
CITY OF KELOWNA

MEMORANDUM


Date: November 9, 2020
File No.: Z20-0094
To: Community Planning (AT)
From: Development Engineering Manager (JK)
Subject: 1220-1230 Pacific Ave.

SCHEDULE A

This forms part of application
Z20-0094

Planner Initials

City of Kelowna
COMMUNITY PLANNING



RU6 to C4


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 Aaron Sangster.

1. Site Related Issues

- (a) 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.
- (b) These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).
- (c) Dedicate ~2.25m width along the full frontage of Pacific Ave. to achieve a 20.0m ROW.
- (d) As per bylaw 7900 only one driveway will be permitted on this development.

2. Domestic Water and Fire Protection

- a) These properties are currently serviced with 13mm-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 service and the installation of one new larger service at the applicant's 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

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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.

3. **Sanitary Sewer**

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.

4. **Storm Drainage**

- a) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) Ground water will not be allowed to be pumped to City drainage system.
- c) 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) Pacific Ave must be upgraded to an urban standard along the full frontage of this proposed development, including barrier curb and gutter, 1.8m sidewalk, irrigated landscaped boulevard, 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. Road cross section to be used is a SS-R5.

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. **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 this site is located within the Capri Landmark Urban Centre.
- b) Streetlights must be installed on Pacific Ave. if needed.
- 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.

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

8. 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.

9. 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.

10. 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.

11. Geotechnical Report

- a) Provide a comprehensive 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 report must be submitted 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. Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- vi. Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- vii. Identify slopes greater than 30%.
- viii. Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- ix. Recommendations for items that should be included in a Restrictive Covenant.
- x. Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- xi. Any items required in other sections of this document.
- xii. Recommendations for erosion and sedimentation controls for water and wind.
- xiii. Recommendations for roof drains and perimeter drains.
- xiv. Recommendations for construction of detention or infiltration ponds if applicable.

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12. 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.
 - (iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

James Kay, P. Eng.
Development Engineering Manager

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October 7, 2020

Prepared for:
Development Permit Application

Project:
1220 + 1230 PACIFIC AVE, Kelowna, BC

Re:
Design Rationale

ATTACHMENT A

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1.0 PROJECT DESCRIPTION

The building site is located in the Capri Landmark Urban Centre of Kelowna. The site has access to the south along Pacific Avenue. The proposal is to build a 28-unit, 5 level condominium building with street accessed townhomes. The upper 4 storeys of wood-frame construction sit on a single level above-grade concrete parking structure masked behind the proposed townhomes.

The building is designed to be 'timeless', using traditional architectural details within modern forms. The intention is to meld within the character of Pacific Avenue with its new modern counterpart. This will include a mixture of materials including exposed concrete, classic red brick masonry and board and batten siding. The height and massing of the building steps back from the streetscape incrementally to provide sensitivity to its neighbors. Special attention has been paid to the main building entry off Pacific Ave to make it both attractive and sensible. Pedestrian scaled design is important along this corridor and has been emphasized along the street frontage. For the ground accessed townhomes, there is a balance between scale and aesthetic, forming a base to the building that is both intimate yet pronounced. The play of massing and design help the building blend into its context and is integral to this pedestrian scaled approach.

For the parkade access and refuse collection, access has been provided off a driveway to the east. Consideration has been made to beautify these elements using in-ground Molak refuse bins along with privacy fencing via half walls and vegetation.

The project has an abundance of space on the podium that provides extensive landscaped open space. This will be used for private yard space for all the residents. The circulation and surrounding garden space for gardening, planting, and socializing which will encourage outdoor social interaction. Utilizing the area of the parkade podium for garden space provides a good opportunity for softer landscaping. The growing medium would be raised planters.

Having the rear windows and decks looking over the greenspace has the benefits of additional resident safety and security. The immediate presence and visibility from windows will help discourage undesirable behavior.

BLUEGREEN ARCHITECTURE

100 – 1353 ELLIS STREET, KELOWNA, BC, V1Y 1Z9
236 – 420 – 3550
bluegreenarchitecture.com

SITE ACCESS

The project parking is located within a secured concrete parking structure along the rear yard. This is accessed by drive aisle located off the side yard to the east. There is are two accessible parking stalls located near the rear lobby entrance. Access from the private garage to the building is facilitated by the elevator.

