SCHEDULE A
This forms part of application
OCP20-0013 Z20-0066
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: September 01, 2020

File No.: Z20-0066

To: Urban Planning Management (KB)

From: Development Engineering Manager (JK)

Subject: 605 Fraser Rd and 460 Leathead Rd RU1 to RM3

The Development Engineering Branch's comments and requirements regarding this application to rezone the subject lots from RU1 – Large Lot Housing to RM3 - Low Density Multiple Housing from are as follows. The Development Technician for this application will be Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

a) This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.

b) The following requirements are valid for two (2) years from the reference date of this memo, or until the 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.

c) These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).

d) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

2. DOMESTIC WATER AND FIRE PROTECTION

a) The subject lots are within the Black Mountain Irrigation District (BMID) water supply area. The Developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.

b) The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by BMID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.

c) 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. No. 7900. Provide water flow calculations for this development to confirm bylaw conformance (150 L/s for apartments/townhouses). Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

3. SANITARY SEWER SYSTEM

a) Our records indicate that subject lots are currently serviced with a 100-mm diameter sanitary sewer service off Fraser Rd and a 100-mm service off Leathead Rd. 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 each legal lot. The applicant is to arrange for the removal and disconnection of the existing services and the installation of one new larger service (minimum diameter of 150 mm) at the applicant's cost.

b) All new service connections are to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7.

4. STORM DRAINAGE

a) The property is located within the City of Kelowna drainage service area. The City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.

b) Provide the following drawings:

i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);

ii. A detailed Stormwater Management Plan for this subdivision; and,

iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.

c) On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.

d) As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.

e) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

f) Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.

g) Identify clearly on a contour map, or lot grading plan, all steep areas (>30 %). Provide cross sections for all steep areas at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.

h) If individual lot connections are required, ensure that payment of connection fees has been completed (please provide receipt).

i) Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while

addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

j) A complete storm drainage system is to be installed up to north end of the subject lot within Fraser Rd, c/w catch basins, leads, storm main, manholes, any required service connections, and connection to the existing storm main in Leathead Rd. Depending on the proposed design, a latecomer may be able to be registered for the drainage works.

5. ROAD IMPROVEMENTS

a) The existing condition of the Active Transportation Corridor on Leathead Rd is to be maintained.

b) A new east-west concrete wheelchair letdown as per City of Vancouver Standard Detail C8.3 is to be installed on the northeast corner of the Fraser-Leathead Rd intersection.

c) The existing utility pole servicing 460 Leathead Rd is to be removed, with all new additional services being underground.

d) Fraser Rd is to be fully urbanized to a modified SS-R5 with 1.5-m wide separated sidewalk 0.2 m from property line. The urbanization is to include storm drainage, curb and gutter, utility appurtenance adjustments, fillet paving, streetlights, boulevard landscaping and irrigation, and utility pole relocation (if necessary).

6. POWER AND TELECOMMUNICATION SERVICES

a) Underground services will be required for all power and telecommunications to the proposed lot.

b) As per comment 5.c), the existing utility pole servicing 460 Leathead Rd is to be removed.

c) Streetlights must be installed on all roads. All streetlighting designs are to be approved by the Development Engineering Branch at the same time as other “issued for construction” drawings.

d) 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.

e) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

f) If any road dedication affects lands encumbered by a Utility right-of-way (such as B.C. Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City’s Development Manager.

7. 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.

b) 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.

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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.

c) Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

> "Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer."

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's *Professional Practice Guidelines for Retaining Wall Design*. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of *Retaining Wall Design Guideline*) and any necessary independent reviews (as per EGBC's *Documented Independent Review of Structural Designs*).

d) Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.

8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

a) A 6.0-m radius corner rounding is to be dedicated on the southwest corner of 605 Fraser Rd.

b) Lot consolidation will be a requirement of this development.

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

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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. CHARGES, FEES, AND SECURITIES

a) Development Cost Charges (DCC's) are payable.

b) Fees per the "Development Application Fees Bylaw" include:

i) Street/Traffic Sign Fees: at cost (to be determined after design).
ii) Survey Monument Fee: $50.00 per newly created lot (GST exempt).
iii) Survey Monument, Replacement Fee: $1,200.00 (GST exempt) – only if disturbed.
iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

c) Approved payment methods for Performance Security:
i) Personal Cheques < $5,000
ii) Certified Cheque and Bank Draft > $5,000
iii) Minimum Letter of Credit value is $50,000

James Kay

James Kay, P.Eng.
Development Engineering Manager

JKH

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DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: September 01, 2020

File No.: OCP20-0013

To: Urban Planning Management (KB)

From: Development Engineering Manager (JK)

