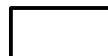



**Subject Properties Notes:**

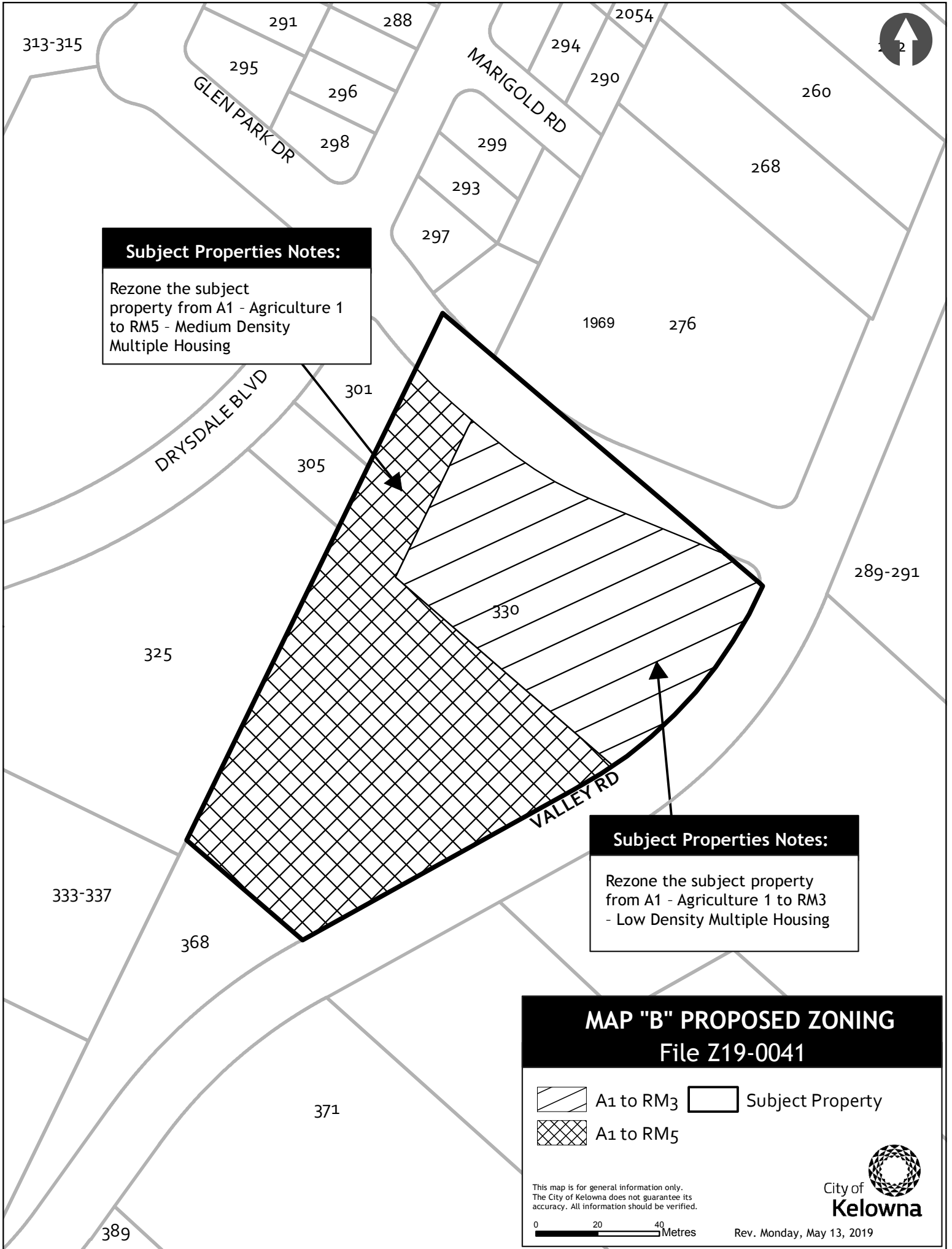
Amend a portion of the subject property from MRL Multiple Unit Residential (Low Density) to MRM - Multiple Unit Residential (Medium Density)

**MAP "A" OCP AMENDMENT  
File OCP19-0002**

-  Subject Property
-  MRL to MRM

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

0 25 50 Metres



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# CITY OF KELOWNA

## MEMORANDUM

**ATTACHMENT A**

This forms part of application

# OCP19-0002  
Z19-0041

Planner  
Initials

LK



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**Date:** January 14, 2019

**File No.:** Z19-0041 Revised

**To:** Land Use Management Department (LK)

**From:** Development Engineering Manager (JK)

**Subject:** 330 Valley Rd. Plan 4043 Lot 2 A1 to RM3 and RM5

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Development Engineering has the following comments and requirements associated with this application to A Rezoning application to rezone the subject property from A1 – Agricultural 1 to RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing to facilitate the development of townhouses and supportive housing.

