
CITY OF KELOWNA

MEMORANDUM

SCHEDULE		A
This forms part of application		
# OCP20-0014 & Z20-0067		
Planner Initials	BC	 City of Kelowna DEVELOPMENT PLANNING

Date: August 19, 2020

File No.: Z20-0067

To: Land Use Management Department (BC)

From: Development Engineering Manager (JK)

Subject: 1064,1074,1084 Glenmore Dr

RU1 to RM5r

The Development Engineering Department has the following comments and requirements associated with this proposal for the rezoning application to consider rezoning the subject property from RU1 Large Lot Housing to RM5r Medium Density Multiple Housing (Residential Rental Tenure) The Development Engineering Technologist for this project is Ryan O'Sullivan

1. Domestic Water and Fire Protection

- a. These properties are currently serviced with a 19mm-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 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.
- c. The developer must obtain the necessary permits and have one of 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

- 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 applicant's cost.

3. 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 City Storm Water Management Policy and Design Manual. The storm water management

plan must also include provision of lot grading plan, minimum 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 Engineering when a site servicing design is submitted.
- c. 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.

4. Road Improvements

- a. Glenmore Rd MUP will need to be redesigned for the frontage for 1084 Glenmore rd. a cross section will be provide. Road dedication will also be required for the frontage on Glenmore Rd
- b. Highland Dr be upgraded to an urban standard along the full frontage and a connection to the existing sidewalk, on Glenmore Rd. to the laneway as well as street trees and boulevard landscaping for this proposed development, re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. Lane adjacent to this development site will require re/re asphalt and storm drainage.

5. Road Dedication and Subdivision Requirements

- (a) Dedicate off Glenmore Rd will be required for 1084 Glenmore Rd..
- (b) Grant statutory rights-of-way if required for utility services.

6. 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. Re-locate existing utilities, where necessary

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 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

8. 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.

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 Engineering 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.
 - 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.

Additional geotechnical survey may be necessary for building foundations, etc



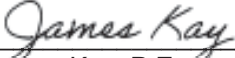
James Kay, P. Eng.
Development Engineering Manager
RO

CITY OF KELOWNA
MEMORANDUM

SCHEDULE	A
This forms part of application # OCP20-0014 & Z20-0067	
Planner Initials	BC
 City of Kelowna DEVELOPMENT PLANNING	

Date: September 08, 2020
File No.: OCP20-014
To: Urban Planning Management (BC)
From: Development Engineering Manager (JK)
Subject: 1064, 1074, 1084 Glenmore Rd. MRL to MRN

The Development Engineering Branch has no comments and requirements associated with this application to amend the Future Land Use from MRL (Multiple Unit Residential Low Density) to MRM (Multiple Unit Residential (Medium Density) to for the subject lots. All other off-site requirements for the proposed development are addressed in the Development Engineering Memos Z20-0067.



James Kay, P.Eng.
Development Engineering Manager

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PERSPECTIVE VIEW
 CORNER OF GLENMORE & HIGHLAND



KELOWNA MULTIFAMILY 1064, 1074, & 1084 GLENMORE DRIVE

scale: N.T.S.
 project no: 220-031
 date: 2020-07-30



PERSPECTIVE VIEW
 WEST ELEVATION



KELOWNA MULTIFAMILY 1064, 1074, & 1084 GLENMORE DRIVE

scale: N.T.S.
 project no: 220-031
 date: 2020-07-30

September 28, 2020

Public Information Session – Summary Report

Project: 1064/1074/1084 Glenmore Drive, Kelowna BC
Application No. Z20-0067

Notification:

The public information session was advertised in multiple different ways. Firstly, the session was advertised in the "Kelowna Daily Courier" on Wednesday, August 12 and Saturday, August 15 (The Okanagan Weekend Edition). In addition, a direct mail out was sent to 374 individual addresses within a postal code area of the subject property and hand delivered to an additional 111 households not captured by the Canada Post maildrop (copies attached).

Details:

A session was held on Thursday September 3rd, 2020 from 4:00 to 7:00 pm in the Grace Baptist Church parking lot (1150 Glenmore Drive, Kelowna BC). We chose this site due to its direct proximity across the street from the development site.

Information Provided:

The session was set up with 4 easels that were spaced appropriately to allow visitors to view them without concern of being too close to each other.



The following details were shown:

- Perspective at the corner of Glenmore Drive and Highland Road
- The east elevation of the proposed building
- The west elevation of the proposed building
- Simplified landscape/site plan

Additional information was provided on tables including:

1. A full-sized set of building plans
2. A presentation binder was available with supporting documents including:
 - Copy of the invitation
 - Basic Project Information
 - Context page
 - Fact sheet
 - Project rationale
 - Individual Variance details in written format
 - City of Kelowna Zoning Bylaw 8000 RM5r zone
 - Map showing zoning distribution in area
 - Copy of the Comprehensive DP guidelines as found in Chapter 14 of the OCP.

