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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** June 3, 2020  
**File No.:** Z20-0045  
**To:** Community Planning (JB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1840-50 Chandler St & 1365 Belaire Ave. RU6 to RM6

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The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU6 to RM6. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is Aaron Sangster.

**1. General**

- a) These are Development Engineering comments/requirements and area subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.
- b) The following requirements are valid for one (1) years from the reference date of this memo, or until the PLR and/or application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

**2. Domestic Water and Fire Protection**

- a) The subject property(s) is currently serviced with three 19mm water service. One metered water service will be required for the development. The disconnection of the existing smaller diameter water services and the tie-in of a larger service is the developer's responsibility. Only one service will be permitted for this development.

**3. Sanitary Sewer**

- a) These properties are currently serviced with two 100-mm sanitary 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 their cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service, if necessary.

**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 the Subdivision, Development and Servicing Bylaw No. 7900. 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. Only one

service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

**5. 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 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. Road Improvements**

- a) Belaire Ave. must be upgraded to a local standard along the full frontage of this proposed development, separated sidewalk 1.8m, curb (barrier) and gutter, drainage system, including catch basin, manholes, landscaped irrigated boulevard, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a modified SS-R3.
- b) Chandler St. must be upgraded to a collector standard along the full frontage of this proposed development, separated sidewalk 1.8m, curb (barrier) and gutter, drainage system, including catch basin, manholes, landscaped irrigated boulevard, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a modified SS-R5.

**7. 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) Each corner will require concrete bulb-outs and appropriate cross-walk connections.

**8. Erosion Servicing Control Plan**

- a) Provide a detailed ESC Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) The developer must engage a consulting civil engineer to provide an ESC plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900.
- c) Civil consultant is responsible for all inspection and maintenance.

- d) A Security Deposit for ESC Works equal to 3.0% of the Consulting Engineer's opinion of probable costs of civil earthworks and infrastructure will be added to the Servicing Agreement.

**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 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.

**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**

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 (Subdivision Approving officer) 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.

- (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) 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.

**10. Charges and Fees**

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - ii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
  - iii) Street/Traffic Sign Fees: at cost if required (to be determined after design).

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James Kay, P.Eng.  
Development Engineering Manager

AS

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**CITY OF KELOWNA**  
**MEMORANDUM**

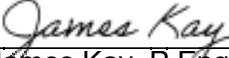
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**Date:** June 3, 2020  
**File No.:** OCP20-0011  
**To:** Urban Planner (JB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1840-50 Chandler St. & 1365 Belaire Ave. MRM to MRH

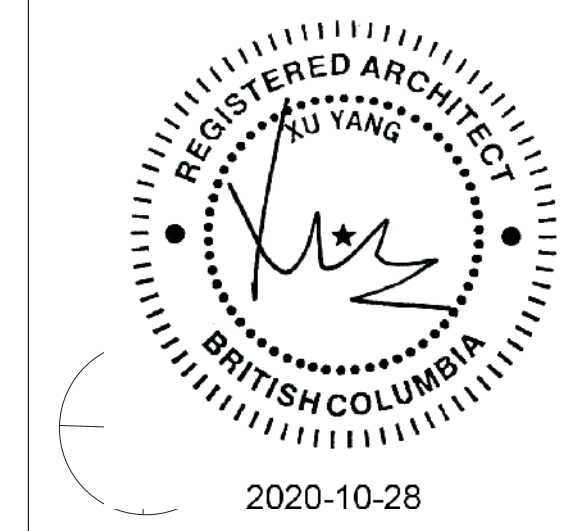
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The Development Engineering Branch has the following comments and requirements associated with this OCP Amendment Application to change the existing Future Land Use designation for the site from MRM – multiple unit residential (medium density) to MRH – Multiple Unit Residential (High Density):

All works and services requirements for the proposed development are addressed in the Development Engineering Memo Z20-0045.

  
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James Kay, P.Eng.  
Development Engineering Manager

