
CITY OF KELOWNA

MEMORANDUM

Date: June 6, 2016
File No.: Z16-0022
To: Community Planning (TB)
From: Development Engineering Manager(SM)
Subject: 815 Rose Ave *REVISED*

RU6 to RM1

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 Sergio Sartori

1. **Domestic Water and Fire Protection**

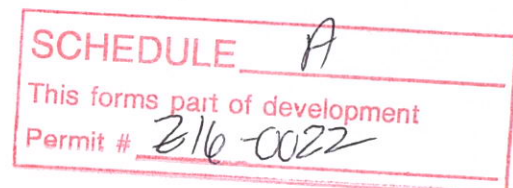
The subject property is currently serviced with a 19mm water service. The developer will need to determine the domestic and fire protection requirements of this proposed development. Only one service will be permitted for this development. The applicant will arrange for the disconnection of existing service and the installation of a new service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

2. **Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. **Road Improvements**

Rose Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, 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. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$7,227.00** not including utility service cost.



- (a) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Rose Ave fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$ 2,855.00
Curb & Gutter	\$ 1,954.00
Road Fillet	\$ 2,052.00
Blvd Landscaping	\$ 366.00
Total	\$ 7,227.00

4. **Subdivision**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Provide a 5.0m road reserve along the full frontage of Rose Avenue.
- (c) 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**

Direct the roof drains into on-site rock pits or splash pads.
Access is permitted from the lane only.

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. **Bonding and Levy Summary**

(a) Levies

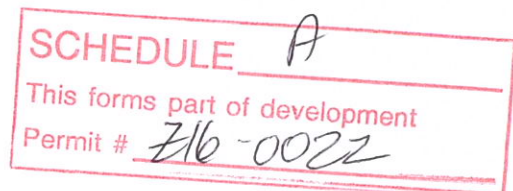
1. Rose Ave frontage improvements **\$7,227.00**