The road and utility upgrading requirements outlined in this report will be a requirement of this application. All servicing and Road requirements will be address in this Rezoning memo.

Technologist for this project is Ryan O'Sullivan.

The following Works & Services are required for this Rezoning:

**.1) General**

- a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, 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.
- c) Due to the restrictive access of common driveways and emergency and maintenance issues, we recommend that all lots have direct physical access to a public road rather than by common driveways, unless accepted by the Approving Officer.
- d) The Fire Department and Environment Division requirements and comments are addressed separately by them.

**.2) Geotechnical Report**

- a) Provide a comprehensive 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.
- (vii) Identify slopes greater than 30%.
- 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.

**.3) Water**

- a) The property is located within the GEID service area.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. Two of the three Service connection must be removed. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this.
- c) Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

- d) Hydrants are to be spaced at 200m but also must be located within 100m of a building. Due to the length of the common driveway access and the distance of homes from the roads, another watermain may be required within the common driveway to service hydrants closer to the homes.
- e) Design drawings must be reviewed by GEID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

**.4) Sanitary Sewer**

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections in accordance with the Subdivision, Development & Servicing Bylaw. Only one service is to be provided per lot.

**.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,
  - 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) Significant banks are located on this site. The slopes appear to be sensitive to erosion; temporary and permanent measures must be taken to prevent erosion and sediment transport.
- e) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- f) Where ditches are provided they must be adequately lined and protected for the design flows.
- g) The drainage gullies are to be protected by way of Statutory Rights-of Way suitable to the Drainage Manager.

**.6) Roads**

- a) It is a requirement to construct an emergency access turnaround at end of proposed development site to the satisfaction of the Fire Department.
- b) Glen Park Rd from Drysdale to Valley Roads to be completed with Application Z17-0099.
- c) Visitor access to this development will be allowed from Valley Road as right in right out only. All resident access must be through Glen Park Road for both properties.
- d) 1.0m Road dedication will be required for 330 Valley road
- e) Valley Rd south bound lane must be constructed to 3.5m south bound lane, 1.5m bike lane, curb, gutter, 1.0m boulevard and 1.5m sidewalk placed 0.20m from new property line.
- f) Provide pavement marking and traffic signs where required. The City will install all signs and traffic control devices at the developer's expense.
- g) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- h) Re-locate existing poles and utilities, where necessary.
- i) Private access roads must be constructed and paved to the City standard SS-R2.
- j) Temporary asphalt cul-de-sacs or turn-a-round will be required at each terminal end of roads that will be extended in the future. Additional dedication or a Statutory Right-of-Way may be needed.

**.7) 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) 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 FortisGas, 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
- 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

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**CITY OF KELOWNA**  
**MEMORANDUM**

**ATTACHMENT A**

This forms part of application

# OCP19-0002  
Z19-0041

City of

**Kelowna**  
COMMUNITY PLANNING



Planner  
Initials

LK

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**Date:** January 14, 2019  
**File No.:** OCP19-0002  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 330 Valley Road

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The Development Engineering Branch comments and requirements regarding this Official Community Plan Amendment application to amend the Future Land Use for a portion of the site from MRL- Multiple Unit Residential (Low Density) to MRM – Multiple Unit Residential (Medium Density).

**1. General**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z19-0041.

*James Kay*

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James Kay, P. Eng.  
Development Engineering Manager

RO



**CITY OF KELOWNA**  
**MEMORANDUM**

<b>ATTACHMENT</b> <b>A</b>	
This forms part of application	
# <u>OCP19-0002</u> <u>Z19-0041</u>	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">LK</div>
 City of <b>Kelowna</b> <small>COMMUNITY PLANNING</small>	

**Date:** January 14, 2019  
**File No.:** DP19-0014  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 330 Valley Road                      Supportive Housing Form and Character

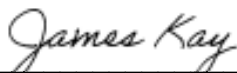
Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character

The proposed development is within Proposed Strata Lot A,B

Development Engineering has no comment regarding the form and character of the proposed buildings.

Proposed driveway access and turn around must be acceptable to the City fire department.

