
CITY OF KELOWNA

MEMORANDUM

Date: March 3, 2021
File No.: Z21-0018
To: Urban Planner (AT)
From: Development Engineering Manager (JK)
Subject: 955 Manhattan Dr

SCHEDULE

A

This forms part of application

Z21-0018, OCP21-0007

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RU1 to RM3

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from RU1 to RM2. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is Ryan O'Sullivan.

1. General

- 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.

2. Domestic Water and Fire Protection

- a) The subject property is currently serviced with a 19mm water service. One metered water service will be required for the development. The disconnection of the existing small diameter water services and the tie-in of a larger service is the developer's responsibility,

3. Sanitary Sewer

- a) This property is currently serviced with a 100-mm sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. An IC is required to be installed or confirmed by the engineer.

4. 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 Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.



5. 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.

6. Road Improvements

- a) Manhattan Dr. will be upgraded in the future to an urban standard along the full frontage of this proposed development. A cash in Lou for this works will be required for **\$38,361.45**. The Covenantor shall pay the City Engineering Administration and Inspection Fee (3.5% of Total Construction Cost plus GST) in the amount of **\$1,409.75** (\$1,342.65 + \$67.13 GST) at the time of the execution of this Covenant.
- a) Dedicate ~5.00m width along the full frontage of Manhattan Dr. to achieve a 15.0m ROW.

7. 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.

8. Road Dedication and Subdivision Requirements

- b) Grant Statutory Rights of Way if required for utility services.
- c) 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.
- d) Dedicate ~5.00m width along the full frontage of Manhattan Dr. to achieve a 15.0m ROW

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. Geotechnical Report

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 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.

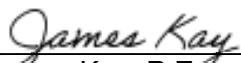
- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic 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.

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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) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - ii) Levies

Manhattan Dr. frontage improvements	\$38,361.45
City Engineering Administration and Inspection Fee	\$1,409.75
Service upgrades	To be determined


James Kay, P.Eng.
Development Engineering Manager

RO

SCHEDULE		A
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Planner Initials	<div>AT</div>	 City of Kelowna COMMUNITY PLANNING

January 08, 2021

955 MANHATTAN DR. – townhouse & apartment buildings

20-1889

Design Rationale

rev-04

Introduction

MCMI Developments Ltd. is pleased to make application for a minor OCP amendment and rezoning to RM3 of this property located at 955 Manhattan Drive to accommodate this proposed new townhouse & condominium development. This development is in an established neighborhood that has seen relatively little development in recent years beyond upgrades to the waterfront residences. With the recent closure of the Tolko mill, it is anticipated that there will be significant redevelopment in this area. This project has the potential to guide the form and character of this neighborhood redevelopment in the years ahead.

The building architecture is based upon the following design principles:

Developer's Vision

"Our passion for this project comes from a perspective of parents of a fully dependent special needs child. We set out to purchase a condo in the downtown area that would lessen the daily challenges that we face primarily around accessibility. After deciding that we would like to live in the area, finding a condo that met our needs was challenging. Every condo that we looked at had many of the same problems.... vestibules from the parking garages had no accessibility buttons, there were thresholds blocking the access of a wheelchair to the patios, the hallways all too narrow to be able to turn corners without banging into and damaging walls, washroom accessibility nonexistent. Our dream is to build a place where we are able to live with our son for years to come where accessibility is not a barrier.

This privilege would, in our opinion, extend to all other owners, perhaps with needs like our own, as a fully integrated accessible building. We also enjoy the accessibility to many services from this location and we have a strong belief in the future of the downtown area. In fact, in recent years, we have opened new downtown businesses creating dozens of new jobs. This year we have moved to this same neighborhood and we love the healthier lifestyle (our vehicle usage has decreased dramatically). Density makes sense to us and it allows us to walk between home, work, restaurants and shopping. We wish to make this our "forever" home but we also wish for others to be able to enjoy living in the same neighborhood!

Our inspiration for the design comes primarily from the name of the street, "Manhattan". We designed the building to have a timeless NY Manhattan apartment form. The building sits back on the lot to be unassuming with a tranquil common green space between it and the townhouses lining the Manhattan street, in keeping with the streetscape. The design intent is also driven by the desire to conserve water, electricity and natural gas by use of innovative energy saving technologies such as photovoltaic, solar hot water, electric car plug ins, on demand hot water heaters, and low water usage landscape design. We are downtown business owners who want to see growth and prosperity in our city. We look forward to living the downtown lifestyle with the ability to enjoy all of the amenities that the urban centre has to offer."

Site Planning

The development concept was developed, with regular early input from City planning staff as **two buildings in a 'townhouse and apartment' concept**. This concept achieves several urban planning benefits to the property:

- 1) The low-rise townhouse facing Manhattan is a smaller, two-story structure that nicely reflects the single-family fabric of the surrounding neighborhood.

- 2) The larger 5-storey apartment building (4-storey with set-back penthouse) is located at the rear of the property where it faces both a laneway and Jack Brow park thus mitigating potential impacts of shadow on any neighboring properties away.
- 3) Two buildings break down the massing of the overall development and take better advantage of the deep property and a longer, more massive, single building.
- 4) Two buildings created a private outdoor courtyard that provides and amenity that can be secured, supervised, and shared by the residents.

Building Form

This building form is modelled on the 'urban brownstone' common in established, pedestrian-oriented neighborhoods throughout Europe and North America. The inspiration for 955 Manhattan is New York City's Manhattan brownstones and some more recently constructed projects including in Kelowna's South Padosy north Kelowna neighborhoods. The buildings both use classical proportions in form and detail. The form is organized with a 'base', 'middle' and (set back) 'top' and is articulated with regularly spaced, vertically proportioned windows, and detailed with classically proportioned frames and cornice features.

Materials

The building is clad in a mix of durable and natural materials that include stone veneer base in key locations, cement stucco with traditional cornice and framing details at windows, entries, and roof parapets.

Generous covered decks with sliding 'window wall' comprise the western elevation of the apartment building to take advantage of the lake views. The colour palette consist of a warm beige or 'off-white' with black accent features that will bring harmony with some crisp contrasting elements to the project. The lighter tones will also reduce the cooling demands of the building).



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ATTACHMENT B

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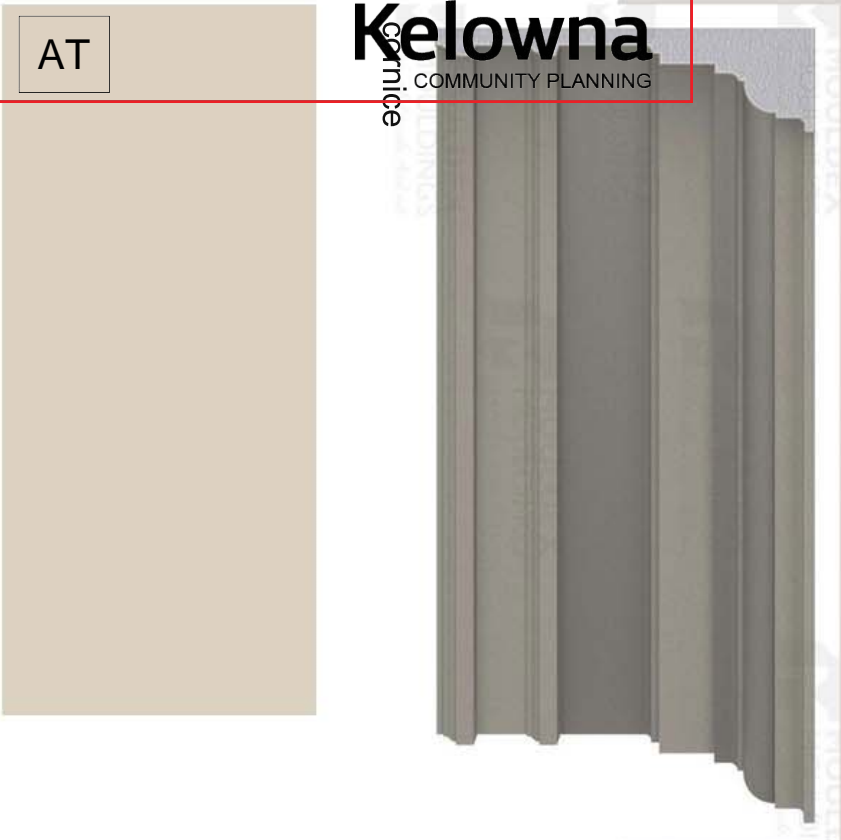


