

CITY OF KELOWNA
MEMORANDUM

Date: November 13, 2019
File No.: Z19-0119
To: Urban Planning Management (AC)
From: Development Engineering Manager (JK)
Subject: 969 Harvey Ave

SCHEDULE	A
This forms part of application # Z19-0119	
Planner Initials	AC
 City of Kelowna DEVELOPMENT PLANNING	

RM5 to RM6


The Development Engineering Department has the following comments and requirements associated with this rezoning 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. Domestic Water and Fire Protection

- a) Property 969 Harvey Ave is currently serviced with a 100mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.
- b) A water meter is mandatory for this development and must be installed inside the 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. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

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2. **Sanitary Sewer**

Our records indicate that these properties are currently serviced with a 200mm-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. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

3. **Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water management plan for this 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 provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems

4. **Road Improvements**

- a) Harvey Ave has been upgraded to an urban standard along the full frontage of this proposed development. No further upgrades are needed at this time.
- b) The laneway standard along the full frontage of this proposed development must be upgraded including a drainage system including catch basins, manholes and pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c) The laneway access on Gagnon Pl. requires an improved letdown from the road to the lane. SS-C7 detail shall be used the design.

4. **Road Dedication and Subdivision Requirements**

- a) Grant Statutory Rights of Way if required for utility services.
- 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.

5. **Development Permit and Site Related Issues**

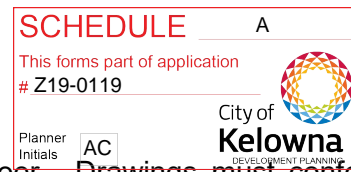
- a) Direct the roof drains into on-site rock pits or splash pads.

6. **Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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.

7. **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.

8. Servicing Agreement 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.

9. Survey, Monument 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.

10. 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.


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

James Kay, P. Eng.
Development Engineering Manager

AS

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This forms part of application # Z19-0119	
Planner Initials	AC
 City of Kelowna DEVELOPMENT PLANNING	

CITY OF KELOWNA

MEMORANDUM

Date: November 13, 2019

File No.: OCP19-0009

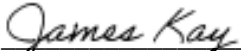
To: Urban Planning Management (AC)

From: Development Engineer Manager (JK)


Subject: 969 Harvey Ave.

The Development Engineering comments and requirements regarding An Official Community Plan (OCP) Amendment to change the Future Land Use from MRM designation to MRH designation to facilitate a proposed six story multi-family bulding.

1. General.
 - a) This application does not compromise any Municipal services.
 - b) For Development Engineering servicing requirements refer to file Z19-0119


James Kay, P.Eng.
Development Engineering Manager

AS

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# <u> </u> OCP19-0009 <u> </u>	
Planner Initials	AC
 City of Kelowna DEVELOPMENT PLANNING	

CONSULTANTS:

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 FAX: (250) 000-0000

LANDSCAPE
 OUTLAND DESIGN
 303-590 KLO ROAD
 KELOWNA, BC V1Y 7S2
 TEL: (250) 868-9270

SURVEY
 FERGUSON LAND SURVEYOR
 404-1630 PANDOSY STREET
 KELOWNA, BC V1Y 1P7
 TEL: (250) 763-3115
 FAX: (250) 763-0321

ZONING ANALYSIS:

Address: 969 Harvey Ave, Kelowna, B.C.
 Legal: PID: 003-567-257 Lot A KAP 31933

Zoning (Current): RM5
 Permitted Use: Refer to Zoning bylaw #8000
 Zoning (Proposed): RM6
 Permitted Use: Refer to Zoning bylaw #8000 section 13.12

Site Area:	7,218.0 sq.m.
	77,696 sq.ft.
	0.7218 Ha

	ALLOWED	PROPOSED
Min Lot Width	30.0 m	87.0 m
Min Lot Depth	35.0 m	85.8 m
Min Parcel Size	1700.0 m ²	7217 m ²

	ALLOWED	PROPOSED
Front yard	6.0 m	6.0 m
Front yard parking	2.0 m	4.4 m
Side yard/Flanking	6.0 m	N/A
Side yard	4.5 m	3.6 m
Rear Yard	9.0 m	9.1 m

	Level	3.0 m
Front	2	9.81 ft
Side	3	9.84 ft
Rear	3	3.0 m
		9.84 ft

Or Continuous
 Opaque Barrier

DRAWING INDEX:

