

CITY OF KELOWNA

MEMORANDUM

Date: April 23, 2019
File No.: Z19-0058
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 1450 Gordon Drive & 1094 Lawson Ave RU6 to RM4

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.

.2) Road Dedication and Subdivision Requirements

- a) On the Gordon Drive frontage, provide a 2.8m dedication for a future roadway allowance and to protect the existing trees along the frontage.
- b) Provide corner rounding or truncation dedication of 6m radius at Gordon Drive and Lawson Ave.
- c) Lot consolidation is required.
- d) Access to the development should be via Laneway.
- e) Laneway access to Gordon Drive should be designed to the SS-C7 standard with a continuous sidewalk at property line.

.3) 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 reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch 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. 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.

Additional geotechnical survey may be necessary for building foundations, etc

.4) Water

- a) The properties are located within the City of Kelowna service area. The existing lots are serviced with small-diameter water services (2). Only one service will be permitted to the development site. The applicant, at his cost, will arrange for the removal of all existing services and the installation of one new larger metered water service.
- b) 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 commercial zoning 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.
- c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- d) 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

.5) 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 (2) and the installation of one new larger service.

.6) 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.

.7) Roads

- a) Gordon Drive is designated an urban arterial road. At this time there are no further upgrades needed to Gordon Drive.
- b) Lawson Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c) The lane way is designated to be constructed to a cross section of SS-R2. Storm drainage system will be required for this laneway. Laneway access to Gordon Drive should be designed to the SS-C7 standard with a continuous sidewalk at property line.
- d) Provide a Street Sign, Markings and Traffic Control Devices design drawing for review and costing.
- e) Landscaped boulevards, complete with underground irrigation design drawing as per bylaw, is required on Lawson Ave

.9) Power and Telecommunication Services and Street Lights

- 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.
- b) Streetlights must be installed on all roads.
- 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).

.10) 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.

.11) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands, and for public access to Vaughan Ave via the proposed lane.
- b) 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.

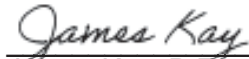
.12) Servicing Agreements for Works and Services

- b) 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.
- c) 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.

.13) 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.
- iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P.Eng.
Development Engineering Manager

JA

Proposal for Rezoning & Development Permit 1094 Lawson Avenue & 1450 Gordon Drive, Kelowna BC

Introduction

This application is for re-zoning and development permit to accommodate a 40 unit condominium development for 1094 Lawson Avenue & 1450 Gordon Drive. This infill project is characterized by Okanagan Modern styling celebrating generous open living space with bright interiors and outdoor space on large decks.



Gordon Drive View – main entrance

Site Context

The subject site consists of two lots - 0.15ha (0.369 acre) & 0.12ha (0.295acre) which are situated on the corner of Lawson Ave and Gordon Drive. This part of Kelowna is in line with a general Future Land use intent for Multiple Residential Medium density. The properties are presently zoned RU6, Single-Family Residential and RM4, Multi-Family Residential. Both parcels lie vacant and undeveloped. This application requests to amend the zoning to RM5, Multiple Unit Residential (Medium Density).



2

Overview, Form and Character

This application is to rezone the property to RM5, Medium Density Multiple Housing and undertake a Development Permit to facilitate the construction of 40 units of apartment housing on a parkade. The units in this development include 12 two bedroom units with den, 16 one bedroom units with den, 4 one bedroom units and 8 studios.

This proposal offers a significant landmark design at a prominent intersection that celebrates the corner while addressing a low scale interface to the pedestrian realm. The building design is Okanagan contemporary in nature, with many articulations in physical massing, color and material textures. Cladding will be a mixture of high quality textured fiber cement and various colors/profiles of metal panels. These will help form a durable and fire resistant façade that creates an attractive interface to the pedestrian realm.



Landscape Treatment

The landscape treatment is focused on preserving the existing boulevard trees, bringing shared communal space into the development, buffering the side lot with trees and shrubs and screening the ½ storey parkade wall from the public view.

Summary

The proposed development is consistent with the City's OCP and general goal of increasing density within downtown areas. The Development Permit Application includes **no variances**. It would add 40 units and locate its residents within walking/biking distance of schools, shopping, and services. The redevelopment of this underutilized site adds many new homes close to urban amenities. The applicant kindly seeks support from Staff and Council for this application.



Very Walkable

Most errands can be accomplished on foot.



Bikeable