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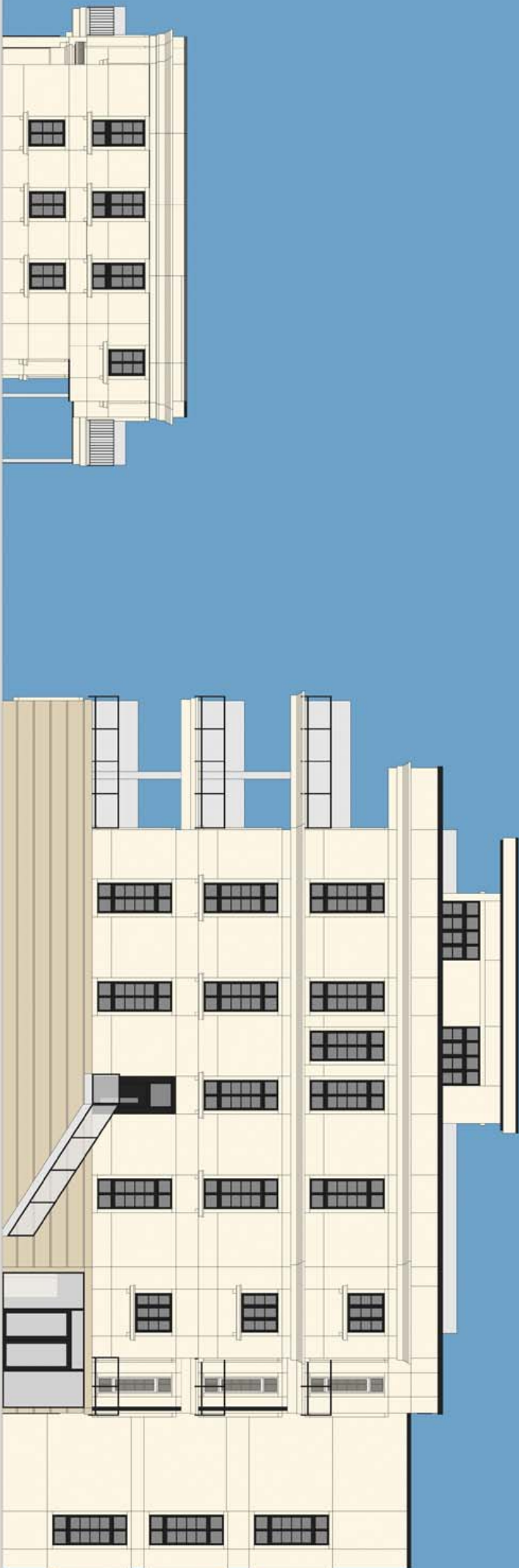
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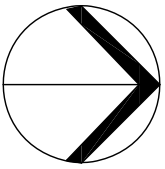


Board-formed Concrete



black window/door frame





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No.	Date	Revision
01	2020-11-16	PP SUBMISSION

Project Title
MANHATTAN LOFTS
- MULTI-FAMILY
HOUSING

955 MANHATTAN DRIVE, KELOWNA, V1Y 1H7

Drawing Number

A2.01

Drawings are NOT TO BE SCALED.
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Drawing Title
SITE PLAN

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Date	2021-01-25
Job No.	m+m-20-1889
Scale	AS SHOWN
Drawn	SN
Checked	JM

ATTACHMENT B

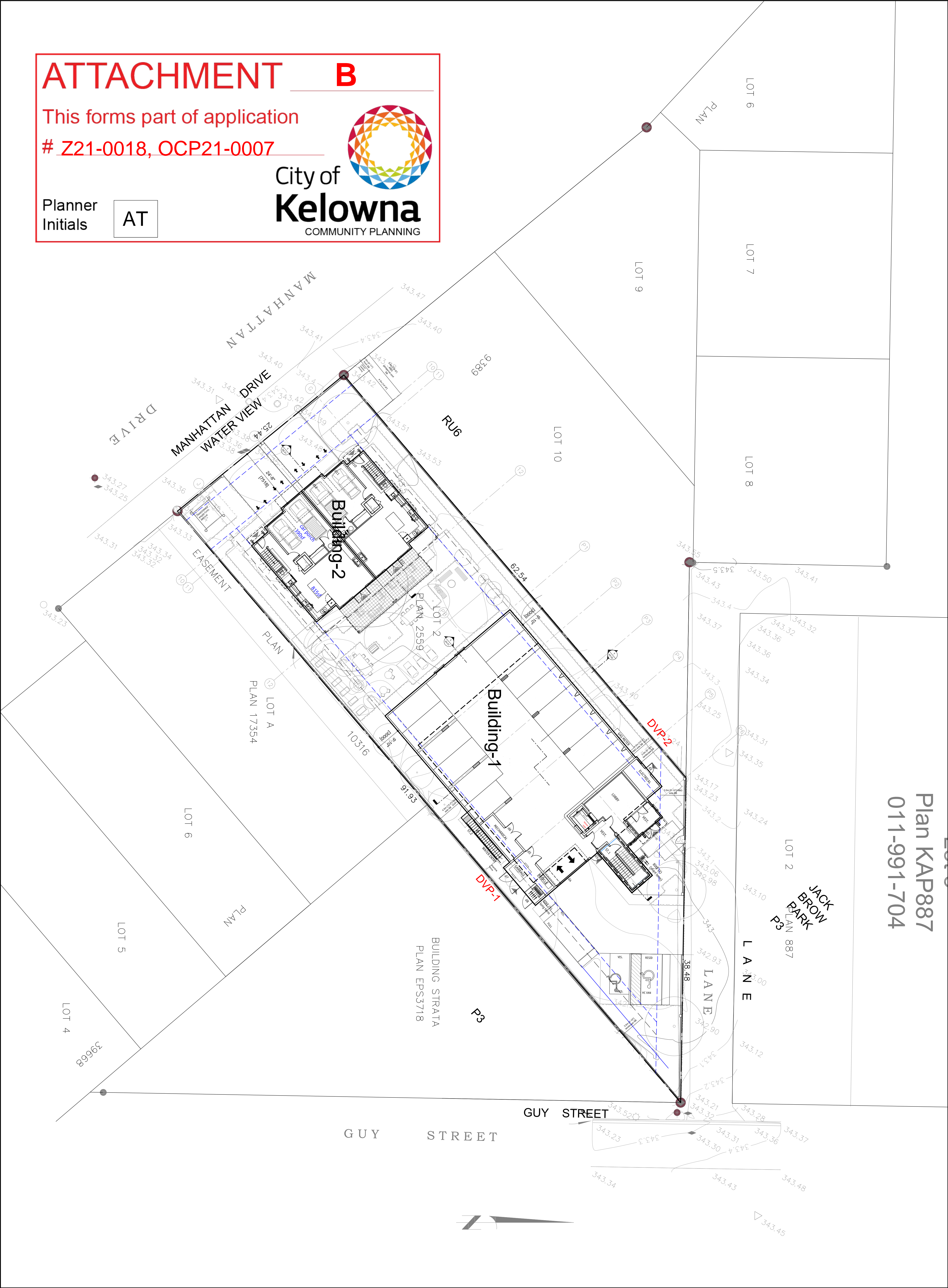
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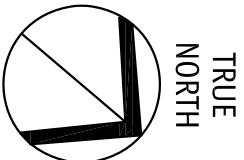
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Plan KAP887
011-991-704



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Project Title
**MANHATTAN LOFTS
- MULTI-FAMILY
HOUSING**

955 MANHATTAN DRIVE KELOWNA V1Y 1H7

Drawing Number

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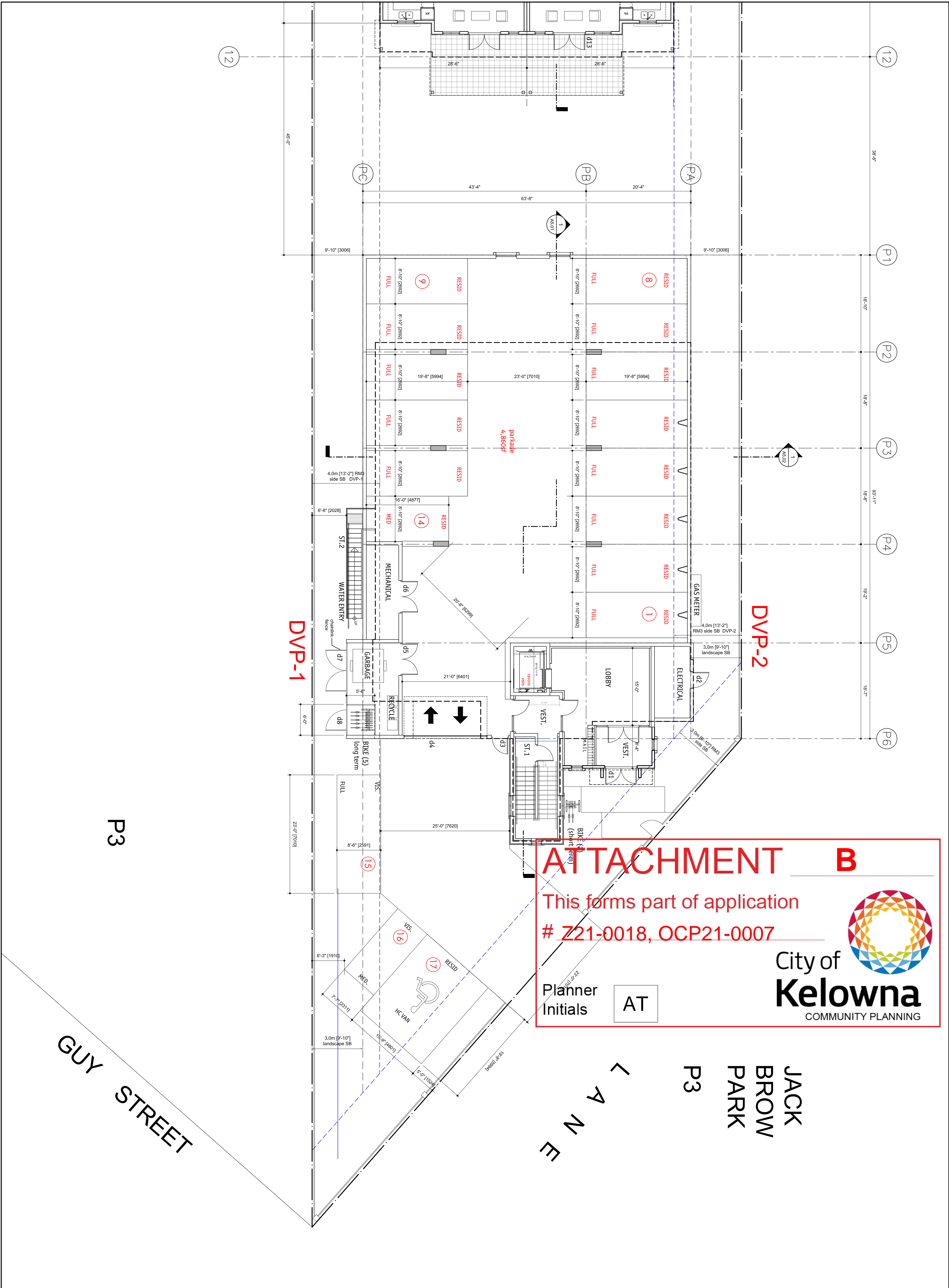
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Drawing Title