ARCHITECTURAL DRAWING LIST

NO.	NAME
A0.00	COVER SHEET
A0.01	VISUALIZATIONS
A0.02	VISUALIZATIONS
A1.01	SITE PLAN - PARKADE
A1.02	SITE PLAN - ROOF
A2.00	PARKADE FLOOR PLAN
A2.01	LEVEL 1 FLOOR PLAN
A2.02	LEVEL 2 FLOOR PLAN
A2.03	LEVEL 3 FLOOR PLAN
A2.04	LEVEL 4 FLOOR PLAN
A2.05	LEVEL 5 FLOOR PLAN
A2.06	LEVEL 6 FLOOR PLAN
A2.07	ROOF PLAN
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A3.03	ELEVATIONS
A4.01	BUILDING SECTIONS

ILLUSTRATIONS:



CONTEXT SITE PLAN:



ATTACHMENT B
 This forms part of application
 #OCP19-0009 / Z19-0119
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials: AC

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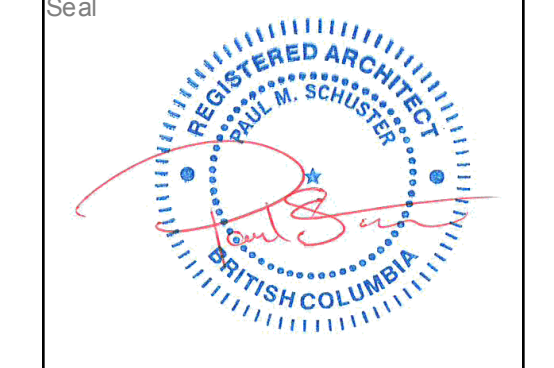
All work shall be carried out in accordance with Canadian
 standards, specifications, BC Building Code (2018 edition) and
 local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

The drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of
 work.

Any omissions or discrepancies shall be reported to the architect.



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No.	Date	Description
1	2019/03/0	ISSUED FOR DP
		Revisions

NOVATION
 ARCHITECTURE

302 - 2237 LECKIE ROAD
 KELOWNA, BC V1Y 6Y5

project title
969 HARVEY AVENUE
 LOTA DISTRICT LOT 138 OYD PLAN 31933
 EXCEPT PLAN 36604
 KELOWNA, BRITISH COLUMBIA

project no: 1821

drawing title
COVER SHEET

Designed	PS	Scale
Drawn	BD	
Checked	PS	

drawing no.

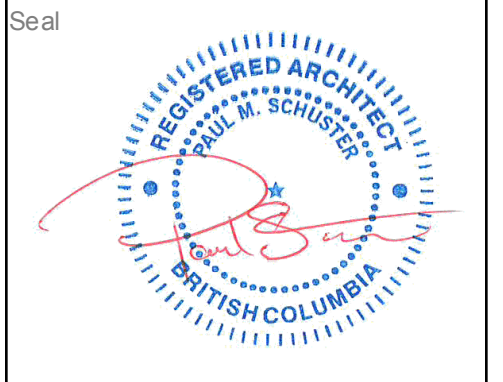
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ATTACHMENT B
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 # OCP19-0009 / Z19-0119
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials AC