The front facade along Pacific Avenue has ground oriented access to the street while all residences have access to the podium level communal greenspace; accessible by use of the lobby elevator or stairwells.

2.0 URBAN CONNECTIVITY

The project is in the Capri Landmark Urban Centre, allowing pedestrians and cyclists easy access to all the shopping and recreational opportunities in that area. Located between Sutherland Avenue and Springfield, the project is near a major corridor for pedestrian, cycling & automobiles to downtown/Lake Okanagan. Transit is available on both Harvey and Springfield. When going further from the immediate area, and a car is the only option, Springfield and Harvey (Highway 97) offer excellent connectivity to the rest of the City and the region.

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3.0 SUSTAINABILITY

The use of naturally sourced materials is used to a large extent, and thereby reduces the carbon footprint as much as possible. Envelope details that prevent water and moisture ingress while still allowing the assemblies to dry are being incorporated. Minimizing thermal bridging combined with appropriate continuous insulation will reduce heating and cooling loads. South and west facing windows will be specified to have appropriate shading and glazing coefficients to utilize the summer sun by blocking the heat while still allowing the winter sun to penetrate, reducing cooling and heating loads in the summer and winter seasons respectively.

4.0 CRIME PREVENTION

The intentions of CPTED have been addressed with well-maintained entrances and frontages that promote pride in ownership amongst the residents, and with the reduced setback increasing the buildings presence. The sight lines of the occupants from decks and windows will discourage vandalism and crime.

Site lighting along Pacific Avenue and the side yards will be balanced to provide enough illumination to ensure there are no high contrast areas that could conceal potential offenders, but not so much that the site is excessively contributing to local light pollution.

5.0 LANDSCAPING

The Owner has selected Outland Design Landscape Architecture to create an interesting and aesthetically pleasing landscape solution that responds to the architectural style of the project. This will also compliment the character of the surrounding neighborhood. Several annual and perennial shrubs have been selected for along the planters throughout the site, and in special groupings on the podium.

The landscape concept for the setback areas will be appropriate for the size of space and daylighting

potential. The rear yard in this case has been designed as 0m setback as there is little potential for any vegetation to grow between the parking structure and neighboring parking lot. This was a suggestion by City staff.

6.0 SUMMARY

Great A&A Properties and Bluegreen Architecture's design team feel that the combination of a modern design esthetic coupled with pedestrian friendly landscape features and contemporary building materials will provide a very functional and highly desirable residential neighborhood project.

