

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

**SCHEDULE** \_\_\_\_\_ **A**

This forms part of application  
# Z17-0117



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **LK**

**Date:** October 01, 2018  
**File No.:** Z17-0117 (REVISED)  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager(JK)  
**Subject:** 1028 - 1044 Coronation Ave (REVISED)

RU6 to RM5

Development Engineering has the following 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) Domestic Water and Fire Protection

- a) The development site is presently serviced with a two (2) small diameter (13-mm) water services and one (1) 19mm service. The applicant's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- b) It is apparent that the existing 150mm diameter water main within Coronation Ave is substandard. The applicant, at their cost, will arrange for upgrading of watermain along the full frontage to Gordon Drive with a 200mm PVC water main, the decommissioning of the Three (3) small water services, and the installation of one new larger water service.

.2) Sanitary Sewer

- (a) The development site is presently serviced with a Three (3) 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing services and the installation of a new larger service if required.

.3) Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites 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 provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- (b) Only one service will be permitted for this development. The applicant, at their cost, will arrange the installation of one overflow service.

.4) Road Improvements

- (a) Coronation Ave fronting this development must be upgraded to an urban standard to include barrier curb & gutter, storm drainage, concrete sidewalk, landscaped boulevard c/w irrigation and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- (b) The lane fronting this development is constructed to a paved standard, therefore the upgrades that are required is the pavement widening and a storm drainage system.

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

- 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 as this site is located within the South Pandosy urban town centre.
- 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) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.7) Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

.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 Works & Utilities 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 on the insurance policy as an additional insured.

.10) Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

.11) Bonding and Levy Summary

(a) Bonding

(i)	Water main and service upgrade	\$TBD
(ii)	Sanitary main and service upgrade	\$TBD
(iii)	Lane Upgrades	\$TBD
(iv)	Coronation Ave Frontage Improvements	\$TBD

.12) Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

14) Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) The access to this site must be from the lane. Access to Gore Street is not permitted as per bylaw.

15. 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 pisometers 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.

*James Kay*

James Kay, P.Eng.

Development Engineering Manager

JA



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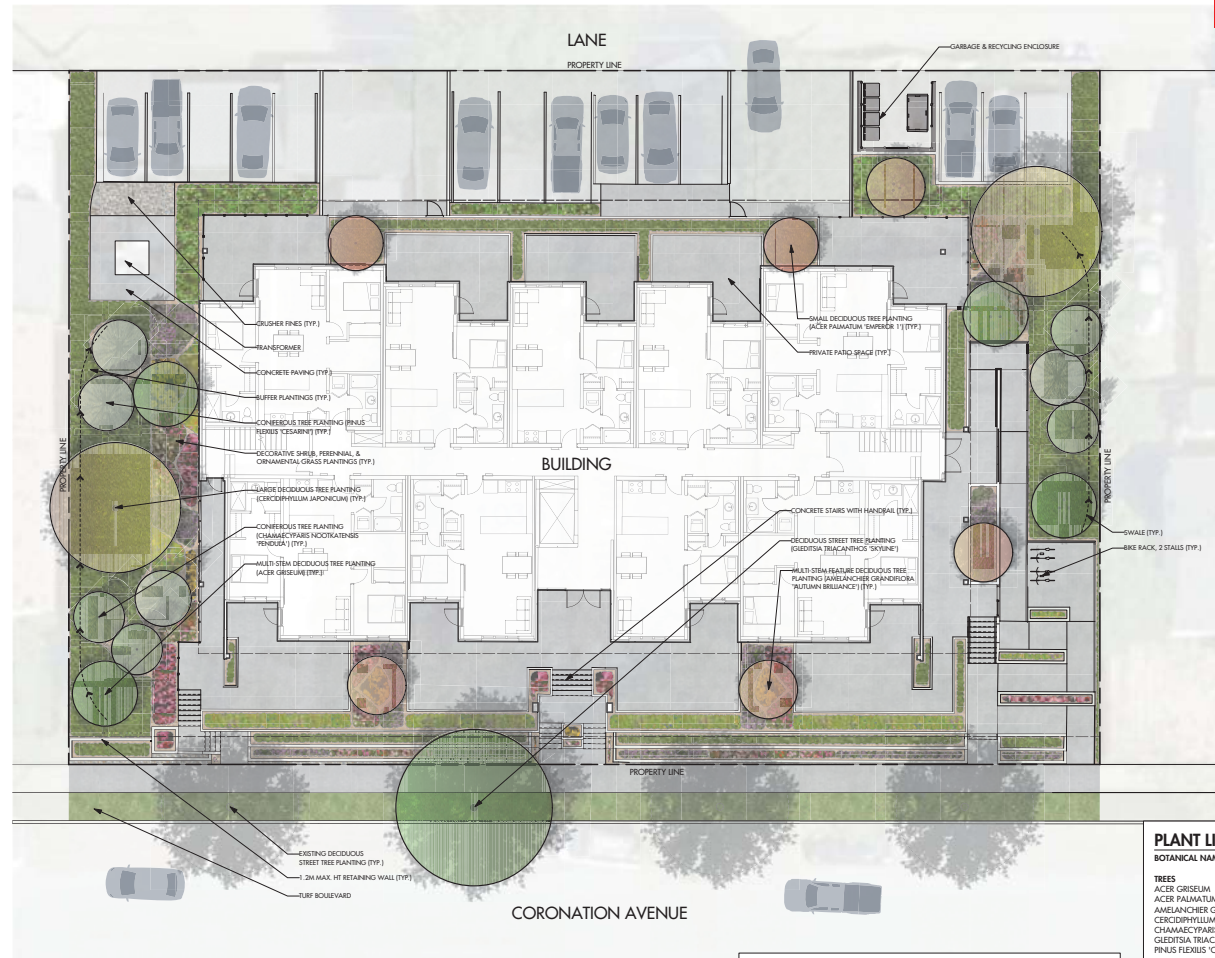