The professional team was represented including the Developer, Architect, and Junior Urban Planning Consultant. All were in attendance to address public concerns.



Attendance:

Total Neighbourhood Attendance: 63 attendees

People heard about the event in the following manner: mail out, newspaper ads, and word-of-mouth.

Input was received through direct conversation with the attendees and written comments.

Feedback:

Re-occurring themes from the questions asked at the public consultation were:

- Parking and traffic
- Parking and visitor parking requirements
- Concerns about rear lane
- Amount of Variances
- Density

Positive comments:

- Will clean up area
- Like clean modern design
- Balconies add appeal and livability

- Creation of jobs
- More customers to support local businesses

Conclusion:

The information session sought to meet and exceed the requirements of Council Policy No. 367. The timing of the advertisements and the mail-out met the criteria of the policy. Positive face-to-face conversations were had with many people in the neighbourhood. A mixture of tenants and homeowners were present, and we were able to address their requests and explain different aspects of the proposal. The session was held in an open space mindful of COVID protocols.

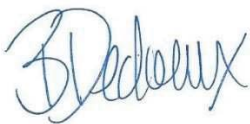


The neighbours brought their concerns and it was felt that negative feedback was generally around traffic patterns and volumes particularly regarding street parking and how it would impact existing homes. Many of the concerns could be addressed by providing additional regulations and standards for streets, sidewalks, and parking. Please note that written comments were received from individuals and have been attached as an appendix.

Overall, it was a positive experience.

The open house was conducted and arranged by Urban Options Planning and Permits. Should you have any questions please call me directly at 250.575.6707.

Regards,



Birte Decloux

Public Open House Session – Written Comments

1064, 1074, 1084 Glenmore Drive
September 3, 2020.

Gail Rimer
250.870.8723
1784 Highland Drive N

Comments: How long will it be before they eliminate the left-hand turn onto Glenmore with all the additional vehicles coming onto Highland Drive from the only access / entrance lane? That would have a big impact on my family as we use it 3-4 times daily.

Cheryl Toop
250.762.4134
cheryltoop@gmail.com
1745 Blondeaux Crescent

Comments: Concerns about no sidewalks in area and more on street parking, both sides. Most streets have allowed parking on the entire street.

Natasha Douillard
250.979.0413
mercloo@telus.net
1307 Ridgeway Drive

Comments: I request speed bumps along Ridgeway Drive if this development goes through.

Montana Morin
250.876.7330
message.mmd@gmail.com

1858 Highland Drive N (corner of rear lane and Highland Dr.)

Comments: This proposed development is unnecessarily large for this location / neighbourhood. My concerns are not only for my own property which will be hugely impacted, but also as a safety concern for increased traffic next to a park and school. I worry about constant "move in and outs" from a rental building. The laneway is already too small, and I worry about access for service / emergency vehicles during construction.

Brenda Gula
250.486.1405
bgula89@gmail.com
1848 Highland Drive

Comments: Overly concerned about the lack of parking which will overflow onto Highland Drive. Currently, cars cannot get through if there is parking on both sides of the street.

Delores

250.762.8979

carptarps@hotmail.com

1705 Blondeaux Crescent

Comments: Kids use the alley walking to school and playground. Density is too high.
Parking is already outrageous along Highland and none on Glenmore.

Don McLellan

250.762.0168

don_mclellan@telus.net

1029 Calmels Crescent

Comments: Big concern is traffic and parking, street parking is not desirable. The lane is a dead end and the park has a small parking lot which is not for overnight parking, but often is almost full overnight. We are also concerned about the density.

Anonymous

Comments: Bylaw setbacks are in place to protect adjacent properties! Setback variances should not be permitted.

Linda Work

250.763.5961

1621 Blondeaux Crescent

Comments: Needs more parking or less units.

Judy & Rob Robison

250.870.8608

rrobison@gmail.com

judyerll@gmail.com

Comments: Not enough parking! No lights are out and no sidewalks. My daughter owns at Central Green. There are only 3 visitor parking stalls and you must pay! We live on Calmels and Mountain, Pinecrest, and Highland are busy with no sidewalks! Bad development.

Bad place for 50 units. Townhouses are preferred. Too busy. No lights onto Glenmore and no sidewalks.

McKenzies

250.860.5040

jenn derr@telus.net

Comments: Likes

- It will clean up the area
- Makes the corner safer
- Modern design

- Balconies add appeal
- Plan is to make rental units affordable for single parents and young people (who use bikes and transit)

Dislikes

- Parking
- Too densified; too many units/people/cars for space/area

Irene & Jim Failes

250.763.6962

ejj@shaw.ca

1069 Calmels Crescent

Comments: I am concerned about parking and traffic in the area. I am also worried about children walking or biking to school and using the park. Will more people park on Calmels which already gets bottlenecked during school start & end times.

Tanya Culling

250.801.1429

tanyac@rmdgroup.com

1053 Calmels Crescent

Comments: Parking is crazy and now they will have over 100 more people in the area.