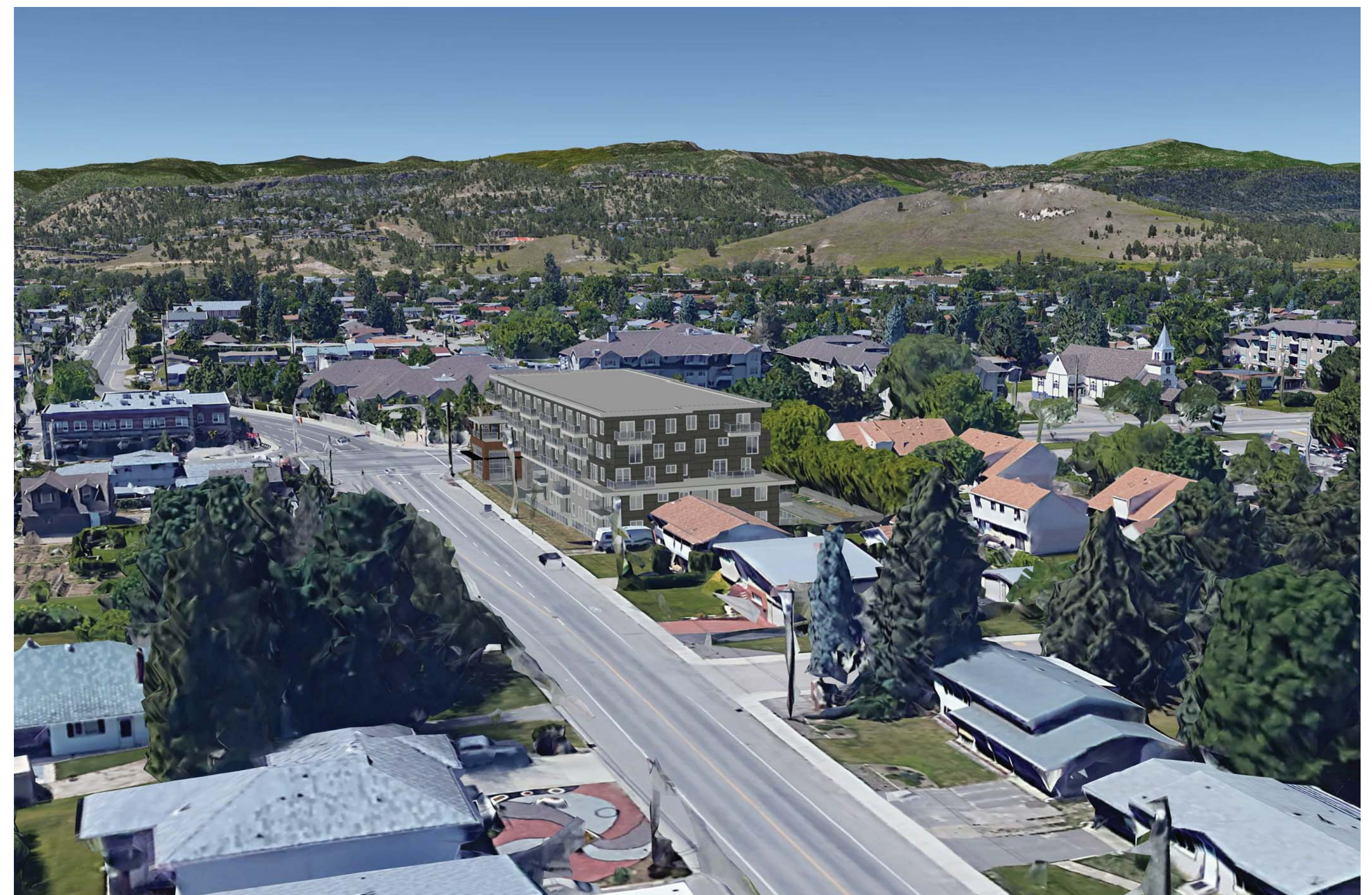
DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