**CONDO
LEVEL 1 PLAN**

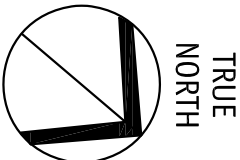
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2021-01-25

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955 MANHATTAN DRIVE, KELLOWNA V1Y 1H7

Drawing Number

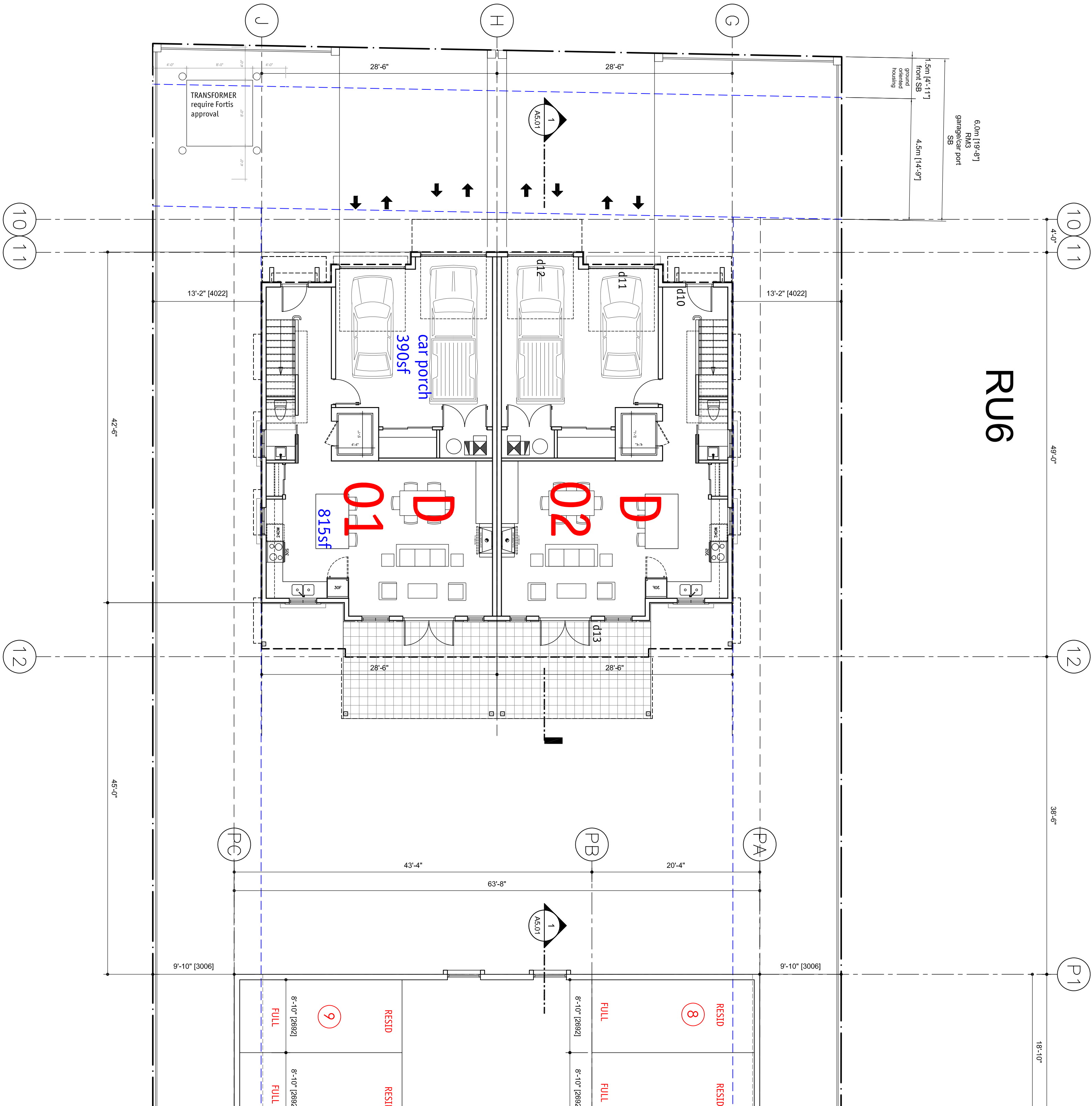
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Drawing Title
TOWNHOUSE
LEVEL 1 PLAN

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Job No.	m+m-20-1889
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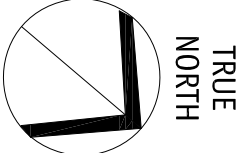
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MANHATTAN LOFTS
- MULTI-FAMILY
HOUSING

955 MANHATTAN DRIVE, KELOWNA, V1Y 1H7

Drawing Number

A3.02-1

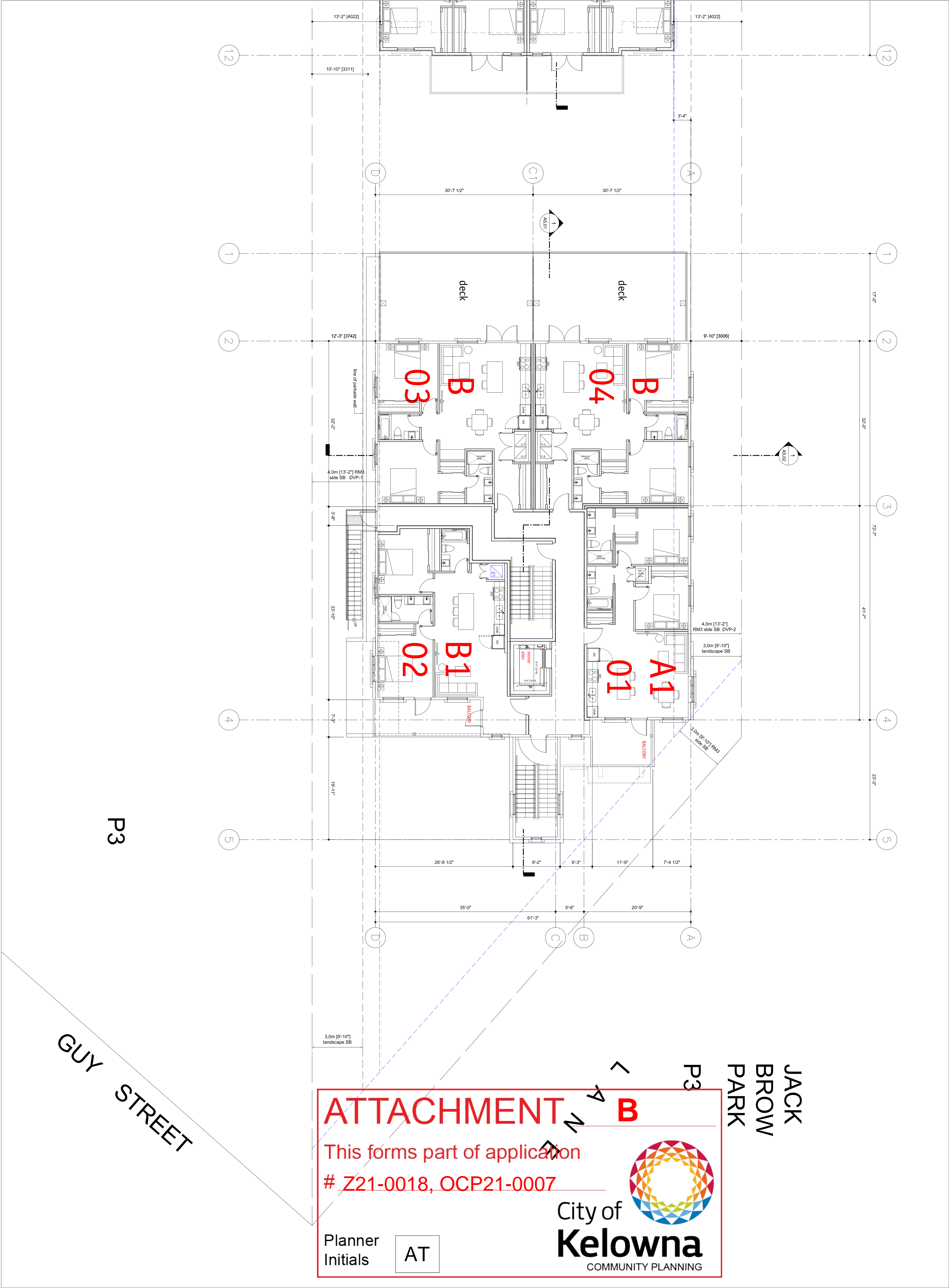
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Drawing Title

CONDO
LEVEL 2 PLAN

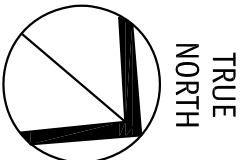
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Job No.	m+m 20-1889
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- MULTI-FAMILY
HOUSING**

