CITY OF KELOWNA

MEMORANDUM

Date: February 18, 2021

File No.: Z21-0007

To: Urban Planning (AT)

From: Development Engineering Manager (JK) Planner

Subject: 2251 Burnett St.

This forms part of application
Z21-0007 TA21-0006
City of
Planner Initials

AT

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. <u>Development Permit and Site Related Issues</u>

- 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:

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- 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. ∉ng.

Development Engineering Manager

Schedule "B" — Proposed Site Specific Text Amendment to City of Kelowna Zoning Bylaw No. 8000 TA21-0006

No.	Section	Current Wording	Prop	oosed Wording	Reason for Change							
1.	Section 17 – Health District Zones, 17.2 HD2 – Hospital and Health Support Services	N/A	Use	8 Site Specific L s and regulations port Services zon	To allow for multiple dwelling housing as a principal use on a lot less than 900m² with the							
				Legal Description	Civic Address	Regulation	addition of a new section for a site-specific					
				1	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	text amendment.			
						1	1	1 3.1	_			



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.



DRAWINGS

LDP-3	LDP-2	LDP-1	A6b	A6a	A5	A4d	A4c	A4b	A4a	A3b	A3a	A2f	A2e	A2d	A2c	A2b	A2a	A1a	A1	A0
Details	Hydrozone Plan	Landscape Site Plan	Schedules	Schedules	Stair Plans & Details	Building Sections	Building Sections	Building Sections	Building Sections	Elevations North & South	Elevations East & West	Floor Underlays	Roof Plan	Third Floor Plan	Second Floor Plan	Lower Floor Plan	Foundation Plan	Floor Area Ratio / Zoning	Site Plan & Coverage	List of Drawings





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

local codes and ordinances as well as the latest adopted edition of the BC Building Code.

comply with the requirements of the

All construction shall

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

Do not scale drawings.

ATTACHMENT___B

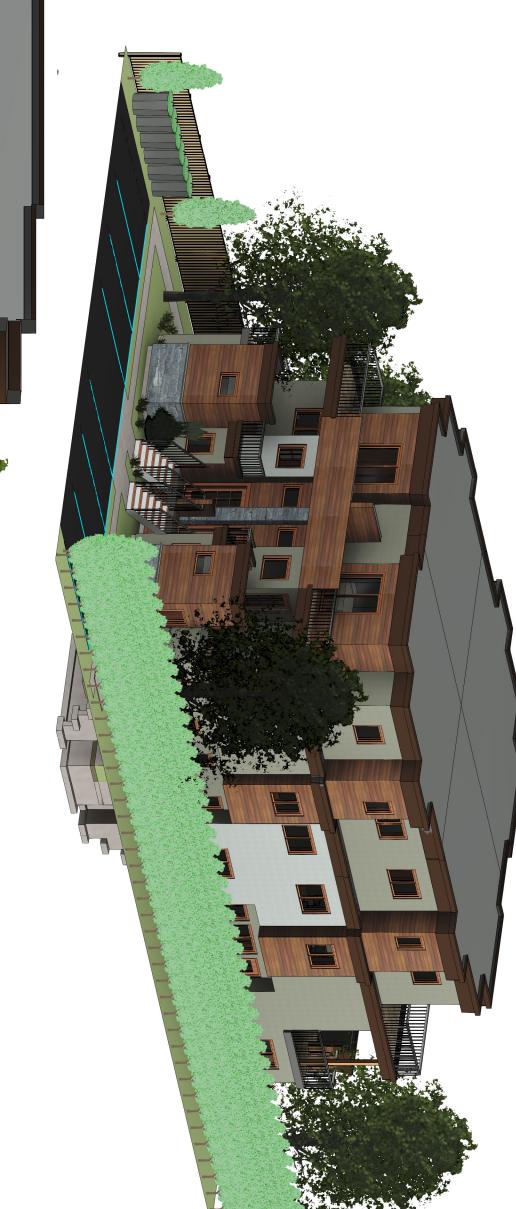
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AT

Planner

Initials



Plan 9138 D.L.

136 O.D.Y.D.

2251 Burnett Street Kelowna, BC

Scale	AO	Checked by	Drawn by Jim An	Date May 7	Project number	List of Drawings	2251 Burnett Street	Maciel						
		JA	Jim Anderson	7, 2021	20-001		et							

Greener Design

www.greenerbydesign.ca

Lot Size = 8787 sf (816.32m2) HD2 Under 900m2 Maximum Request to be Reviewed for HD2 over 900m2

Parking = 1409 sf Total = 4846 Site Coverage
Building = 3437 HD2 Over 900m2 Maximum Coverage = 55% Allowed = 55% or 4833 sfLot Size = 8787 sf (816.32m2)

Number of Dwellings HD2 does not specify the number s for 2 - 3 bedroom 2 bedroom Units **Allowed**

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

Minimum Landscape buffer
Level 2 Rear 3m Required, Not
Provided, Variance Required

