
CITY OF KELOWNA
MEMORANDUM


Date: February 2, 2021
File No.: Z21-0004
To: Urban Planning (AT)
From: Development Engineering Manager (JK)
Subject: 575 Patterson Ave.

SCHEDULE A

This forms part of application
Z21-0004

Planner
Initials

AT



City of
Kelowna
COMMUNITY PLANNING

RU6 to RM3

The Development Engineering Department has the following comments and requirements associated to rezone the subject property from RU6 Two Dwelling Housing to RM3 Transitional Low-Density Housing to facilitate the development of a 4-ple.

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 19mm-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.

3. 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 applicant's cost.

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. Paterson Ave. must be upgraded to an urban standard along the full frontage of this proposed development, including roll-over 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-R4. 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 **\$31,742.14** 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.

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:


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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) 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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December 11, 2020
Dream Chaser Management & Development Ltd.
Box 20066 Towne Centre
Kelowna, V1Y 1J4

City of Kelowna Community Planning

Re: Rezoning&Design Rationale Statement

ATTACHMENT	A
This forms part of application # Z21-0004	
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 City of Kelowna COMMUNITY PLANNING	

To whom it may concern,

We are writing you in support of the Rezoning, OCP amendment, and development application for a higher density at 575 Patterson Ave in the current RU6 zone. As with all our other projects, the proposed development at 575 Patterson Ave. will utilize above industry standard construction materials and will adhere to all relevant city policies in its design, form and construction. Currently the lot in question contains a soon to be vacant home. The property is overgrown and in a state of disrepair, due to an ongoing lack of maintenance. We seek to transform this lot into a beautiful new four-unit development which will vastly improve the overall look and curb appeal of the property, while simultaneously increasing density and improving long-term housing viability in the south Pandosy area. Located between Pandosy and Richter Street, our development's design will complement other newly built developments in the area, while providing additional outdoor living space with roof top patios. Our previous experience with building other properties in the RU7 zoning has shown that roof top patios are very desirable for homeowners given smaller yard spaces, as they help to increase the overall usage of the parcel. We have also found that having an attached garage is one of the biggest draws for our buyers, and our unique design has brought overwhelming interest at our other similar projects located at Borden Ave. All 8 units at Borden Ave have all sold out before completion and are owner occupied. We hope you see the value of the positive transformation we wish to make to the lot in question, in supporting the City's planning goals for our beautiful and growing city.