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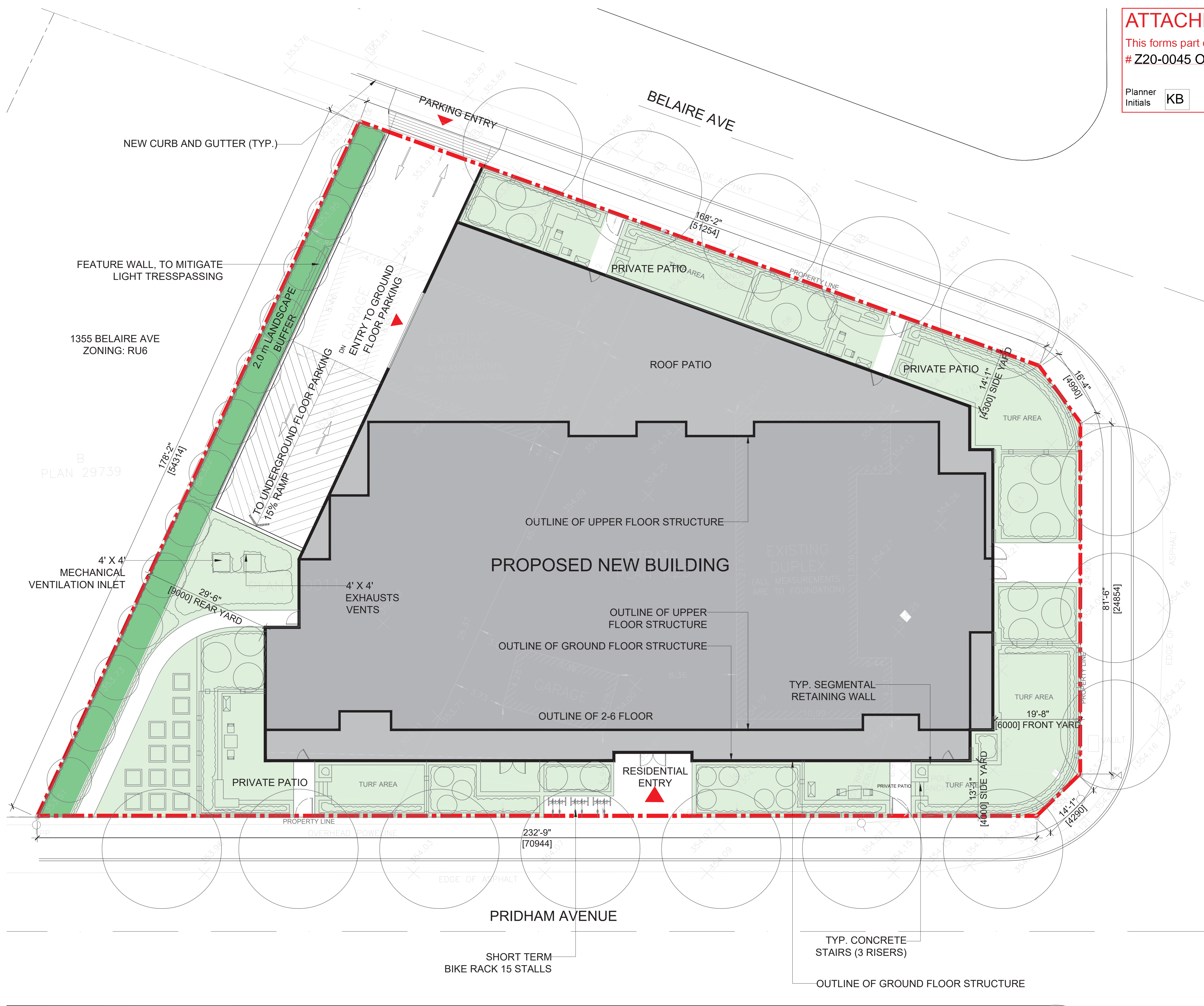
| ISSUES | DATE  |
|--------|---|
| 8      |   |
| 7      |   |
| 6      |   |
| 5      |   |
| 4      |   |
| 3      | REISSUED FOR OCP AMENDMENT AND REZONING APPLICATION<br>OCT 28, 2020 |
| 2      | ISSUED FOR OCP AMENDMENT AND REZONING APPLICATION<br>MAY 7, 2020    |
| 1      | ISSUED FOR REVIEW<br>APRIL 2020                                     |

|                |    |
|----------------|----|
| PROJECT NUMBER |    |
| DRAWN BY       | WW |
| CHECKED BY     | PY |
| DATE CHECKED   |    |
| CONSULTANT     |    |

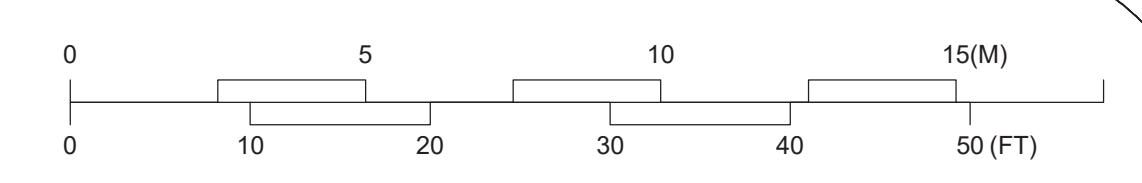
PROJECT  
 1365 BELAIRE AVE. &  
 1840, 1850 CHANDLER ST  
 KELOWNA, BC

