
CITY OF KELOWNA
MEMORANDUM

Date: January 13, 2020
File No.: Z19-0144
To: Community Planning (AT)
From: Development Engineering Manager (JK)
Subject: 4071 Lakeshore Rd

SCHEDULE A	
This forms part of application # OCP19-0013, Z19-0144	
Planner Initials	AT
 City of Kelowna COMMUNITY PLANNING	
RU1 To RM5	

The Development Engineering Department has the following comments and requirements associated with this proposal to rezone the subject property from RU1 to RM5 to facilitate a five-story development. The Development Engineering Technician for this project is Aaron Sangster.

1. General

- a. Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b. Provide easements as may be required.
- c. The Fire Department and Environment Division requirements and comments are addressed separately.

2. Domestic Water and Fire Protection

- a. The existing lot is serviced with 19mm diameter water service. The developer's consulting mechanical engineer will determine the domestic and 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 (if required) at the applicant's cost.

3. Sanitary Sewer

- a. The existing lot is serviced with a 100mm diameter sanitary service. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of the existing small diameter service and the installation of a new larger service (if required).

4. 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 Section 3 of Schedule 4 of the Subdivision Development & Servicing Bylaw No. 7900. The

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storm water management plan must also include provision of lot grading plan, basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.

- b. On site storm drainage systems for the site will be reviewed and approved by the Development Engineering Branch when a site servicing design is submitted.
- c. Any possibility of a high water table or surcharging of storm drains during major storm events should be considered in the design of the onsite system.
- d. An Erosion and Sediment Control Plan is to be provided.

5. Road Improvements and Site Access

a. Coordinated Offsite Works:

i. **Bluebird Beach Park:**

1. Parks (COK) will construct a trail this fall from the property line to the beach. (designed/built/paid by COK Parks).

ii. **4071 Lakeshore Rd:**

1. Developer constructs full urban standard for the frontage of 4071 Lakeshore Rd (designed/paid/built).
2. See 5.b for more detail

iii. **4065 Lakeshore Rd:**

1. Developer designs and builds the frontage.
2. COK will pay for the construction of this frontage. *upon approved cost estimate (typical).
3. Parks (COK) will dedicates road frontage to match 4071 Lakeshore Rd.
4. See 5.c for more detail

iv. **4053-4059 Lakeshore Rd:**

1. Developer designs and builds the frontage.
2. COK will pay for the construction of this frontage through deffered revenue from 4053-4059 Lakeshore Rd.

v. **Cross-Walk @ 4053-4059 to Bluebird Beach Park:**

1. Developer designs (review by COK) and builds including the following (concrete bulb-outs, conduits for future ped-lights, ped lights basses, paint, signs). *Integrated Transportation will provide a sample design and items required.
2. Integrated Transportation (COK) will budget for cross-walk flashers for 2021.
3. Developer contributes \$5,000 to cross-walk project (must include paint road marking and signage)
4. COK will pay for the remaining cost of constructing this item.

vi. **4049 Lakeshore Rd:**

1. Sidewalk already installed.

vii. **4039 Lakeshore Rd:**

1. Developer designs and builds the frontage.
2. COK will pay for the construction of this frontage through deffered revenue from 4039 Lakeshore Rd.

- viii. City of Kelowna will reimburse the developer for the inspection cost of the City portion of works, hourly basis to an upper limit of 3.5% to the value of the Cities works.



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b. 4071 Lakeshore Rd must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, irrigated 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.

c. 4065 Lakeshore Rd must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, irrigated 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.

6. Site Access and Turning Movements

a. The proposed development shall have a SS-C7 driveway access of no greater than 6.0 m wide at property line.

7. Road Dedication and Subdivision Requirements

a. Dedicate ~5.16m width along the full frontage of Lakeshore Rd.

b. Grant statutory rights-of-way if required for utility services.

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.

8. Electric Power and Telecommunication Services

a. All proposed service connections are to 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. The City is requesting the applicant to consider the undergrounding of power and telecommunication wires and poles along frontage of the subject lots.

c. Re-locate existing utilities, where necessary.

