
CITY OF KELOWNA

MEMORANDUM

Date: Jan 28, 2019
File No.: Z19-0040
To: Urban Planning Management (LK)
From: Development Engineering Manager (JK)
Subject: 515 Rutland Rd. RU1 to RM3

SCHEDULE	A
This forms part of application # Z19-0040	
Planner Initials	AJ
 City of Kelowna DEVELOPMENT PLANNING	

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.

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 Rutland Water District (RWD). The developer is required to make satisfactory arrangements with the RWD 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 RWD.
- 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 515 Rutland Rd is currently serviced with a 100mm-diameter sanitary sewer service. 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. 515 Rutland Rd N is in Spec Area 20. Spec area fees for the 17 units will be ((17units x 0.7 SFE/unit) – 1SFE credit) x \$1786.22 = **\$19,469.80**

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 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 accommodate upgrading construction. Cash-in-lieu in the amount of **\$22,300.00** will be taken for curb and gutter and fillet paving.

5. Subdivision and Dedication

- a) Approximately 5.0m of road dedication is required along the entire frontage of Rutland Road.
- b) 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) Re-locate existing utilities, where necessary. Ensure building setbacks comply with Fortis guidelines.

7. 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 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.

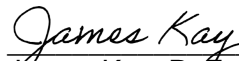
10. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- (b) Bike racks to be on-site.
- (c) Conditions subject to MOTI approval

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) Cash-in-lieu for road improvements **\$22,300.00**
 - iv) Spec Area Fees **\$19,469.80**



James Kay, P.Eng.
Development Engineering Manager

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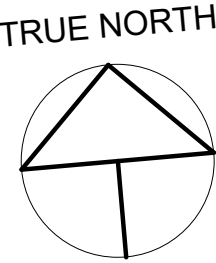
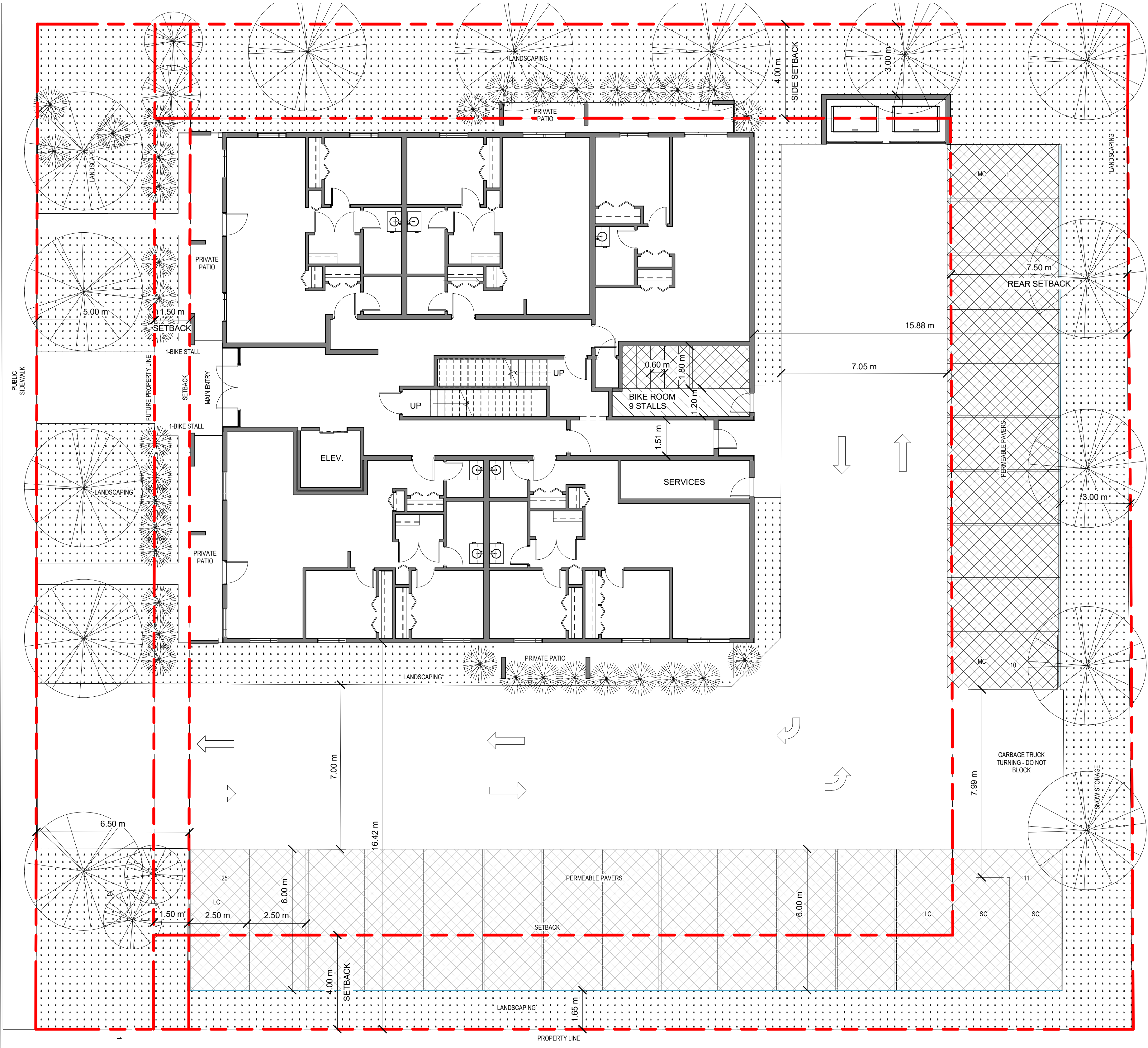
ZONING ANALYSIS

