
CITY OF KELOWNA


MEMORANDUM

Date: January 10, 2020
File No.: Z20-0001
To: Community Planning (AT)
From: Development Engineering Manager (JK)
Subject: 815 Leon Ave

SCHEDULE A

This forms part of application
OCP20-0001, Z20-0001

Planner Initials

City of 
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RU6 to RM6

Development Engineering has the following comments and requirements associated with these applications. The road and utility upgrading requirements outlined in this report will be a requirement of this development. An OCP Amendment and Rezoning for a 6 storey apartment building;

1) Water

- a) The property is located within the City of Kelowna service area. The existing lots are serviced with a 19mm diameter water service. 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 services and the installation of one new larger metered water service.
- 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 high rise residential 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) 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 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

2) 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.

3) 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.
- 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.

4) Road Improvements

- a) Leon Avenue fronting this development site must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, separate sidewalk, landscaped boulevard complete with street trees drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b) A mid block bulb is required to be determined during drawing review.

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5) 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 as the subject properties are within the "City Center Urban Center".
- b) Streetlights 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.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

6) 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.

7) Other Engineering Comments

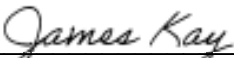
- a) Provide all necessary Statutory Rights-of-Way for access to 863 Leon Ave parking at rear of property.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis etc.) please obtain the approval of the utility prior to application for final subdivision approval. 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.
- c) A off site landscape design will need to be provided and approved prior to building permit being released
- d) A sign and lane marking design will need to be provided and approved prior to building permit being released.

8) 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.

9) 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.
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).


James Kay, P.Eng.
Development Engineering Manager

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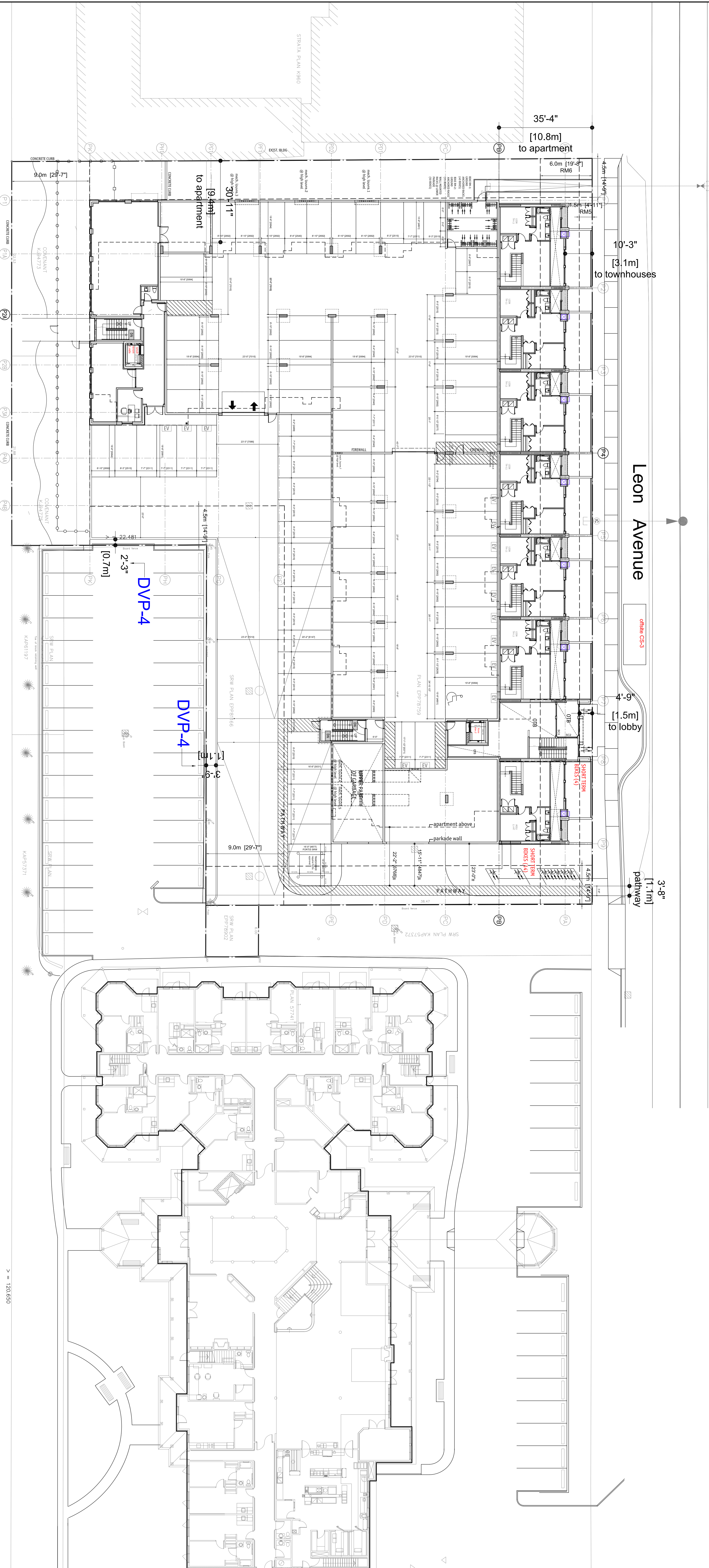
SCHEDULE		A
This forms part of application # <u>OCP20-0001, Z20-0001</u>		
Planner Initials	<input type="text" value="AT"/>	 City of Kelowna COMMUNITY PLANNING