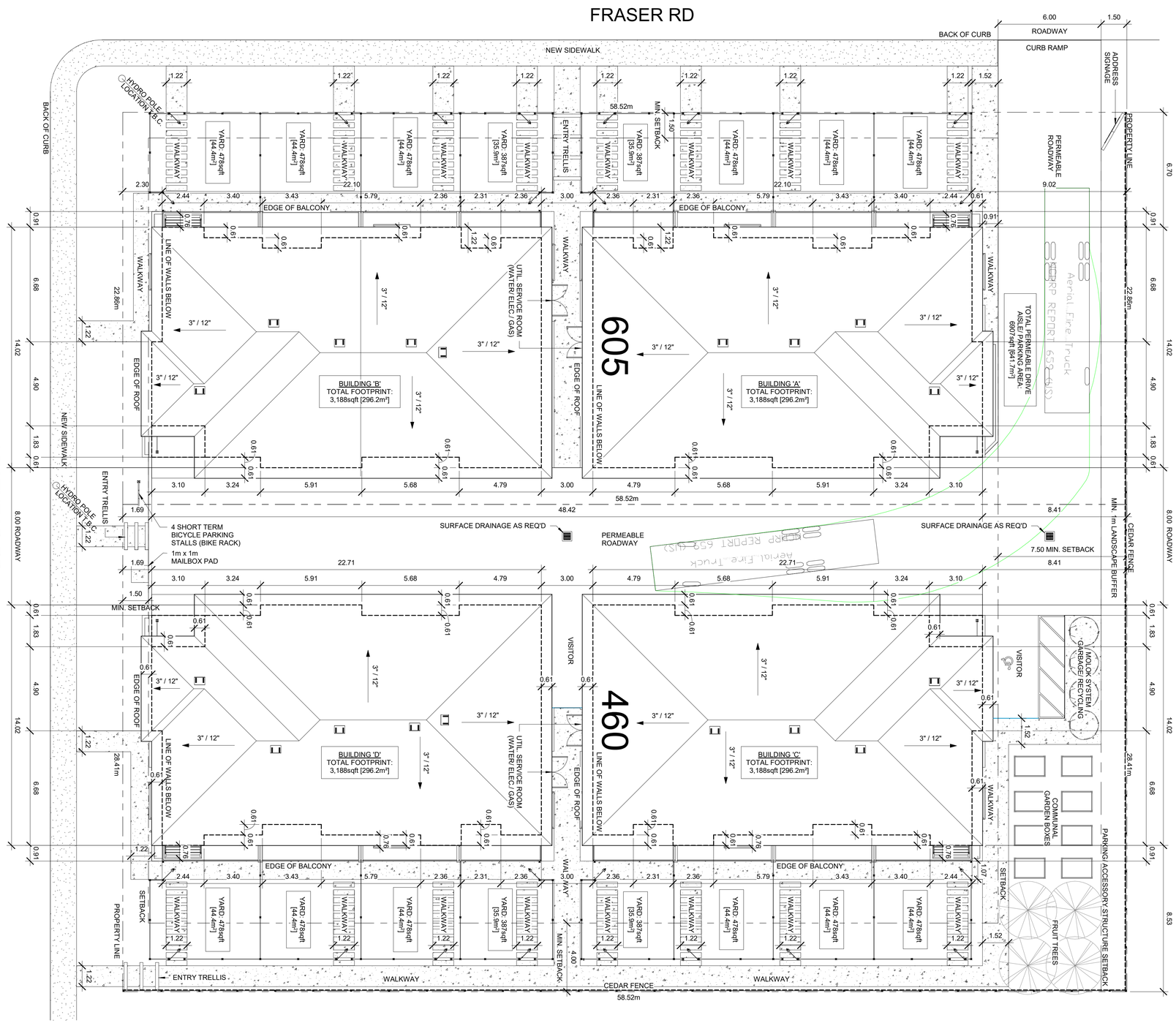
Subject: 605 Fraser Rd and 460 Leathead Rd S2RES to MRL

The Development Engineering Branch has no comments and requirements associated with this application to amend the Future Land Use from S2RES (Single / Two Unit Residential) to MRL (Multiple Unit Residential Low Density) for the subject lots. All other off-site requirements for the proposed development are addressed in the Development Engineering Memos Z20-0066.

