

CITY OF KELOWNA

MEMORANDUM

Date: February 18, 2021
File No.: Z21-0007
To: Urban Planning (AT)
From: Development Engineering Manager (JK)
Subject: 2251 Burnett St.

SCHEDULE	A
This forms part of application # Z21-0007 TA21-0006	
Planner Initials	AT
 City of Kelowna COMMUNITY PLANNING	
RU6 to HD2	

The Development Engineering Department has the following comments and requirements associated to rezone the subject property from RU6 Two Dwelling Housing to HD2 Hospital and Health Support Services to facilitate the development of a 6-plex.

The Development Engineering Technologist for this project is Aaron Sangster.

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. This property is 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. Service upgrades can be provided by the City at the applicant's cost (if required). The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Aaron Sangster, by email asangster@kelowna.ca.

3. Sanitary Sewer

- a. Our records indicate that these properties are currently serviced with a 100mm-diameter sanitary sewer service. Service upgrades can be provided by the City at the applicant's cost (if required). The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Aaron Sangster, by email asangster@kelowna.ca

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 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 in accordance with bylaw 7900, 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.

5. Road Improvements

- a. Burnett St. must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, irrigated landscaped boulevard, streetlights, 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. The road cross section to be used is a SS-R3. Cash-in-lieu instead of immediate construction is required, and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **\$40,934.88** not including utility service cost.
- b. The lane must be upgraded to a SS-R2 standard. The cash-in-lieu amount in 5.a includes the laneway future upgrades.
- c. All access must be from the lane only as per bylaw 7900.

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. Development Permit and Site Related Issues

- a. Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- b. If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis, 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.
- c. Access to the development will be from the lane only.

8. 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 Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:

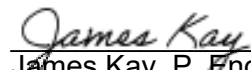
SCHEDULE A	
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 City of Kelowna COMMUNITY PLANNING	

- 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

12. Charges and Fees

- (a) Development Cost Charges (DCC's) are payable
- (b) Offsite Cash-in-lieu = **\$ 40,934.88**
 - (i) Engineering and Inspection Fee: 3.5% of construction value (plus GST) = **\$1,384.01** (\$1,318.10 + \$65.91)
- (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, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.


James Kay, P. Eng.
Development Engineering Manager

AS

SCHEDULE		A
This forms part of application		
# Z21-0007 TA21-0006		
Planner Initials	AT	 City of Kelowna <small>COMMUNITY PLANNING</small>

Schedule “B” – Proposed Site Specific Text Amendment to City of Kelowna Zoning Bylaw No. 8000 TA21-0006

No.	Section	Current Wording	Proposed Wording	Reason for Change								
1.	Section 17 – Health District Zones, 17.2 HD2 – Hospital and Health Support Services	N/A	<p>17.2.8 Site Specific Uses and Regulations</p> <p>Uses and regulations apply to the HD2 – Hospital and Health Support Services zone on a site-specific basis as follows:</p> <table><tr><th></th><th>Legal Description</th><th>Civic Address</th><th>Regulation</th></tr><tr><td>1</td><td>Lot 16 District Lot 136 ODYD Plan 11811</td><td>2251 Burnett Street</td><td>To allow for multiple dwelling housing as a principal use on a lot less than 900m²</td></tr></table>		Legal Description	Civic Address	Regulation	1	Lot 16 District Lot 136 ODYD Plan 11811	2251 Burnett Street	To allow for multiple dwelling housing as a principal use on a lot less than 900m ²	To allow for multiple dwelling housing as a principal use on a lot less than 900m ² with the addition of a new section for a site-specific text amendment.
	Legal Description	Civic Address	Regulation									
1	Lot 16 District Lot 136 ODYD Plan 11811	2251 Burnett Street	To allow for multiple dwelling housing as a principal use on a lot less than 900m ²									

SCHEDULE
B

This forms part of application
Z21-0007, TA21-0006

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**City of
Kelowna**
COMMUNITY PLANNING

Re: 2251 Burnett Street

Our objective is to build a high quality rental building which will add to the density and vibrancy of the neighbourhood.

We've met with a few City of Kelowna Planners over the last five years or so; most recently with Aaron Thibeault and Jason Issler and have incorporated their constructive input into the latest design.

We believe the building will enhance the look of the neighbourhood and provide density as well as much needed rental accommodation which will especially benefit KGH staff and UBCO Medical programs given the building's proximity to KGH.

