
CITY OF KELOWNA
MEMORANDUM

Date: November 19, 2020
File No.: Z20-0097
To: Land Use Management Department (AT)
From: Development Engineering Manager (JK)
Subject: 368 Valley Rd. Plan 4043 Lot 2 RR3 to RM5R

SCHEDULE **A**

This forms part of application
Z20-0097

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Development Engineering has the following comments and requirements associated with this application to A Rezoning application to rezone the lot to RM5r Medium Density Multiple Housing (Residential Rental Tenure Only) to facilitate the development of a mid-rise apartment building

The road and utility upgrading requirements outlined in this report will be a requirement of this application. All servicing and Road requirements will be address in this Rezoning memo.

Technologist for this project is Ryan O'Sullivan.

The following Works & Services are required for this Rezoning:

.1) General

- a) This proposed subdivision 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 to obtain further information and to determine suitable location(s) within the development.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) Due to the restrictive access of common driveways and emergency and maintenance issues, we recommend that all lots have direct physical access to a public road rather than by common driveways, unless accepted by the Approving Officer.
- d) The Fire Department and Environment Division requirements and comments are addressed separately by them.

.2) Geotechnical Report

- a) Provide a comprehensive geotechnical report (3 copies), 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**

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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 Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department 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) 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%.
 - ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
 - iii) Recommendations for items that should be included in a Restrictive Covenant.
 - iv) 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.
 - v) Any items required in other sections of this document.
 - vi) Recommendations for erosion and sedimentation controls for water and wind.
 - vii) Recommendations for roof drains and perimeter drains.

.3) Water

- a) The property is located within the GEID service area.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. Two of the three Service connection must be removed. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this.
- c) 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.

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- d) Hydrants are to be spaced at 200m but also must be located within 100m of a building. Due to the length of the common driveway access and the distance of homes from the roads, another watermain may be required within the common driveway to service hydrants closer to the homes.
- e) Design drawings must be reviewed by GEID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

.4) 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.

.5) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, 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.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Significant banks are located on this site. The slopes appear to be sensitive to erosion; temporary and permanent measures must be taken to prevent erosion and sediment transport.
- e) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank 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.
- f) Where ditches are provided they must be adequately lined and protected for the design flows.
- g) The drainage gullies are to be protected by way of Statutory Rights-of Way suitable to the Drainage Manager.

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.6) Roads

- a) Only one access will be allowed to this property. Sight line must be checked by a Civil Engineer.
- b) Right turn lane into development will be required on Valley Road.
- c) Valley Road Landscaping must be completed with frontage offsite works this will include street trees.

.7) Power and Telecommunication Services and Street Lights

- 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
- b) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- 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.

.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 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.

.9) 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.

.10) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as FortisGas, 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.

.11) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- c) 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 Fee: \$50.00 per newly created lot (HST 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).

James Kay, P. Eng.
Development Engineering Manager
RO

SCHEDULE	A
This forms part of application # <u>Z20-0097</u>	
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 City of Kelowna <small>COMMUNITY PLANNING</small>	

Rationale – 368 Valley Road

This application is to rezone the subject property from its existing zone of RR3 to RM5 Medium Density Multi-family in order to accommodate the construction of a 44 unit apartment/condominium. The building will be market rent available for single tenants and families. The building will be owned by Freedom's Door.

The development makes optimal use of an irregular shaped property as an infill development. It is ideally located in the heart of Glenmore with a wide range of amenities including a full service shopping centre, professional offices and financial institutions all within walking distance removing any reliance on a car.

While RM5 will allow for increased height to 18 metres from the previous single family zoning of RR3, we do not feel that we are introducing anything into the area in height, size or scale that would be new to this area given the adjacent condominium and shopping centre.

This development helps to support the initiatives of the City of Kelowna's *Healthy Housing Strategy* in that it provides an affordable rental option. In addition, given the proximity to services as mentioned above, there will be a low reliance on motorized transportation and an assumed higher utilization of public transportation therefore reduce pressure on City roads.

All in all we feel this sustainable development located near a major road corridor, near parks and amenities enhances this area of Glenmore and at the same time provides good utilization of an otherwise challenging property.

