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

**Date:** August 25, 2020  
**File No.:** Z20-0070  
**To:** Community Planning (AT)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1089-1095 Clement Ave

<b>SCHEDULE</b> <b>A</b>	
This forms part of application # Z20-0070	
Planner Initials	<input type="text" value="AT"/>
 <b>City of Kelowna</b> COMMUNITY PLANNING	
RU6 to RM4	

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 Ryan O'Sullivan

**1. General**

- a. The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.

**2. Domestic Water and Fire Protection**

- a. Property 1089-1095 Clement Ave is currently serviced with a 13mm-diameter water services. 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 services 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.

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COMMUNITY PLANNING**3. Sanitary Sewer**

- a. Our records indicate that these properties ~~are 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.

**4. Storm Drainage**

- a. 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

**5. Road Improvements**

- a. Clement Ave must be upgraded to an SS-R9 cross section arterial standard along the full frontage of this proposed development, including curb and gutter, Landscaped boulevard c/w irrigation, sidewalk, 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..
- b. The Laneway fronting this development will need to be upgraded to a SS-R2 standard with drainage system.

**6. 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.

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

- a. Direct the roof drains into on-site rock pits or splash pads.
- b. The vehicle access to this site must be from the Laneway. The existing curb let down will be decommissioned and replaced at the developer's cost.

**8. Electric Power and Telecommunication Services**

- a. 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.

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## **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 Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

## **10. 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.

## **11. Administration Charge**

- a. An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

## **12. Survey, Monument and Iron Pins**

- a. If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

## **13. Geotechnical Report**

- a. As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:
  - b. Area ground water characteristics.

- c. Site suitability for development, unstable soils, etc.
- d. Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- e. List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- f. Additional geotechnical survey may be necessary for building foundations, etc.

#### **14. 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.
- c. Engineering and Inspection Fee: 3.5% of construction value (plus GST)

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James Kay, P. Eng.  
Development Engineering Manager  
RO

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**RE: Proposal for Rezoning, DP and DVP for: 1089/1095 Clement Avenue**

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### ***Introduction***

This application is for re-zoning, DP, and DVP to accommodate a 10-unit infill townhome enclave located at 1089/1095 Clement Ave, Kelowna BC. The subject site is 0.348ac site assembly, located by the corner of Clement Ave and Gordon Dr. Both sites are currently occupied by a single-family home.



### ***Site Context***

The subject site consists of 2 parcels that are currently zoned RU6 – Two Dwelling Housing. This application for a Development Permit is to facilitate the construction of a two 5-unit townhome buildings. The buildings are 3 storeys in height with rooftop patios and are oriented towards Clement Ave with parking accessed from the rear lane in a mix of surface and garage stalls. 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, particularly in the “missing middle”.

# ATTACHMENT **A**

This forms part of application

# Z20-0070

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## ***Form and Character***

This development advances Okanagan Contemporary Architecture, utilizing a modern design with articulated elevation massing and varying material usage. Given the development location and proximity to the more industrial/commercial oriented neighborhood, materials were selected accordingly to give the building a more industrial feel. Wood toned fibre cement siding, windows accented by thick black metal architectural frames and corrugated metal panel are all examples of this industrial architectural vernacular. Interactive street interfaces were a priority, with homes having entrances and pathways directly to the sidewalk along Clement St.

Robust landscaping and outdoor living/recreation are a key focal point for this enclave community, with the provision of rooftop patios and turf open rear area. Private open space provided is over quadruple the bylaw requirement. A level 3 vegetated landscape buffer consisting of a 1.8m solid screen fence and various trees/ shrubs will be allocated along the Eastern boundary to help soften the interface to the existing single-family homes to the East.





**Variance**

**To vary site coverage of buildings, parking, and driveways from 60% to 62.6%:**

Although the site coverage of the building alone is within the RM4 allowance (31.7%), the combined site coverage of building/parking/driveways is slightly above the 60% limit. This is partially due to the parking being provided as surface stalls, instead of underneath the building and service driveway. Water table height within this area of the City is quite high, and it was anticipated that it would be non-feasible to provide a below structure parkade without triggering a height variance. Surface parking is also a more affordable alternative to parkades, which will contribute positively to affordability. The offset this minimal site coverage variance, the landscaping treatment will be very robust, particularly along interfaces with abutting properties and Clement Ave.



**Summary**

The proposed development is consistent with the City’s goal for increasing density in existing neighborhoods and complies with the Official Community Plan. There is minimal neighborhood impact, as the scale of development is similar to that of other nearby properties. The applicant kindly requests support from Staff and Council for this infill housing project.

CLEMENT AVE.

LANE

GORDON DRIVE

**NOT FOR CONSTRUCTION**



**ATTACHMENT B**

This forms part of application  
# **Z20-0070**

Planner Initials **AT**



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ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN ACCORDANCE WITH THE PROVISIONS OF THE BC ACTS AND REGULATIONS OF THE PROVINCE OF BRITISH COLUMBIA.

This drawing is an instrument of service and the professional seal of the architect is required for which it was prepared and publication thereof is expressly limited to such use.

The drawing must not be scaled.

Verify all dimensions and details prior to commencement of work.

Report all errors and omissions to the Architect.



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Seal



No	Date	Description
1	20-06-22	ISSUED for DP
2	20-11-16	RE-ISSUED for DP

project title  
**1095/1089 CLEMENT TH**

project address  
**1095/1089 CLEMENT AV.,  
KELOWNA, BC, V1Y 7E3**

project no.  
**4117**

drawing title  
**SITE PLAN**

designed LA scale 1:100  
drawn LA  
checked RY  
drawing no.  
**A2.00**  
dated 18/11/2020 2:04:09 PM





VIEW FROM GORDON & CLEMENT INTERSECTION



VIEW CLEMENT AVE



VIEW FROM BIRDS PERSPECTIVE



VIEW FROM REAR LANE

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN ACCORDANCE WITH THE PROVISIONS OF THE ACT AND THE REGULATIONS OF THE PROVINCE OF BRITISH COLUMBIA.

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Seal



No	Date	Description
1	20-06-22	ISSUED for DP
2	20-11-16	RE-ISSUED for DP

**ATTACHMENT B**

This forms part of application  
**220-0070**

subject title  
095/1089 CLEMENT TH

project address  
1095/1089 CLEMENT TH  
KELOWNA, BC, V1Y 1E8

profession  
4117



**City of Kelowna**  
COMMUNITY PLANNING

initials  
**AT**

drawing title  
**RENDERINGS**

designed	check
LA	LA
drawn	LA
checked	RV
approved	

**A1.01**

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