The property is bordered to the North by an older home and a laneway home; to the South by an older home and a single story carriage house facing the lane. The properties to the East across the alley are older properties destined for redevelopment presumably in due course. To the West across Burnett Street, there has been an eclectic mix of development under the Ru6 zoning which in our view is not reflective of the type of accommodation that people who wish to live in that part of the city find particularly attractive.

We believe our proposal provides attractive, comfortable, modern accommodation, increases density in an area of the City that is destined for higher density and will ultimately enhance the livability of the neighbourhood for an increased number of residents.

We trust you will find our proposal of benefit to the City and its residents and worthy of your support.

ATTACHMENT		A
This forms part of application		
# <u>Z21-0007 TA21-0006</u>		
Planner Initials	<div>AT</div>	 City of Kelowna <small>COMMUNITY PLANNING</small>

Greener BV

www.greenerbydesign.ca

Consultant
Address
Address
Phone
Fax
e-mail

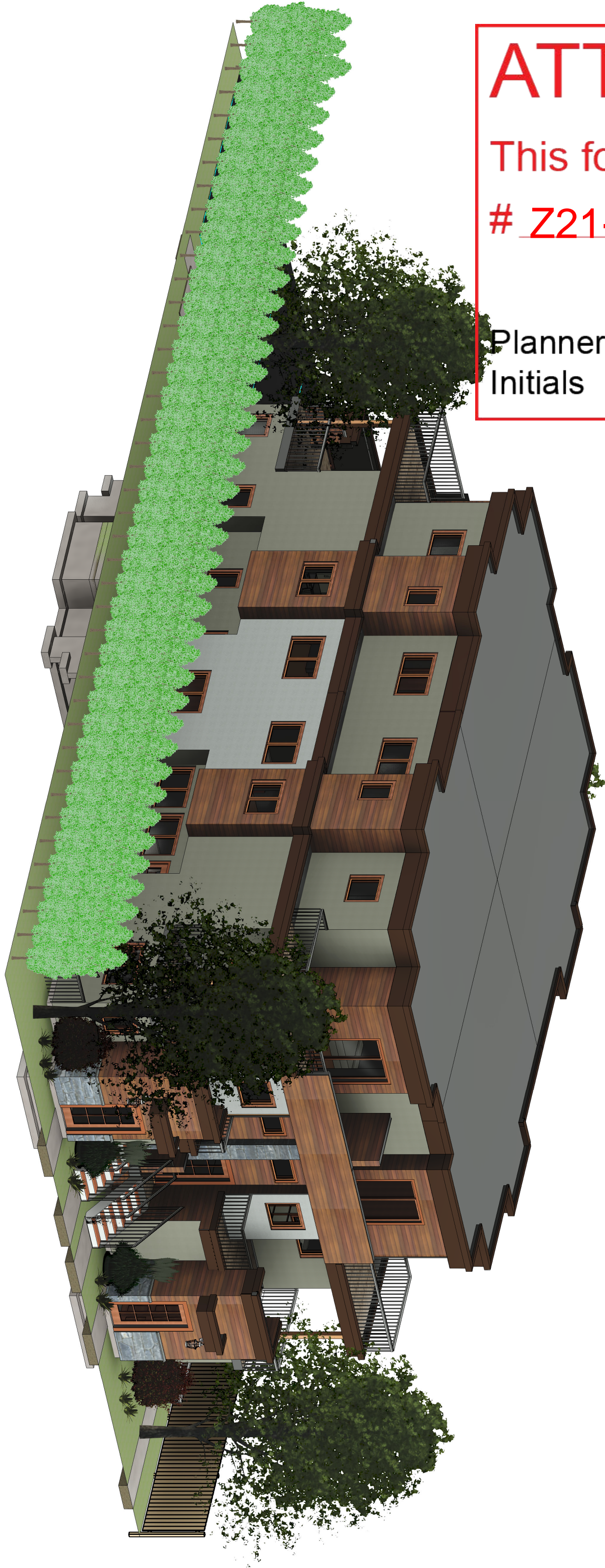
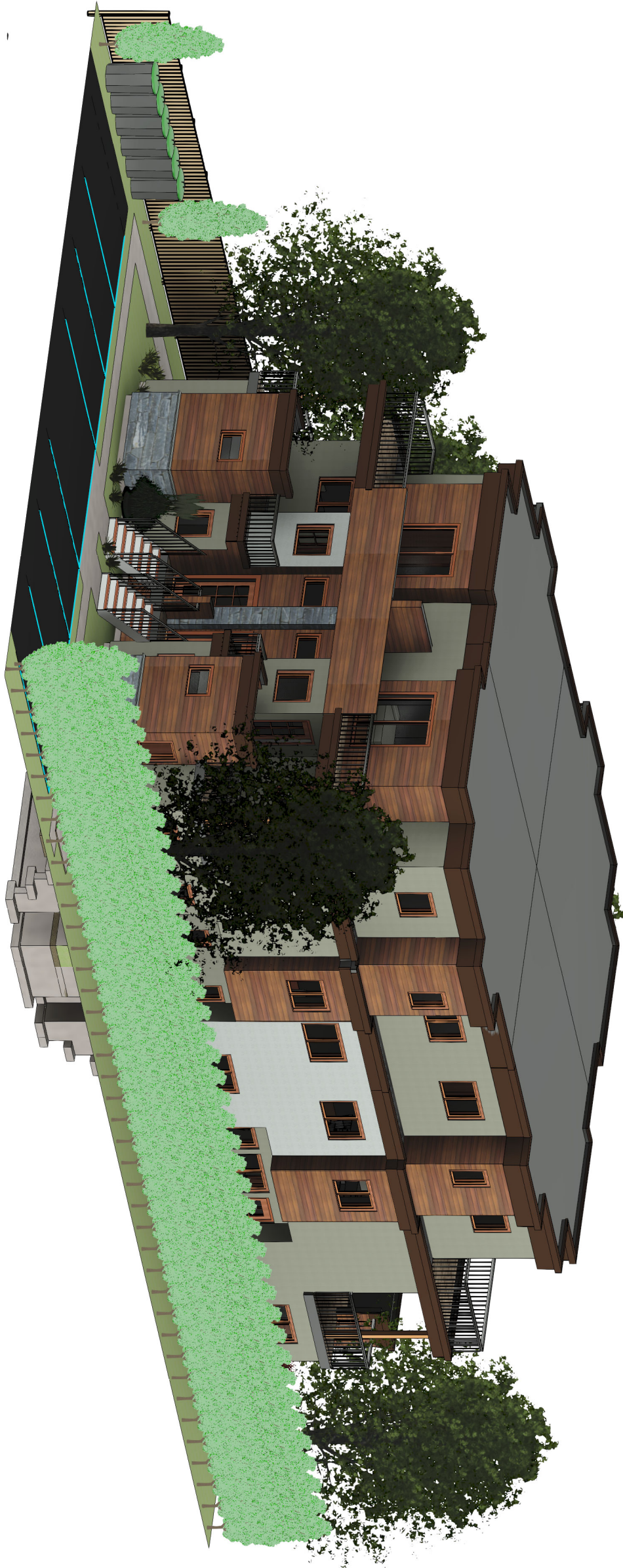
All dimensions, including rough opening sizes, are to be verified by the General Contractor prior to construction and errors or omissions reported to the designer.