ATTACHMENT		A
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ATTACHMENT B

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Planner
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north facing view

proposed development
368 valley road, kelowna

ATTACHMENT B

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PLAN 1
EPP45609

PLAN 2

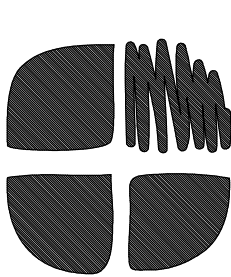
EPP48909

PLAN A
EPP94225

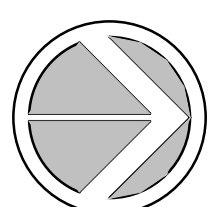


PARCEL A
(DD 130155F AND PLAN B6158)
OF LOT 2
PLAN 4043

- PARKADE - 31 STALLS**
- 1ST FLOOR - LOBBY AMENITIES; 1 - 1 BEDROOM, 1 - 2 BEDROOM, 1 - 3 BEDROOM - 7250 SQFT**
- 2ND FLOOR - 8 UNITS, LAUNDRY - 6242 SQFT**
- 3RD FLOOR - SIMILAR**
- UNIT BREAKDOWN PER FLOOR**
- 1 - 3 BEDROOM
- 3 - 2 BEDROOM
- 2 - 1 BEDROOM
- 2 - STUDIO
- 4TH FLOOR - 8 UNITS, LAUNDRY - 5879 SQFT**
- 5TH FLOOR - SIMILAR**
- 6TH FLOOR - SIMILAR**
- UNIT BREAKDOWN PER FLOOR**
- 3 - 2 BEDROOM
- 4 - 1 BEDROOM
- 1 - STUDIO
- TOTAL - 43 UNITS**
- PARKING - 51 STALLS**
- MAIN FLOOR - 7276 SQFT**
- BUILDING HEIGHT - 55'-0" (16.76 M)**



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2020

CULOS DEVELOPMENT
GLENMORE SITE
PROJECT

HOUSING PROJECT
388 VALLEY ROAD
KELOWNA, BC

No	Revision	By	Date
1	PARKADE OPTION	HAM	22/10/20
2	REVIEW	HAM	31/08/20
3	REVIEW	HAM	19/08/20
4	REVIEW	HAM	09/08/20
5	REVIEW	HAM	29/07/20

