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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** June 04, 2018  
**File No.:** Z18-0057  
**To:** Community Planning (TA)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2800 HWY 97 N

A1 to C10

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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 Aaron Sangster.

### 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.
- c. These Development Engineering comments and requirements are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.

### 2. Water

- a. The property is located within the Black Mountain Irrigation District (BMID) service area. Design drawings must be reviewed by BMID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City for review.
- 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 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. 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.

### **3. 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 and the installation of one new larger service.

### **4. 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.

### **5. Roads**

- a. HWY 97 N fronting this development has already been upgraded, and no further upgrades are required at this time.

### **6. Road Dedication and Subdivision Requirements**

- a. Grant Statutory Rights of Way if required for utility services.
- b. If any road dedication affects lands encumbered by a Utility right-of-way (such as BC Hydro Gas, 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

### **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. 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.
- c. Remove existing poles and utilities, where necessary. Remove aerial trespass (es).

### **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. 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.**
  - i. The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.
  - ii. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
  - iii. Site suitability for development.
  - iv. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
  - v. Any special requirements for construction of roads, utilities and building structures.
  - vi. Recommendations for items that should be included in a Restrictive Covenant.

- vii. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- viii. Any items required in other sections of this document.
- ix. Additional geotechnical survey may be necessary for building foundations, etc

#### **11. Charges and Fees**

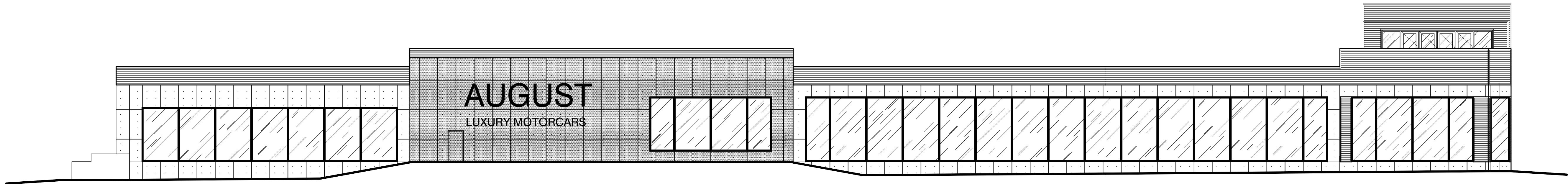
- a. Development Cost Charges (DCC's) are payable
- b. Fees per the "Development Application Fees Bylaw" include:
  - i. Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
- c. Engineering and Inspection Fee: 3.5% of construction value (plus GST)



James Kay, P.Eng.  
Development Engineering Manager

AS





# AUGUST LUXURY MOTORCARS

2800 HIGHWAY 97 NORTH, KELOWNA, B.C.

## GENERAL CODE DESCRIPTION:

BRITISH COLUMBIA BUILDING CODE 2018

Building Classification:  
( 3.2.2.75. ) Group F, Division 2, up to 4 Storeys, Increased Area, Sprinklered.

Repair Garage & Sales Rooms - Group F, Division 2.  
Maximum Building Area = 4800 sq. m. if 2 Storeys in Building Height.  
Permitted to be Combustible & Non-Combustible Construction Used Singly or in Combination.  
Floor Assemblies = Fire Separation not less than 45 Min. Fire-Resistance Rating.  
Mezzanines = If of Combustible Construction not less than 45 Minute Fire-Resistance Rating.  
Loadbearing Walls, Columns & Arches = If of Combustible Construction and Supporting a Assembly Required to have a Fire-Resistance Rating shall have a Fire-Resistance Rating of not less than 45 Minute, OR Be of Non-Combustible Construction , AND  
Loadbearing Walls, Columns & Arches Supporting Supporting a Fire Separation shall have a Fire-Resistance Rating Not Less Than That Required for the Fire Separation.

Facing 2 Streets

Total Building Area = 26,307.86 sq. ft. ( 2444 sq. m.)

SITE DETAILS:	ZONE REQUIREMENT	PROPOSAL
SITE AREA (sq.m.)	1000 sq.m.	6420.41 sq.m.
SITE WIDTH (m)	40m	280.38m
SITE DEPTH (m)	30m	47.20m (irregular)
SITE COVERAGE OF BUILDING(S) (%)	60%	BLDG A = 2274 sq.m. BLDG B = 169.81 sq.m. TOTAL = 2443.81 sq.m. 36%
SITE COVERAGE OF BUILDINGS, DRIVEWAYS, AND PARKING (%)	60%	58%