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 KELOWNA BC V1X 6Y5

project title
969 HARVEY AVENUE
 LOTA DISTRICT LOT 138 OYD PLAN 3 1933
 EXCEPT PLAN 36604
 KELOWNA, BRITISH COLUMBIA

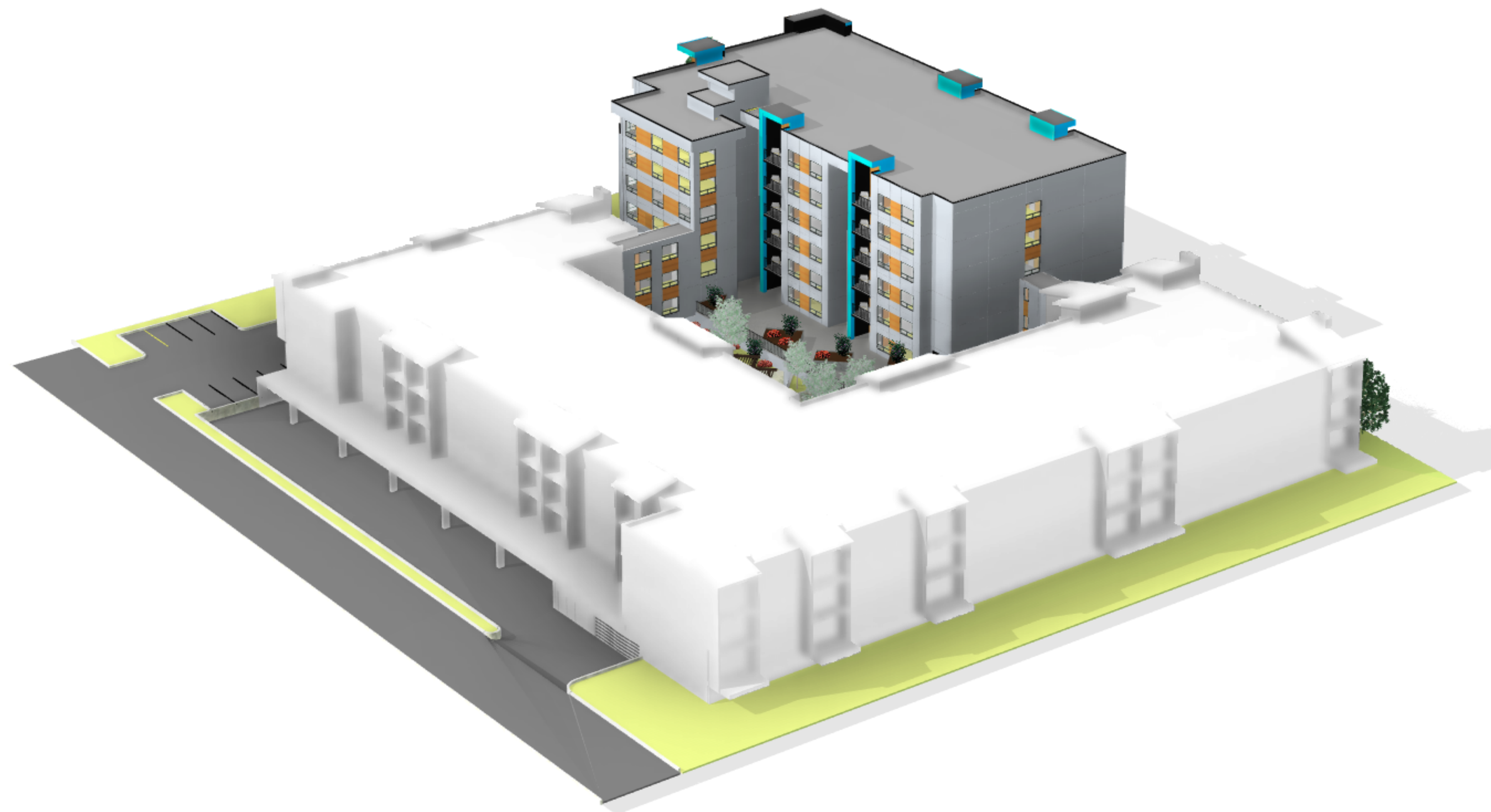
project no: 1821

drawing title
VISUALIZATIONS

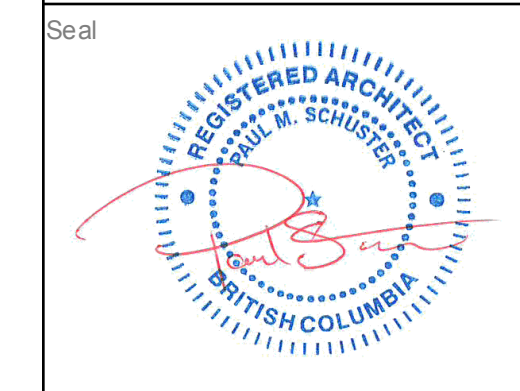
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project no: 1821

