

100
**SEXSMITH
RD**

120

158

2250

**ACLAND
RD**

258-278



OLD VERNON RD

2170

155-165

1919

2155-2165

3867

2145

2125

175

2120

2119

RUTLAND CT

2100

2115

287

140

2065

RUTLAND RD N

Subject Properties Notes:

Amend a portion of the subject property from REP - Resource Protection to SC - Service Commercial

2053

COMMERCIAL DR

141

1923

**MAP "A" OCP AMENDMENT
File OCP18-0005**



Subject Properties



REP to SC

This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 20 40 Metres



Rev. Wednesday, July 31, 2019

CITY OF KELOWNA
MEMORANDUM

SCHEDULE **A**

This forms part of application
Z18-0019



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **AJ**

Date: May 25, 2020

File No.: Z18-0019

To: Suburban and Rural Planning (AJ)

From: Development Engineering Manager (JK)

Subject: 175 Old Vernon Road , 2065, 2115 Rutland Ct A1 to C10LR/RLS

The Development Engineering Branch has the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this memo will be a requirement of this development. This memo supersedes the March 5, 2018 memo originally drafted by the Development Engineering Branch. The changes in this updated memo (see section 4. *Road Improvements*) are a result of a now completed Traffic Impact Study for the proposed development.

The Development Engineering Technician for this project is Jim Hager.

1. Domestic Water and Fire Protection

- a) The property is located within the Black Mountain Irrigation District (BMID)
- b) 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 subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.
- c) Arrange for individual lot connections before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).
- d) Remove or relocate any existing service connections encroaching on the proposed lots.
- e) Design drawings must be reviewed by the Black Mountain Irrigation District prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

2. Sanitary Sewer

- (a) Our records indicate that this proposed development site is connected with a 150mm diameter sewer service. 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 service and the installation of one new larger service if necessary.

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 his cost, will arrange for the installation of one new overflow service if required.

4. Road Improvements

- (a) As a result of a Traffic Impact Study completed by Stantec Consulting Ltd., a suite of off-site upgrades were agreed upon by the Development Engineering Branch, the Ministry of Transportation and Infrastructure, and the Applicant.
- (b) The off-site upgrades shall be constructed in general conformance with drawing 1433-021-FL2 Rev No. 3. by TRUE Consulting. The off-site works include, but are not limited to:
 - (i) Right-in only access off of Old Vernon Rd.
 - (ii) Upgrades to existing bus stops on the east and west side of Rutland Rd N.
 - (iii) Urbanization, surface widening, and lane marking of Rutland Rd N, including left turn lanes and bike lanes.
 - (iv) Right-out only access onto southbound Rutland Rd N.
 - (v) Restricted-left out access onto Rutland Rd N.
 - (vi) Signalization of the Commercial Dr and Rutland Rd N intersection.
 - (vii) Urbanization of Rutland Ct to an SS-R5 standard.
 - (viii) Continuation of separated sidewalk along the full frontage of the subject lots.
 - (ix) All fronting boulevards to be complete with landscaping and irrigation.

NOTE: These drawings are preliminary in nature and are yet to be issued for construction by the Development Engineering Branch.

5. Transportation

- a) These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch.

6. Subdivision

- (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.

7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- 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.

8. 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.

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 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.

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. 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.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) An WB 20 size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