ATTACHMENT A

This forms part of application
 # OCP20-0001, Z20-0001



Planner Initials **AT**

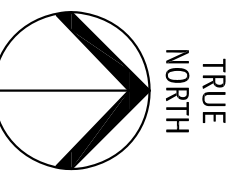


Harvey Avenue

Leon Avenue

HARVEY AVENUE (HIGHWAY NO. 97)

Scale: 1/16" = 1'0"



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No.	Date	Issue to / Revision
01	2019-11-29	Issue to RP
02	2020-03-02	Revised DP

Project Title
**LEON AVENUE
 6-STORY RENTAL
 HOUSING**

815 LEON AVE. KELOWNA V1Y 6S7

A2.01

DRAWINGS ARE NOT TO BE SCALED.
 DIMENSIONS SHALL BE GIVEN ON JOB.
 Drawing Title
SITE PLAN

Scale: 1/16" = 1'0"
 Date: 2020-03-02
 Job No.: 19-1876
 Scale: AS SHOWN
 Drawn: SM
 Checked: JN

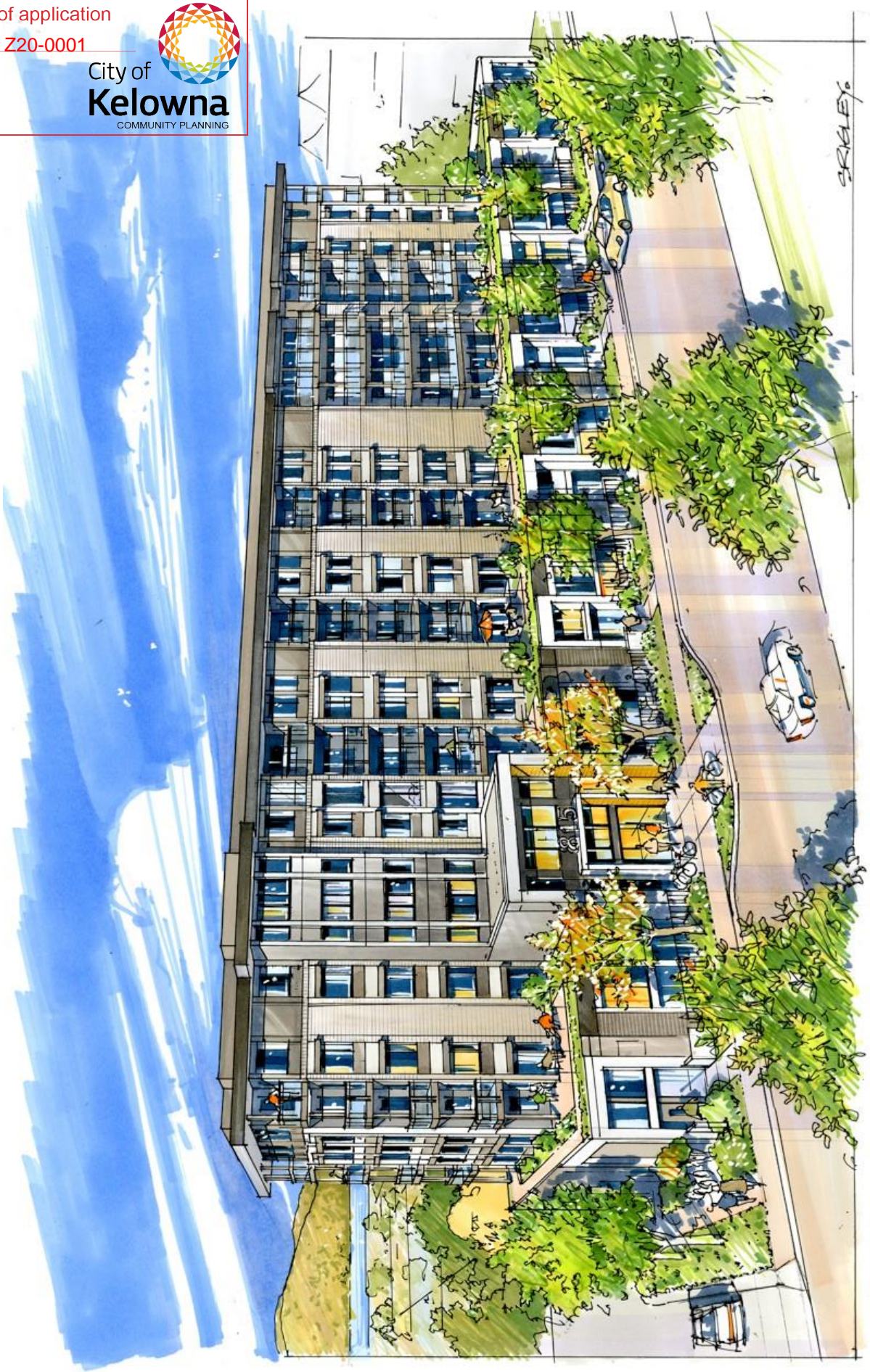
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City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **AT**





November 28, 2019

City of Kelowna, Planning
1435 Water Street
Kelowna, BC V1Y 1J4



Attn: Mr. Adam Cseke, Planner

RE: OCP Amendment, Rezoning and Development Permit Application – 815 Leon Ave

Dear Mr. Cseke,

The attached submission is an Official Community Plan amendment, Rezoning, and Development Permit application for 815 Leon Avenue. Further to our pre-application discussions, we are pleased to propose a purpose-built rental building comprised of a blend of street-oriented townhomes and apartment units. We are excited to introduce a new housing option to this transitional and vibrant area of the city. There are a variety of floorplans which will offer a broad demographic the ability to make this new residence their home. The development is committed to offer a long term, affordable housing solution to Kelowna residents who desire a housing option close to the downtown core.

Project Description

The application proposes 127 dwelling units containing a mix of townhomes and apartments in a six-storey structure. The property frontage will be oriented toward Leon Avenue between Richter and Ethel Streets and borders Harvey Avenue to the south. The new building is responsive to the neighboring properties and is a positive introduction to the streetscape. Careful attention has been given to responding to the residential dwellings to the north and the busy streetscape along Highway 97. The proposed increase in density is an appropriate approach for this location.

In order to facilitate this new development, the following is requested:

Official Community Plan

- To amend the current OCP from Multiple Unit Residential (Medium Density – MRM) to Multiple Unit Residential (High Density – MRH).

Rezoning Application

- Rezone the site from RU6 – Two Dwelling Housing to RM6 – High Rise Apartment Housing (with a height limitation) in alignment with the proposed changes to the OCP.

Development Permit

- Included is a proposal for a rental apartment consisting of 127 units with structured parking and residential amenities to support the completed development. There are three variances requested for the project which are described in detail within.