DRAWING TITLE  
**SITE PLAN**

DRAWING No.  
**A 1.03**



B  
 PLAN 29739



**ATTACHMENT** A

This forms part of application  
# Z20-0045 OCP20-0011

Planner Initials **KB**



City of  
**Kelowna**  
DEVELOPMENT PLANNING

# INJOY APARTMENT

CIVIC ADDRESS: 1365 BELAIRE AVE. & 1840,1850 CHANDLER ST. KELOWNA, BC

LEGAL DESCRIPTION:  
PLAN KAP10011 LOT 21 DISTRICT LOT 137  
PLAN KAS25 LOT 1 DISTRICT LOT 137 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN O  
PLAN KAS25 LOT 2 DISTRICT LOT 137 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN O

## DRAWING INDEX

|        |                           |
|--------|---------------------------|
| A 1.01 | COVER PAGE                |
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| A 1.03 | SITE PLAN                 |
| A 2.01 | UNDERGROUND PARKING PLAN  |
| A 2.02 | GROUND LEVEL FLOOR PLAN   |
| A 2.03 | 2ND LEVEL FLOOR PLAN      |
| A 2.04 | 3RD-4TH LEVEL FLOOR PLAN  |
| A 2.05 | 5TH LEVEL FLOOR PLAN      |
| A 2.06 | 6TH LEVEL FLOOR PLAN      |
| A 2.07 | ROOF PLAN                 |
| A 3.01 | UNIT PLAN                 |
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| A 3.03 | UNIT PLAN                 |
| A 3.04 | UNIT PLAN                 |
| A 4.01 | ELEVATIONS                |
| A 4.02 | ELEVATIONS                |
| A 5.01 | SECTIONS                  |
| A 5.02 | SECTIONS                  |
| A 6.01 | RENDERING                 |
| A 6.02 | RENDERING                 |
| A 6.03 | RENDERING                 |

## CONSULTANTS

### ARCHITECT

PACIFIC WEST ARCHITECTURE Inc.  
1200 West 73rd Ave(Airport Square)  
Suite 940, Vancouver B.C. V6P 6G5  
Tel: (604)-558-3064  
Email: info@pwaarchitecture.com

### SURVEYOR

LAND SURVEYING & GEOMATICS LTD.  
404-1630 PANDOSY ST  
KELOWNA, BC. V1Y 1P7  
Tel: (250)-763-3115

### LANDSCAPE ARCHITECT

OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE  
303-590 KLO ROAD  
KELOWNA, BC V1Y 7S2  
TEL: (250)-868-9270



**pacific west architecture**

1200 West 73rd Ave (Airport Square)  
Suite 940  
Vancouver B.C. V6P 6G5

Office: 604 558 3064  
Email: info@pwaarchitecture.com  
www.pwaarchitecture.com



2020-10-28

### REVISIONS

| ISSUES | DATE   |
|--------|--|
| 8      |  |
| 7      |  |
| 6      |  |
| 5      |  |
| 4      |  |
| 3      | REISSUED FOR OCP AMENDMENT AND REZONING APPLICATION OCT 28, 2020 |
| 2      | ISSUED FOR OCP AMENDMENT AND REZONING APPLICATION MAY 7, 2020    |
| 1      | ISSUED FOR REVIEW APRIL 2020                                     |

### PROJECT NUMBER

DRAWN BY WW

CHECKED BY PY

DATE CHECKED

CONSULTANT

### PROJECT

1365 BELAIRE AVE. &  
1840, 1850 CHANDLER ST  
KELOWNA, BC

### DRAWING TITLE

**COVER PAGE**

### DRAWING No.

**A 1.01**

N



1395-1405

1701

HARVEY AVE

**ATTACHMENT** A

This forms part of application  
# OCP20-0011 Z20-0045

Planner Initials **KB**



City of **Kelowna**  
DEVELOPMENT PLANNING

1300

1310

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1350-1352

1360

1822-1826

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1319-1321

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1341

BELAIRE AVE

1304

1316-1318

1355

1365

1840-1850

1829

1839

PRIDHAM AVE

1319

1329

1339

1349

1359

1862

1440-1460

CHANDLER ST

1318

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1336-1338

1346-1348

1358

1878-1882

**MAP "A" OCP Amendment**  
**File: OCP20-0011**

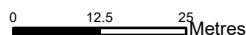


Subject Properties



MRM - Multiple Unit Residential (Medium Density) to MRH - Multiple Unit Residential (High Density)

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



Rev. 11/30/2020

AC



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1331-1333

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BELAIRE AVE

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1840-1850

1316-1318

PRIDHAM AVE

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1440-1460

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1862

CHANDLER ST

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1336-1338

1346-1348

1358

1878-1882

**ATTACHMENT B**

This forms part of application  
# OCP20-0011 Z20-0045

Planner Initials **KB**



City of Kelowna  
DEVELOPMENT PLANNING

**MAP "B" Zoning Amendment**  
**File: Z20-0045**

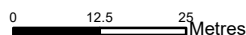


Subject Properties



RU6 - Two Dwelling Housing to RM6 - High Rise Apartment Housing

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Rev. 11/30/2020

AC