DEVELOPMENT REGULATIONS:	ZONE REQUIREMENT	PROPOSAL
TOTAL NUMBER & TYPES OF UNITS	0	(OFFICE/ SHOWROOM/ SERVICE)
FLOOR AREA (GROSS/NET)	3852.23 sq.m.	2670.59 sq.m.
FLOOR AREA RATIO (FAR)	.60	.42
BUILDING HEIGHT (STORIES/METERS)	(3 STOREYS/ 12m)	(2 STOREYS/ 11.68m)
<b>BUILDING(S) SETBACKS (m):</b>		
FRONT	2m. (MDT 4.5m)	4m (.5m variance req'd)
SIDE (INCLUDE DIRECTION)	0.0m (N)	4.5m (N)
SIDE (INCLUDE DIRECTION)	0.0m (S)	> 0.0m (S)
REAR	0.0m	0.0m
NUMBER OF PARKING STALLS/LOADING SPACES	49	50
<b>SETBACKS TO PARKING (m):</b>		
FRONT	2m	2m
SIDE (INCLUDE DIRECTION)	N/A	N/A
SIDE (INCLUDE DIRECTION)	N/A	N/A
REAR	N/A	N/A
DRIVE AISLE WIDTH (m)	N/A	5.5m
NUMBER OF BICYCLE PARKING SPACES	N/A	5
PRIVATE OPEN SPACE AREA	N/A	N/A

ATTACHMENT

A

This forms part of application  
# OCP18-0012/Z18-0057

Planner  
Initials

WM

City of  
**Kelowna**  
DEVELOPMENT PLANNING



J.P. SAUTER  
ARCHITECT

J. PETER SAUTER - PRINCIPAL ARCHITECT  
HOLDER OF CERTIFICATE OF PRACTICE - AAA - ABC - SAA

DEVELOPER:

**INNOCEPT**  
DEVELOPMENT & REAL ESTATE OUTSOURCING

NO.	DATE	REVISIONS DESCRIPTION
A	APR 2019	ISSUED FOR D.P. APPLICATION.
B		
C		
D		

## CONSTRUCTION NOTES:

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- All dimensions are to be confirmed on site.
- All materials are to be installed per manufacturer's recommended installation instructions.
- All layout dimensions and modifications to be confirmed by project manager.
- Sub-contractors are to visit & familiarize themselves with site conditions & restrictions prior to tendering price.
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## PROJECT

NEW INDUSTRIAL/RETAIL LUXURY VEHICLE SALES  
AUGUST LUXURY MOTOR CARS  
2800 HIGHWAY 97 N  
KELOWNA, BC.

## FOR

AUGUST LUXURY MOTOR CARS  
2800 HIGHWAY 97 N  
KELOWNA, BC.

## DRAWING TITLE

COVER SHEET  
ZONING & CODE INFORMATION

SCALE AS NOTED  
DATE APRIL 04/2019  
DRAWN  
CHECKED  
PROJ. NO. 2018-15  
FILE NO. 2018-15

This drawing is an instrument of service and is the property of the architect and may not be reproduced without the permission of the architect. All designs and other information shown on this drawing are for use on specified projects only and shall not be used otherwise without written permission of the architect. All dimensions shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing. (Stop statements shall be submitted for approval before proceeding with fabrication.)

## DRAWING NO.

A0.0 / 6

BOX 61075, KENSINGTON P.O.,  
CALGARY, ALBERTA T2N 4S6  
(403) 270-0159 - JPSAUTER.COM  
EMAIL : jpsauter@shaw.ca





This forms part of application  
# OCP18-0012/Z18-0057

WM



A1.0 / 6

BOX 61075, KENSINGTON P.O.,  
CALGARY, ALBERTA T2N 4S6  
(403) 270-0159 - JPSAUTER.COM  
EMAIL : [jpsauter@shaw.ca](mailto:jpsauter@shaw.ca)



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KELOWNA, BC.

**FOR**  
AUGUST LUXURY MOTOR CARS  
2800 HIGHWAY 97 N  
KELOWNA, BC.

DRAWING TITLE

FULL SITE PLAN

SCALE AS NOTED SEA  
DATE APRIL 04/2019  
DRAWN CNS/JPS  
CHECKED RM/JPS  
PROJ. NO 2018-15  
FILE NO. 2018-15

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DRAWING NO.

A1.0 / 6



NO.	DATE	DESCRIPTION
A	APR 2019	ISSUED FOR D.P. APPLICATION.
B		
C		
D		

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AUGUST LUXURY MOTOR CARS  
2800 HIGHWAY 97 N  
KELOWNA, BC.