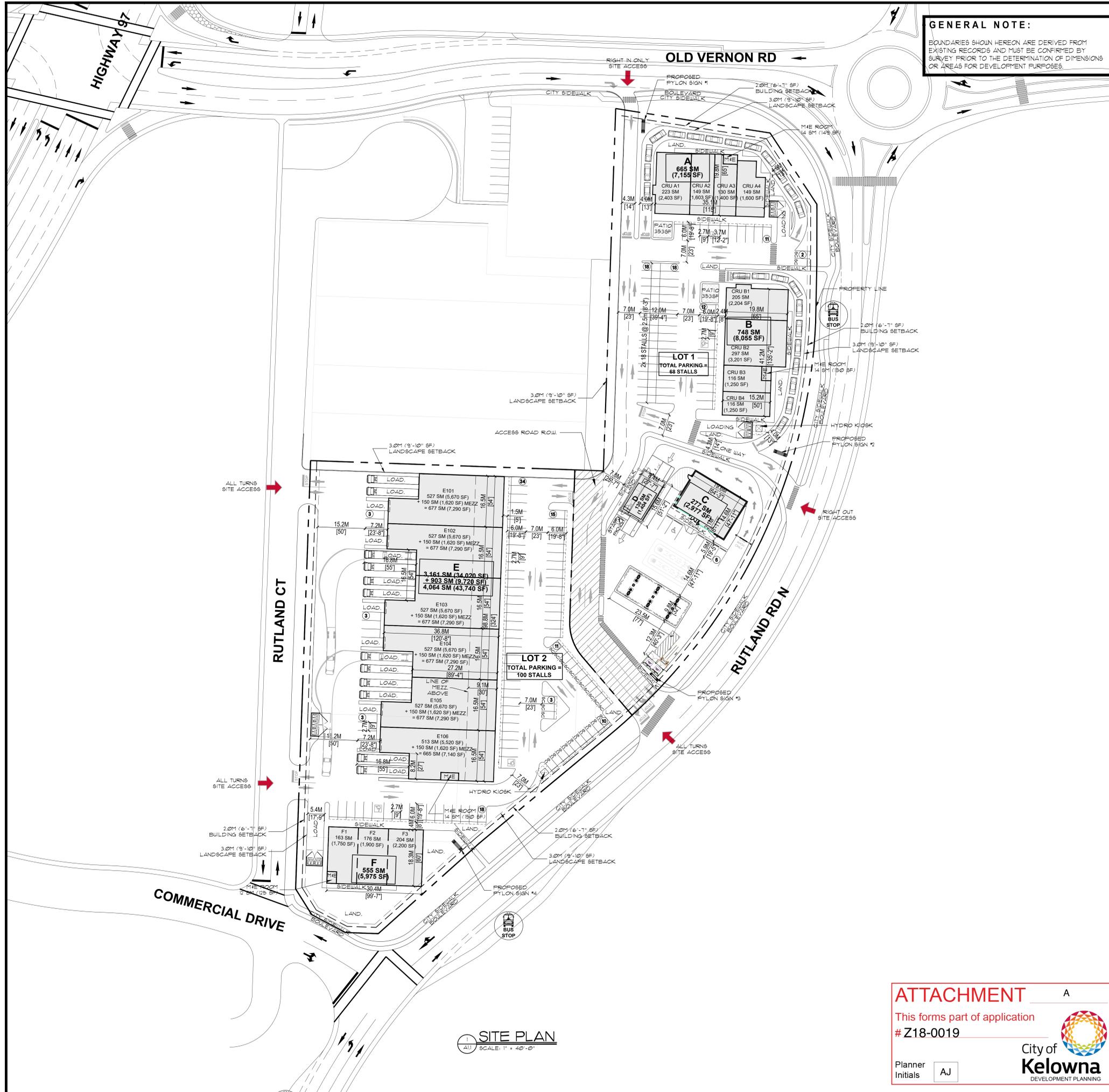


James Kay, P. Eng.
Development Engineering Manager

JKH

Schedule "B" - Zoning Bylaw No. 8000 Text Amendment

No.	Section	Existing Text	Proposed Text			Explanation of Change								
1.	14.10 C10 – Service Commercial 14.10.7 Site Specific Uses and Regulations	N/A	<p>14.10.7 Site Specific Uses and Regulations</p> <p>Uses and regulations apply to the C10 – Service Commercial zone on a site-specific basis as follows:</p> <table border="1" data-bbox="674 488 1543 1019"> <thead> <tr> <th data-bbox="674 488 726 524"></th> <th data-bbox="726 488 1016 524"><i>Legal Description</i></th> <th data-bbox="1016 488 1224 524"><i>Civic Address</i></th> <th data-bbox="1224 488 1543 524"><i>Regulation</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="674 524 726 1019">1.</td> <td data-bbox="726 524 1016 1019"> Lot A Section 35 Township 26 ODYD Plan EPP56074; Lot 1 Section 35 Township 26 ODYD Plan 4375 Except Plan EPP56072; Lot 4 Section 35 Township 26 ODYD Plan 4170; and Lot A Section 35 Township 26 ODYD Plan 23482 Except Plan EPP56073. </td> <td data-bbox="1016 524 1224 1019"> Located at 175 Old Vernon Road and 2053, 2065, and 2115 Rutland Court, </td> <td data-bbox="1224 524 1543 1019"> To allow Retail Store, Convenience; Retail Store, General; Health Services, Major and Minor; Personal Service Establishments; Contractor Services, Limited; and Financial Services as permitted Principal Uses in addition to those permitted in section 14.10.2. </td> </tr> </tbody> </table>				<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>	1.	Lot A Section 35 Township 26 ODYD Plan EPP56074; Lot 1 Section 35 Township 26 ODYD Plan 4375 Except Plan EPP56072; Lot 4 Section 35 Township 26 ODYD Plan 4170; and Lot A Section 35 Township 26 ODYD Plan 23482 Except Plan EPP56073.	Located at 175 Old Vernon Road and 2053, 2065, and 2115 Rutland Court,	To allow Retail Store, Convenience; Retail Store, General; Health Services, Major and Minor; Personal Service Establishments; Contractor Services, Limited; and Financial Services as permitted Principal Uses in addition to those permitted in section 14.10.2.	