9. Geotechnical Study

a. Provide a 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 reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division 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.

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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. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

10. 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

11. 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.

12. Charges and Fees

- a. Development Cost Charges (DCCs) 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.
- c. Engineering and Inspection Fee: 3.5% of construction value (plus GST)

James Kay, P. Eng.
Development Engineering Manager

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SCHEDULE		A
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# OCP19-0013, Z19-0144		
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WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

Dec. 16, 2019

Re: 4071 Lakeshore Drive
Development and Variance Rationale Letter

ATTACHMENT A

This forms part of application
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Dear City Staff and Council,

The attached application for 4071 Lakeshore Road is a 4-storey residential development. The development consists of 8 residential strata units. There are 7 three-bedroom units and 1 two-bedroom unit. Parking is provided just below grade, entered from a center drive aisle. Each unit has large private deck spaces, as well as private 2 car garages large enough to also accommodate storage. The building also has a common pool and a small amenity building at grade located in the rear yard.

The RM5 zone was chosen for this site in order to maximize the density in this infill location. The close proximity to the beach, H2O and Capital News Center, as well as to transit and neighbourhood commercial makes this an ideal site for a denser zone. The proposed layout allows for integration with the trail to the north which accesses the park and linear trail. The decision to add more density was also predicated by the City's recent purchase of the waterfront park across the road.

Our proposal meets most of the requirements under the RM5 zone with two exceptions. The first exception is for the number of storeys. Under the proposed zone we are allowed 4.5 storeys. With the location of this building so close to the lake, the water table is very high which only allows us to drop our parking down about two feet below the existing grade. This means that our parking level is now too far out of the ground to be considered a half storey, so under the strict definition of the zone, we are considered 5 storeys high. Although we are below the maximum height for an RM5 development, we require a "storeys" variance, rather than a height variance.

The second variance is for a small portion of the building which protrudes into the rear yard setback for the first storey and part of the second. This variance is required in order for the stairs to exit the building and still maintain double car garages for each of the 8 units. Within our design, the stairs are in the center of the building between the 2 units on each floor. However, in order to make the driveway work, which also runs down the center of the building, we had to take the stairs outside the building from the 2nd floor down to the main, therefore requiring a small variance.

This application maintains our design philosophy of creative solutions for density on smaller lots and we believe it will be an asset to this area. We look forward to the application's approval.

Sincerely,



Shane Worman
Worman Homes/ Worman Commercial

P. 250.762.0040

F. 250.762.0550

ATTACHMENT B

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Pepp.
ILLUSTRATION / THE ARTS ALIVE

4071 LAKESHORE ROAD | Kelowna, BC

Worman Homes | Worman Commercial

4071 Lakeshore Drive, Kelowna, BC



PROPERTY DESCRIPTION

C/M/C: 4071 Lakeshore Drive, Kelowna, BC
 LEGAL: KID: 108136, PLAN: 10613, LOT: A
 PLAN: KAP10613 LOT A, SECTION 6 TOWNSHIP 26

ZONING CALCULATIONS:

Current: RUI
 Proposed: RM5

SITE INFORMATION:

Gross Site Area = 16,303 SF (1,514.6 sqm)
 Allowable Building Site Coverage = 40% (6,521 SF)

Allowable Total Site Coverage = 65% (10,597 SF)

F.A.R. = 1.2 (19,544 SF)

PRIVATE OPEN SPACE: 289 SF (26.7 sqm) RESIDENCE
 PROPOSED: 323 SF RESIDENCE (20% INCREASE ABOVE ZONING ALLOWS INCREASE IN SITE COVERAGE)

Unit Area Calculations: NET FLOOR AREA
 PARKING LEVEL: 200 SF

FIRST LEVEL: 2,592 SF
 UNIT 101 = 2,171 SF

SECOND-FOURTH LEVELS
 UNITS 201, 301 & 401 = 5,556 SF (1,852/3)
 UNITS 202, 302 & 402 = 6,456 SF (2,152/3)

TOTAL: 16,975 SF (1,577.5M)