**FOR**  
AUGUST LUXURY MOTOR CARS  
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KELOWNA, BC.

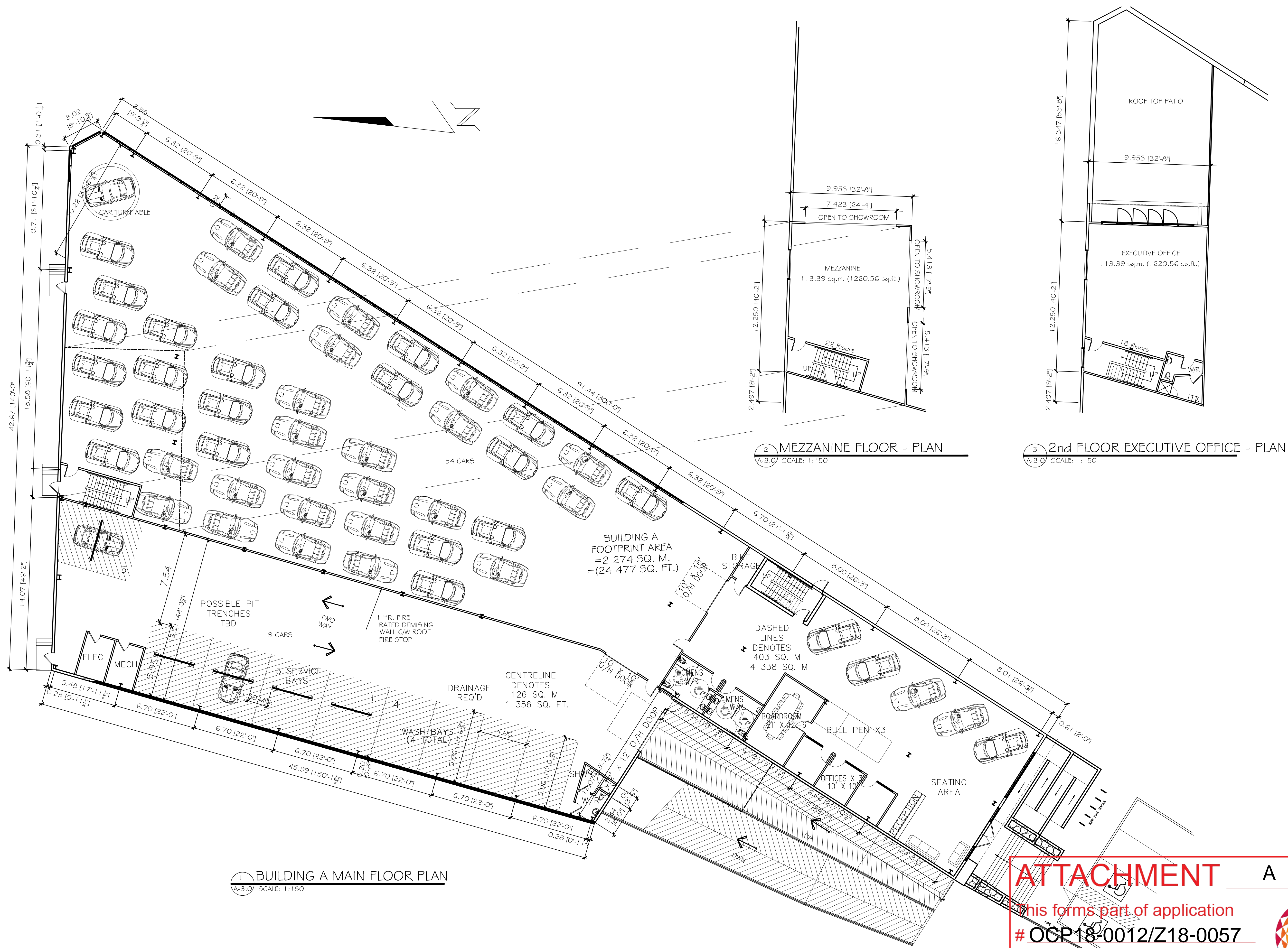
**DRAWING TITLE**  
FLOOR PLAN

SCALE AS NOTED  
DATE APRIL 04/2019  
DRAWN CNS/JPS  
CHECKED RM/JPS  
PROJ. NO. 2018-15  
FILE NO. 2018-15

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**DRAWING NO.**  
**A3.0 / 6**

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**ATTACHMENT A**

This forms part of application  
# OCP18-0012/Z18-0057

Planner Initials **WM**

City of **Kelowna**  
DEVELOPMENT PLANNING





TOTAL = 49 PARKING STALLS  
8 STALLS 12 FEET WIDE  
41 STALLS 10 FEET WIDE

ATTACHMENT

A

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Planner Initials

WM

City of Kelowna

DEVELOPMENT PLANNING

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ARCHITECT

J. PETER SAUTER - PRINCIPAL ARCHITECT  
HOLDER OF CERTIFICATE OF PRACTICE - AAA - ABC - SAA

DEVELOPER:

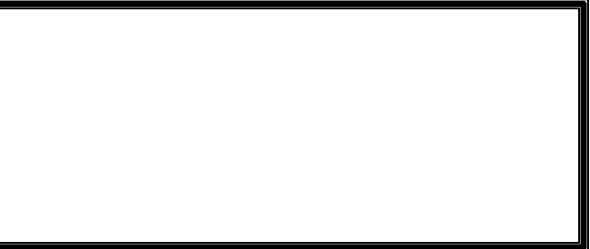
INNOCEPT

DEVELOPMENT & REAL ESTATE OUTSOURCING

REVISIONS		
NO.	DATE	DESCRIPTION
A	APR 2019	ISSUED FOR CLIENT REVIEW.
B		
C		
D		

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AUGUST LUXURY MOTOR CARS  
2800 HIGHWAY 97 N  
KELOWNA, BC.