955 MANHATTAN DRIVE KELOWNA V1Y 1H7

Drawing Number

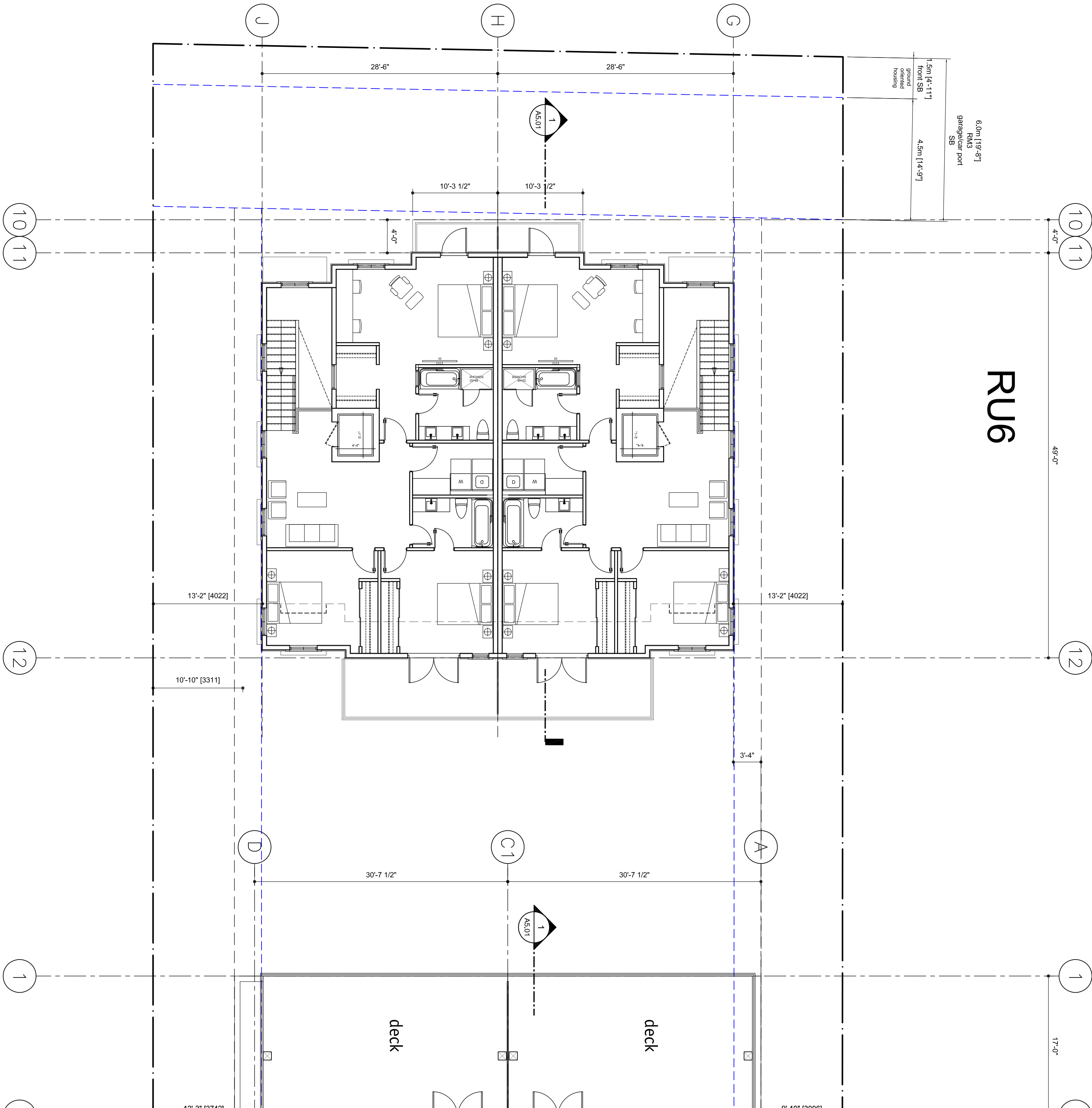
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Drawing Title
**TOWNHOUSE
LEVEL 2 PLAN**

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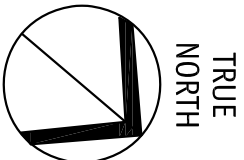
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MANHATTAN DRIVE
WATER VIEW



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- MULTI-FAMILY
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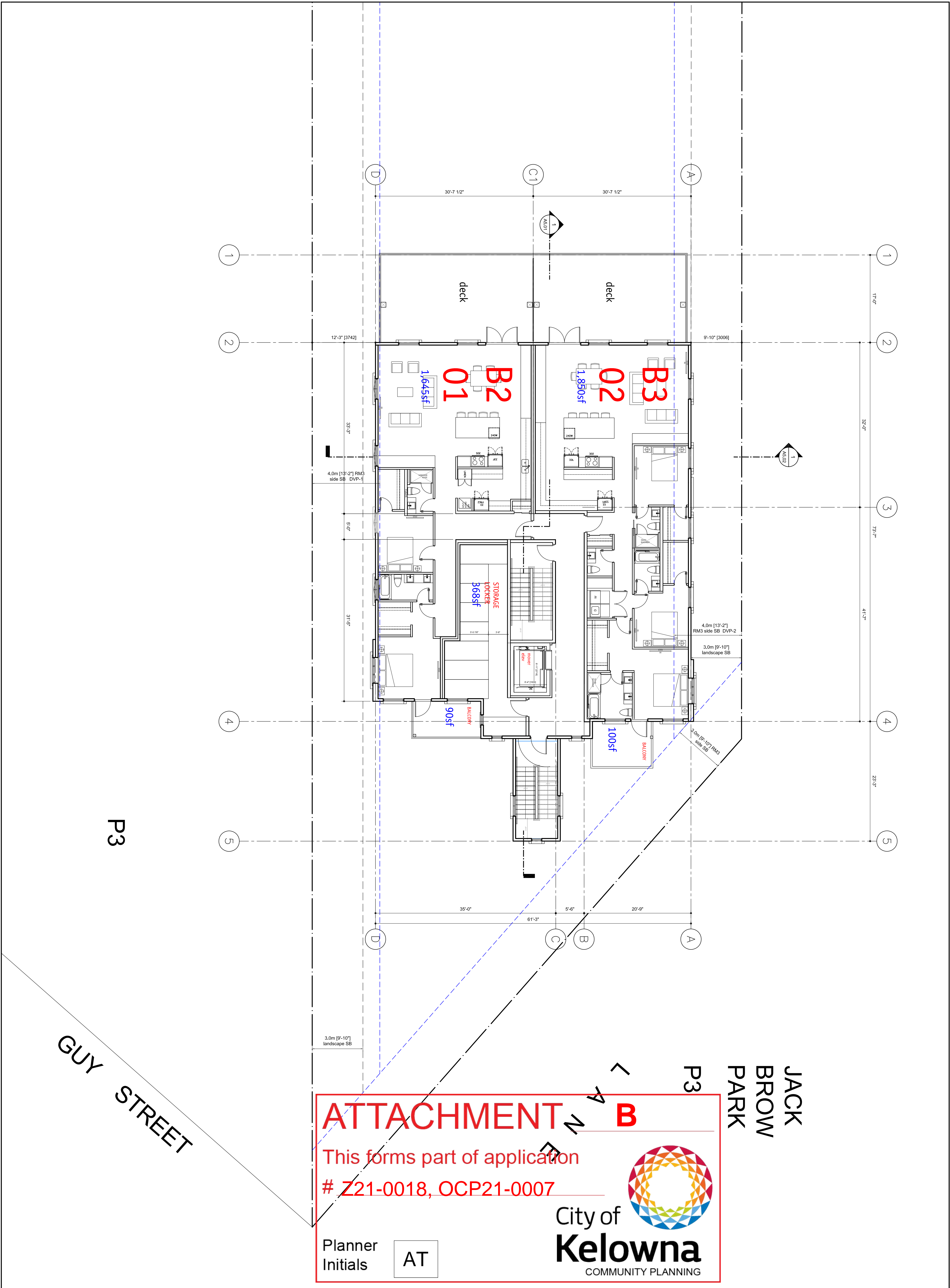
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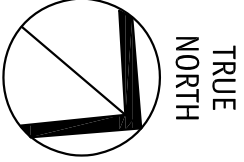
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Drawing Title
CONDO
LEVEL 3 PLAN

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**MANHATTAN LOFTS
- MULTI-FAMILY
HOUSING**

955 MANHATTAN DRIVE KELOWNA V1Y 1H7

Drawing Number

A3.04

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Drawing Title
**CONDO
LEVEL 4 PLAN**

