
CITY OF KELOWNA

MEMORANDUM

Date: December 19, 2019
File No.: Z19-0126 R
To: Community Planning (AT)
From: Development Engineering Manager (JK)
Subject: 640, 650 Cawston Ave, 1292, 1292, 1284 Richter St.t

SCHEDULE		A
This forms part of application # OCP20-0002, Z19-0126		
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RU2 to C7

Development Engineering has the following comments and requirements associated with this application to this Rezoning application to rezone the subject properties from RU2. Medium Lot Housing to C7. Central Business Commercial to facilitate the construction of an apartment building.

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 development may require the installation of centralized mail delivery equipment. Please contact the 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) The Fire Department 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



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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%.
- viii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- ix) Recommendations for items that should be included in a Restrictive Covenant.
- x) 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.
- xi) Any items required in other sections of this document.
- xii) Recommendations for erosion and sedimentation controls for water and wind.
- xiii) Recommendations for roof drains and perimeter drains.

.3) Domestic Water and Fire Protection

- a) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. 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 property to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.
- b) The property is located within the City of Kelowna service area. Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service
- 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



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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 their cost.

.4) Sanitary Sewer

- a) Our records indicate that these properties are currently serviced with 5- 100mm-diameter sanitary sewer services. 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. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new service at the applicant's cost.

.5) Drainage

- a) Provide a detailed Storm Water Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) 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 recommendations for onsite drainage containment and disposal systems
- 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

.6) Roads

- a) Richter St frontage improvements have already been completed. No further upgrades are needed at this time.
- b) Cawston Ave frontage improvements have already been completed. No further upgrades are needed at this time. With the exception of the existing Letdown to Lane way to be removed and landscaped Boulevard, Roll over curb and gutter to removed and replaced with Barrier curb and gutter.
- c) The laneways fronting this development and Lane way north to Coronation Ave needs to be upgraded to a laneway standard. Standard drawings to be used is SS-R2 for the full construction of the laneway and SS-C7 for the laneway driveway let down. The limits of construction of the lane will be the west-east portion and the entire north-south section. A storm drainage system will be needed within the laneways. CB and Drywell are required
- d) Existing poles and utilities in Lane way effected in section C will need to be undergrounded.

.7) Development Permit and Site Related Issues

- a) By Registered plan to provide the following
 - i) Grant statutory rights-of-way or dedicate lands if required for utility services and/or pedestrian access
 - ii) Dedication of Corner Rounding in the south west corner of the property

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b) All vehicle access to this development will be via laneway. No access will be granted from Cawston Ave or Richter Street.

c) Lot consolidation is needed.

.8) **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) 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.

.9) **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.

.10) **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.

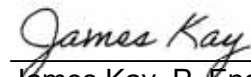
b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

.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.
- 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.

.12) 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 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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**DEVELOPMENT RATIONALE FOR
PROPOSED RICHTER-CAWSTON MULTI FAMILY PROJECT**
Proposal for Re-Zoning, Development Permit and Development Variance
Permit

Existing Zoning: RU2

Proposed Zoning: C-7

1292 Richter Street. - Legal Description:

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1284 Richter Street. - Legal Description:

Lot 16, District Lot 139 Osoyoos Division
Yale District Plan 1037. PID:011-855-045
AND

The South ½ Of Lot 15 District Lot 139
Osoyoos Division Yale District Plan
1037. PID: 011-855-037

Lot A District Lot 139 Osoyoos Division
District Plan KAP68057

650 Cawston Avenue. - Legal Description:

Lot 17 District Lot 139 Osoyoos Division
Yale District Plan 1037. PID: 011-855-
053

640 Cawston Avenue. - Legal Description:

The East ½ of Lot 19 District Lot 139
Osoyoos Division Yale District Plan
1037. PID: 011-855-070

Introduction

This is an application for the re-zoning, development permit and development variance permit to accommodate a 73-unit multi-family building.

Site Description


The subject property is situated on the NW corner of Cawston Avenue and Richter Street within Kelowna's downtown Urban Cultural District. Located walking distance away from Downtown Kelowna's many amenities; the future residents of this medium density multi-family structure can choose to walk or bike for daily essentials instead of driving.



The site consists of four lots (which will be consolidated) that contain approximately 2276 m² (24,489 sq. ft.) The subject properties are currently zoned RU2 and we are seeking a re-zoning to C7 (Central Business District). In addition, the proposed development includes a portion of the laneway whose prospective sale has received preliminary approval from City of Kelowna.

The site is level, with frontages on both Cawston Avenue and Richter Street. All four separate older houses that will be demolished prior to construction commencing. The North End of Downtown Kelowna is undergoing substantial redevelopment as the downtown core continues to evolve into a medium to higher density area.

Development Description

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The proposed project requires a new Re-Zoning Development Permit and a Development Variance Permit for a 6-storey condominium building which will consist of a single level (lower parking, partial below grade) concrete parking area with 75 parking stalls and six (6) floors (wood frame) of condominiums consisting of 73 condos above the parking podium.

The building will incorporate independent patio/green space on top of portions of the parking structure. Vehicular access to the parking shall be from the rear alleyway via St. Paul and Clement. The intention is to use of brick, concrete, and wood materials. The final design details will be provided in the forthcoming Development Permit grade drawings.

The centrally located building entrance is planned to emphasize the entrance and to create a prominent street scape. The accent feature, and deliberate glazing, on the large vertical column, creates an inspired yet subtle accent and creatively defines this important corner.

The mix of units in the building is currently proposed to be made up of 19 two-bedroom units, 15 one bedroom plus den units, 9 one-bedroom units, and 30 studio units. Unit sizes range from 493 sq. ft for studios, 634 sq. ft. for one bedroom, 690-780 for one bedroom plus den, 1,110-1,230 sq. ft. for two bedrooms.

Development Rationale

- This development intends to support the goals of the Kelowna "My Downtown" Official Community Plan.
- Scale of building and wood frame construction provides a much required attainable and affordable alternative to concrete high-rise developments prominent in the downtown core.
- This location reduces the impact and need for car use; walking to work and bike riding will be a common practice with residents as they access the many entertainment and dining options nearby.
- Residential and pedestrian interface along Cawston with off street vehicle and bike parking will support an active lifestyle.
- The site is well positioned near the rapid transit bus route system. It is also located to be strategically integrated with the Cawston community bike path.