Exact location of mechanical, electrical and plumbing equipment subject to change due to site conditions.

Maciel
2251 Burnett Street
List of Drawings

AO

AT



This forms part of application
Z21-0007 TA21-0006

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Lot Size = 8787 sf (816.32m2)
 HD2 Under 900m2 Maximum
 Request to be Reviewed for HD2
 over 900m2
 Site Coverage
 Building = 3437 sf
 Parking = 1409 sf
 Total = 4846
 Lot Size = 8787 sf (816.32m2)
 Coverage = 55%
 HD2 Over 900m2 Maximum
 Allowed = 55% or 4833 sf
Number of Dwellings
 HD2 does not specify the number
 of Dwelling Units Allowed
 Application is for 2 - 3 bedroom
 Units and 4 - 2 bedroom Units

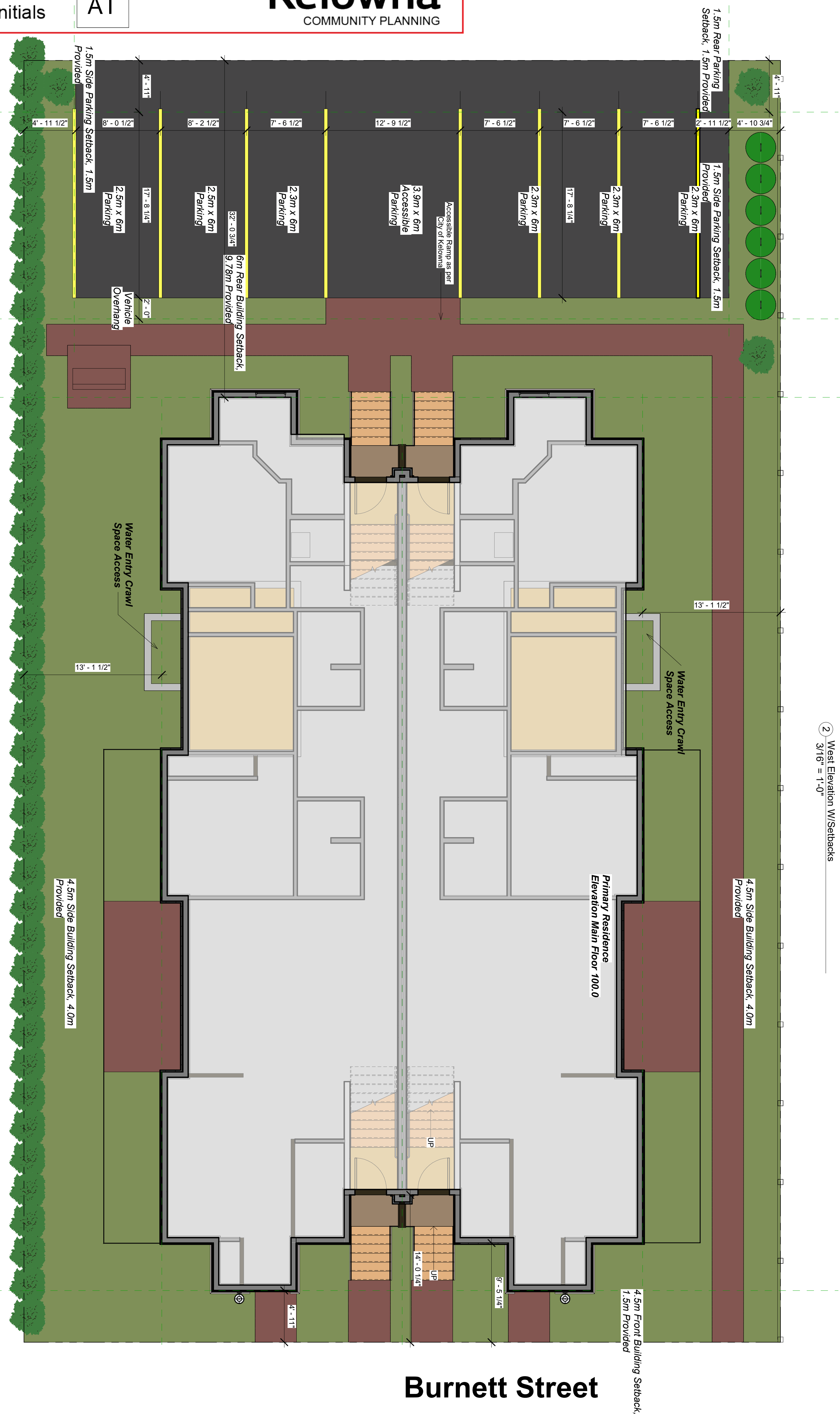
Front Building Setback
4.5m Required, 1.5m Provided,
Variance Required

Height Above Grade
HD2 Over 900m2 Maximum Height
Allowed = 16.5m (54' 2")
Height Provided 9.65m (31' 8")
and 3 Storeys

Exposed Building Opening Ratio
North / South

Exposed Building Face = 205.0 m²
Glazing Openings = 16.4 m²
% Opening = 8.0%
Maximum Allowed 2m from Property Line for Areas over 100m² = 8%

Parking
HD2 Requires 1 Stall per Dwelling
= 6 Required plus Van Accessible
6m x 4m Visitor Stall, 6 provided,
2 Medium Car, 4 Small Car Plus
Van Accessible 6m x 4m Visitor
Parking
Setback of 1.50m Required, 1.50m
Provided



Burnett Street

Greener By Design

www.greenerbydesign.ca

Consultant
Address
Address
Phone
Fax
e-mail

All construction shall comply with the requirements of the local codes and ordinances as well as the latest adopted edition of the BC Building Code.

All dimensions, including rough opening sizes, are to be verified by the General Contractor prior to construction and errors or omissions reported to the designer.

Do not scale drawings.

Exact location of mechanical, electrical and plumbing equipment subject to change due to site conditions.

[illegible]

Maciel

2251 Burnett Street

Site Plan & Coverage

Project number

Date	May 7, 2021
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Drawn by Jim Anderson

Checked by	JA
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A1

Scale	3/16" = 1'-0"
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