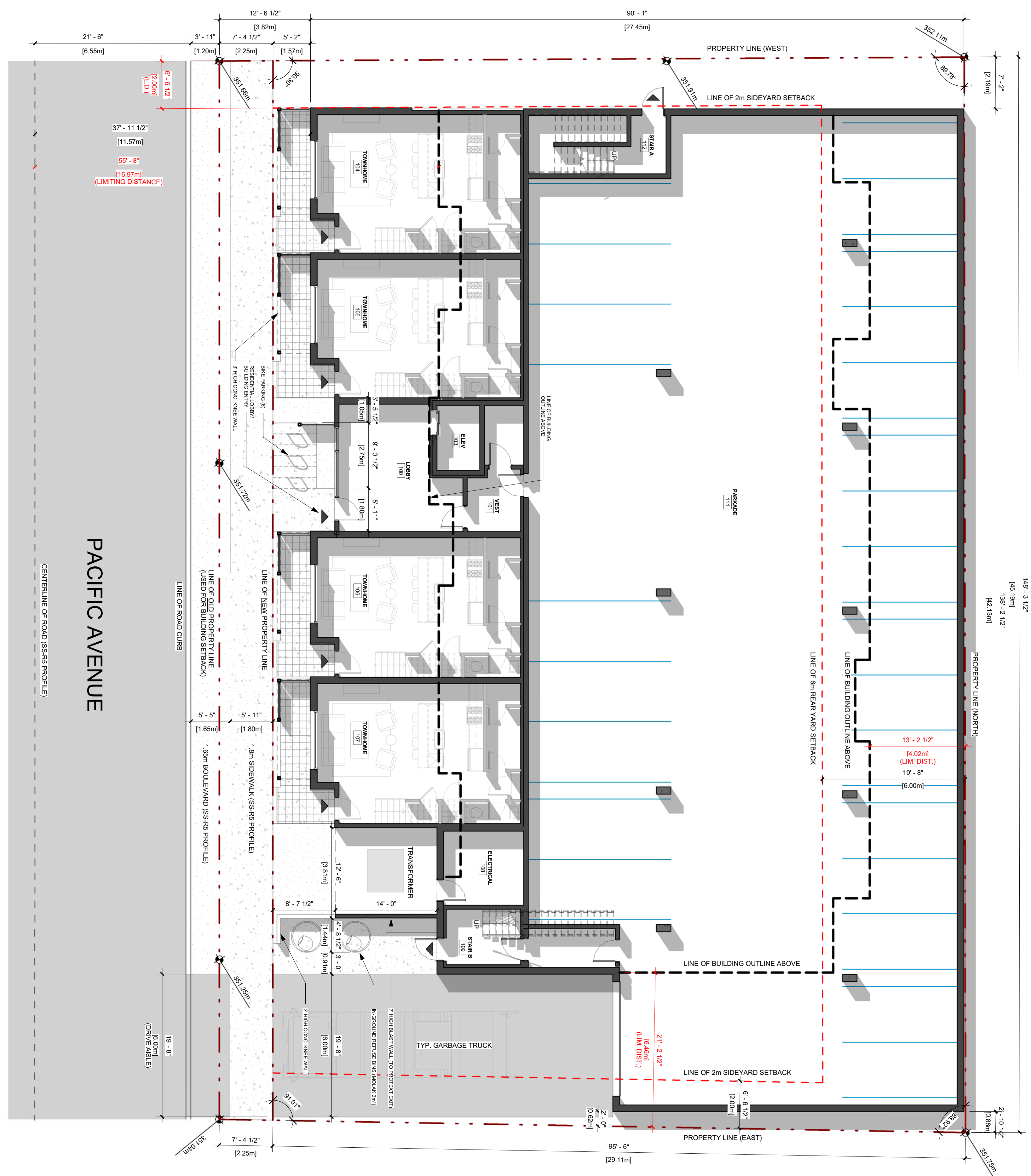
By providing a higher density of residences in an Urban Centre we feel our intent for this project will set precedent for future development in the area to follow a model and similar approach.

We look forward to your support for all this project brings to our community, and this unique opportunity to address and create an affordable living experience.

Respectfully submitted,

Aaron Whalen, Associate & Project Designer, Bluegreen Architecture





1 SITE PLAN
1:100

ATTACHMENT B

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GROSS BUILDING AREA (NIC PARKADE)	
Name	Area
BUILDING LEVEL 1	3321 SF
BUILDING LEVEL 2	7446 SF
BUILDING LEVEL 3	6440 SF
BUILDING LEVEL 4	6440 SF
BUILDING LEVEL 5	6373 SF
	30020 SF

BLUEGREEN ARCHITECTURE INC
www.bluegreenarch.com
100 1353 ELLIS STREET
KELOWNA, BC V1Y 1Z9
250.862.9350

ISSUED FOR DEVELOPMENT PERMIT

GREAT A&A PERMITTING LTD



NOT FOR CONSTRUCTION

PACIFIC AVE CONDOS
MIXED-USE DEVELOPMENT
1220-1230 PACIFIC AVE
KELOWNA, BC

Sheet Title
SITE PLAN

NO.	DATE	DESCRIPTION
1	20 10 07	ISSUED FOR PP
2	21 02 22	ISSUED FOR PP REVISIONS

Project
PACIFIC AVE CONDOS

Job Number 20 812
Date 10/07/20
Scale 1:100
Revision Number 0
Drawing Number **A1.0**