<p><i>The new section will facilitate the addition of a site-specific text amendment for the subject properties and allow for various uses in addition to the uses already permitted under the C10 zone. The site-specific text amendment will allow various Principal Uses on the subject property.</i></p>
	<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>											
1.	Lot A Section 35 Township 26 ODYD Plan EPP56074; Lot 1 Section 35 Township 26 ODYD Plan 4375 Except Plan EPP56072; Lot 4 Section 35 Township 26 ODYD Plan 4170; and Lot A Section 35 Township 26 ODYD Plan 23482 Except Plan EPP56073.	Located at 175 Old Vernon Road and 2053, 2065, and 2115 Rutland Court,	To allow Retail Store, Convenience; Retail Store, General; Health Services, Major and Minor; Personal Service Establishments; Contractor Services, Limited; and Financial Services as permitted Principal Uses in addition to those permitted in section 14.10.2.											



GENERAL NOTE:
 BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.



KEY PLAN
 SCALE: N/A

OVERALL SITE INFORMATION:

LEGAL DESCRIPTION:	LOT A, PLAN EPP58074; LOT 4, PLAN 4170; LOT 1, PLAN 4375
CIVIC ADDRESSES:	175 OLD VERNON RD. AND 2065 & 2115 RUTLAND CT.
EXISTING ZONING:	A1 - AGRICULTURE 1
PROPOSED ZONING:	C10 LP/RLS/RCS
OVERALL SITE AREA (INC. R.O.W.):	22,464 SM (241,799 SF) (5.55 ACRES)

LOT 1 (BUILDING AREA & PARKING REQUIREMENTS)

LOT AREA, INCL. ROW	= 10,785 SM (116,090 SF) (2.66 AC)
LOT COVERAGE	= 1,820 SM / 10,785 SM X 100% = 16.9%
NET FLOOR AREA	= 1,792 SM (19,292 SF)
SERVICE FLOOR AREA	= 28 SM (299 SF)
GROSS FLOOR AREA	= 1,820 SM (19,591 SF)
PARKING REQUIRED	= 68 STALLS
PARKING PROVIDED	= 68 STALLS
PARKING RATIO	= 3.7 / 100 SM OR 3.5 / 1,000 SF
PARKING CALCULATIONS (MUST ROUND UP) =	
BUILDING A & B [SHOPPING CENTRE USE = 4.4 PER 100 SM G.L.A.] = 1,385 SM / 100 SM X 4.4 = 60.9 ~ 61 STALLS REQUIRED	
BUILDING C & D [CONVENIENCE STORE = 2.0 PER 100 SM G.F.A.; GAS BAR USE = 1.0 SPACE PER 2 EMPLOYEES, PLUS 2.0 PER SERVICE BAY; CAR WASH = N/A] = (27 SM / 100 SM X 2.0 = 5.4) + (2 EMPLOYEES = 1) = 6.5 ~ 7 STALLS REQUIRED	