Building Height: Allowed: 18m/4.5 stories
 Max. Height = 17.1m/3 stories

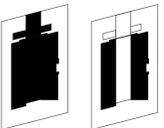
Yard setbacks: Allowed: 6.0 m/1.5m from door ground oriented
 Front yard - 4.5m up to 2-1/2 stories/7.0m above 2-1/2 stories/1.5 for ground oriented
 Side yard - 4.5m 1-1/2 stories/7.0 m above 1-1/2 stories/2.9m ground oriented housing

Rear yard - 9.0 m

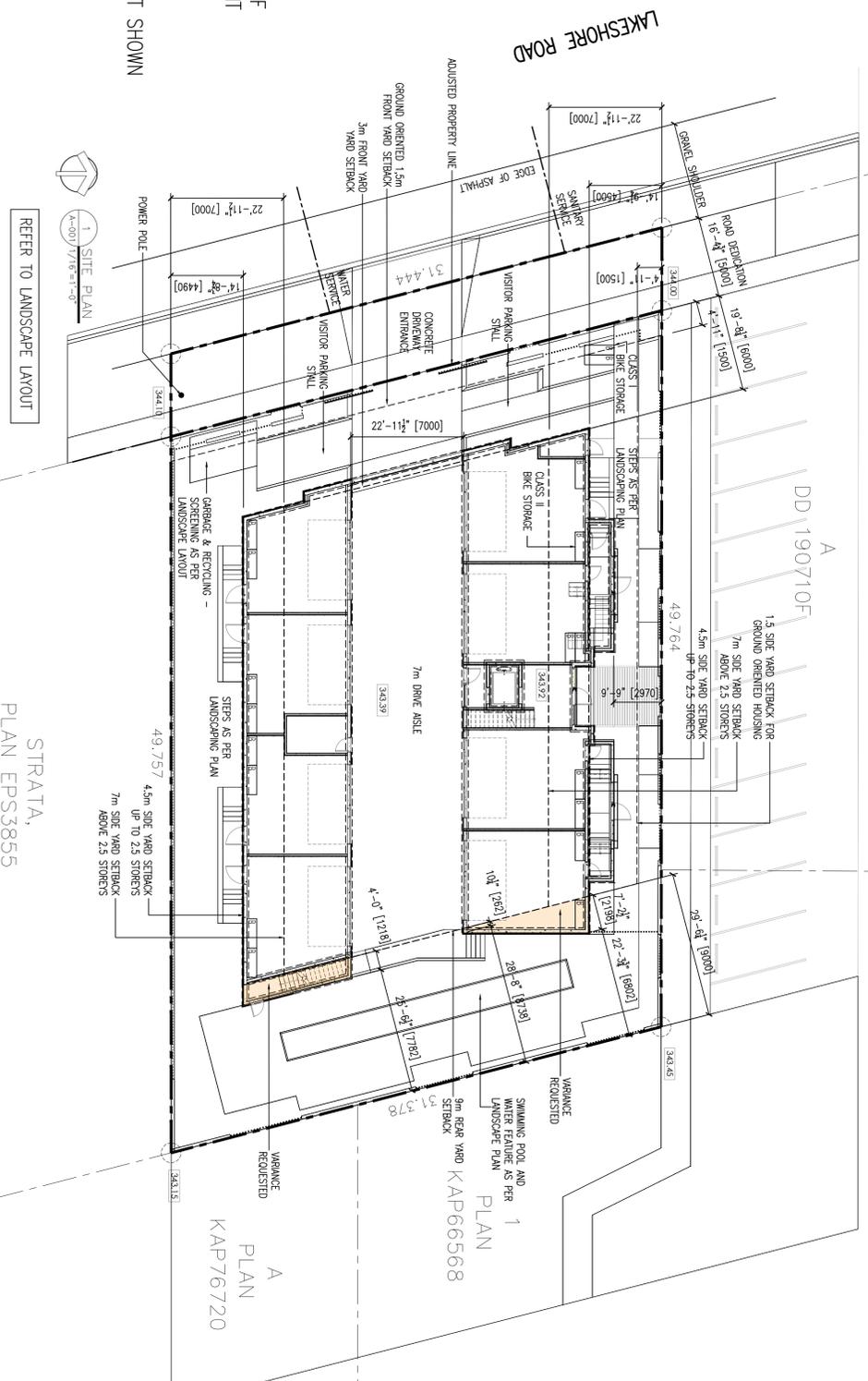
Parking Calculations: Required: 2 per 3 bed = 16
 Total: 16
 Visitor = 14/8 = 2

