
CITY OF KELOWNA

MEMORANDUM

Date: February 12, 2020
File No.: Z20-0013
To: Community Planning (AT)
From: Development Engineering Manager (JK)
Subject: 1144 Pacific Ave

SCHEDULE

A

This forms part of application
Z20-0013

Planner
Initials

AT



RU6 to C4

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. Domestic Water and Fire Protection

- a) This property is currently serviced with a 13mm-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 service 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.

2. Sanitary Sewer

Our records indicate that this property 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. 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**

- a) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) Ground water will not be allowed to be pumped to City drainage system.
- c) 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) Pacific Ave must be upgraded to an urban standard along the full frontage of this proposed development, including barrier curb and gutter, 1.5m sidewalk, irrigated landscaped boulevard, 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. Road cross section to be used is a SS-R5

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.
- (c) Dedicate ~2.25m width along the full frontage of Pacific Ave. to achieve a 20.0m ROW.

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

- a) As per bylaw 7900 only one driveway will be permitted on this development.
- b) Direct the roof drains into on-site rock pits or splash pads.

6. **Electric Power and Telecommunication Services**

- 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 this site is located within the Capri Landmark Urban Centre.
- b) Streetlights must be installed on Pacific Ave. if needed.
- 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).



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.

2. Geotechnical Report

- a) Provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**

The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- vi. Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- vii. Identify slopes greater than 30%.
- viii. Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- ix. Recommendations for items that should be included in a Restrictive Covenant.
- x. Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- xi. Any items required in other sections of this document.
- xii. Recommendations for erosion and sedimentation controls for water and wind.
- xiii. Recommendations for roof drains and perimeter drains.
- xiv. Recommendations for construction of detention or infiltration ponds if applicable.

3. 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
 James Kay, P. Eng.
 Development Engineering Manager

AS

SCHEDULE		A
This forms part of application # Z20-0013		
Planner Initials	AT	 City of Kelowna <small>COMMUNITY PLANNING</small>

ALL CONTRACTORS ARE REQUIRED TO PRESERVE THEIR WORK AND SUPPORT THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of NEW TOWN ARCHITECTURE URBAN PLANNING CIVIL ENGINEERING. It shall be used only for the project and site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



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Seal



Revision		
No	Date	Description
1	20-12-19	ISSUED FOR DP
2	30-04-20	RE-ISSUED FOR DP

ATTACHMENT A

This forms part of application

Z20-0013

Planner Initials

AT



project address
1144 PACIFIC AVE,
KELOWNA, BC

project no. 4100

file no.

drawing title

RENDERINGS

designed	scale
drawn	R.Y./B.L.A.
checked	R.Y.
drawing no.	

A1.01

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FRONT VIEW FROM PACIFIC AVE

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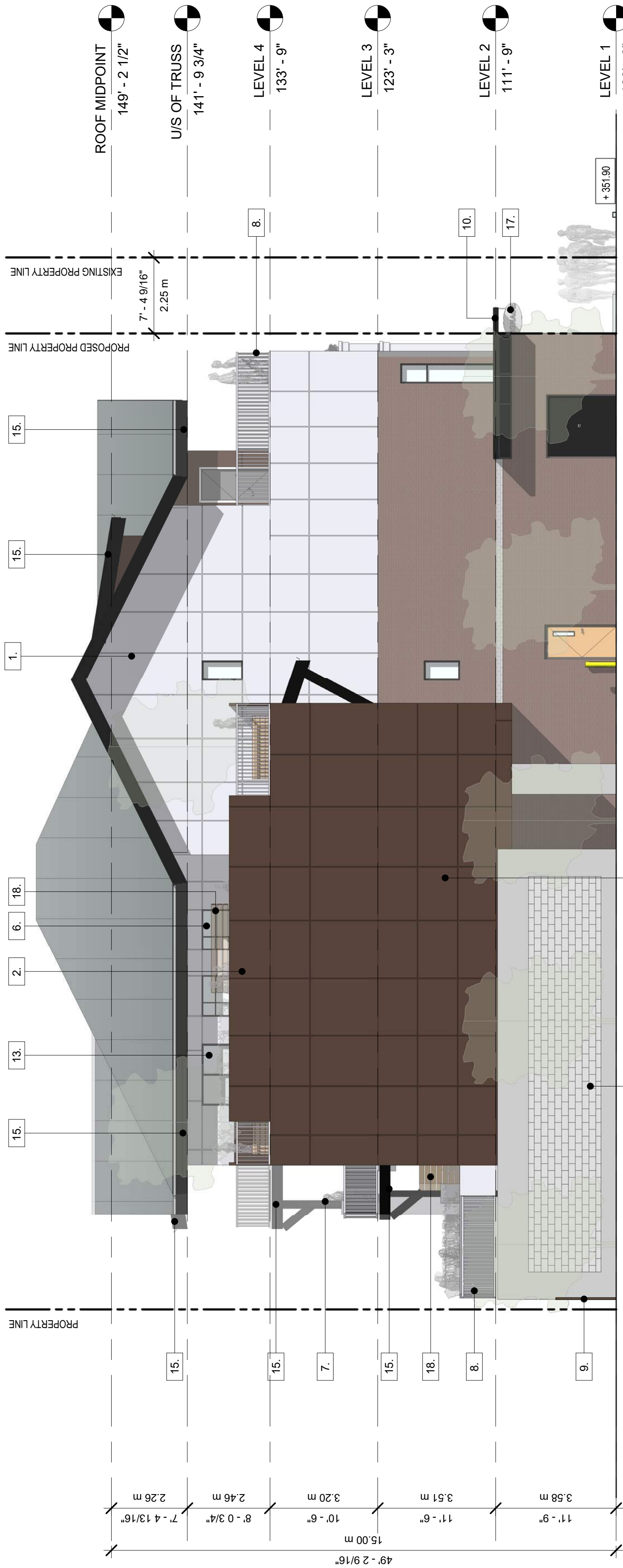
Seal