FOR

AUGUST LUXURY MOTOR CARS  
2800 HIGHWAY 97 N  
KELOWNA, BC.

DRAWING TITLE

BASEMENT PARKING FLOOR PLAN

SCALE

AS NOTED

DATE

APRIL 04/2019

DRAWN

JPS

CHECKED

RM/JPS

PROJ. NO

2018-15

FILE NO.

2018-15

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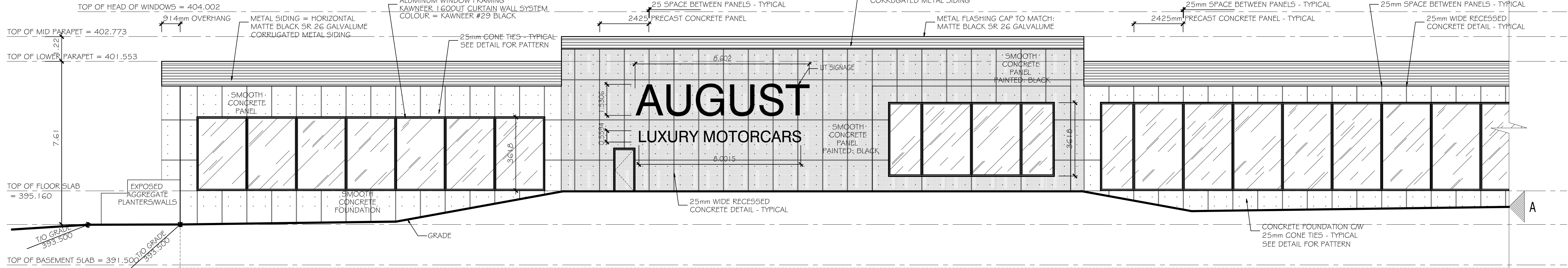
DRAWING NO.

A3.1 / 6

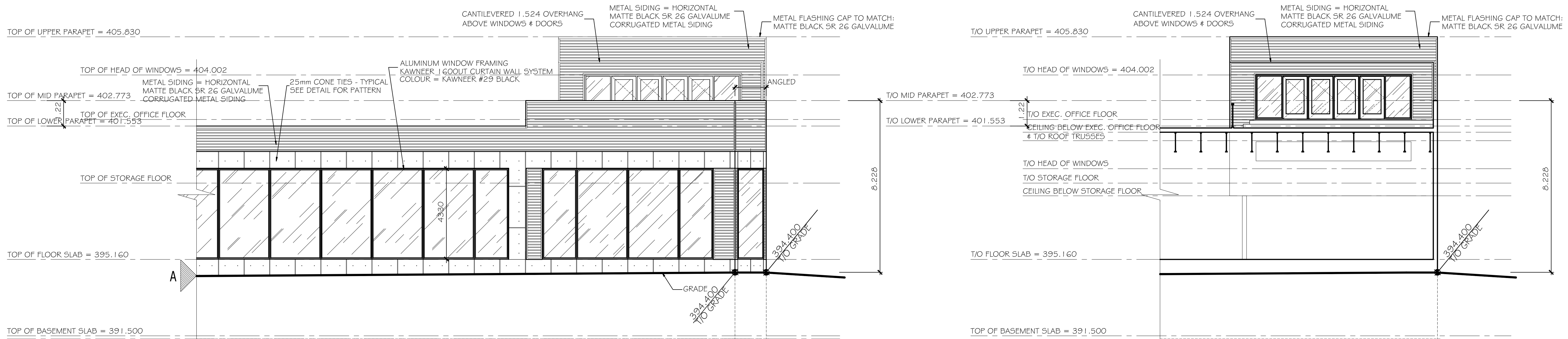
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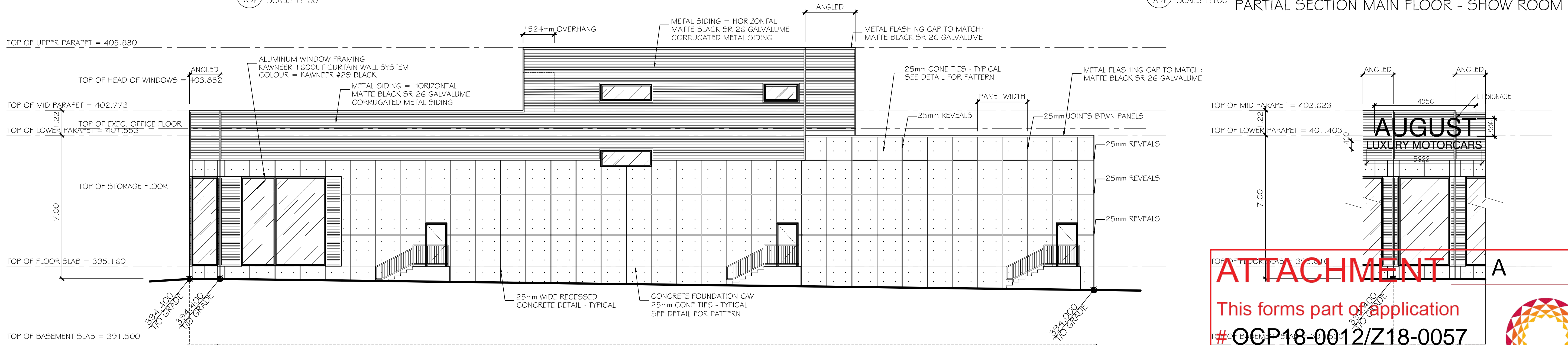
TOP OF UPPER PARAPET = 405.830