drawing title
VISUALIZATIONS

designed	PS	scale
drawn	BD	
checked	PS	

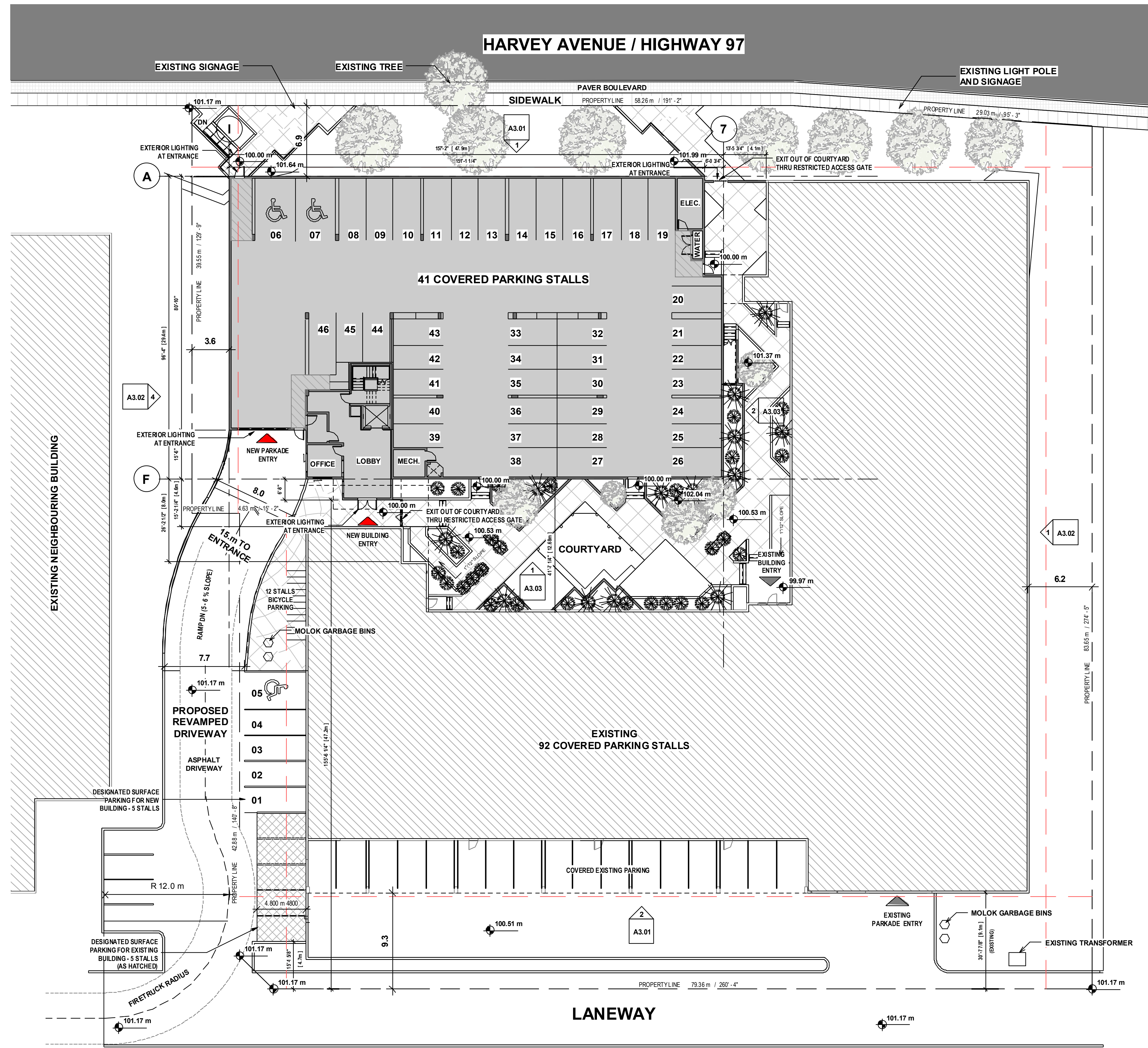
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ATTACHMENT B
 This forms part of application # OCP19-0009 / Z19-0119
 City of Kelowna DEVELOPMENT PLANNING
 Planner Initials: AC



5 Molok Garbage Bins
1 : 100



1 Site Plan - Parkade SITE AREA = 7,225m²
1/16" = 1'-0"

ATTACHMENT B
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OCP19-0009 / Z19-0119
City of Kelowna
Planner Initials AC

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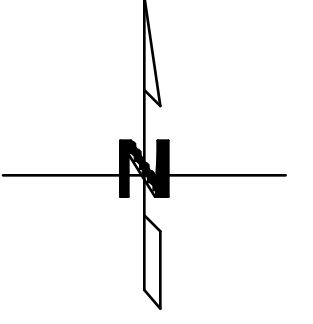


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project title
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LOTA DISTRICT LOT 138 OYD PLAN 3 1933
EXCEPT PLAN 36604
KELOWNA, BRITISH COLUMBIA