PERSPECTIVE LOOKING NORTH FROM PACIFIC AVE

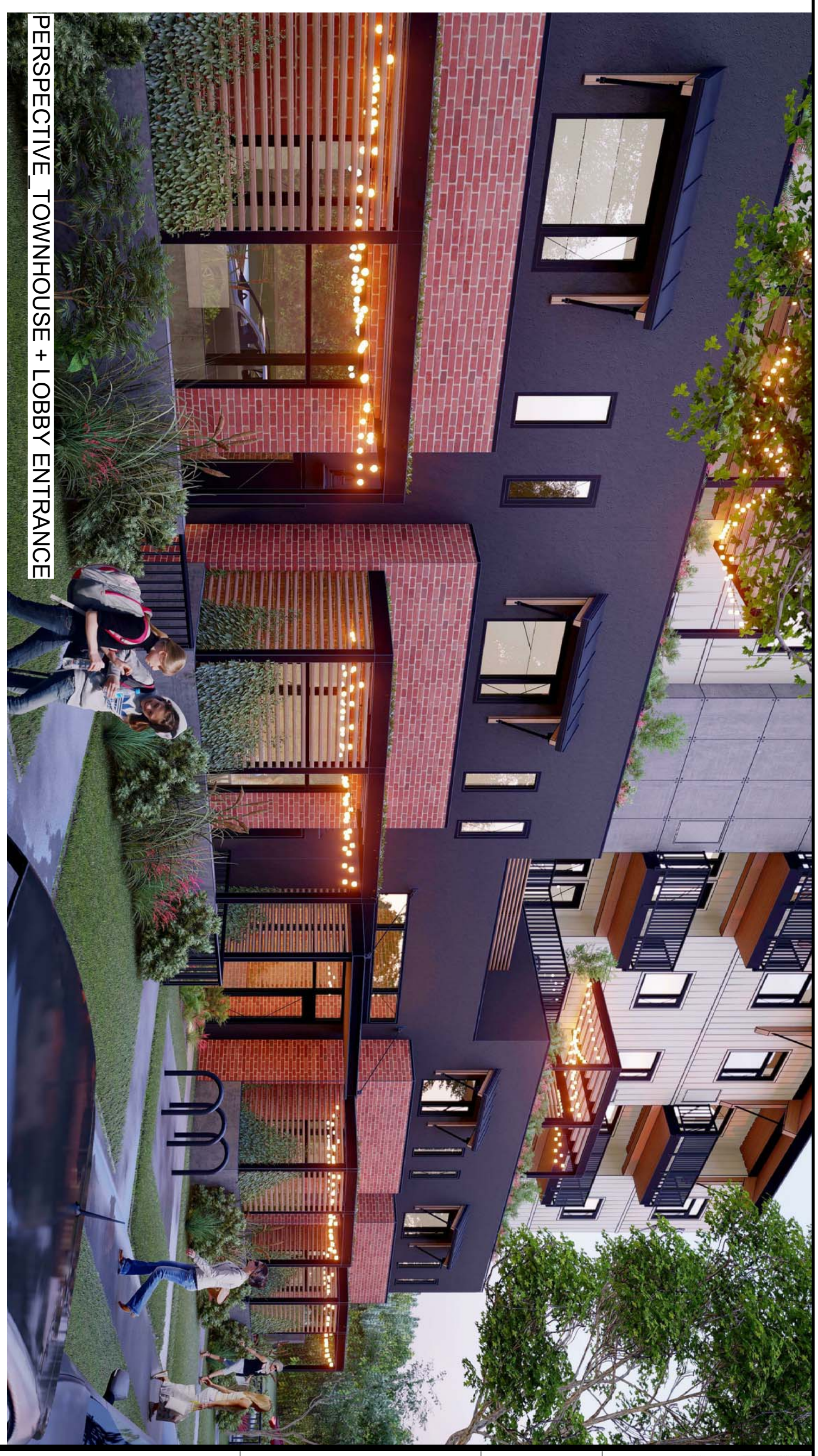
ATTACHMENT **B**

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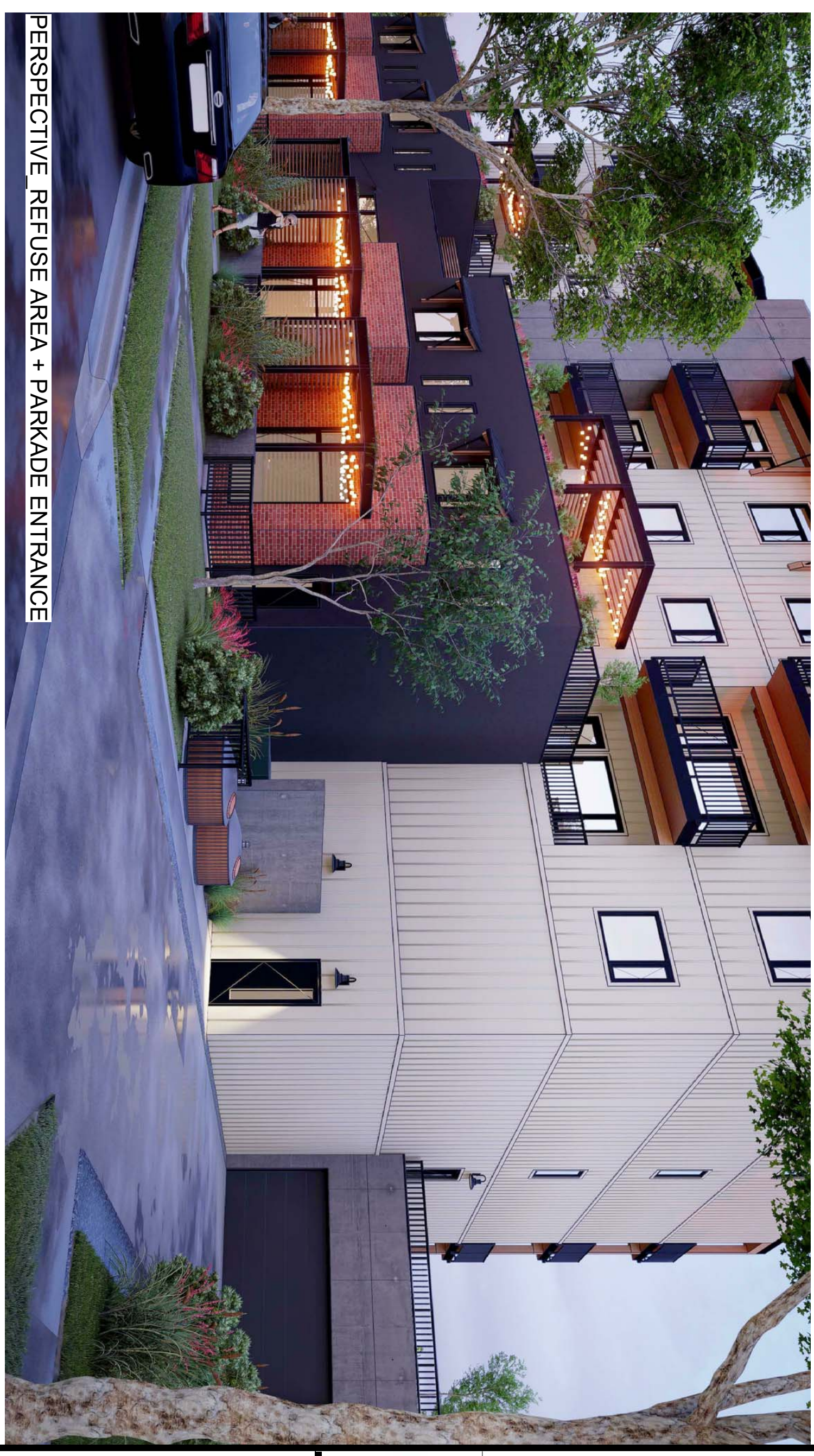


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PERSPECTIVE TOWNHOUSE + LOBBY ENTRANCE



PERSPECTIVE REFUSE AREA + PARKADE ENTRANCE



PERSPECTIVE LOOKING EAST

NOT FOR CONSTRUCTION

BLUEGREEN
ARCHITECTURE INC
www.bluegreenarch.com
100 1835 ELLIS STREET
KELOWNA, BC V1Y 1Z9
250.862.8300

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DEVELOPMENT
PERMIT

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Client
GREAT
A&A
RESIDENTS LTD

Consultants



NO.	DATE	DESCRIPTION
2	21.02.22	ISSUED FOR GP REVISIONS
1	20.10.07	ISSUED FOR GP

Project
PACIFIC AVE
CONDOS
MIXED USE DEVELOPMENT
1220-1230 PACIFIC AVE
KELOWNA, BC

Sheet title
BUILDING
PERSPECTIVES

Job Number 20.812
Date 10/07/20
Scale
Revision Number 0
Drawing Number **A3.3**