REV	DATE	DESCRIPTION
A	03/09/21	ISSUED FOR REZONING
B	04/29/21	PLAN CHANGES

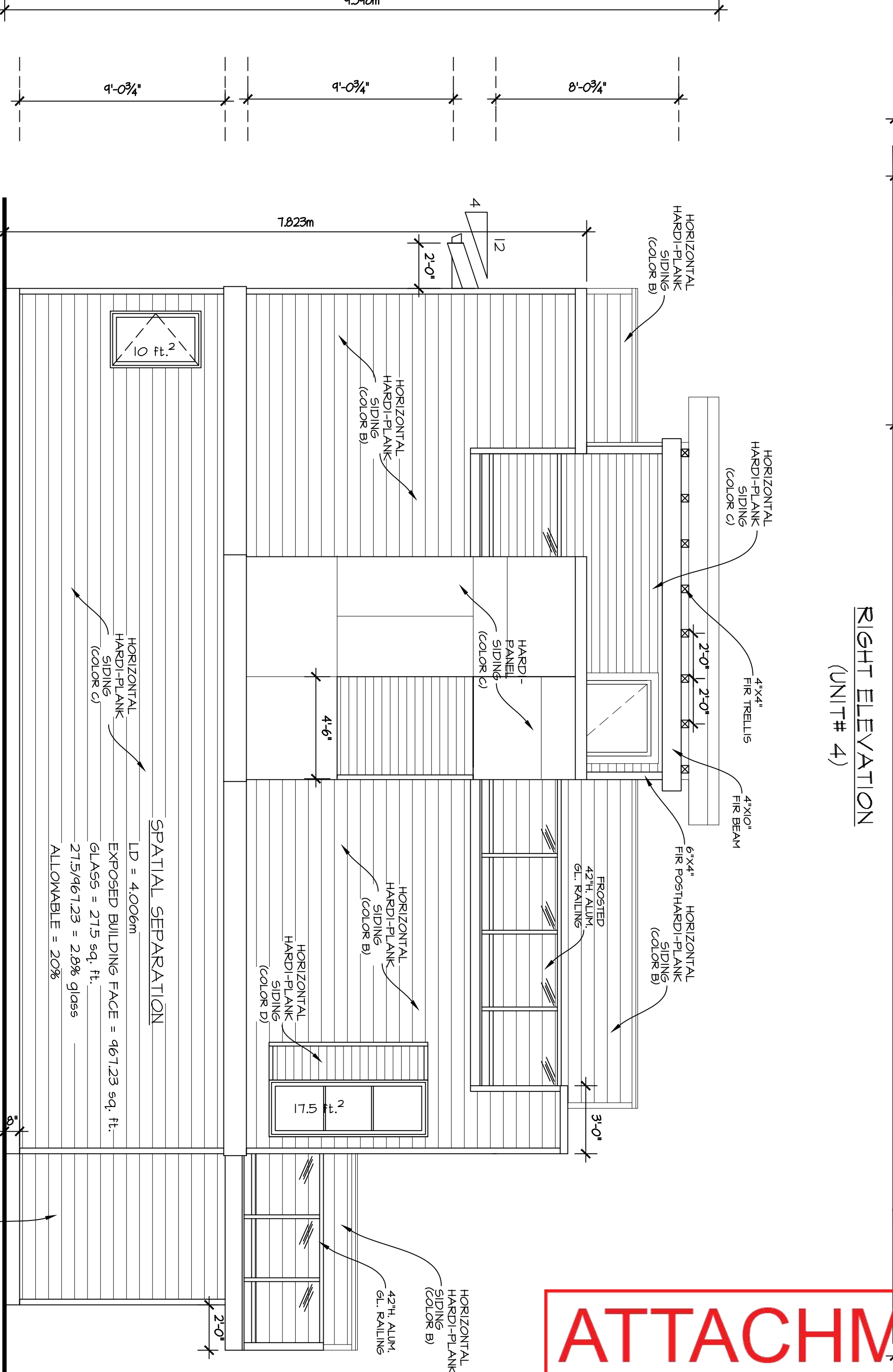
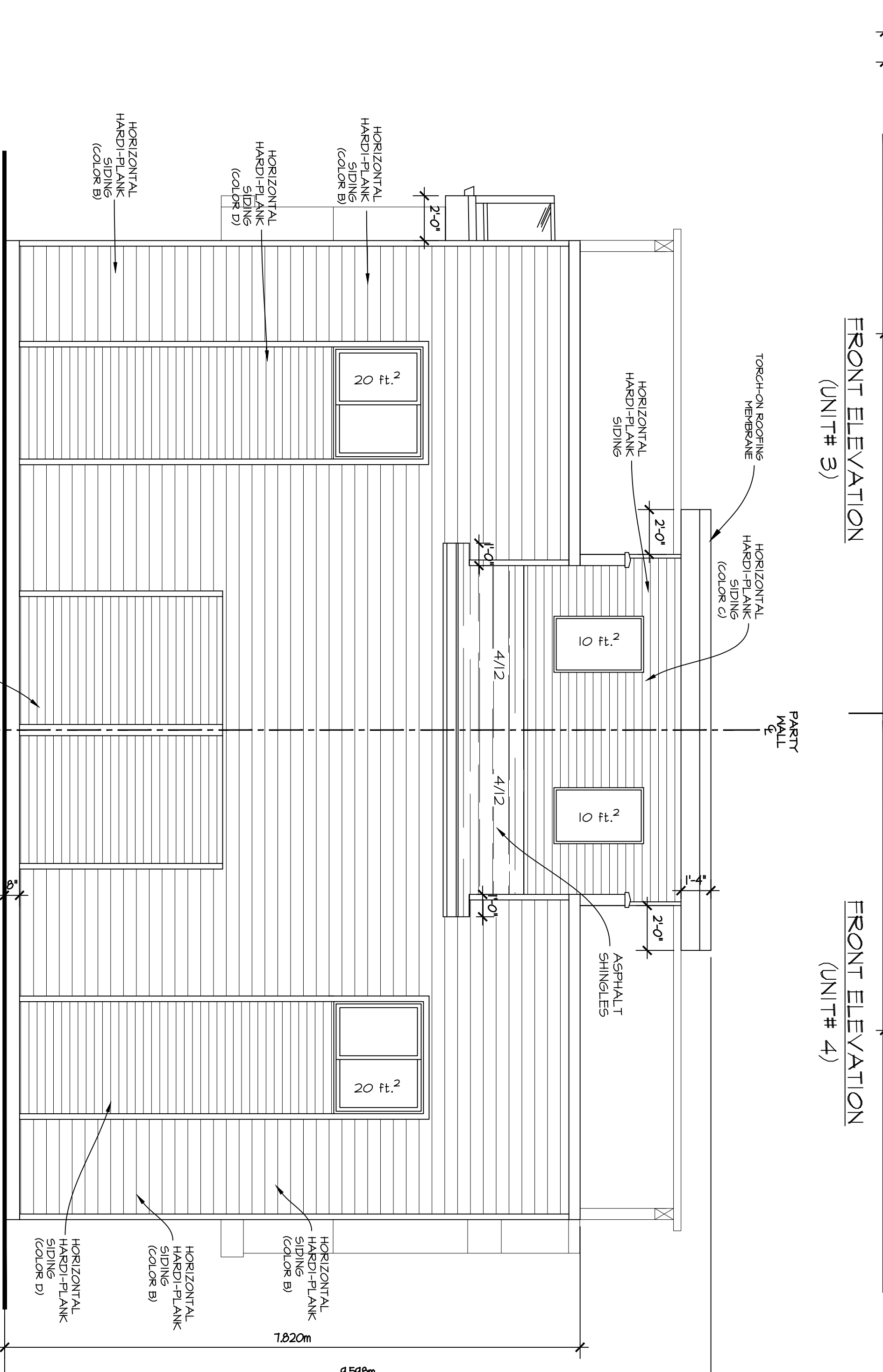