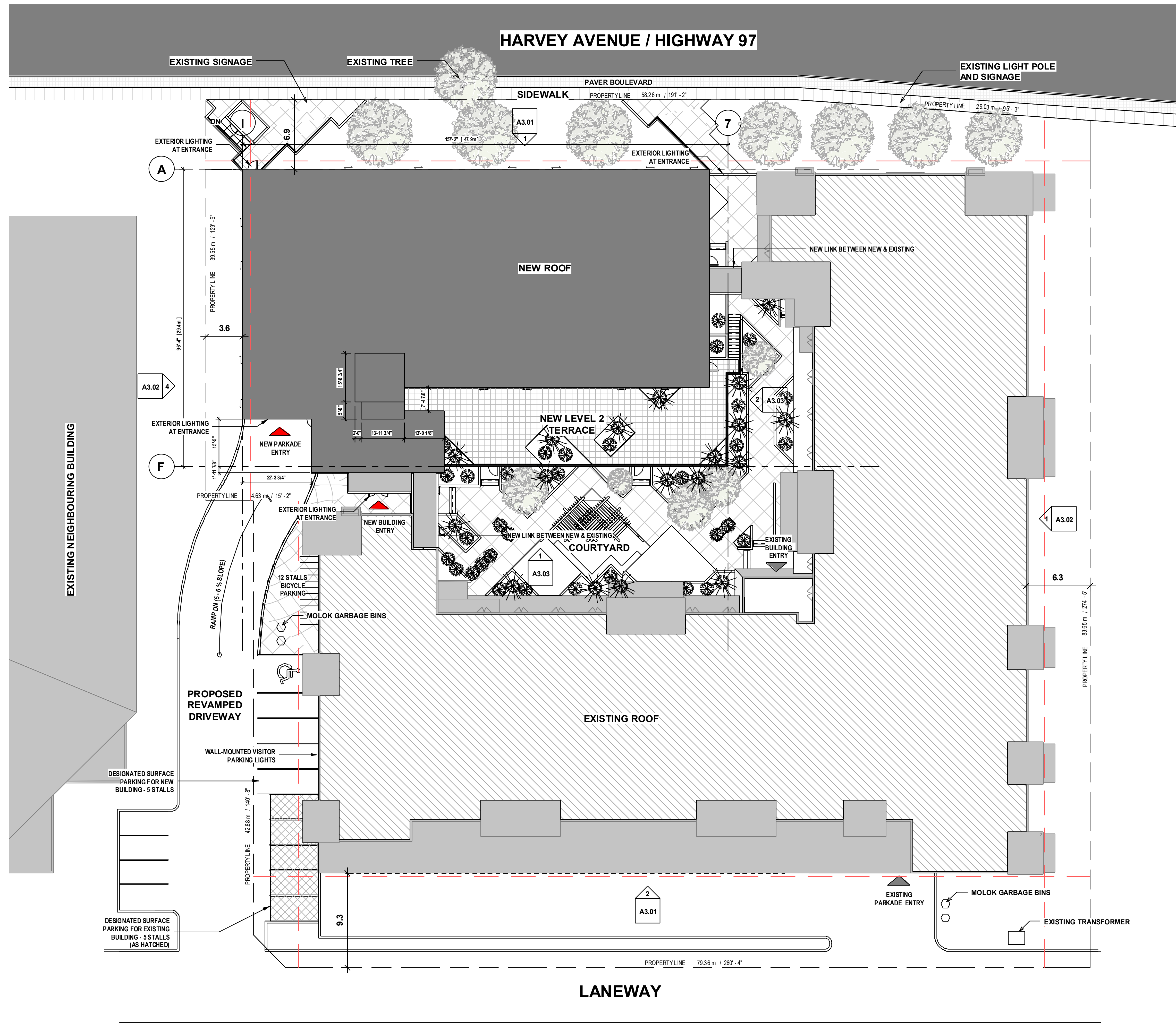
project no. 1821

drawing title
SITE PLAN - PARKADE

designed	PS	scale	As indicated
drawn	BD		
checked	PS		
drawing no.			

A1.01

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1 Site Plan - Roof
1/16" = 1'-0"

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NOVATION
ARCHITECTURE

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KELOWNA BC V1X 6Y5

project title
 969 HARVEY AVENUE
 LOT A DISTRICT LOT 138 OYD PLAN 31933
 EXCEPT PLAN 36604
 KELOWNA, BRITISH COLUMBIA

project no. 1821

drawing title
 SITE PLAN - ROOF

designed	PS	scale	1/16" = 1'-0"
drawn	BD		
checked	PS		
drawing no.	A1.02		
printed	21/12/20 10:39:38 AM		