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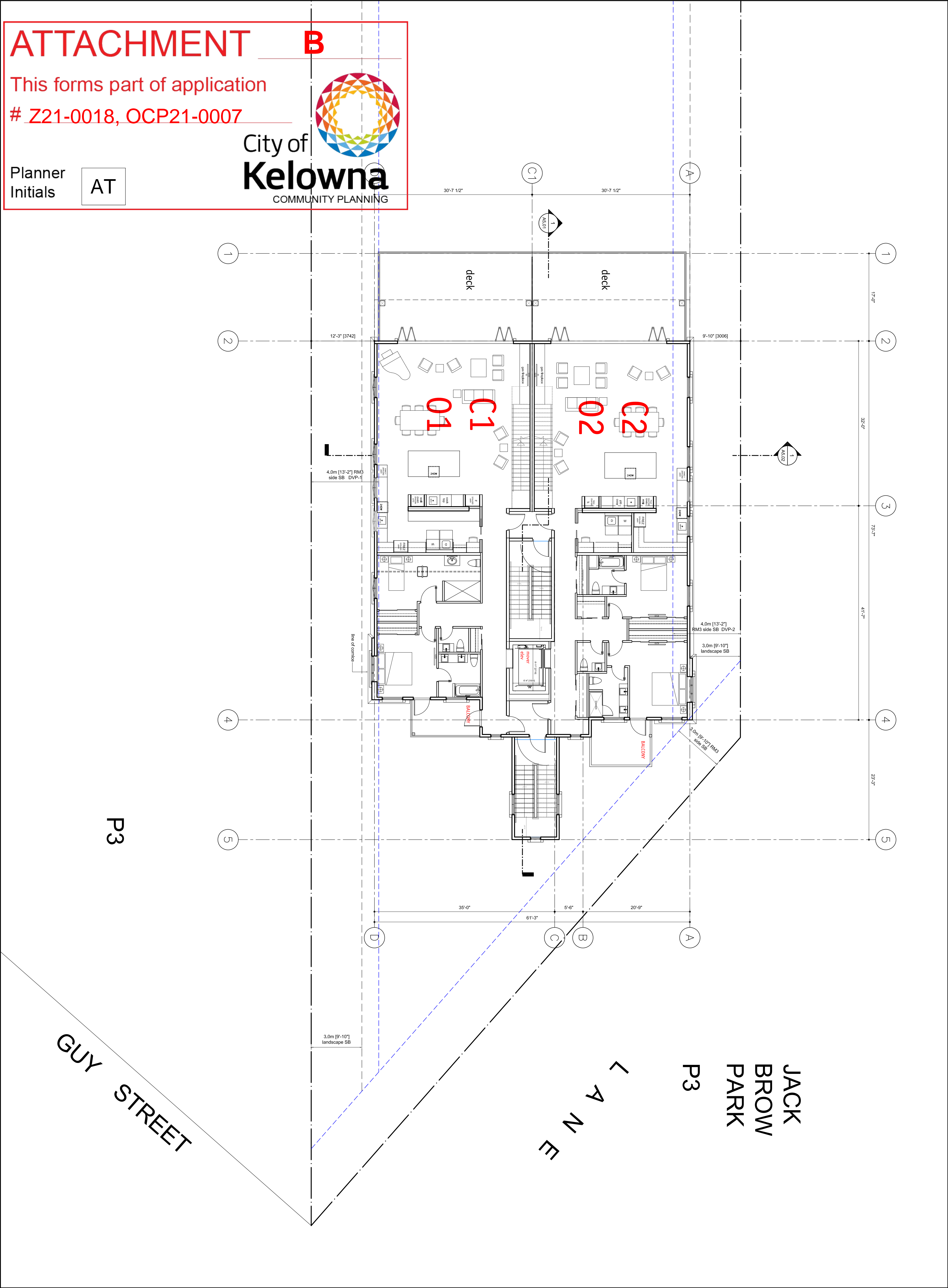
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City of Kelowna

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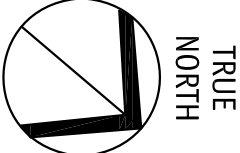
P3

JACK
BROW
PARK

P3

L A N E

GUY STREET



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**MANHATTAN LOFTS
- MULTI-FAMILY
HOUSING**

955 MANHATTAN DRIVE, KELLOWNA, V1Y 1H7

Drawing Number

A3.05

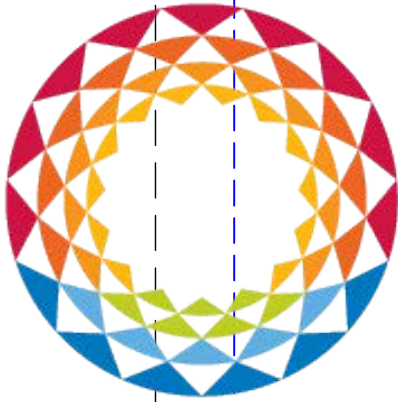
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Drawing Title
**CONDO
LEVEL 5 PLAN**

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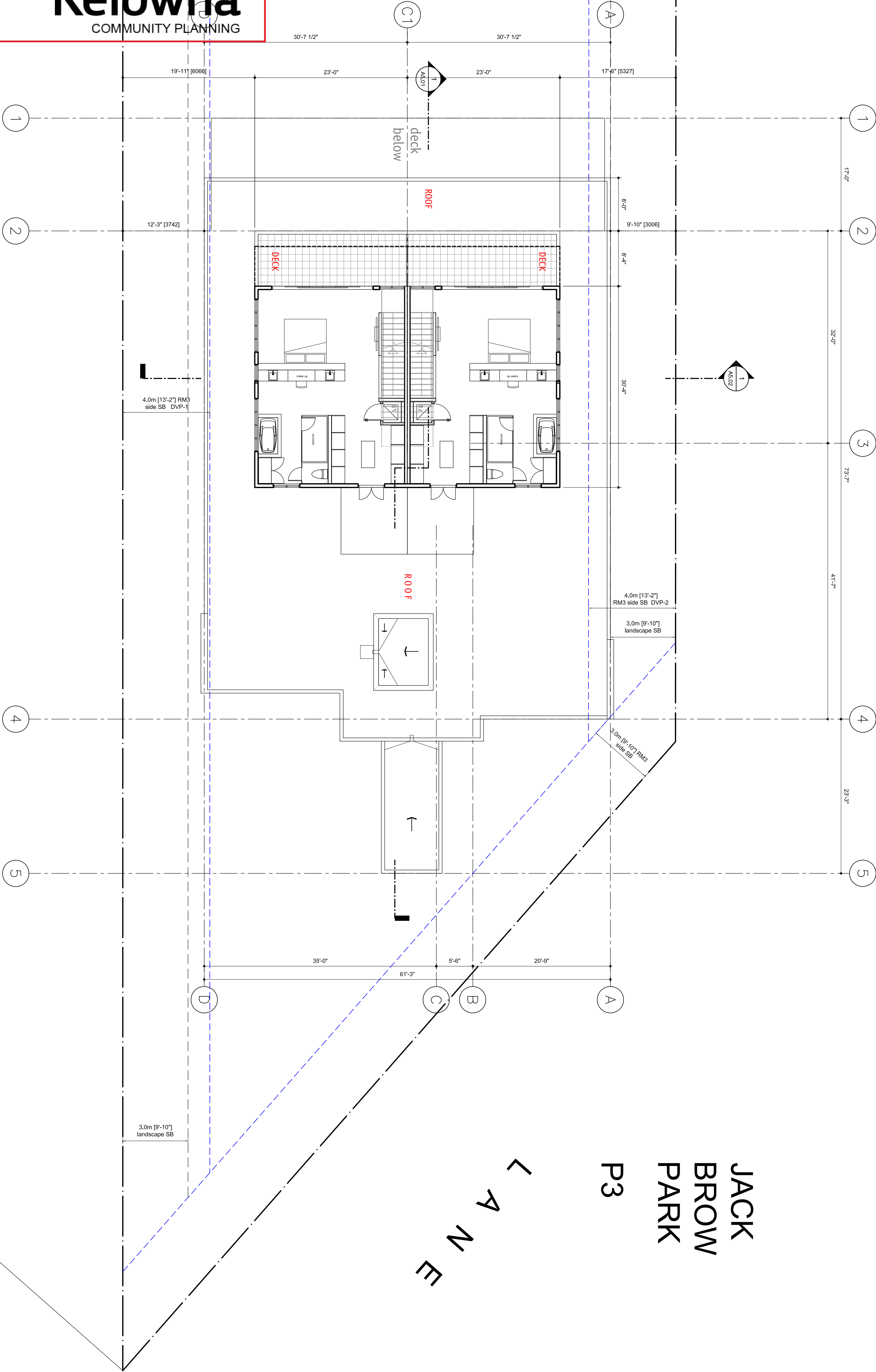
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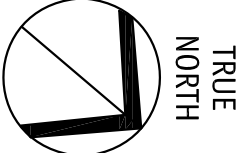
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Drawing Number