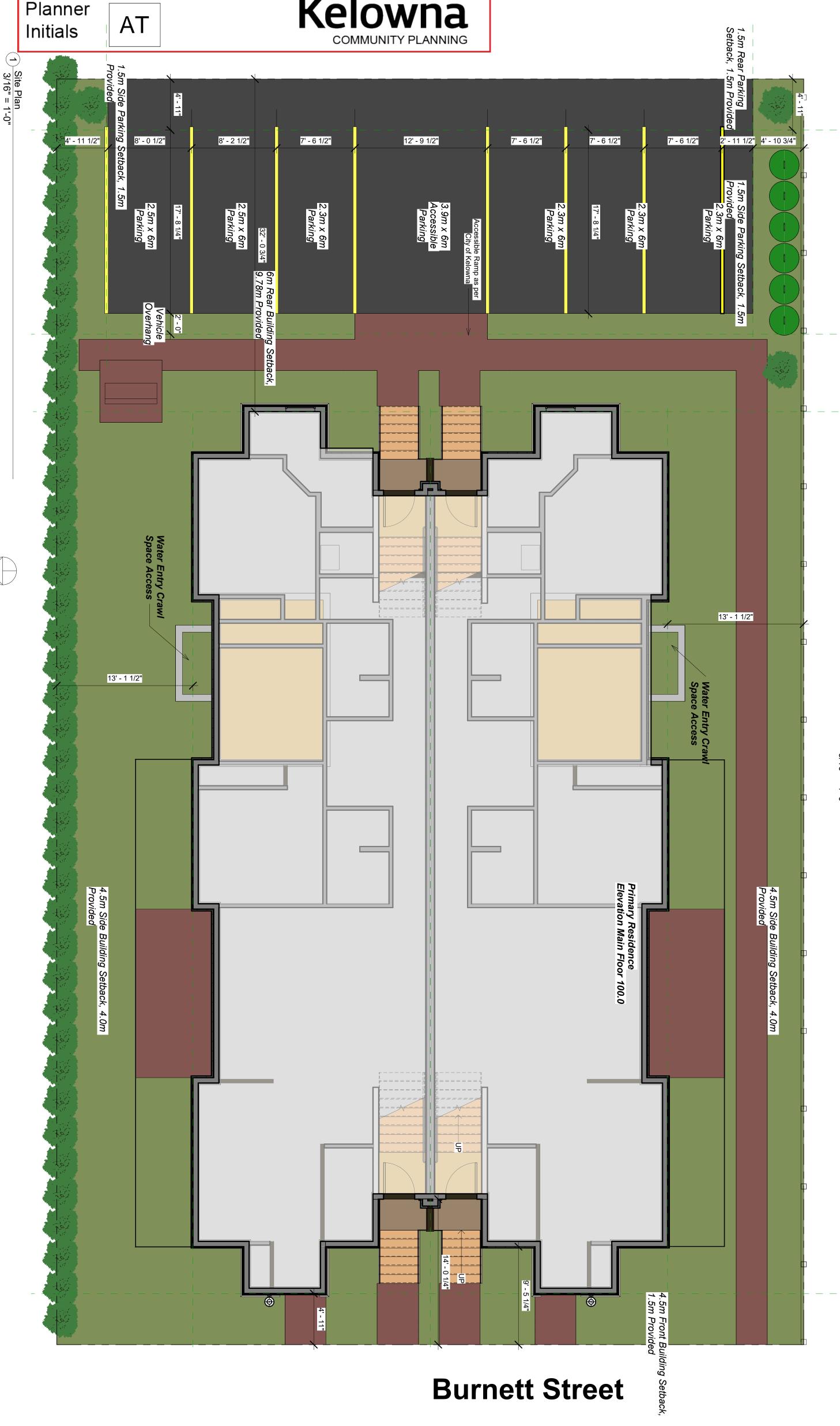
Allowed = 16.5m (54' 2") Height Provided 9.65m (31' 8") and 3 Storeys <u>Height Above Grade</u> HD2 Over 900m2 Maximum Height

Exposed Building Opening Ratio North / South

Parking = 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 setback of 1.50m Required, 1.50m Provided Parking HD2 Requires 1 Stall per Dwelling

West Elevation W/Setbacks 3/16" = 1'-0" 13' - 1 1/2" (4.00m) Main Wall Lower / Sec 15' - 3" (4.64m) Main Wall Third Floor 12' - 3 1/2" (3.75m) Bump Out Area Third Floor 11' - 7 1/2" (3.54m) Bump Out Area Se Second Floor Plan
10' - 6 3/4"

Lower Floor TO
Ceiling
Ceiling
9' - 6" Actual Roof Height 31' - 8" Second Floor TO
Ceiling
19' - 6 3/4" Lower Floor Plan
0' - 6"
T.O. Grade
0' - 0" Third Floor Plan 20' - 7 1/4" Third Floor TO
Ceiling
29' - 7 1/4" Entry Ceiling 14' - 2 1/4" Property Line



ATTACHMENT

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B

City of

Rear Lane

Greener Design

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

All construction shall

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Do not scale drawings.

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

Date

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Project number

20-001 May 7, 2021

Site Plan & Coverage

2251 Burnett Street

Maciel

3/16" = 1'-0"

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