Bicycle Storage: Required: 5/8 = 4 (Required)
 Class I, 5/units: 1/8 = 1 (Required)
 Class II, 1/units: 1/8 = 1 (Required)

ARCHITECTURAL & LANDSCAPE DRAWINGS:	ROOF PLAN
A-001 SITE INFORMATION	A-105 ROOF PLAN
A-101 GARAGE/BIKE PLAN	A-200 ELEVATIONS
A-102 FIRST LEVEL PLAN	A-300 SECTIONS
A-103 SECOND LEVEL PLAN	A-300 SECTIONS
A-104 THIRD LEVEL PLAN	A-RENDER RENDERINGS AND EXISTING CONDITION PHOTOS
A-105 FOURTH LEVEL PLAN	L-1/1-2 LANDSCAPE PLAN



PROPOSED VARIANCE – NO. OF STOREYS, NOT BUILDING HEIGHT
 PROPOSED VARIANCE – EXTENT SHOWN
 HATCHED ON SITE PLAN



RENDER STUDIES



VIEW FROM LAKESHORE LOOKING NORTHEAST



VIEW FROM NORTH OF PROPERTY LOOKING SOUTH



VIEW FROM NORTHEAST PROPERTY CORNER LOOKING SOUTHWEST

ATTACHMENT **B**

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MATERIAL/COLOUR LEGEND:

1. ENGINEERED FIR DOORS - STAIN STS CLEAR 640325312 (LIGHT, NATURAL WOOD)
2. ACRYLIC STUCCO (MATCH BENJAMIN MOORE "DISTANT GREY")
3. ACCENT WALL AND SOFFITS (ALUCOBOND, "SILVER METALIC")
4. PRECAST CONCRETE (NATURAL CONCRETE)
5. ALUMINIUM WINDOWS (ANODIZED ALUMINIUM, MAIN AND SOUTH FEATURE)
6. VINYL WINDOWS (WHITE)
7. ALUMINIUM/GLASS RAILING SYSTEM
8. INSULATED, EXTERIOR METAL DOOR (PAINTED TO MATCH ALUCOBOND)

STREET VIEWS (subject property shown with heavy dashed line)



VIEW FROM LAKESHORE LOOKING SOUTHEAST



VIEW FROM LAKESHORE LOOKING NORTHEAST



VIEW FROM PROPERTY LOOKING WEST (ACROSS THE STREET FROM PROPERTY)

REZONE/DVP ADDENDUM NO.3



PHONE: 250-448-7801
2505-1438 Robber Street,
Kelowna, BC V1Y 2A3
www.limearchitecture.com



WORMAN
4401 - 58th Street
Kelowna, BC V1Y 2A3
P: 250.262.0000
www.worman.ca

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other notes shall beack and any/all
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Any discrepancies are to be reported
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Scale any dimensions from this drawing.

All notes are to be used in accordance with
the building bylaws and requirements of other
local authorities having jurisdiction as well as
the British Columbia Building Code - (most
recent edition) including all additd
revisions and addenda. All notes shall
refer to the project name, location, address
and project number. All notes shall beack and
any/all other notes shall beack and any/all
ground utilities, wire and conduit
connections, including but not limited to
water, sewer, gas, hydro and telephone.

Revision No., Date and Description

11-20-19 - FOR CLIENT REVIEW
12-13-19 - FOR REZONING & DVP
04-16-20 - Rezone/DVP Add. No. 1
06-19-20 - Addendum No. 2
07-28-20 - Addendum No. 3

Plot Date	Drawing No.
28-Jul-20	A-RENDER

PROJECT	4071 LAKESHORE DRIVE
DRAWING TITLE	RENDER STUDIES