A3.06-1

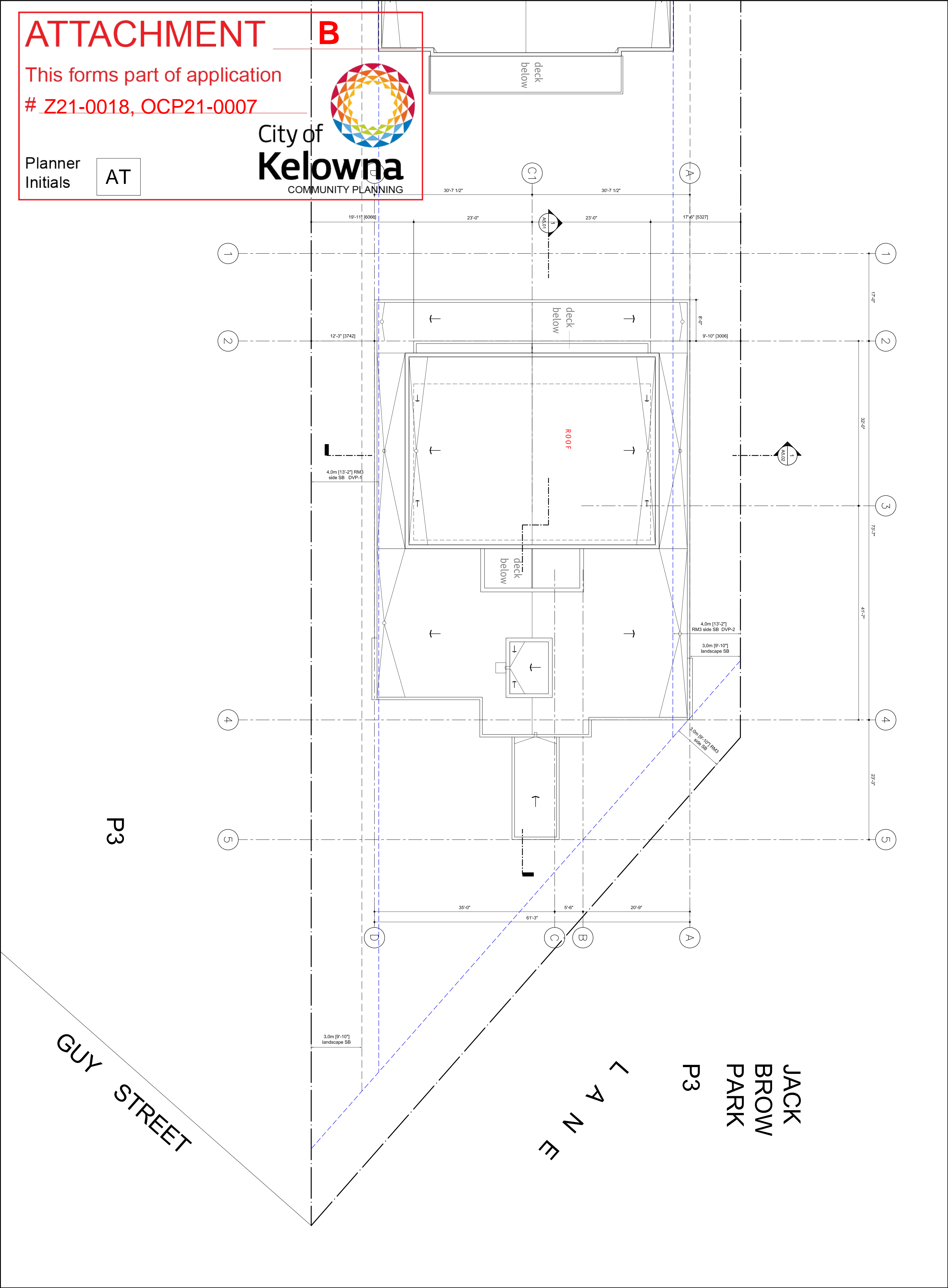
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Drawing Title

**CONDO
ROOF PLAN**

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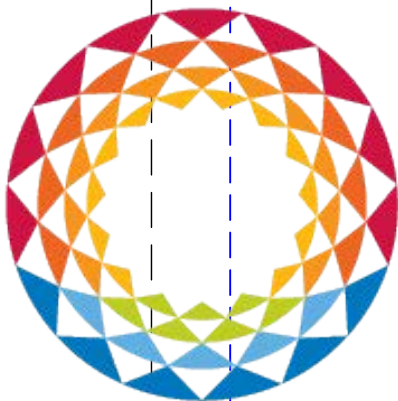
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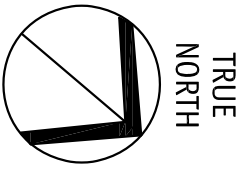
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A3.06-2

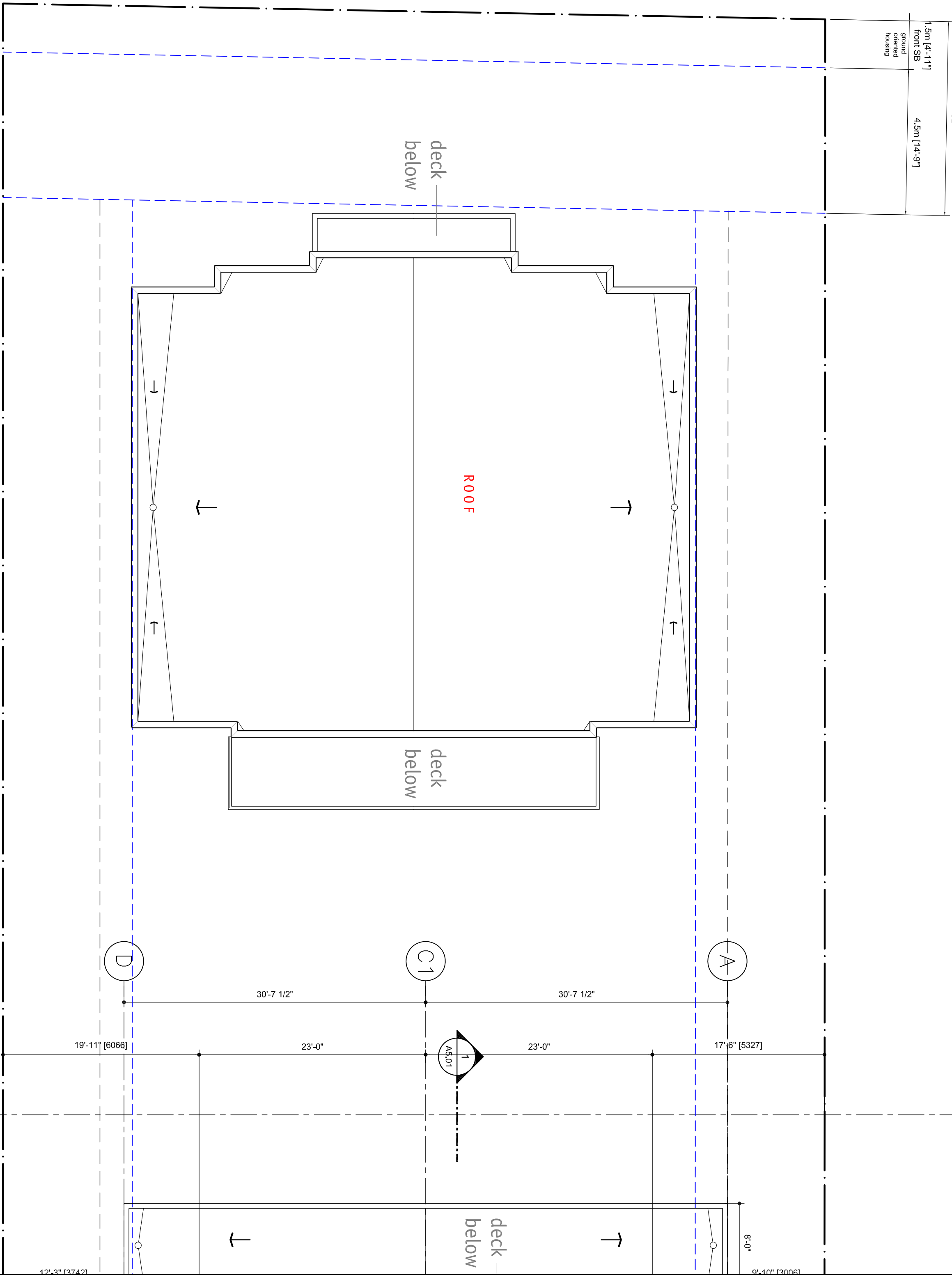
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**TOWNHOUSE
ROOF PLAN**

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RU6



MANHATTAN DRIVE
WATER VIEW

ATTACHMENT B

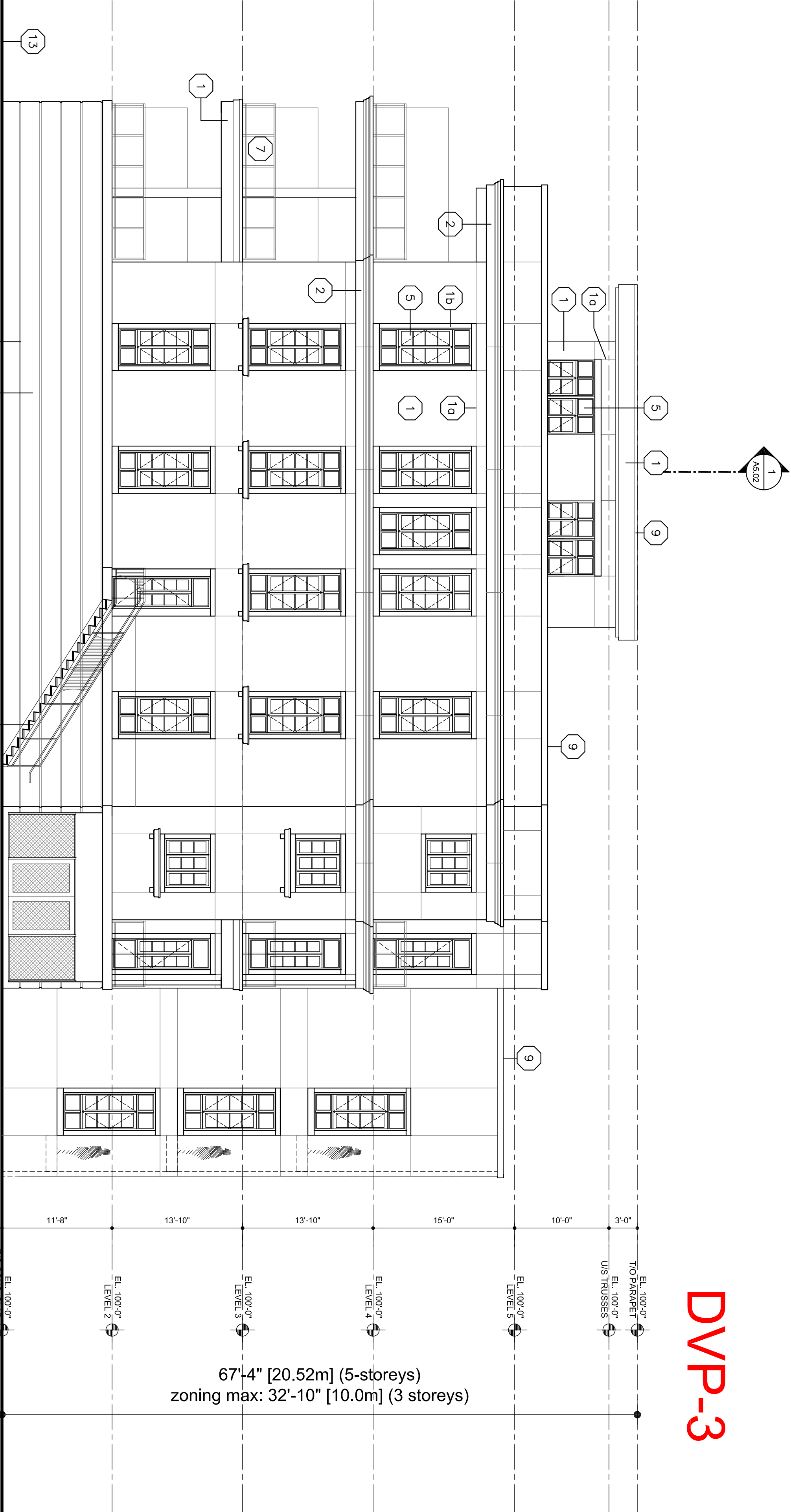
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DVP-3