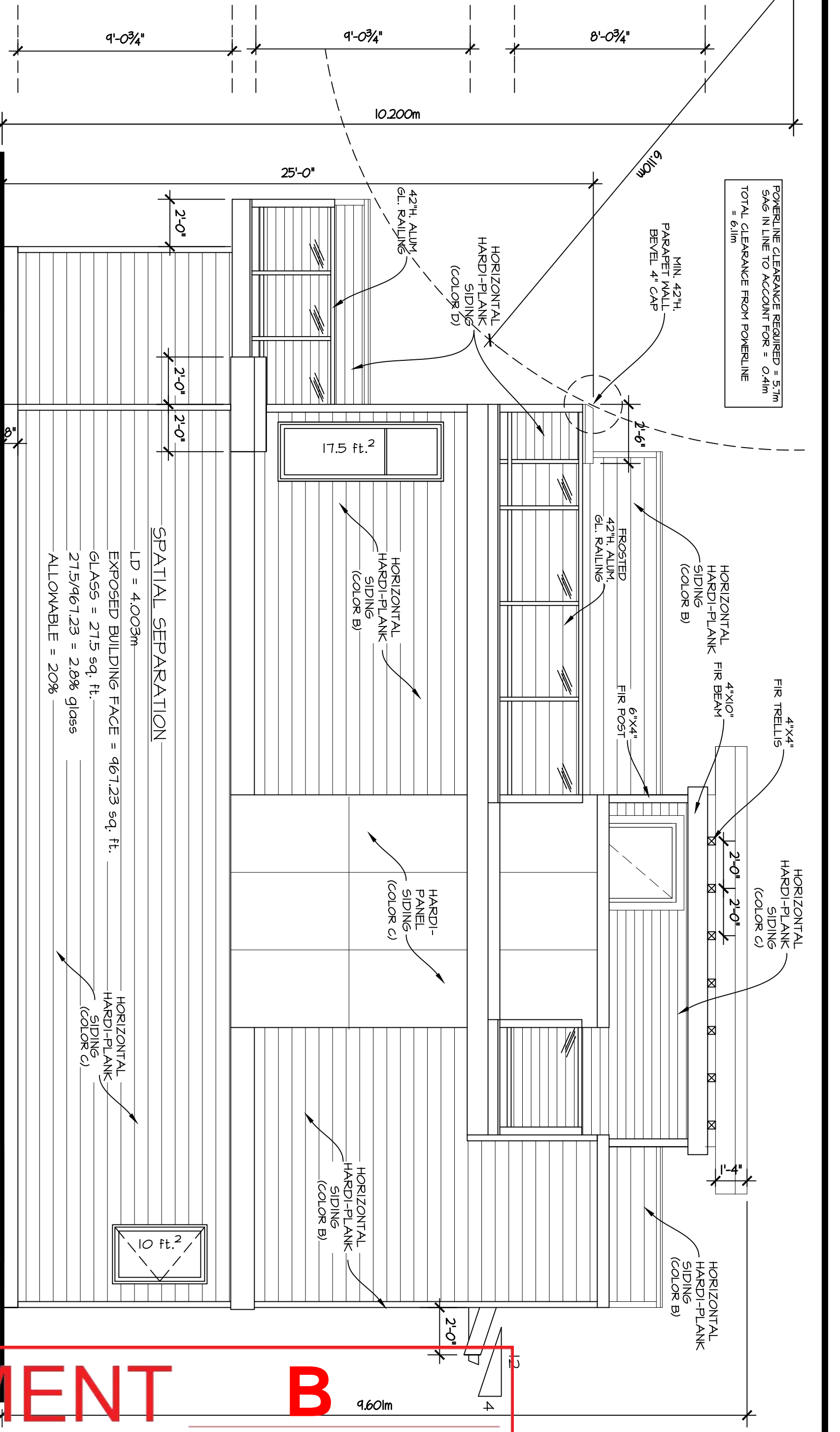
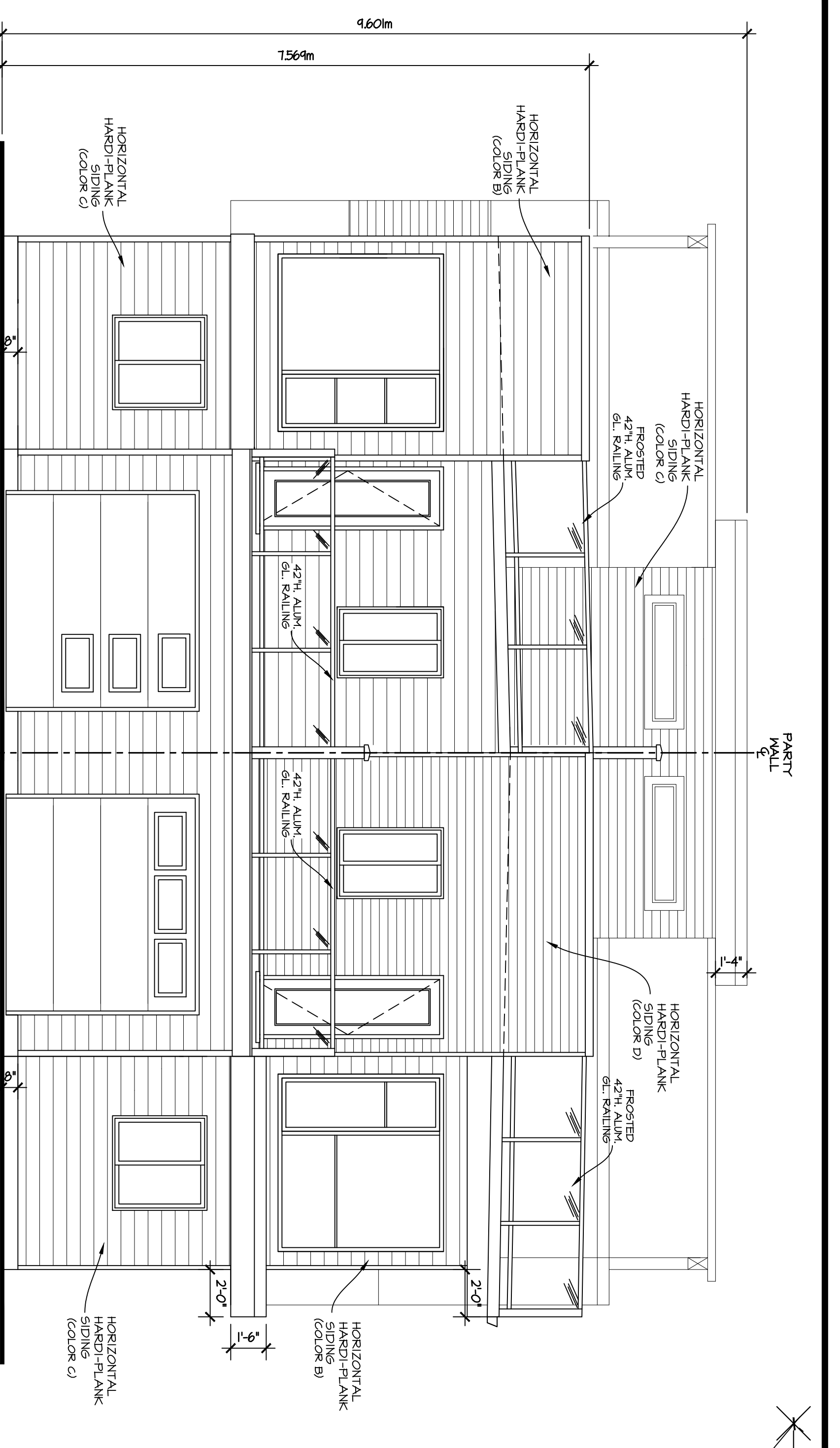