SITE PLAN
MAIN FLOOR LEVEL

Date: **JUNE 2020**

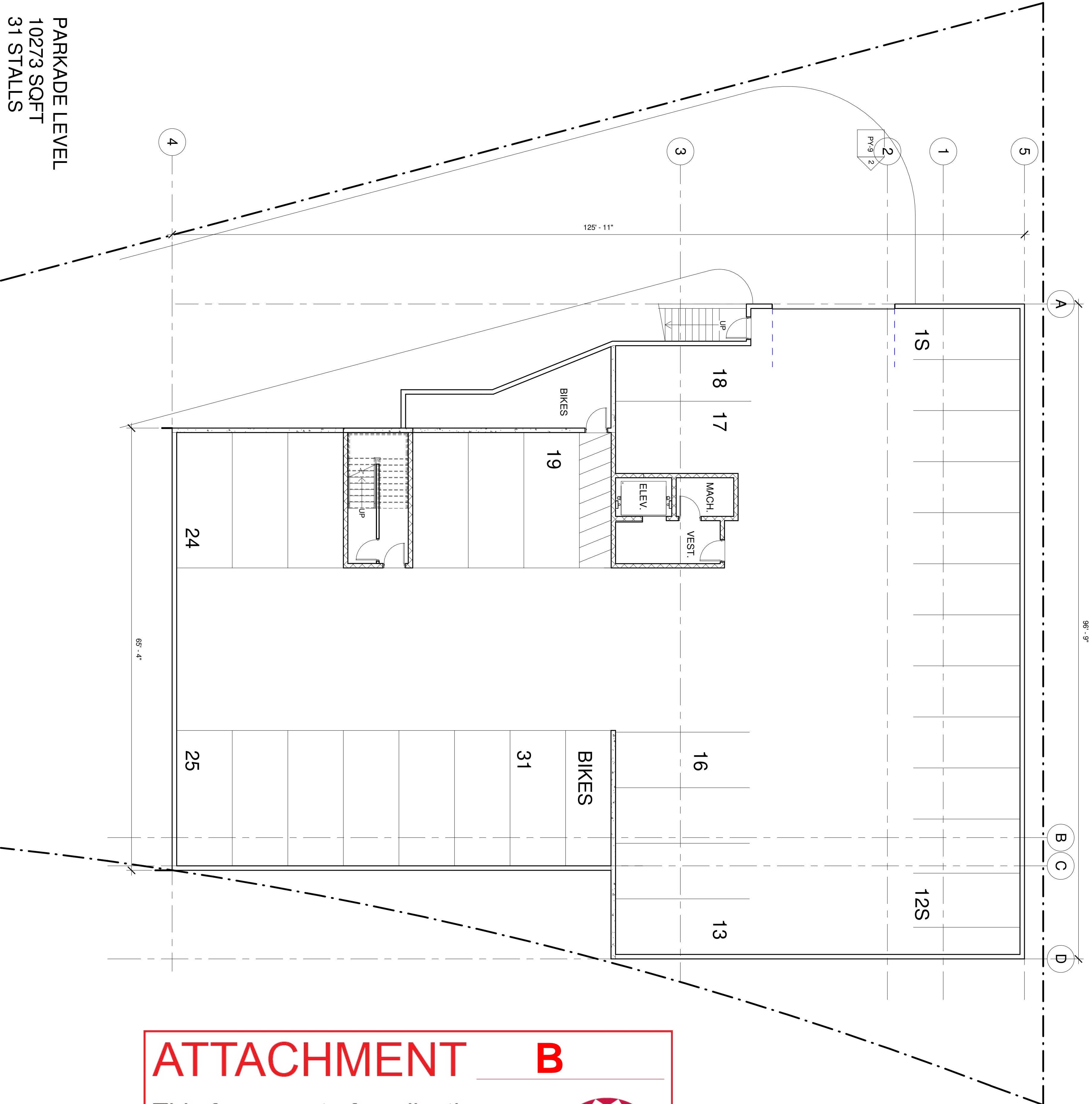
Drawn: **HAM**

Checked: **PH**

Project:

Drawing No. **PV-1**

PARKADE LEVEL
10273 SQFT
31 STALLS




ATTACHMENT B

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2020
 GLENMORE SITE
 FOR
 CULOS DEVELOPMENTS

388 VALLEY ROAD
 KELOWNA, BC.

Sheet Title: **PARKADE**

NO.	REVISION	BY	DATE
1	SCALE OPTION		27/10/20
2			
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Scale: 1/8" = 1'-0"

DATE	BY	CHECKED
AUGUST 2020	AUTHOR	
	CHECKER	
	PROJECT NUMBER	

Drawing No: **PY-2**



Level 1
SCALE: 1/8" = 1'-0"
3 UNITS

ATTACHMENT B

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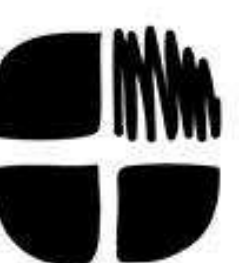
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2020
GLENMORE SITE
FOR
CULOS DEVELOPMENTS