Revision		No	Date	Description
		1	20-12-19	ISSUED FOR DP
		2	30-04-20	RE-ISSUED FOR DP



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

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City of
Kelowna
COMMUNITY PLANNING



MATERIAL KEYNOTE	
1.	CEMENTITIOUS PANELS - ARCTIC WHITE
2.	CEMENTITIOUS PANELS - TURKISH COFFEE
3.	BOARD FORMED CONCRETE - PAINTED
4.	STOREFRONT GLAZING
5.	ALUMINUM GLAZED DOORS
6.	DOUBLE GLAZED WINDOWS
7.	BALCONY POSTS - BLACK
8.	WHITE PICKET RAILING
9.	1.8m HIGH FENCE
10.	ALUMINUM SOLAR SHADES w/ GLASS
11.	CONCRETE BASE
12.	BRICK VENEER
13.	PATIO DOORS
14.	PAINTED METAL EXTERIOR DOORS
15.	PRE-FINISHED METAL FLASHING
16.	BIKE RACK
17.	SUSPENDED SIGNAGE
18.	PRIVACY SCREEN
19.	PRECAST CONCRETE/TEXTURED CMU WALL
20.	DIRECTORY SIGN
21.	STUCCO- WHITE
22.	STUCCO- TAN

project title
**1144 PACIFIC- MIXED USE
DEVELOPMENT**

project address
**1144 PACIFIC AVE,
KELOWNA, BC**

project no. 4100

file no.

drawing title

ELEVATIONS

designed	scale	As indicated
drawn		R.Y./B.L.A.
checked		R.Y.
drawing no.		

A4.01

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ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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Seal



Revision	
No	Date DD-MM-YY
1	20-12-19 ISSUED FOR DP
2	30-04-20 RE-ISSUED FOR DP



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

MATERIAL KEYNOTE

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20. DIRECTORY SIGN
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City of
Kelowna
COMMUNITY PLANNING



ELEVATIONS

designed	scale	As indicated
drawn		
checked		R.Y./B.L.A.
drawing no.		R.Y.

A4.02

2020-04-28 3:04:24 PM

RE: Proposal for a Rezoning & Development Permit for: 1144 Pacific Avenue

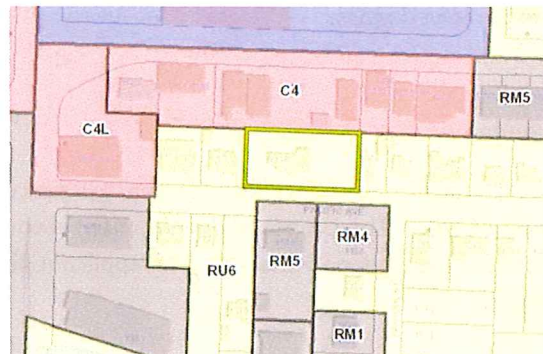
Introduction

This application is to facilitate the construction of a mixed-use development at 1144 Pacific Avenue, which is conveniently located within the Capri / Landmark Urban Centre. The intended use of the proposed development aligns with the City of Kelowna Official Community Plan.



Site Context and Land Use

The subject site consists of 1 parcel that is currently zoned *RU6 – Two Dwelling Housing*. The property is within the Mixed Use (Commercial/Residential) Land Use Designation as prescribed by the City of Kelowna Official Community Plan. The north abutting properties are zoned *C4 – Urban Centre Commercial* and therefore, the request to rezone is consistent within the neighbourhood context.





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Overview & Building Form

This application for a Development Permit is to facilitate the construction of a 4-storey mixed use building. Currently there is a single-family dwelling on the subject site. This proposed infill development aligns with the City of Kelowna Official Community Plan's goals for a sustainable future by focusing growth in compact, connected, and mixed-use centres and by creating more variety of housing types for Kelowna residents.

The first floor of the proposed development consists of ground floor commercial units with covered parking provided at the rear of the building. Commercial units have also been placed on the second floor of the proposed development, fronting Pacific Avenue, which creates an inviting urban street interface. Residential units are on the second, third and fourth floor and each unit has access to a private balcony. Additionally, amenity space has been incorporated on the 4th floor with proposed community gardens. The provided open space is nearly 2.5 times the required amount.



The building itself has been designed with varying colours and materials, including glass, brick veneer, wood grain panels, black metal panels, white and coffee coloured hardi cladding, and board formed concrete. In addition, building articulations and a visually interesting roofline have been included into the design of the building. These design features align with the City of Kelowna's Urban Design DP Guidelines as they create a visually appealing building that adds to the pedestrian realm whilst reducing the perceived mass.

Summary

This application is to facilitate the construction of a mixed-use building, located in the Capri / Landmark Urban Centre. The proposed development is consistent with the City of Kelowna Official Community Plan and includes **no variances**. The applicant kindly requests the support from Staff and Council for this project.