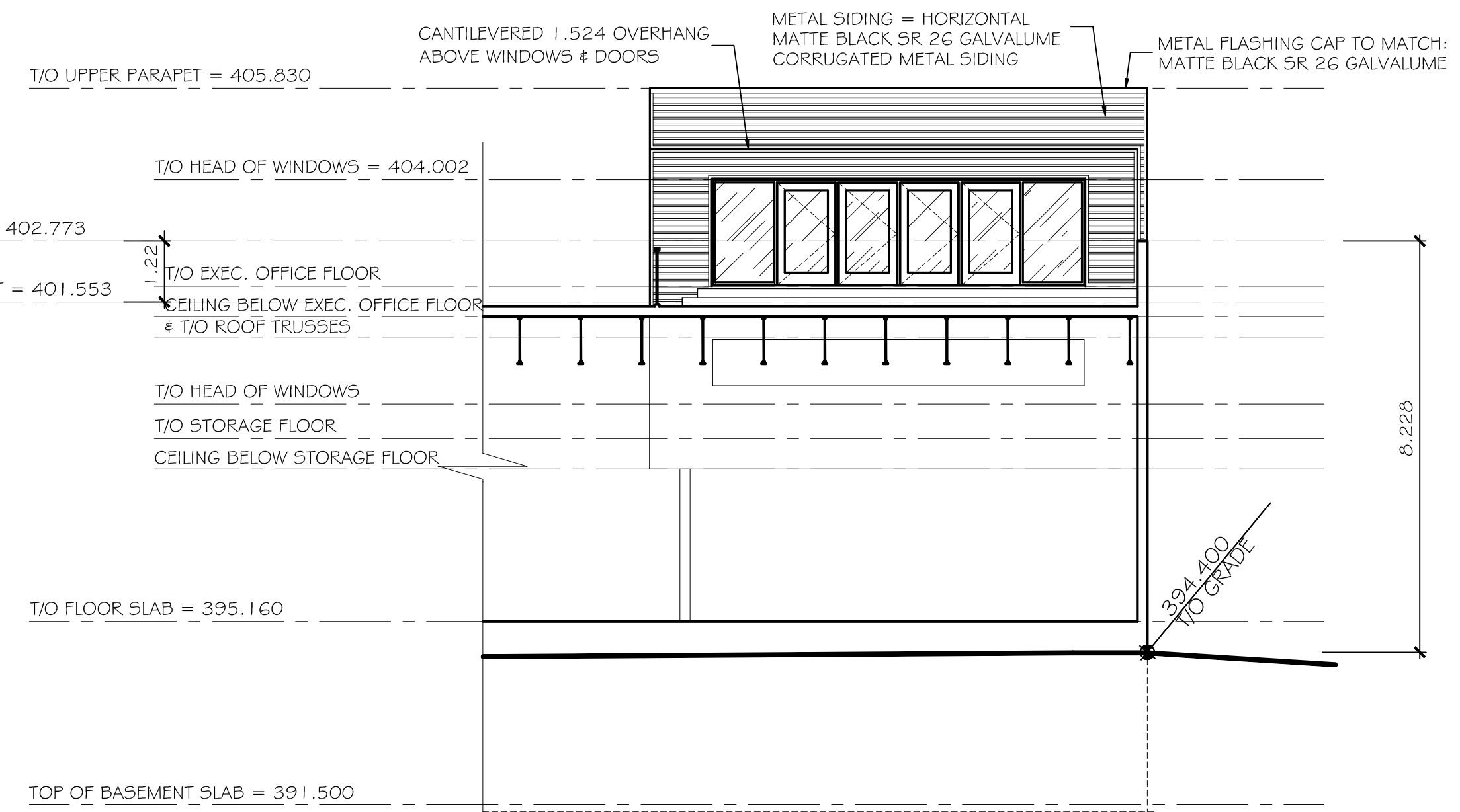
1 PARTIAL EAST ELEVATION HIGHWAY 97  
A-4 SCALE: 1:100