388 VALLEY ROAD
KELOWNA, BC.

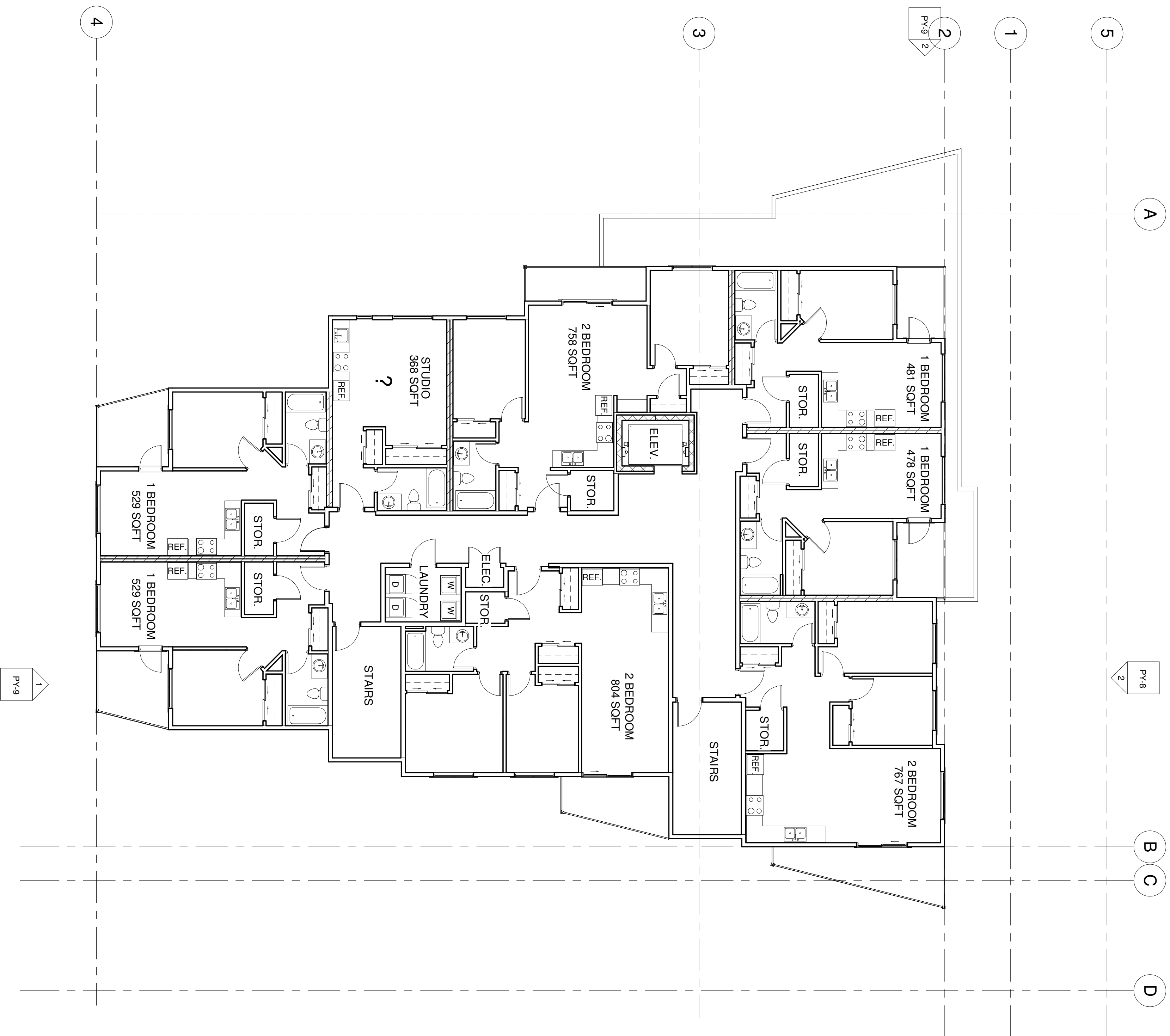
Scale	Revision	By	Date
1/8" = 1'-0"	1		27/10/20

MAN FLOOR

Scale: 1/8" = 1'-0"

Date	Author
AUGUST 2020	
Date	Author
Date	Author
Date	Author

PY3



1 Level 4
SCALE: 1/8" = 1'-0"
8 UNITS

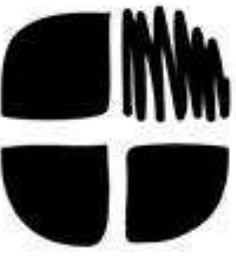
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2020
GLENMORE SITE
FOR
CILUS DEVELOPMENTS

388 VALLEY ROAD
KELOWNA, BC.

Scale	Revision	By	Date
1/8" = 1'-0"	1	AT	22/10/20

UPPER FLOORS

Scale: 1/8" = 1'-0"

Sheet Title: UPPER FLOORS

Drawn	Author
Checked	Checker
Project	Project Number

PY-5