(b) Bonding

1. Service upgrades To be determined

Steve Muenz, P. Eng.
Development Engineering Manager

SS

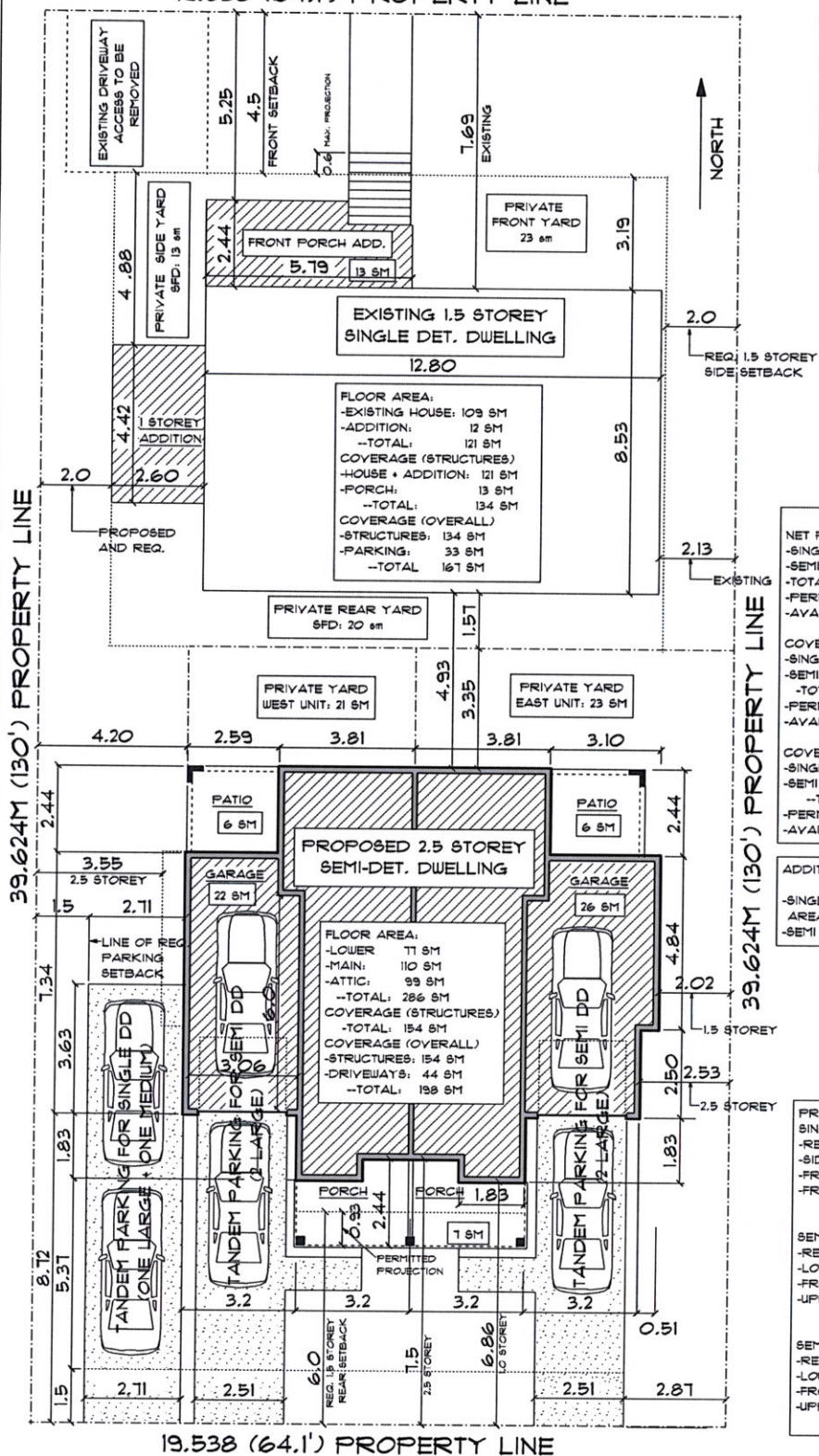


1/8" x 1/8"

CIVIC: 815 ROSE AVENUE
PID: 009-888-888
LEGAL: LOT 2, PLAN KAP8116,
DL 136, LD 41

CURRENT ZONING: RUG
PROP. ZONING: RM1

SITE AREA: 774,17 SM



NET FLOOR AREA:
-SINGLE DD 121 SM
-SEMI DD 286 SM
-TOTAL 407 SM (52.6%)
-PERMITTED: 465 SM (60%)
-AVAILABLE: 58 SM

COVERAGE (STRUCTURES):

-SINGLE DD	134 SM
-SEMI DD	154 SM
-TOTAL:	288 SM (37.2%)
-PERMITTED:	310 SM (40%)
-AVAILABLE:	22 SM

COVERAGE (OVERALL):
 -SINGLE DD: 134 + 33 = 167 SM
 -SEMI DD: 154 + 44 = 198 SM
 --TOTAL: 365 SM (47.1%)
 -PERMITTED: 387 SM (50%)
 -AVAILABLE 22 SM

ADDITIONAL AREA:

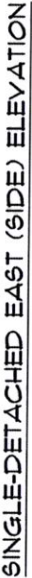
-SINGLE DD UNFINISHED STORAGE
AREA IN BASEMENT: 109 SM
-SEMI DD GARAGES: 48 SM

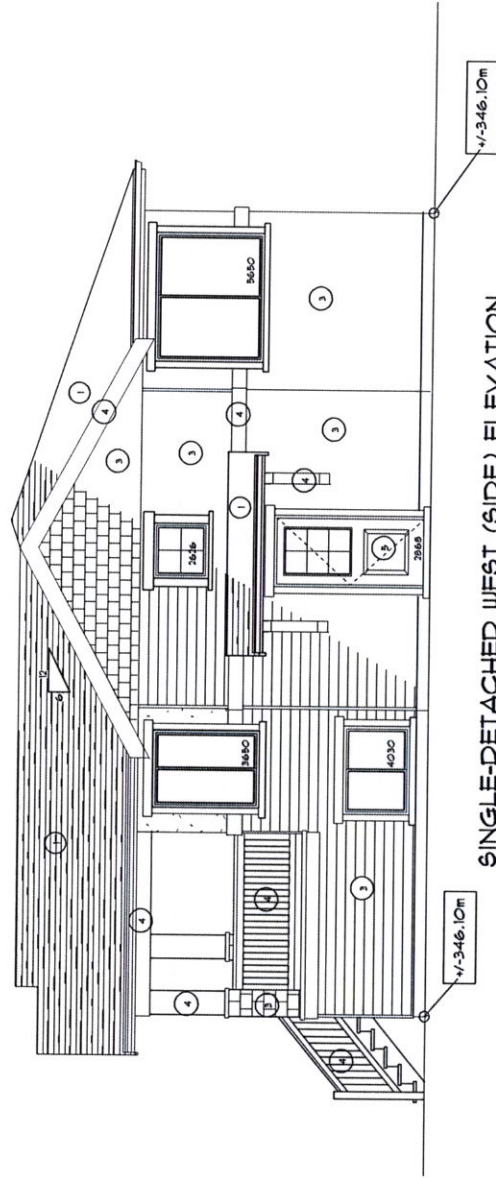
PRIVATE OPEN SPACE:
SINGLE DD
-REAR YARD: 20 SM
-SIDE YARD: 13 SM
-FRONT YARD: 23 SM
-FRONT PORCH: 13 SM
--TOTAL: 69 SM

SEMI DD WEST:
-REAR YARD: 21 SM
-LOWER PATIO: 6 SM
-FRONT PORCH: 7 SM
-UPPER DECK: 14 SM
-- TOTAL: 48 SM

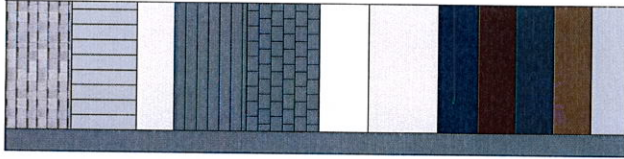
SEMI DD EAST:
-REAR YARD: 23 SM
-LOWER PATIO: 6 SM
-FRONT PORCH: 7 SM
-UPPER DECK: 14 SM
-- TOTAL: 50 SM

LANE





$3/16" \times 10"$ on 11x17



MAIN ROOF:
 ASPHALT
 CERTAINTED "SILVER BIRCH"
 ACCENT ROOF:
 METAL
 WESTMAN STEEL "BONE WHITE"
 GUTTERS
 ALUMINUM: PAINTED BEN. MOORE "CHANTILLY LACE" 2121-10
 MAIN SIDING:
 FIBRE CEMENT
 6" HORIZONTAL HARDIE "NIGHT GRAY"
 ACCENT SIDING:
 FIBRE CEMENT
 HARDIE SHINGLE "NIGHT GRAY"
 WINDOWS:
 WHITE VINYL
 ALL TRIM:
 WOOD OR FIBRE CEMENT
 PAINTED BEN. MOORE "CHANTILLY LACE" 2121-10
 FRONT DOOR OPTION #1:
 METAL: BEN. MOORE "POLO BLUE" 2062-10
 FRONT DOOR OPTION #2:
 METAL: BEN. MOORE "RAPHAEL" CC-2
 FRONT DOOR OPTION #3:
 METAL: BEN. MOORE "NOCTURNAL GRAY" 2135-30
 FRONT PORCH TREADS: TREATED WOOD
 SIKKENS (OR SIM.) WOOD COLOURED STAIN
 FRONT PORCH DECK: GRAY VINYL



HIGH FENCE:
 TREATED WOOD
 SIKKENS (OR SIM.)
 WOOD COLOURED STAIN
 LOW FENCE:
 TREATED WOOD
 PAINTED BEN. MOORE
 "CHANTILLY LACE" 2121-10

