

# 290 Ponto Road, Kelowna, BC



## PROPERTY DESCRIPTION

CMC: 290 Ponto Road, Kelowna, BC  
LEGAL: ROLL: 5696000, PLAN: 4414, LOT: 14  
PLAN KAP4414 LOT 14 SECTION 26 TOWNSHIP 26

## ZONING CALCULATIONS:

Current: RU1  
Proposed: RM3

## SITE INFORMATION:

	Allowed	Proposed
Gross Site Area=	7,720 SF (717.2 sq)	
Available Building Site Coverage=	50% (3,860 SF)	38% (2,937 SF)
Available Total Site Coverage=	65% (5,018 SF)	65% (5,004 SF)
F.A.R. =	.75 + .05 + 0.1 = .90 (6,948 SF)	.87 (6,729.25 SF)

PRIVATE OPEN SPACE	100 sq (1,076 SF)
25 sq (269 sq) RESIDENCE	
TOTAL REQUIRED:	100 sq (1,076 SF)
PROPOSED:	
UNIT 1:	144 covered deck + 345 roof patio + 165 yrd = 654 SF
UNIT 2:	144 covered deck + 345 roof patio + 90 yrd = 579 SF
UNIT 3:	144 covered deck + 345 roof patio + 90 yrd = 579 SF
UNIT 4:	114 covered deck + 345 roof patio + 148 yrd = 607 SF

TOTAL PROPOSED: 2,419 SF (224 SM)

## Unit Area Calculations: NET FLOOR AREA

UNIT 1	UNIT 2	UNIT 3	UNIT 4
FLEX SPACE:	166.9 SF	FLEX SPACE:	166.9 SF
ENTRY:	58.9 SF	ENTRY:	58.9 SF
2 <sup>ND</sup> LIVING (INCLUDING STAIRS):	742.8 SF	2 <sup>ND</sup> LIVING (INCLUDING STAIRS):	734.3 SF
3 <sup>RD</sup> LIVING (INCLUDING STAIRS):	715.45 SF	3 <sup>RD</sup> LIVING (INCLUDING STAIRS):	715.45 SF
TOTAL:	1,684.05 SF	TOTAL:	1,675.55 SF
UNIT 2		UNIT 4	
FLEX SPACE:	166.9 SF	FLEX SPACE:	166.9 SF
ENTRY:	58.9 SF	ENTRY:	58.9 SF
2 <sup>ND</sup> LIVING (INCLUDING STAIRS):	734.3 SF	2 <sup>ND</sup> LIVING (INCLUDING STAIRS):	745.6 SF
3 <sup>RD</sup> LIVING (INCLUDING STAIRS):	715.45 SF	3 <sup>RD</sup> LIVING (INCLUDING STAIRS):	722.7 SF
TOTAL:	1,675.55 SF	TOTAL:	1,694.10 SF

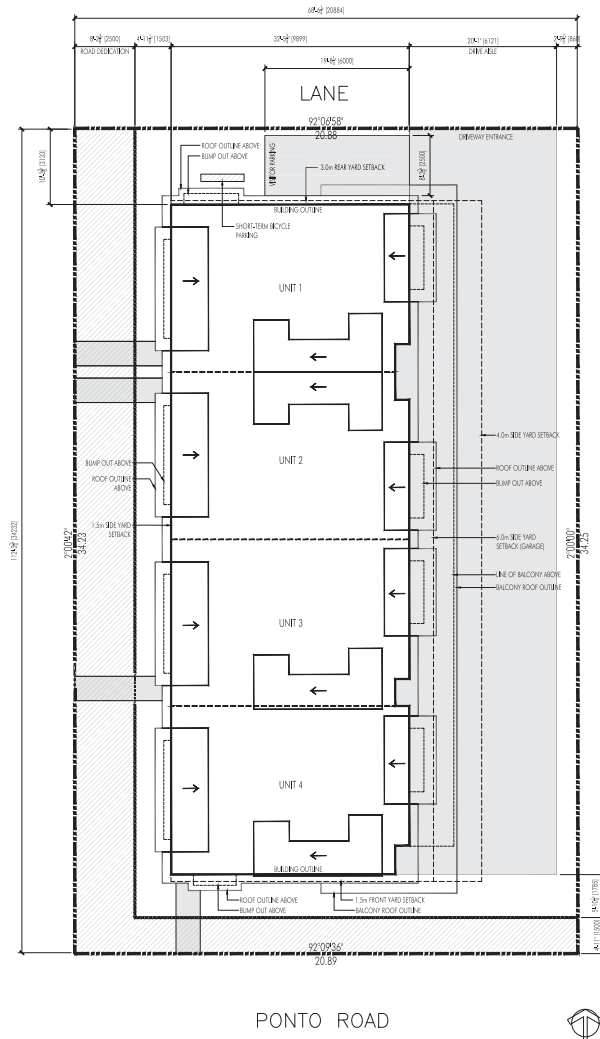
TOTAL NET FLOOR AREA: 6,729.25 SF (625 SM)