For servicing requirements refer to file Z19-0041

  
\_\_\_\_\_  
James Kay, P.Eng,  
Development Engineering Manager  
RO

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**CITY OF KELOWNA**  
**MEMORANDUM**

**Date:** January 14, 2019  
**File No.:** DVP19-0015  
**To:** Suburban and Rural Planning (LK)  
**From:** Development Engineer Manager (JK)  
**Subject:** 330 Valley Road                      Lot 2 Plan 4043

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**ATTACHMENT A**

This forms part of application

# OCP19-0002  
Z19-0041

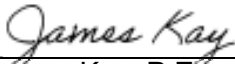
Planner  
Initials

LK



The Development Engineering comments and requirements regarding this Development Variance Permit are as follows: variances to the rear yard setback from 7.5 m required to 3.6 m proposed and 4.5 m required to 3.1 m proposed and to vary the side yard setback from 4.5 m required to 3.3 m proposed.

- a) This Development Variance Permit does not compromise any Municipal Infrastructure.

  
\_\_\_\_\_  
James Kay, P.Eng.  
Development Engineering Manager

RO

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**CITY OF KELOWNA**  
**MEMORANDUM**

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# OCP19-0002		
Z19-0041		
Planner Initials	LK	 City of <b>Kelowna</b> COMMUNITY PLANNING

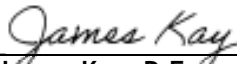
**Date:** January 14, 2019  
**File No.:** DP19-0016  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 330 Valley Road                      Supportive Housing Form and Character

Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character of supportive housing.

The proposed development is within Proposed Strata Lot A,B

Development Engineering has no comment regarding the form and character of the proposed buildings.

For servicing requirements refer to file Z19-0041

  
\_\_\_\_\_  
James Kay, P.Eng,  
Development Engineering Manager  
RO

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** January 14, 2019  
**File No.:** DVP19-0017  
**To:** Suburban and Rural Planning (LK)  
**From:** Development Engineer Manager (JK)  
**Subject:** 330 Valley Road                      Lot 2 Plan 4043

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<b>ATTACHMENT</b> <b>A</b>	
This forms part of application	
# <b>OCP19-0002</b> <b>Z19-0041</b>	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">LK</div>
<div style="text-align: right;"> <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small></div>	

The Development Engineering comments and requirements regarding this Development Variance Permit are as follows: variances for supportive housing with variances to the front yard setback from 6.0 m required to 4.2 m proposed and the rear yard landscape buffer from 3.0 m required to 1.2 m proposed and to increase the building height from 4.5 storeys maximum to 5.0 storeys proposed.

- a) This Development Variance Permit does not compromise any Municipal Infrastructure.

  
\_\_\_\_\_  
James Kay, P.Eng.  
Development Engineering Manager

RO

**CITY OF KELOWNA**  
**MEMORANDUM**

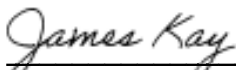
<b>ATTACHMENT A</b>	
This forms part of application	
# OCP19-0002 Z19-0041	
Planner Initials	<div>LK</div>
 City of <b>Kelowna</b> COMMUNITY PLANNING	

**Date:** January 14, 2019  
**File No.:** S19-0003  
**To:** Community Planning Department Manager (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2 Lot Subdivision

LOCATION:	330 Valley Road
APPLICANT:	Kent MacPherson
LEGAL:	Plan 4043 Lot 2

The Development Engineering comments and requirements regarding this subdivision application to create two parcels to facilitate the development of two multiple dwelling housing sites.

- All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under the rezoning application file number Z19- 0041



James Kay, P. Eng.  
Development Engineering Manager

RO





# ATTACHMENT B

This forms part of application

# OCP19-0002

Z19-0041

Planner

Initials

LK

City of  
**Kelowna**  
COMMUNITY PLANNING



## LANDSCAPE LAYOUT

DRAFTING BY:  
 Prestige



Drawn By:

CLC

Approved By:

AS 5110VN

Date:

12 DEC 2018

NOTE:  
GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPOSED  
LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED  
ACCORDING TO LOCAL BUILDING AUTHORITY REGARDING SUBSTRATE  
STABILITY AND PROOF PREPARATION FOR THE PROPOSED BUILDING. PAWL  
GRADE REQUIREMENTS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO  
PROVIDE A POSITIVE SLOPE TO DRAIN AND GROUND WATER INFILTRATE.

Checked By:

ED HALL

Drawing Number:

REGENCY VALLEY ROAD

DRAFTING BY:

Home Planning & Design

Scale: 1" = 20'-0"



Scale: 1" = 20'-0"

VALLEY ROAD

GLENPARK DR.

RM3

RM5

AMENITY BUILDING

PLAYGROUND

COMMUNITY GARDEN

WASTE

ENTRY

LOADING

WATER FEATURE

BIKES

WASTE

COVERED PARKING (13 STALLS)

RAMP ON

PROPERTY LINE

4'-0" RETAINING WALL

3' PICKET FENCE

3' CHAIN FENCE

3' GATE AT ALL UNIT ENTRANCES (ALONG GLENPARK DRIVE)