815 AVENUE ROSE AVENUE SINGLE-DETACHED DWELLING

COLOUR BOARD

JAN. 25, 2016

Existing Single Detached Dwelling



North (Front)

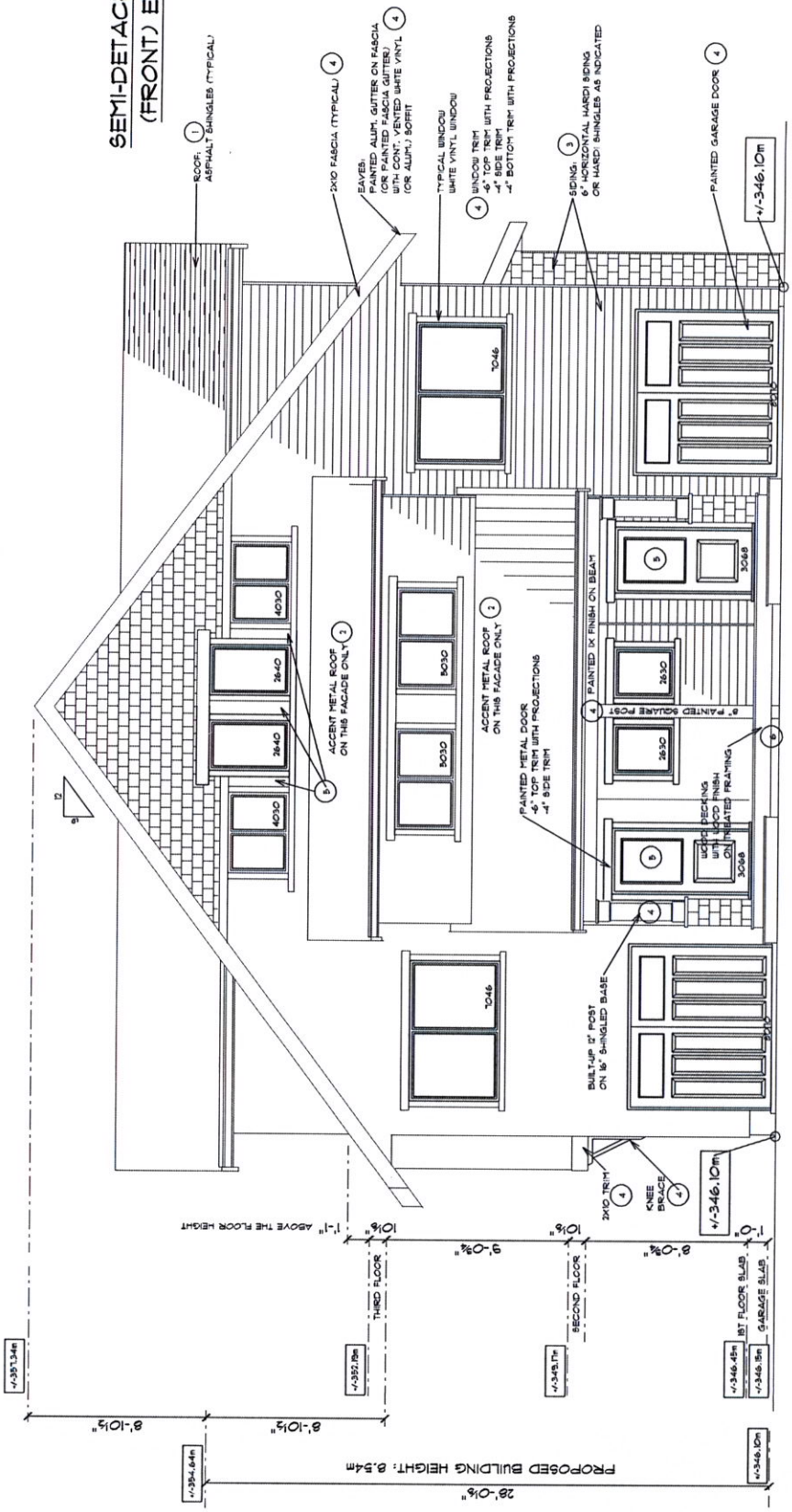


Northwest

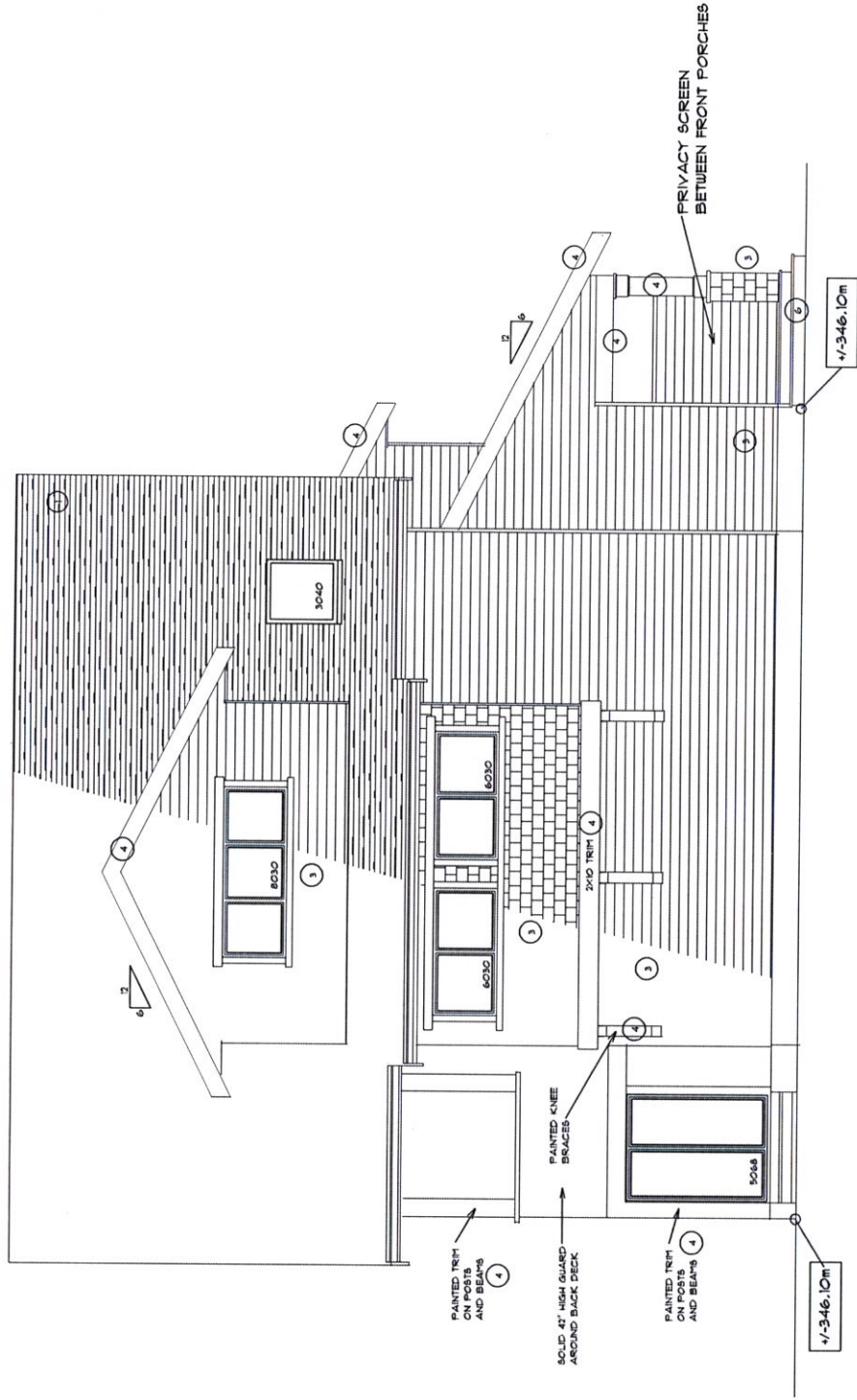
- 1 CERTAINTED "SILVER BIRCH"
- 2 WESTMAN STEEL "BONE WHITE"
- 3 HARDIE "NIGHT GRAY"
- 4 PAINTED BEN. MOORE "CHANTILLY LACE" 2121-10
BEN. MOORE "POLO BLUE" 2062-10 or
BEN. MOORE "RAPHAEL" CC-2 or
BEN. MOORE "NOCTURNAL GRAY" 2135-30
- 5 SIKKENS (OR 611.) WOOD COLOURED STAIN