City of
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COMMUNITY PLANNING

ATTACHMENT B

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Planner Initials AT



REAR ELEVATION (UNIT # 4)

REAR ELEVATION (UNIT # 3)

LEFT ELEVATION (UNIT # 3)

ERRORS AND OMISSIONS

• EVAN GILBERT DRAFTING & DESIGN INC. shall not be responsible for any variances from the structural drawings and specifications or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the contractor to verify all dimensions and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans, please discuss our office so we can make the necessary corrections.

SPATIAL SEPARATION (PER UNIT)

LD = 1592m
EXPOSED BUILDING FACE = 519.42 sq. ft.
GLASS = 30 sq. ft.
30/519.42 = 5.4% glass
ALLOWABLE = 9.43%

SPATIAL SEPARATION

LD = 4.00m
EXPOSED BUILDING FACE = 461.23 sq. ft.
GLASS = 215 sq. ft.
215/461.23 = 2.28% glass
ALLOWABLE = 20%

EVAN GILBERT
drafting & design
www.evandesign.ca 778.478.7792
evan@gilbert.ca

PROJECT TITLE
575 PATERSON AVE. KELOWNA, BC

DATE: 04/29/21
DRAWING SCALE: 1/4" = 10"
DRAWN BY: EKG
CHECKED BY: SR

APPROVED BY: _____
SHEET NAME: UNIT #3 & #4 ELEVATIONS

PROGRESS: PRELIMINARY

REVISION	PLAN NUMBER
B	806
SHEET NUMBER	SHEET
A9	9 OF 15

DATE: 04/29/21
DRAWING SCALE: 1/4" = 10"
DRAWN BY: EKG
CHECKED BY: SR