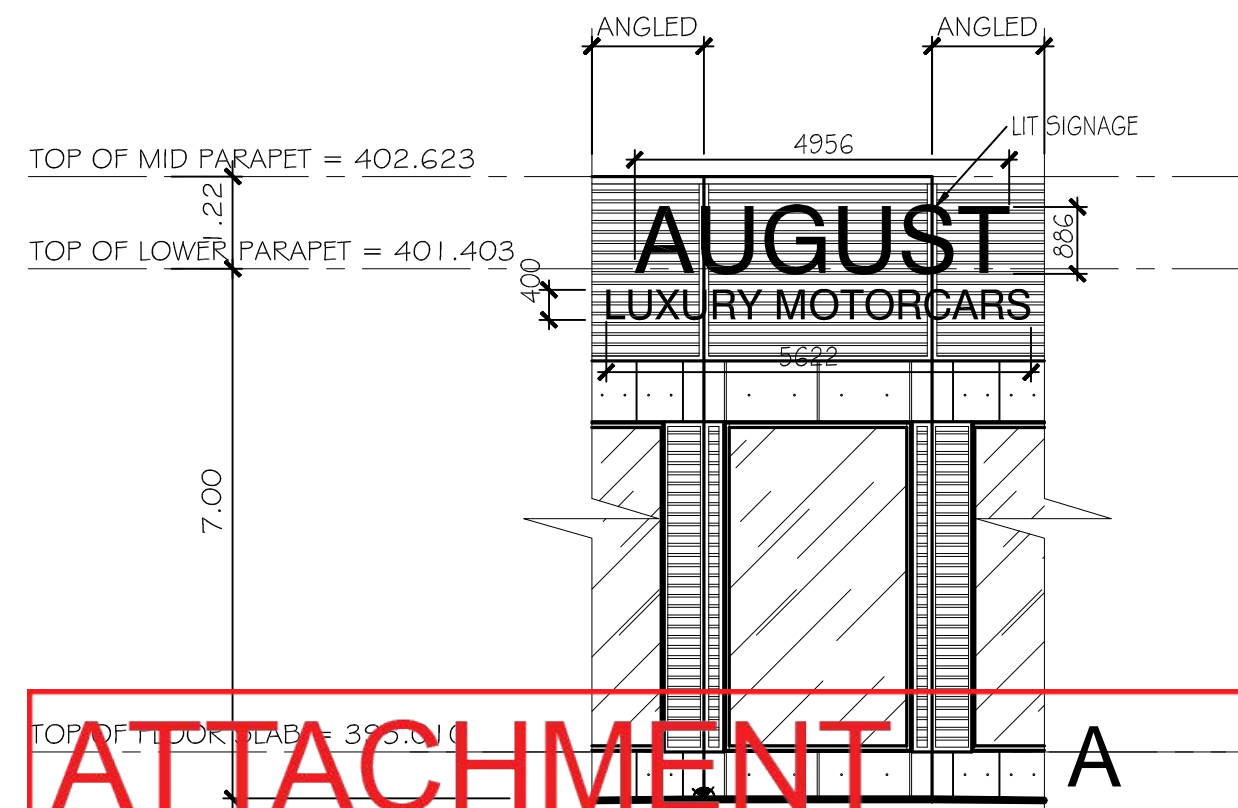
2 CONT'D PARTIAL EAST ELEVATION HIGHWAY 97  
A-4 SCALE: 1:100



3 CORNER & SIDE - NORTH ELEVATION  
A-4 SCALE: 1:100



5 EXECUTIVE OFFICE - ROOF - ELEVATION HIGHWAY 97  
A-4 SCALE: 1:100



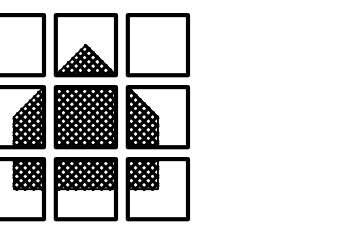
**ATTACHMENT**

This forms part of application  
# OCP18-0012/Z18-0057

4 PARTIAL CORNER ELEVATION HIGHWAY 97  
A-4 SCALE: 1:100

Planner Initials WM

City of Kelowna  
DEVELOPMENT PLANNING



J.P. SAUTER  
ARCHITECT

J. PETER SAUTER - PRINCIPAL ARCHITECT  
HOLDER OF CERTIFICATE OF PRACTICE - AAA - ABC - SAA

DEVELOPER:

**INNOCEPT**  
DEVELOPMENT & REAL ESTATE OUTSOURCING

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KELOWNA, BC.