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City of

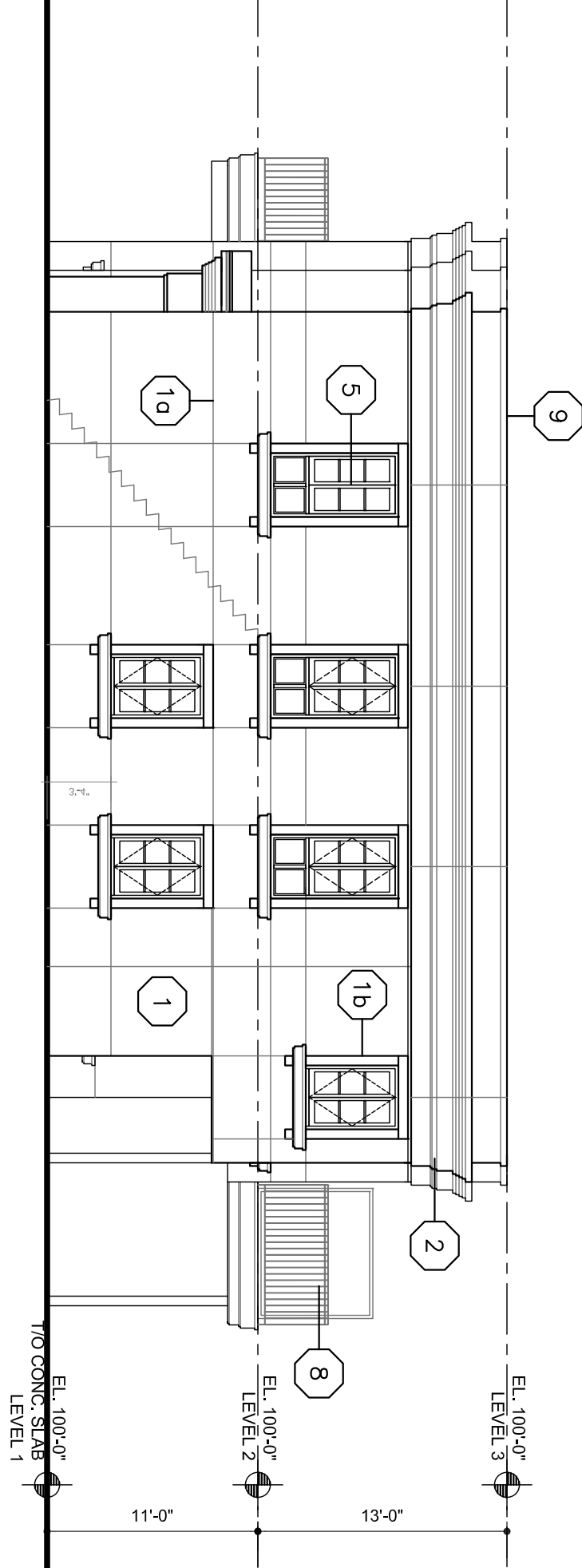
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Initials

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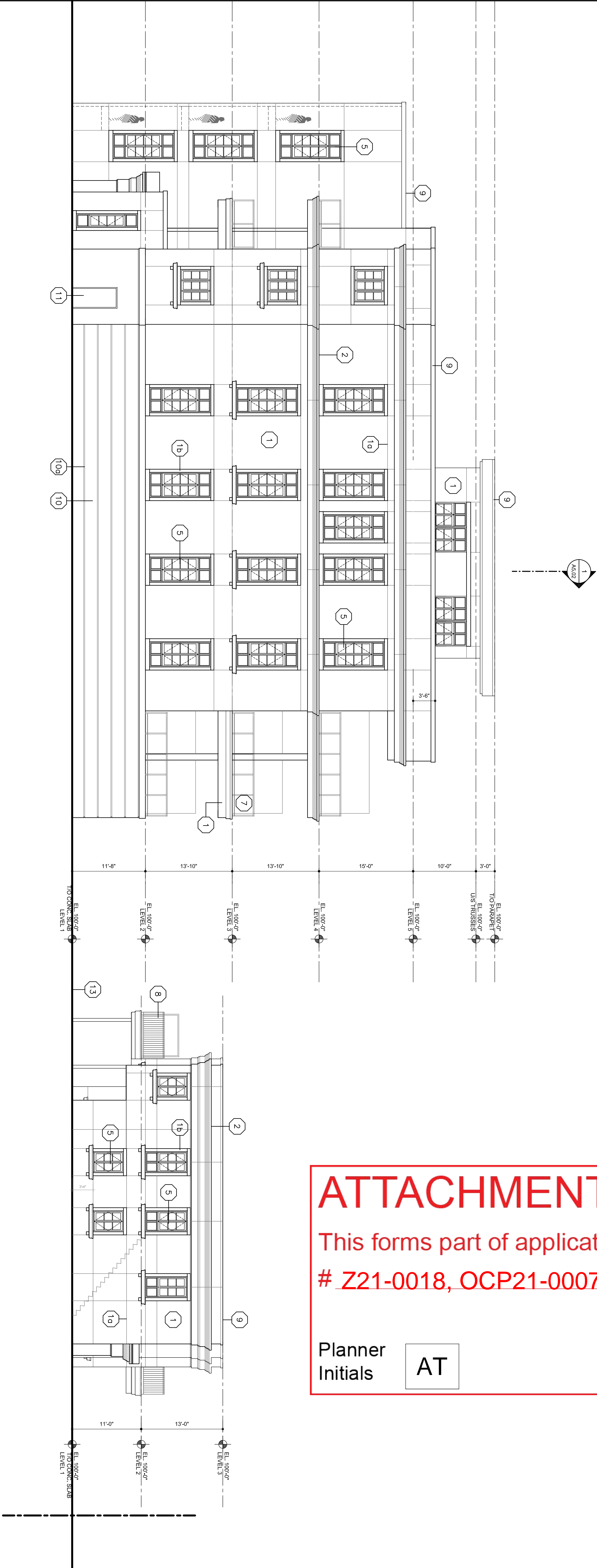
ATTACHMENT **B**