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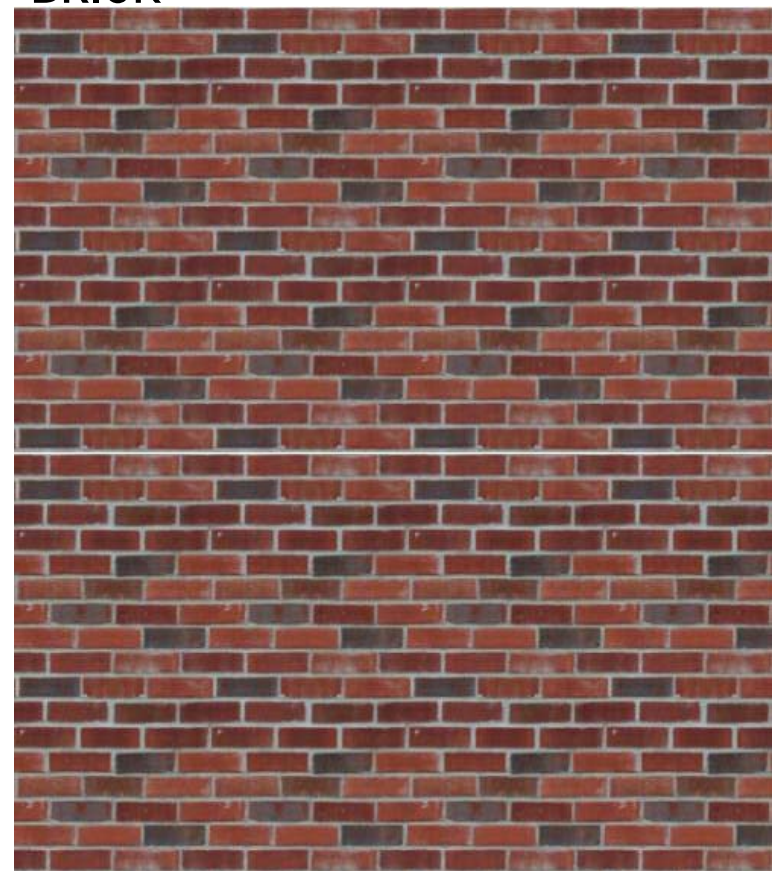
FAUX WOOD METAL SIDING