**FOR**  
AUGUST LUXURY MOTOR CARS  
2800 HIGHWAY 97 N  
KELOWNA, BC.

**DRAWING TITLE**  
ELEVATIONS

SCALE AS NOTED  
DATE APRIL 04/2019  
DRAWN CNS/JPS  
CHECKED RM/JPS  
PROJ. NO. 2018-15  
FILE NO. 2018-15

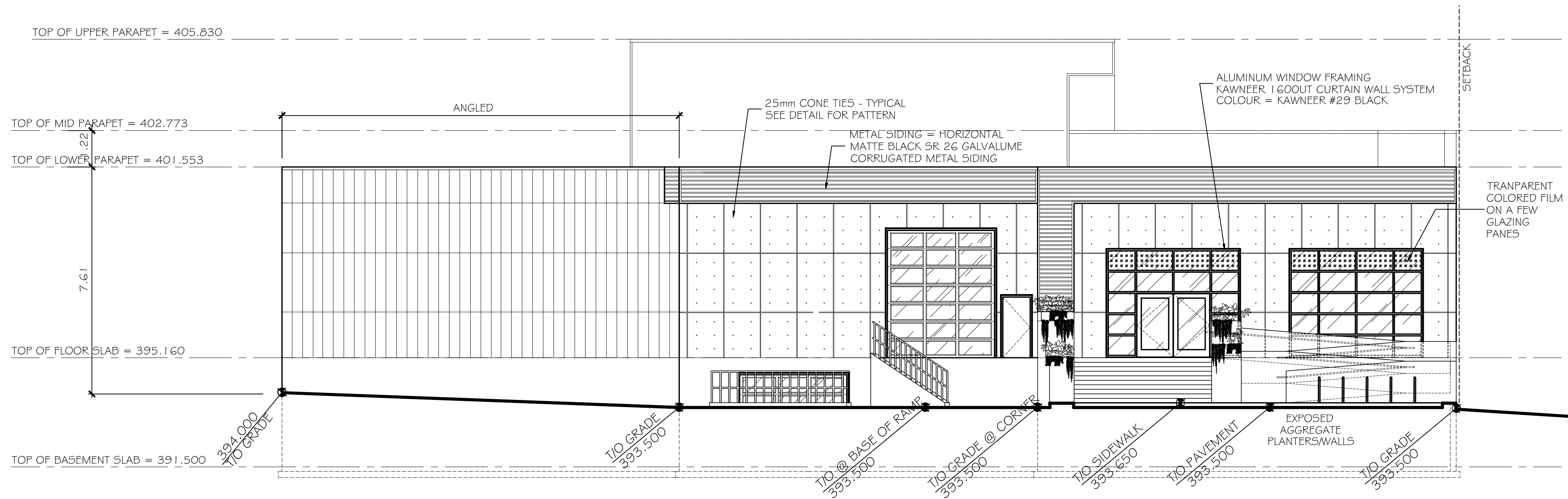
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**DRAWING NO.**