Development Variances

- The zoning summary included in the drawing package has detailed information on the following requested variances:

DVP 1 - Site Coverage Area

DVP 2 - Front Yard Set Back

DVP 3 - Parking Requirements



Project Rationale

Our community continues to grow in population with increased levels forecast to the year 2040. Providing affordable housing options is a key priority for our community. Providing housing within the Urban Core is a mandate of the present Council. The Harvey Avenue corridor is a location suitable for increased density with recent buildings representative of this proposed development. Prato Square, Cambridge House, and Central Green are all current examples of new residential developments along Highway 97 within close proximity to downtown. Beyond the recent buildings mentioned, there are also pre-existing 4, 5, & 12 storey structures within the residential block of this location.

We believe the requested rezoning with a six-storey height limitation and a minor OCP amendment is an appropriate designation for the subject site. The available FAR contained within the RM6 zone lends itself to a greater ability to organize the livable spaces and density consistent with surrounding multi-unit buildings. The scale and exterior materials selected are also responsive to the architectural language of the Urban Core. A resident in this location will enjoy close community amenities, walkable activities, and everything the downtown area offers while realizing an affordable rental lifestyle.

Site Access and Vehicle Movement

Extensive efforts have gone into minimizing hard surfaces and streamlining traffic circulation. A pre-existing SRW on the adjacent property to this site has enabled the development to access the property with minimal new asphalt paving. Traffic is directed from either Richter or Ethel Street, onto Leon Avenue and into a shared drive aisle perpendicular the roadway. The driveway is a shared entry with our neighbour to the east, 863 Leon Avenue. This lane has allowed a greater expanse of green space and activation of each façade of the building.

The parking levels are situated to the rear of the property with entrance doors concealed from Harvey Avenue utilizing landscape and architectural screening. A dual entry parade has eliminated ramps and unnecessary underground space. Surface parking is also contained within the drive aisle to streamline the tenant and visitor experience.

Parking stalls are also primarily 'Full Size Vehicle' with a mixture of 'Medium Size Vehicle' stalls. Each of these spaces will be effective for any type of vehicle to be parked.

Landscape and Lifestyle Amenities

The townhome units that line the frontage of Leon Avenue all have front entry doors that are oriented to the streetscape as well as a dedicated parking stall connected to the home. Young families or those interested in compact, urban living will enjoy these homes. Each townhome also has an outdoor patio which interfaces with the walkway in front of the development creating a warm and inviting presence.

As you make your way up in the building, second level apartments will have outdoor garden and patio areas for private use. Having the ability to enjoy the indoor/outdoor climate in the Okanagan is a priority for planning in this development.

Finally, a landscaped rooftop public amenity is planned to the southern-most part of the building. An outdoor space with views toward Okanagan Lake and Okanagan Mountain Park is a benefit we certainly hope to capture with this unique location. Other lifestyle amenities contemplated include a fitness area, dog park and pet recreation, dog wash, relaxation areas, and resident storage. Planning for the development is aimed at a lifestyle for long-term rental residents. We want to ensure this building will feel like 'home'.

Community Well-Being and Connectedness

There are two primary considerations in this section, crime prevention and urban interaction. As part of the community well-being, safety measures such as security cameras, secure tenant access, generous lighting, and activated building faces have all been contemplated. Crime prevention and a sense of safety is a primary need for all of us. The rental homes in this development respond to our basic need for secure shelter. An active property manager and welcoming lobby environment will also add to the comfort of all residents within the development.

The urban interaction surrounding the subject property is significant. The installation and ongoing improvements to the Ethel Street Active Transportation Corridor is a feature we are truly excited about. Walking, running, and cycling from the development is even greater now with the addition of dedicated bike lanes. The Knowles Heritage Park is 400m from the front entrance of the development and provides a beautiful public park for residents to enjoy. Also, being steps from the Urban Core, there are a multitude of restaurants, events, and community amenities that are all available. Being 'plugged-in' will be easy to do from this development.

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Closing

This application is a significant opportunity to add new housing options within the downtown neighborhood. The proposal offers a variety of high-quality rental homes which will respond to the continued demand and sustainability of our growing city. The location of the project reinforces the consistent theme of building forms along our city's busiest roadway.

As a group of local business owners and residents, we look forward to receiving the support of Staff and Council for this Development Permit Application. We welcome your feedback as we work together to enhance our community.

Kind Regards,

Sincerely,



Mr. Corey Makus
Partner, 815 Leon Developments Ltd.



cc: Rob Haberman
Sam Brovender
West Point Projects Ltd.