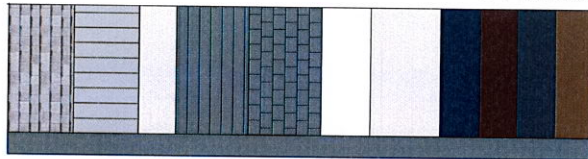
SEMI-DETACHED SOUTH (FRONT) ELEVATION

(1/4" = 10')

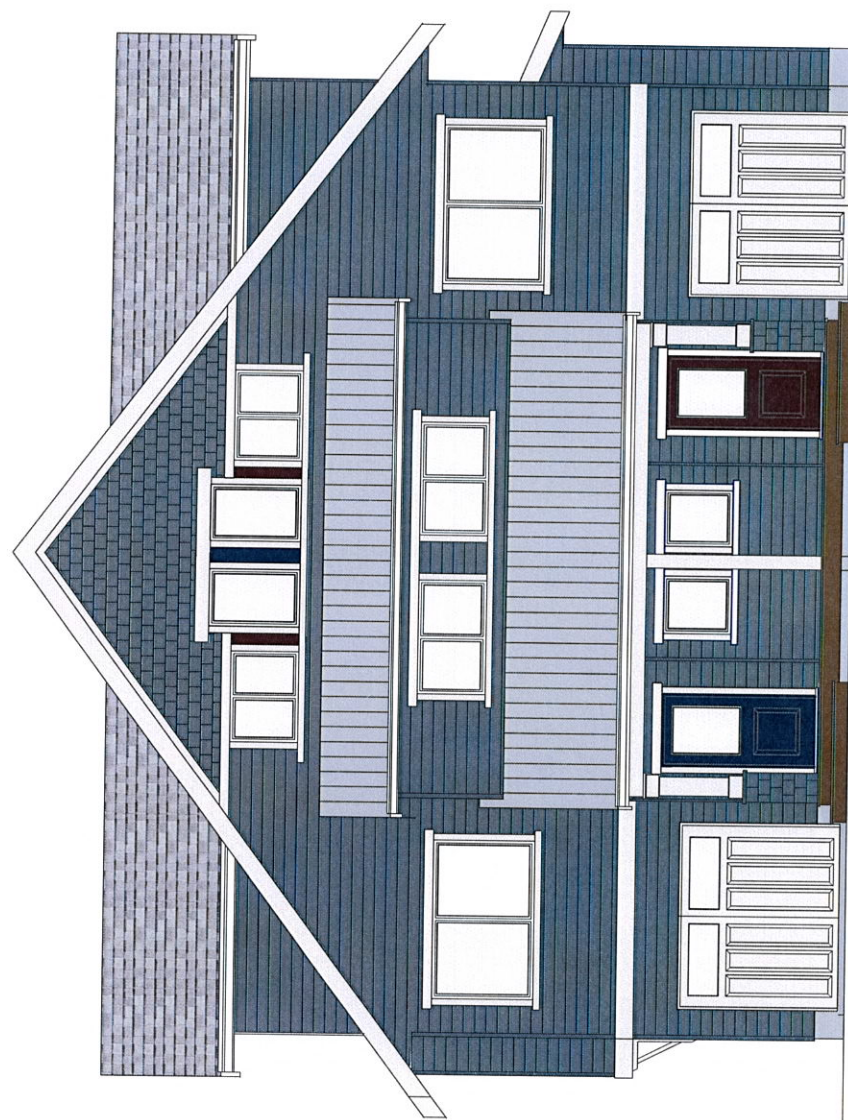


SEMI-DETACHED WEST (SIDE) ELEVATION





- MAIN ROOF:
ASPHALT
CERTAINTED "SILVER BIRCH"
- ACCENT ROOF:
METAL
WESTMAN STEEL "BONE WHITE"
- GUTTERS
ALUMINUM: PAINTED BEN. MOORE "CHANTILLY LACE" 2121-TO
- MAIN SIDING:
FIBRE CEMENT
6" HORIZONTAL HARDIE "NIGHT GRAY"
- ACCENT SIDING:
FIBRE CEMENT
HARDIE SHINGLE "NIGHT GRAY"
- WINDOWS:
WHITE VINYL
- ALL TRIM:
WOOD OR FIBRE CEMENT
PAINTED BEN. MOORE "CHANTILLY LACE" 2121-TO
- FRONT DOOR OPTION #1:
METAL: BEN. MOORE "POLO BLUE" 2062-10
- FRONT DOOR OPTION #2:
METAL: BEN. MOORE "RAPHAEL" CC-2
- FRONT DOOR OPTION #3:
METAL: BEN. MOORE "NOCTURNAL GRAY" 2135-30
- FRONT PORCH: TREATED WOOD
SIKKENS (OR SIM.) WOOD COLOURED STAIN



- HIGH FENCE:
TREATED WOOD
SIKKENS (OR SIM.)
WOOD COLOURED STAIN
- LOW FENCE:
TREATED WOOD
PAINTED BEN. MOORE
"CHANTILLY LACE" 2121-TO



815 AVENUE ROSE AVENUE
SEMI-DETACHED DWELLING

COLOUR BOARD
JAN. 25, 2016

Proposed Semi-Detached Dwelling



Southwest



South

BLA

815 ROSE AVENUE

Landscape Cost Estimate (based on drawing 2016/03/16)

March 16, 2016

Item	Description	Qty	Unit	Price	Extension
A1 Site Preparation (off-site disposal)					