BOARD FORMED CONCRETE
CLEAR SEALED



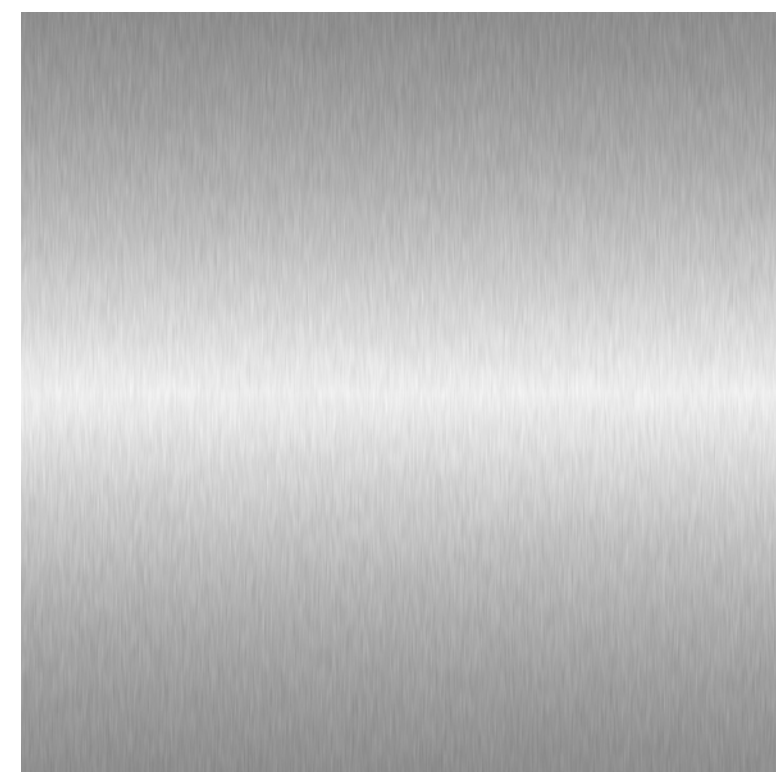
BRICK



TIMBER FRAMING



ALUMINUM FRAMED STOREFRONT



SBS ROOFING - GREY



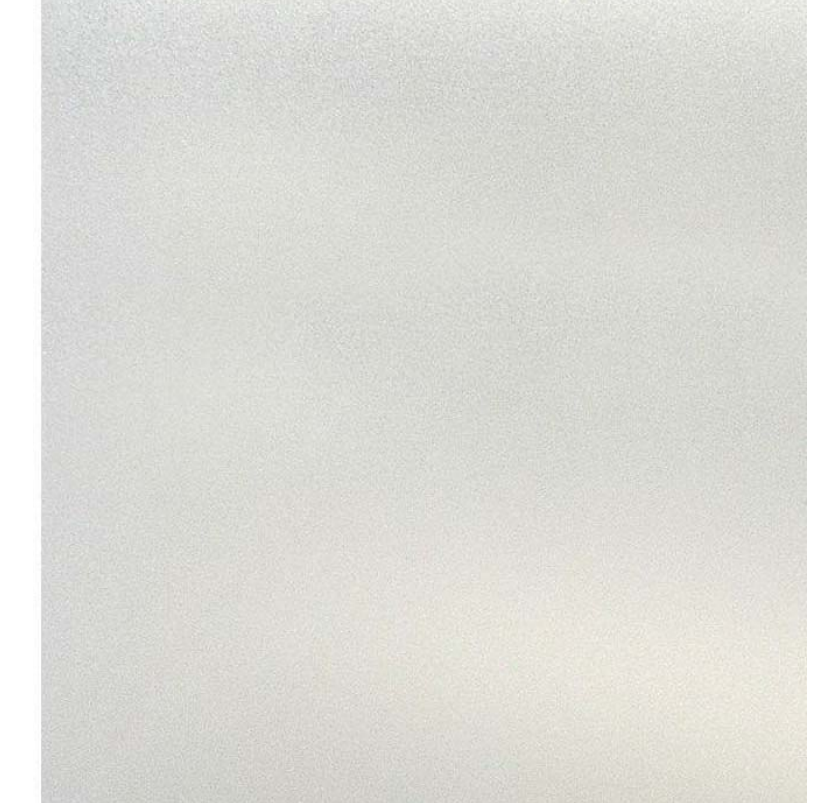
STEEL - PAINTED BLACK



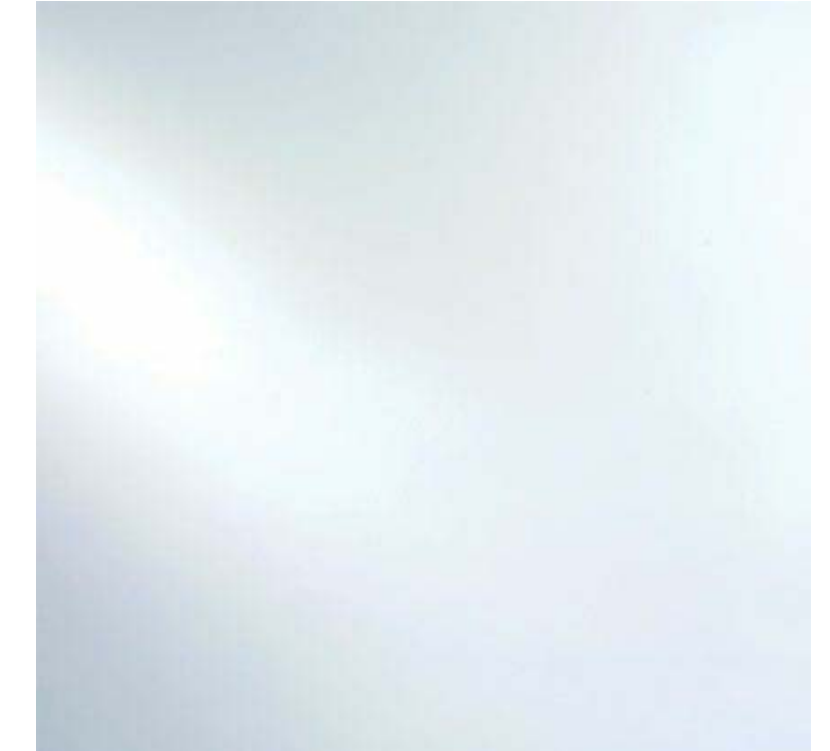
FIBRE CEMENT BOARD -PANELS -
DARK GREY



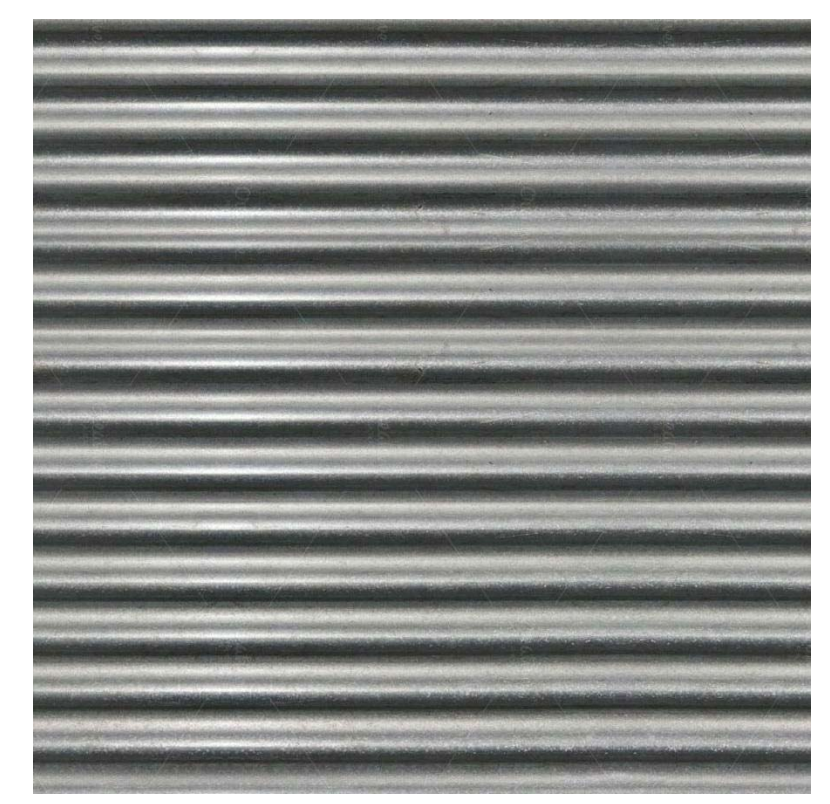
BALCONY PRIVACY SIDE GLAZING -
FROSTED



BALCONY FRONT GLAZING -
CLEAR



CORRUGATED METAL PANEL- LIGHT
METALLIC FINISH



ATTACHMENT B - PROPOSED TEXT AMENDMENTS TO ZONING BYLAW 8000 - TA19-0002

Zoning Bylaw 8000 - Amending C4 - Urban Centre Commercial Zone				
No.	Section	Existing Text	Proposed Text	Rationale
1.	14.4.5 (a) - Development Regulations	n/a	v. Five and six storey buildings can add a 0.2 Floor Area Bonus.	See Report

ATTACHMENT B

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**City of
Kelowna**
COMMUNITY PLANNING