EXISTING ZONING: RU1	PROPOSED ZONING: RM3 - Low Density Multiple Housing
SITE AREA: 900 m2 MIN.	1983 m2 (21344 SF)
BUILDING AREA:	519 m2 (5596 SF)
UNIT COUNT:	5 x 1BR 12 x 2BR TOTAL: 17

ALLOWED PROPOSED

MAXIMUM FAR: 0.75	0.61
MAXIMUM SITE COVERAGE: 40% For Buildings 60% For Buildings & Hard Surfaces (65% for permeable surface)	26% (519 m2 (5596 SF)) 64%, PERMEABLE PAVERS USED
MAXIMUM HEIGHT: 3 Storeys/ 10 m	3 Storeys / 9.6 m
SETBACKS: Front: 1.5 m For Ground-Oriented Units Side 4.5 m Rear: 7.0 m	1.5 m 5.2 m, 15.8 m 15.8 m
PRIVATE OPEN SPACE: 15 m2 x 5 * 1BR = 75 m2 25 m2 x 12 * 2BR = 300 m2 TOTAL REQUIRED: 375 m2	464 m2
CAR PARKING: 25 REQUIRED Full-Size: Medium-Size: Compact-Size:	25 PROVIDED 52% 40% 8%
BIKE PARKING: 9 CLASS I 2 CLASS II	9 CLASS I 2 CLASS II

RUTLAND ROAD N



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



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ARCHITECTURE
URBAN PLANNING
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SEAL

Revisions

No	Date	Description
1	NOV 05, 2018	ISSUED FOR DP
2	APR 02, 2019	RE-ISSUED FOR DP

project title
RUTLAND MULTI-FAMILY DEVELOPMENT

project address
515 RUTLAND ROAD N,
KELOWNA, BC
project no. 4037

file no.
drawing title
SITE PLAN &
ZONING
ANALYSIS

designed R.Y. scale As indicated
drawn R.Y./A.A.
checked R.Y.
drawing no. A1.01
plotted APR 03, 2019

ATTACHMENT A

This forms part of application
Z19-0040

Planner
Initials AJ

City of
Kelowna
DEVELOPMENT PLANNING





EXTERIOR MATERIAL LEGEND	
1.	FIBER CEMENT PANELS - WHITE
2.	FIBER CEMENT PANELS - LIGHT BROWN
3.	FIBER CEMENT PANELS - DARK BROWN
4.	CORRUGATED METAL PANELS - GREY
5.	BRICK VENEER
6.	METAL REGLETS
7.	GLASS GUARDS W / TOP CAP
8.	ALUMINUM / VINYL FRAMED WINDOW / DOORS - BLACK
9.	WOOD SLAT SCREEN
10.	ROOF-TOP HVAC UNIT & SCREEN
11.	ELEVATOR SHAFT CAP

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EXTERIOR ELEVATIONS

ATTACHMENT A

This forms part of application
Z19-0040

Planner Initials **AJ**



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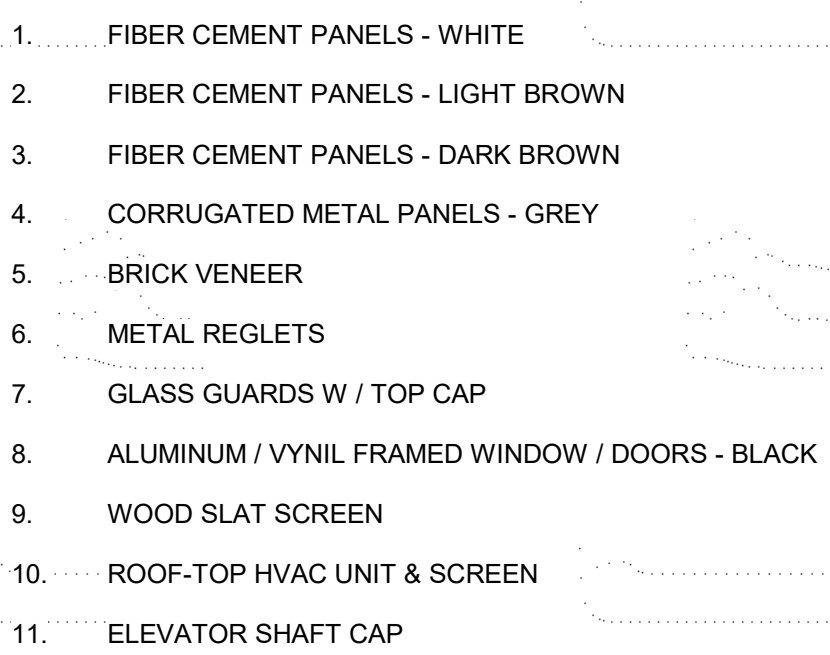
designed	R.Y.	scale	1/4" = 1'-0"
drawn	R.Y./A.		
checked	R.Y.		
drawing no.	A3.00		
plotted	APR 03, 2019		

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ensions

APR 03, 2019



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Kelowna
DEVELOPMENT PLANNING