This forms part of application
Z21-0018, OCP21-0007

Planner Initials

AT


City of
Kelowna
COMMUNITY PLANNING



2021-01-25

DP



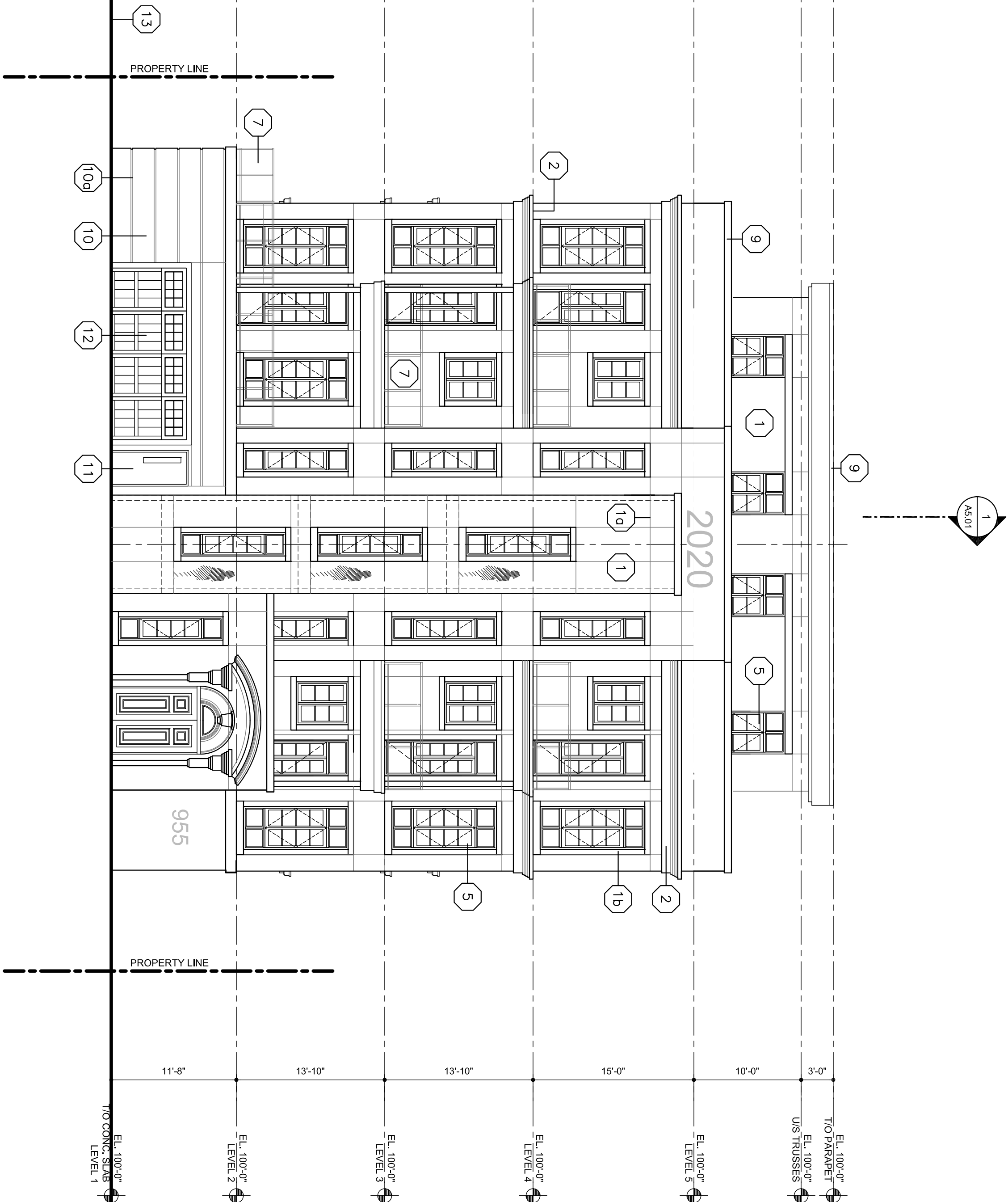
City of
Kelowna
COMMUNITY PLANNING

ATTACHMENT B

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Z21-0018, OCP21-0007

Planner
Initials

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No.	Date	Revision
01	2020-11-16	PP SUBMISSION

Project Title
MANHATTAN LOFTS
- MULTI-FAMILY
HOUSING

955 MANHATTAN DRIVE KELOWNA V1Y 1H7

Drawing Number

A4.04

Drawings are NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

CONDO
FRONT ELEVATION

scale: 1/8" = 1' 0"

Date	2021-01-25
Job No.	m+m-20-1889
Scale	AS SHOWN
Drawn	SN
Checked	JM

2021-01-25

DP

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No.	Date	Revision
01	2020-11-16	PP SUBMISSION

Project Title
**MANHATTAN LOFTS
- MULTI-FAMILY
HOUSING**

955 MANHATTAN DRIVE KELOWNA V1Y 1H7

Drawing Number

A4.05

Drawings are not to be scaled.
All dimensions shall be verified on job.

Drawing Title
**TOWNHOUSE
FRONT / REAR
ELEVATIONS**
scale: 1/8" = 1' 0"

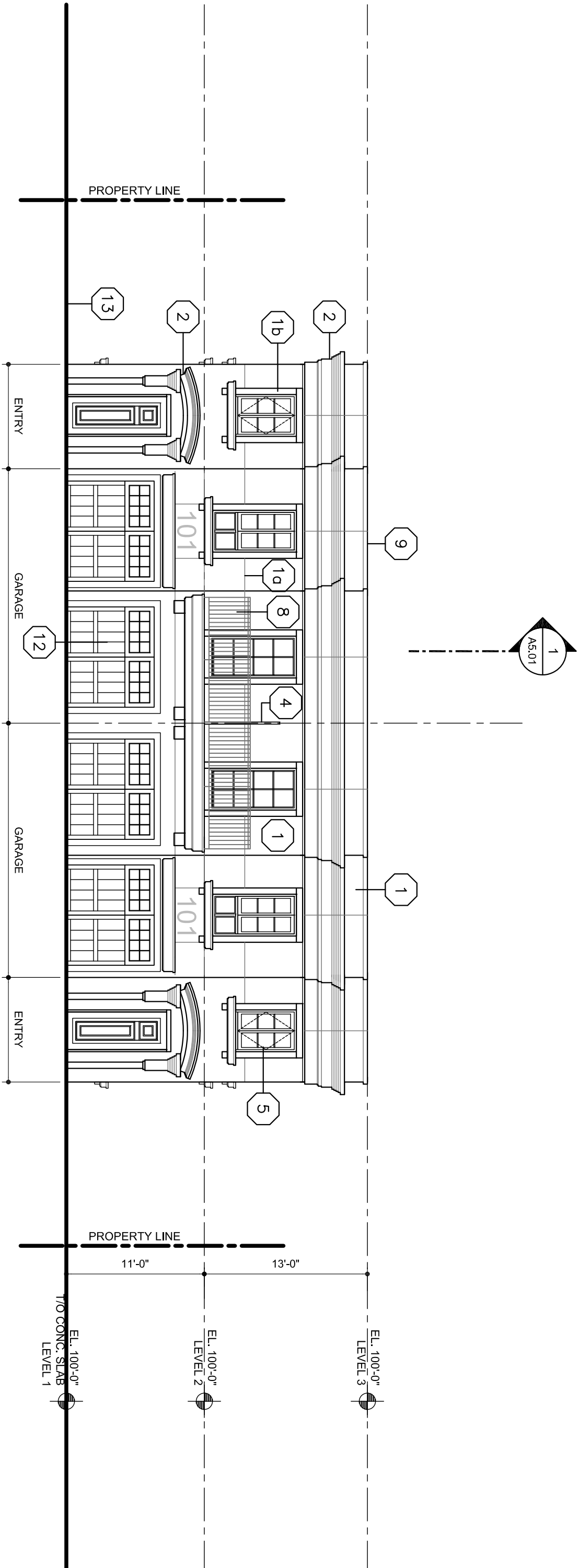
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Job No.	m+m-20-1889
Scale	AS SHOWN
Drawn	SN
Checked	JM

ATTACHMENT B

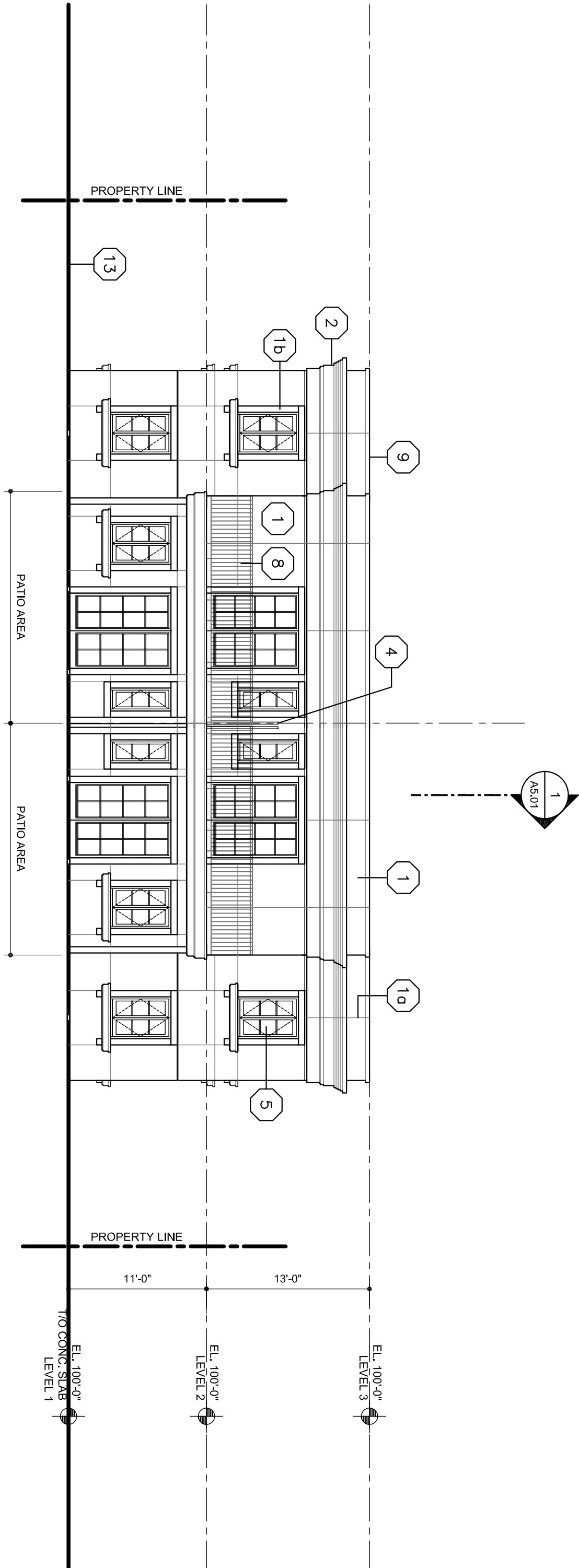
This forms part of application
Z21-0018, OCP21-0007

Planner
Initials

AT



TOWNHOUSE FRONT ELEVATION FACING STREET



TOWNHOUSE REAR ELEVATION FACING CONDO