City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner Initials **LK**

**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

303-590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
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PROJECT TITLE  
**1044 CORONATION AVE  
MULTI-FAMILY**  
Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION	DATE	BY	REVISION
1	19.08.03		Review
2	19.08.18		Development Permit
3			
4			

PROJECT NO.	19076
DESIGN BY	OW
DRAWN BY	NS
CHECKED BY	FB
DATE	SEP. 18, 2019
SCALE	1:125



DRAWING NUMBER

# L1/2

**ISSUED FOR REVIEW ONLY**  
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- ### NOTES
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARDS & CITY OF KELOWNA ZONING BYLAW 7900.
  2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH, AS SHOWN ON PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
  4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. DRYLAND SEED AREAS TO RECEIVE A MINIMUM OF 50mm TOPSOIL PLACEMENT.
  5. TURF FROM SO2 SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
  6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.

### PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / REMARKS
<b>TREES</b>			
ACER GRISEBUM	PAPERBARK MAPLE	4	6cm CAL./MULTISTEM
ACER PALMATUM 'EMPEROR 1'	'EMPEROR 1' JAPANESE MAPLE	2	4cm CAL.
AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SASKATOON	4	6cm CAL./MULTISTEM
CERCIDIPHYLLUM JAPONICUM	KATSURU TREE	2	6cm CAL.
CHAMAECYPARIS NODIKATENSIS 'PENDULA'	'WEeping' NOOTKA CYPRESS	4	2.0m HT. MIN.
GLEHNERIA TRIACANTHOS 'SKYCOCK'	SKYLINE HONEYLOCUST	1	6cm CAL.
PINUS FLEXILIS 'CESARINI'	BLUE LUMBER PINE	4	2.0m HT. MIN.
<b>SHRUBS</b>			
BERBERIS THUNBERGII 'CENTRY'	ROYAL BURGUNDY BARBERRY	40	#01 CONT. / 1.0m O.C. SPACING
BERBERIS THUNBERGII 'MONRY'	SUNSHATION BARBERRY	40	#02 CONT. / 1.0m O.C. SPACING
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	111	#02 CONT. / 0.6m O.C. SPACING
CORNUS ALBA 'BAIHALO'	IVORY HALO DOGWOOD	18	#02 CONT. / 1.5m O.C. SPACING
FRAXINUS 'CHENEDORFF'	CHENEDORFF'S NORWAY SPRUCE	12	#02 CONT. / 1.8m O.C. SPACING
RIBES ALPINUM	ALPINE CURRANT	12	#02 CONT. / 1.8m O.C. SPACING
SPREAEA JAPONICUM 'DOUBLE PLAY ARTIST'	DOUBLE PLAY ARTIST SPREA	72	#02 CONT. / 0.75m O.C. SPACING
SYRINGA PATULJA 'MISS KIM'	MISS KIM LILAC	18	#02 CONT. / 1.5m O.C. SPACING
<b>GROUNDCOVERS &amp; PERENNIALS</b>			
ACHILLEA MILEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	54	#01 CONT. / 0.6m O.C. SPACING
ALCHEMILLA MOELLIS	LADY'S MANTLE	35	#01 CONT. / 0.75m O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	ROSE HEATH	54	#01 CONT. / 0.6m O.C. SPACING
ASTER ERKARTII 'WONCH'	ERIKART'S ASTER	24	#01 CONT. / 0.9m O.C. SPACING
HEUCHERA 'PLUM PUDDING'	PLUM PUDDING CORAL BELL	35	#01 CONT. / 0.75m O.C. SPACING
HOSTIA 'WALCYON'	WALCYON HOSTA	19	#01 CONT. / 1.0m O.C. SPACING
MATTEUCCIA STRUTHOPTERIS	OSTRICH FERN	35	#01 CONT. / 0.75m O.C. SPACING
MISCANTHUS SINENSIS 'HURON SUNRISE'	HURON SUNRISE MAIDEN GRASS	13	#01 CONT. / 1.2m O.C. SPACING
PEROVSKIA ATTRICIFICOLA 'DENIM 'N' LACE'	DENIM 'N' LACE RUSSIAN SAGE	35	#01 CONT. / 0.75m O.C. SPACING
RUBROCOCA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	35	#01 CONT. / 0.75m O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	54	#01 CONT. / 0.6m O.C. SPACING



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.

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



Seal \_\_\_\_\_

Revisions

No	Date	Description
1	09/19/19	ISSUED FOR DP

project title  
**CORONATION 36-UNIT MULTI-FAMILY**

project address  
**1028, 1036 & 1044 Coronation Ave, Kelowna**  
 project no. **4093**

Drawing title  
**RENDERINGS**

designed: R.Y.R.B. | scale:  
 drawn: R.Y.R.B.  
 checked: R.Y.  
 drawing no.:

**A502**

printed: 9/19/2019 5:22:20 PM

**ATTACHMENT A**

This forms part of application  
**# Z17-0117**

Planner Initials **LK**