.01	525mm Depth Shrub Bed Excavation	23	m ²	\$ 8.00	\$ 184.00
.02	150mm Depth Rock Mulch Area Excavation and Grading	145	m ²	\$ 4.00	\$ 580.00
.03	150mm Sod Area Excavation and Grading	247	m ²	\$ 4.00	\$ 988.00
.04	200mm Concrete Sidewalk Excavation and Compaction	22	m ²	\$ 5.00	\$ 110.00
A2 Landscape Materials					
.01	150mm Topsoil (from on-site stockpile) and Fine Grading	60	m ²	\$ 2.50	\$ 148.75
.02	450mm Topsoil (from on-site stockpile) and Fine Grading	23	m ²	\$ 5.00	\$ 113.50
.03	75mm Depth Ogogrow Mulch	16	m ²	\$ 4.00	\$ 64.00
.04	150mm Depth 25mm Crushed Granite	150	m ²	\$ 8.00	\$ 1,200.00
.05	600mm2 Precast Concrete Paver on 100mm Granular Base	23	ea	\$ 25.00	\$ 575.00
.06	100mm Depth Concrete Sidewalk on 100mm Granular Base	22	ea	\$ 65.00	\$ 1,410.50
.07	Sod (Ecoturf)	247	m2	\$ 7.00	\$ 1,725.50
.08	Wood Fencing (see building budget)				
.09	Asphalt Driveway (see building budget)				
A3 Plant Material					
.01	50mm Caliper Deciduous Tree	5	ea	\$ 450.00	\$ 2,250.00
.02	#3 Container Evergreen	9	ea	\$ 35.00	\$ 315.00
.03	#2 Container Perennials	20	ea	\$ 25.00	\$ 500.00
.04	#1 Container Perennials/Vines	17	ea	\$ 15.00	\$ 255.00
Subtotal				\$	10,419.25
G.S.T.				\$	520.96
Total				\$	10,940.21