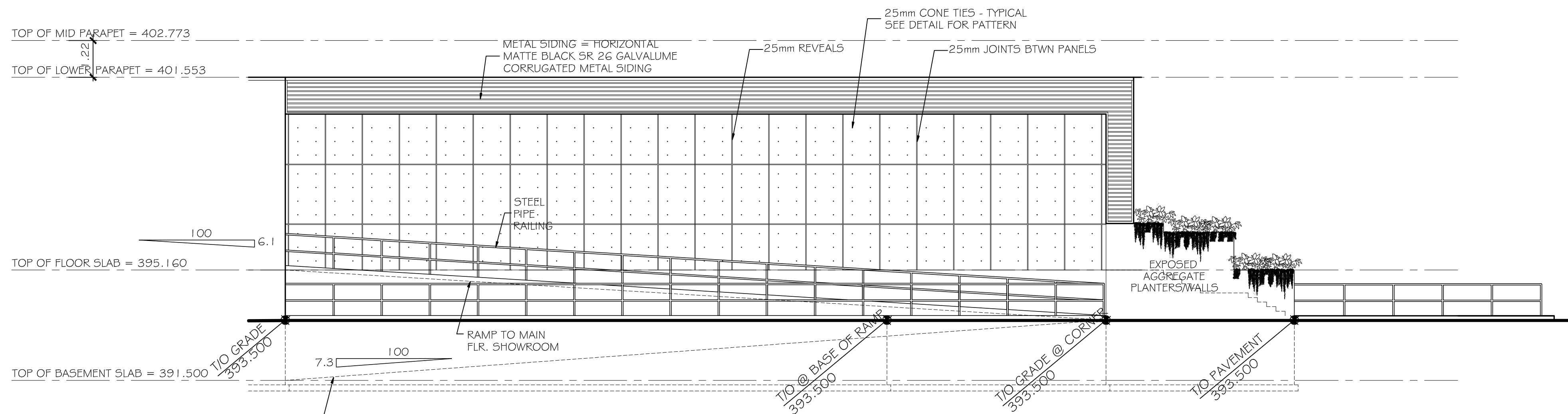
**A4.0 / 6**

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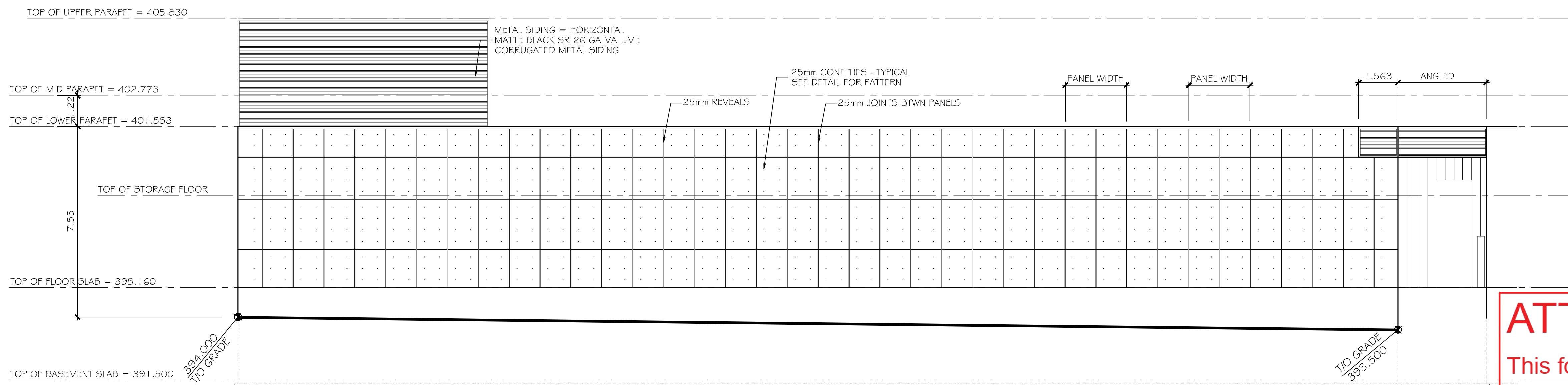




3 FRONT ENTRANCE - SOUTH ELEVATION  
A-4.1 SCALE: 1:100



2 BACK GARAGE RAMP - WEST ELEVATION  
A-4.1 SCALE: 1:100



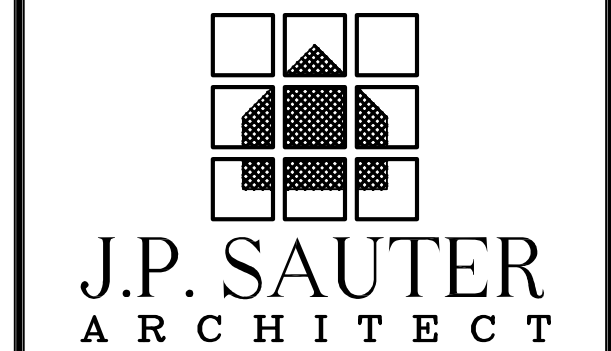
3 BACK - WEST ELEVATION  
A-4.1 SCALE: 1:100

**ATTACHMENT A**

This forms part of application  
# OCP18-0012/Z18-0057

Planner  
Initials WM

City of  
**Kelowna**  
DEVELOPMENT PLANNING



J. PETER SAUTER - PRINCIPAL ARCHITECT  
HOLDER OF CERTIFICATE OF PRACTICE - AAA - ABC - SAA

DEVELOPER:  
**INNOCEPT**  
DEVELOPMENT & REAL ESTATE OUTSOURCING

NO.	DATE	DESCRIPTION
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2800 HIGHWAY 97 N  
KELOWNA, BC.

**FOR**  
AUGUST LUXURY MOTOR CARS  
2800 HIGHWAY 97 N  
KELOWNA, BC.

**DRAWING TITLE**  
ELEVATIONS

SCALE AS NOTED SEAL  
DATE APRIL 04/2019  
DRAWN CNS/JPS  
CHECKED RM/JPS  
PROJ. NO. 2018-15  
FILE NO. 2018-15

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**DRAWING NO.**

**A4.1 / 6**

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