LOT 2 (BUILDING AREA & PARKING REQUIREMENTS)

LOT AREA	= 11,679 SM (125,709 SF) (2.89 AC)
LOT COVERAGE	= 3,716 SM / 11,679 SM X 100% = 31.8%
NET FLOOR AREA (MAIN)	= 3,690 SM (39,720 SF)
NET FLOOR AREA (MEZZ)	= 903 SM (9,720 SF)
SERVICE FLOOR AREA	= 26 SM (275 SF)
GROSS FLOOR AREA	= 4,619 SM (49,715 SF)
PARKING REQUIRED	= 100 STALLS
PARKING PROVIDED	= 100 STALLS
PARKING RATIO	= 2.2 / 100 SM OR 2.0 / 1,000 SF
PARKING CALCULATIONS (MUST ROUND UP) =	
BUILDING E [GENERAL INDUSTRIAL USE = 2.0 PER 100 SM G.F.A.] = 4,064 SM / 100 SM X 2.0 = 81.3 ~ 82 STALLS REQUIRED	
BUILDING F [RETAIL USE = 2.0 PER 100 SM G.F.A.; FOOD PRIMARY EST. USE = 1 PER 4 SEATS] = [F1/F2] 351 SM / 100 SM X 2.0 = 7.0 + [F3] 44 SEATS / 4 = 11 ~ 18 STALLS REQUIRED	

PARKING SIZES

REGULAR CAR STALL (BYLAW MINIMUM)	8'-3" (2.5m) x 19'-8" (6.0m)
REGULAR CAR STALL (PROVIDED SIZE)	9'-0" (2.7m) x 19'-8" (6.0m)
HANDICAP CAR STALL (1 PER 100 STALLS)	12'-2" (3.7m) x 19'-8" (6.0m)
SMALL CAR STALL (BYLAW MIN. (MAX 40%))	7'-6" (2.3m) x 15'-9" (4.8m)
SMALL CAR STALL (PROVIDED SIZE)	8'-3" (2.5m) x 16'-5" (5.0m)
PARALLEL CAR STALL (BYLAW SIZE)	8'-6" (2.5m) X 23'-0" (7.0m)
PARALLEL CAR STALL (PROVIDED SIZE)	9'-0" (2.7m) X 23'-0" (7.0m)
CAR STALL (ADJ. TO STRUCT./CURB - ONE SIDE)	8'-10" (2.7m) x 19'-8" (6.0m)
CAR STALL (ADJ. TO STRUCT./CURB - TWO SIDE)	9'-10" (3.0m) x 19'-8" (6.0m)
LOADING SPACE (MINIMUM SIZE)	9'-10" (3.0m) x 30'-0" (9.2m)
MANOEUVERING AISLE (REGULAR STALL)	23'-0" (7.0m)

ATTACHMENT A

This forms part of application # Z18-0019

Planner Initials **AJ**

City of Kelowna DEVELOPMENT PLANNING

2	19/03/20	ISSUED FOR SUBMISSION
1	19/03/20	ISSUED FOR RETURN
no	no	no
no	no	no
no	no	no



This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT
 175 OLD VERNON RD AND 2065 & 2115 RUTLAND CT, KELOWNA, BC
For WEST 18TH ST. ENTERPRISES INC.



420 - 745 THURLOW ST
 VANCOUVER, BC V6C 2S5
 TELEPHONE 604 687 2334

project number **4777**

sheet 15a

SITE PLAN

date 2019-02-15 sheet number
 scale AS NOTED
 drawn CDC
 checked AV