James Kay

James Kay, P.Eng.
Development Engineering Manager

JKH



1" = 10'-0" (1)
SITE PLAN

N

ATTACHMENT A

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City of Kelowna
DEVELOPMENT PLANNING

BUILDING NOTES
GENERAL ZONING AND SITE INFORMATION

- CIVIC ADDRESS: 605 FRASER RD & 460 LEATHEAD RD
- LEGAL: PLAN 12434, LOTS 1 & 2
- AUTHORITY: CITY OF KELOWNA
- EXISTING ZONE: RU1 - URBAN RESIDENTIAL 1
- **PROPOSED ZONE: RM3- LOW DENSITY MULTIPLE HOUSING**

ZONING RESTRICTIONS

- MAXIMUM PARCEL COVERAGE: 40% OR 50%*
- MAXIMUM SITE COVERAGE: 60%**
- MAXIMUM FOOR AREA RATIO: 0.80***

NOTES:
* 50% IF PRIVATE OPEN SPACE FOR EACH UNIT CAN BE PROVIDED ON A DECK, PATIO, BALCONY, OR ROOFTOP DECK WHICH EXCEEDS THE BYLAW REQUIREMENTS BY 10%
** INCREASE TO 65% FOR PERMEABLE DRIVE SURFACES AND PARKING
*** WHERE MIN. 75% OF PARKING SPACES AREA SCREENED FROM PUBLIC VIEW

SETBACKS & SIZE RESTRICTIONS

- FRONT YARD SETBACK: 4.5m
  1.5m FOR GROUND-ORIENTED HOUSING
  6.0m FOR CARPORT/GARAGE
- REAR YARD SETBACK: 7.5m
  4.5m (COMMON RECREATION BUILDINGS)
  1.5m (ACCESSORY BUILDINGS)
- SIDE YARD SETBACK: 4.0m
  4.5m FOR FLANKING STREET
  1.5m FOR GROUND-ORIENTED HOUSING FACING A FLANKING STREET
  6.0m FOR CARPORT/GARAG
- MAX. HEIGHT OF MAIN HOUSE: 10m (3 STOREY)
  4.5m FOR ACCESSORY BUILDINGS
- MIN.SEPARATION BETWEEN BUILDINGS: 3m
- MIN. PRIVATE OPEN SPACE PER DWELLING: 25m²

AREA CALCULATIONS

- 605 FRASER RD LOT AREA: 14,400sqft [1337.8m²]
- 460 LEATHEAD RD LOT AREA: 17,896sqft [1662.6m²]
- TOTAL LOT AREA: 32,296sqft [3000.4m²]

- MAXIMUM BUILDING SITE COVERAGE: 12,752sqft [1184.7m²] (39.5%)
- MAXIMUM SITE COVERAGE (INCL. PERMEABLE DRIVEWAYS & PARKING AREAS): 20,992sqft [1950.2m²] (65%)

- PROPOSED TOTAL BUILDING COVERAGE: 12,776sqft [1186.9m²] (39.6%)
- PROPOSED TOTAL SITE COVERAGE: 19,987sqft [1856.9m²] (61.9%)
- PROPOSED 4-PLEX BUILDING SIZE: 3,188sqft [296.2m²]

- MAXIMUM TOTAL NET FLOOR AREA: 25,837sqft [2400.3m²] (0.80 FAR)
- PROPOSED TOTAL NET FLOOR AREA: 25,488sqft [2367.9m²] (0.79 FAR)

TOTAL FLOOR AREAS PER UNIT TYPE:
UNIT 1: 1333sqft [123.8m²]
UNIT 2: 1671sqft [155.2m²]
UNIT 3: 1671sqft [155.2m²]
UNIT 4: 1819sqft [169.0m²]

SHEET NOTES:
- LANDSCAPING NOT SHOWN. REFER TO LANDSCAPE ARCHITECT'S DWGS.
- ALL WALKWAYS TO BE BRUSHED CONCRETE
- T/O ENTRY SLAB-ON-GRADE= 100'-0" [GEO. T.B.C.]
- ALL LOT DIMENSIONS & GEODEDIC ELEVATIONS TO BE CONFIRMED BY A SURVEYOR PRIOR TO CONSTRUCTION

Blue Vision DESIGN INC.
'BRINGING YOUR VISIONS TO LIFE'

Blue Vision Design Inc.
1486 Wilmot Ave
Kelowna, BC V1P 1N3
250.864.6666
blue.vision@hotmail.com

Issue Schedule

Issue Number	Description	Date (dd.mm.yy)
9	Development Permit	02.07.20
11	Development Permit	03.11.20

0725353 BC Ltd.
P.O. Box 22024 Capri
P.O.
Kelowna,BC V1Y 9N9
PH#: 250.317.3253
tkhunkhun @gmail.com

Multi-Residential Development

605 Fraser Rd &
460 Leathead Rd
Kelowna, BC

SITE PLAN

SCALE:
AS NOTED

DRAWN BY:	CHECKED BY:
BV	BV
DATE: 03.11.20	PROJECT: 2020-009

A1.1

ATTACHMENT A

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City of Kelowna
DEVELOPMENT PLANNING