Building Height	Allowed:	Proposed:
Max. Height -	10m (32'-9") or 3 stories	3 stories (32'-7")
Yard setbacks:	Allowed:	Proposed:
Front yard -	1.5m front door ground oriented	1.78m
Side yard -	1.5m front door ground oriented & 6m to garage	1.5 m/ 4.98m
Rear yard -	3.0m from public lane	3.13m
Parking Calculations:	Required:	Proposed:
Dwelling Units:	Min 1.5 - Max 2.0 / 3 bedroom dwelling unit = 4 - 8 stalls	8 stalls
Visitor:	Min 0.14 - Max 0.2 / dwelling unit = 0.56 - 0.8 stalls	1 stall
Parking Stall Sizes:	Required:	Proposed:
Large	50%	100%
Small	50%	0%
Bicycle Storage:	Required:	Proposed:
Short Term	<5 units = 1 space	1 space

## ARCHITECTURAL DRAWINGS

A-001 SITE INFORMATION  
A-101 ENTRY LEVEL PLAN  
A-102 SECOND LEVEL PLAN  
A-103 THIRD LEVEL PLAN  
A-104 ROOF PLAN  
A-200 ELEVATIONS  
A-SKETCH RENDERINGS AND EXISTING CONDITION PHOTOS  
L-1/L-2 LANDSCAPE PLAN

ASHER ROAD



PONTO ROAD

1 SITE PLAN  
A-001 1/8" = 1'-0"

RE-ZONING & DP ADDENDUM #3

ATTACHMENT A

This forms part of application

# JB

Planner  
Initials Z19

City of  
**Kelowna**  
DEVELOPMENT PLANNING



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It is the user's responsibility to ensure the work is in accordance with the current municipality building bylaws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - local variant without including all referenced revisions and addenda. All trades shall ensure full responsibility for the location and protection of all water and above ground utilities, wires and conduit connections, including but not limited to sewer, water, gas, hydro and telephones.

**Revision No., Date and Description**  
02.10.20 - FOR DISCUSSION  
03.05.20 - FOR DP  
03.19.20 - DP ADDENDUM #3

**Plot Date** 19-Mar-20  
**Drawing No.** A-001

**PROJECT** 290 PONTO ROAD  
**DRAWING TITLE** SITE INFORMATION



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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** November 13, 2019  
**File No.:** Z19-0063  
**To:** Urban Planning Management (JB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 290 Ponto Rd. RU1 to RM3

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The Development Engineering Branch has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be requirements of this development.

The Development Engineering Technologist for this project is Andy Marshall.

**1. Domestic Water and Fire Protection**

- a) This development is within the service area of the Rutland Water District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

**2. Sanitary Sewer**

Our records indicate that 515 Rutland Rd is currently serviced with a 100mm-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. The applicant, at his cost, will arrange for the removal and disconnection of the existing services not required and the installation of one new larger service if required. The development will be adding 13 units to the sanitary sewer system which will add 13units x 0.7 SFE (single family equivalent)/unit = 9.1 SFE. The charges for these SFE's are proportioned equally to each unit and added annually to each units tax notice.

**3. Storm 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 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 recommendations for onsite drainage containment and disposal systems.
- b) On site drainage systems for the site will be reviewed and approved by Engineer when site servicing design is submitted.

#### **4. Road Improvements**

- a) Asher Rd. will require frontage upgrading to an urban standard (SS-R5 Mod – back of 1.8m sidewalk 0.2 offset from property line)) along the full frontage of the subject property which includes sidewalk (extended north across the lane with a driveway letdown), LED street lighting, landscape boulevard with trees and irrigation, storm drainage system, pavement removal and replacement and relocation or adjustment of utility appurtenances if required to accommodated upgrading construction
- b) Ponto Rd. will require frontage upgrading to an urban standard (SS-R7 Mod – back of 1.8m sidewalk 0.2 offset from property line) along the full frontage of the subject property which includes sidewalk, LED street lighting, landscape boulevard with trees and irrigation, storm drainage system, pavement removal and replacement and relocation or adjustment of utility appurtenances if required to accommodated upgrading construction.
- c) Lane to be repaved (SS-R2) along the full frontage of the north property line of the subject property with storm drainage system, pavement removal and replacement and relocation or adjustment of utility appurtenances if required to accommodated upgrading construction.

#### **5. Subdivision and Dedication**

- a) Approximately 2.5m of road dedication is required along the entire frontage of Asher Road.
- b) Approximately 1.4m of road dedication is required along the entire frontage of Ponto Road.
- c) Approximately 0.75m of lane dedication is required along the entire frontage of the north property line.
- d) A 6.0m radius corner rounding required at the south west corner of the property at the intersection of Asher Rd. and Ponto Rd..
- e) 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.

#### **6. Electric Power and Telecommunication Services**

- a) The subject property is within the Rutland Urban Centre and as such requires that all electrical power and proposed service connections be installed underground. 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.
- b) Re-locate existing utilities, where necessary.

#### **7. 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.

## **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**

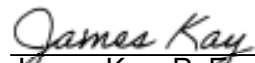
- (a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. 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 as required.
- (b) Conditions subject to MOTI approval

**11. Charges and Fees**

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - ii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P. Eng.  
Development Engineering Manager

JKH