SUBJECT PROPERTY 815 ROSE AVE



IMMEDIATE NEIGHBOUR TO WEST - FACES ABERDEEN



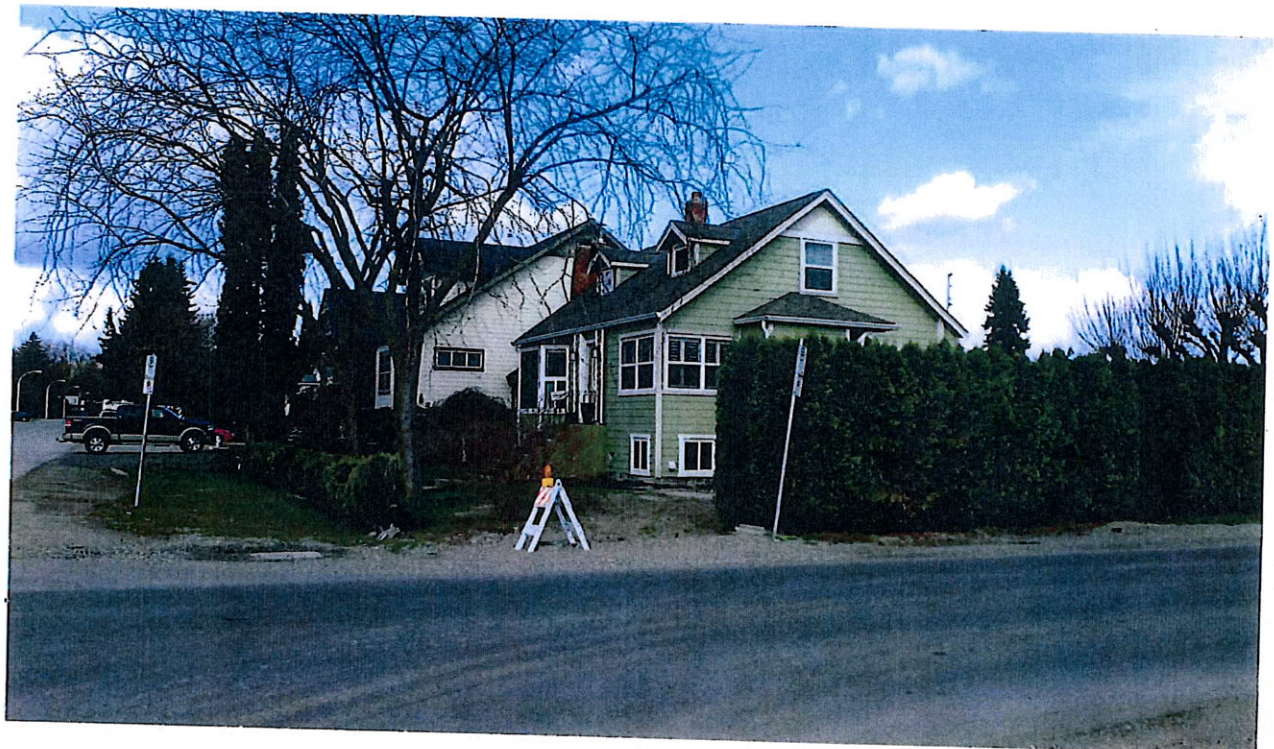
IMMEDIATE NEIGHBOUR TO EAST



THREE DOORS TO EAST



IMMEDIATE NEIGHBOR TO WEST FACING ABERDEEN



ACROSS ROSE AVE FROM SUBJECT