MULTI-UNIT RESIDENTIAL
605 FRASER RD &
460 LEATHEAD RD

PROPOSED BC STEPCODE: STEP 1

SHEET LIST

Sheet Number	Sheet Name	Current Revision Date
A0.0	TITLE	03.11.20
A0.1	RENDERS	03.11.20
A0.2	RENDERS	03.11.20
A0.3	RENDERS	03.11.20
A0.4	3D VIEW	03.11.20
A0.5	3D VIEW	03.11.20
A1.0	GENERAL NOTES & SCHEDULES	03.11.20
A1.1	SITE PLAN	03.11.20
A2.0	ELEVATIONS	03.11.20
A2.1	ELEVATIONS	03.11.20
A2.2	ELEVATIONS	03.11.20
A2.3	ELEVATIONS	03.11.20
A3.1	GROUND FLOOR PLAN	03.11.20
A3.2	MAIN FLOOR PLAN	03.11.20
A3.3	UPPER FLOOR PLAN	03.11.20
A3.4	ROOF PLAN	03.11.20

1 3D Rendering- Leathead & Fraser
1/4" = 1'-0"

Blue Vision
DESIGN INC.
'BRINGING YOUR VISIONS TO LIFE'

Blue Vision
Design Inc.
3448 Cougar Rd
West Kelowna, BC
V4T 2G9
250.864.6666
blue.vision@hotmail.com

Issue Schedule

Issue Number	Description	Date (dd.mm.yy)
9	Development Permit	02.07.20
11	Development Permit	03.11.20

0725353 BC Ltd.
P.O. Box 22024 Capri
P.O.
Kelowna,BC V1Y 9N9
PH#: 250.317.3253
tkhunkhun @gmail.com

Multi-Residential Development

605 Fraser Rd &
460 Leathead Rd
Kelowna, BC

TITLE

SCALE:
AS NOTED

DRAWN BY:	CHECKED BY:
DS	BV
DATE: 03.11.20	PROJECT: 2020-009

A0.0

ATTACHMENT B
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Planner Initials KB

Blue Vision
Drafting & Design
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Rationale Letter

July 02, 2020

To: City of Kelowna Building & Permitting
1435 Water St
Kelowna, BC V1Y 1J4
P: 250.469.8960
developmentservicesinfo@kelowna.ca

From: Blue Vision Design Inc
3448 Cougar Rd
Westbank, BC V4T 2G9
P: 250.864.6666
blue.vision@hotmail.com

Subject: Proposal for Re-Zoning, OCP Amendment & Development Permit for (4) 4-plexes @ 605 Fraser rd & 460 Leathead rd.

Dear City of Kelowna,

The subject Property is located at 605 Fraser rd & 460 Leathead rd in Rutland. The properties are currently zones RU1 and the owner wishes to rezone the properties to RM3 to allow for the development of affordable multi-residential townhouses. Re-zoning will provide gentrification to an area central to family-oriented housing and help promote sustainable growth and development. The proposed design creates increase density while maintaining a street scale appropriate to the neighborhood and is a smooth transition from the RM5 designated properties South of this development, across from Leathead rd.

This Application will require a change in the Official Community Plan. The owner has worked closely with the planning department in this regard.

The proposed development consists of 4 – 3 story townhouses along a shared drive aisle with entry off of Fraser rd. We are proposing 4 two bedroom units (1 per building) and 12 three bedroom units (3 per building). All units will have private front yards, two outdoor decks and 2 car garages. All design aspects are to meet the existing zoning regulations of RM3. One handicap accessible visitor parking space and one standard visitor parking space has been provided on site per the zoning requirements.

Garden plots and fruit trees will be located at the North end of the property and available exclusively for the residents' enjoyment and use. This will also promote sustainability on the site. Bike storage is included in each unit with oversized 2 car garages for each unit. This project aims at healthy living for it's occupants and sustainable development in its neighborhood. This encourages harmonious living trough these shared amenity spaces. The project will provide privacy fencing and 1 meter of vegetative screening & fencing on the North side of the Property, neighboring an RU1 lot. Below ground garbage & recycling bins (Molok System) is provided for maximum convenience with minimal expose above grade.

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Rationale Letter

July 02, 2020

While aiming at family living, the design will accommodate a variety of different types of renters, such as students, with a close proximity to bus stops leading to UBCO and nearby shopping and recreation facilities. Nearby schools are ideal for young families as their children may walk to school.

The modern/ contemporary design features of each building have an urban feel that reflect many of the new development styles around Kelowna and throughout the Okanagan and Western Canada. The dark trim, low pitch/ flat rooflines and folding planes give it an appealing architectural design, with plenty of large windows and modern entry doors. All the exterior materials specified are hearty & low maintenance with a lifespan of 25+ years. The mix of warm natural wood tones and cool colors give the development a balanced mix that reflect our seasons here in the Okanagan.

Thank you for your consideration.

Sincerely,

Bradley A. Veenstra, AScT
Dated: July 02, 2020

Blue Vision Design Inc.
3448 Cougar Rd
West Kelowna, BC V4T 2G9

P: 250.864.6666
blue.vision@hotmail.com
www.bluevisiondesigninc.com