

**CITY OF KELOWNA**  
**MEMORANDUM**

<b>SCHEDULE</b>	<b>A</b>
This forms part of application # <u>Z21-0027</u>	
Planner Initials	<b>LK</b>
 <b>City of Kelowna</b> DEVELOPMENT PLANNING	

**Date:** April 1, 2021  
**File No.:** Z21-0027  
**To:** Planning and Development Officer (AT)  
**From:** Development Engineering Manager (JK)  
**Subject:** 470 Fleming Rd RU1 to RM4

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from RU1 to RM4. Road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is Sarah Kelly.

**1. General**

- a) This proposed development 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, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- b) The following requirements are valid for two (2) years from the reference date of this memo, or until the 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.
- 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.
- d) These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).

**2. Domestic Water and Fire Protection**

- a) The property is located within the Black Mountain Irrigation District service area. The developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b) 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 water system must be capable of supplying the domestic and fire flow demands of the project in accordance with the Subdivision, Development, & Servicing Bylaw No. 7900.



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials  
LK

### 3. Sanitary Sewer

- a) This property is currently serviced with one 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 each legal lot. The applicant, at their cost, will arrange for the removal and disconnection of the existing services and installation of one new larger service, if necessary.

### 4. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a stormwater 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 plans, minimum basement elevations (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.

### 5. Electric Power and Telecommunication Services

- a) All proposed distribution and 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 / Site Access

- a) Fleming Road must be upgraded to an urban standard (SS-R5) along the full frontage of the subject property; including curb and gutter, sidewalk, LED street lighting, landscaped and irrigated boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b) Driveway access for this development must via existing access for 500 Fleming Rd as shown on New Town Site Plan drawing submitted with this application.
- c) Ensure visitor parking stall adjacent to Molok garbage containers does not impede garbage pickup.

### 7. 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 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.



Planner Initials **LK**

- (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) Site suitability for development.
- (vi) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
  
- ii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) Any special requirements for construction of roads, utilities, and building structures.
- 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.
- viii) Any items required in other sections of this document.

**8. Charges and Fees**

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Street Marking/Traffic Sign Fees: at cost (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

SK

**RE: Proposal for Rezoning and DP for: 470 Fleming Road**

---

### ***Introduction***

This application is for re-zoning and DP to accommodate a 7-unit townhome building located at 470 Fleming Road, Kelowna BC. The subject site is 0.256ac and is located by the corner of Leathead and Fleming Road.

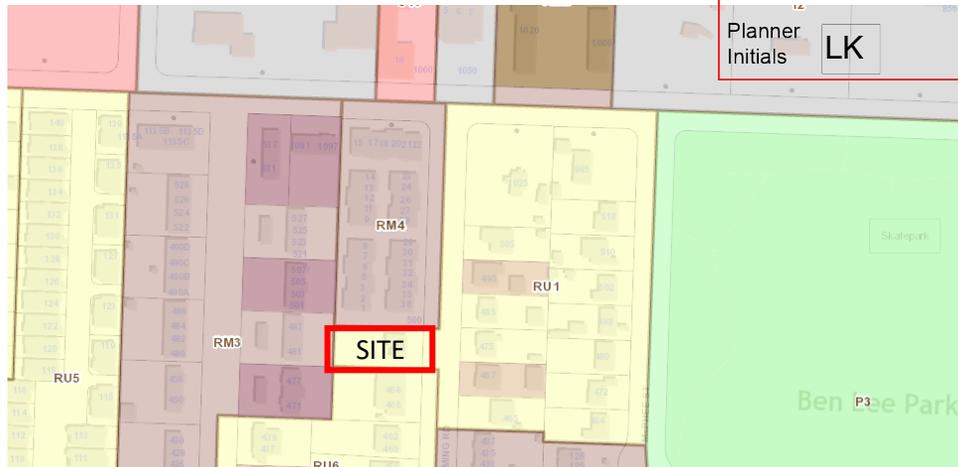


### ***Site Context***

The subject site is currently zoned RU1 – Large Lot Housing. This Development Permit application is to facilitate the construction of 1 townhome building, with 7 unit's total. These homes are proposed under the RM4 zone, which is consistent with the OCP. The building is 3 storeys in height. This proposed townhome development is a continuation of the adjacent development at 500 Fleming Road. The subject property will be consolidated with 500 Fleming Road and incorporated into the existing strata. The proposed townhomes align with the City of Kelowna Official Community Plan's goals for a sustainable future by focusing growth in compact, connected, and mixed-use centres and by creating more variety of housing types for Kelowna residents, particularly in the "missing middle".

This forms part of application

# Z21-0027

Planner  
Initials LKCity of  
**Kelowna**  
DEVELOPMENT PLANNING

### ***Form and Character***

This development uses a similar design to the adjacent townhomes. All materials, hardie panel and aluminum siding, and colors are the same to ensure that the new townhomes match the existing development. The proposed townhome building takes the same unit plans and exterior façade treatment as the 6-unit townhome buildings on the adjacent property and adds a 7<sup>th</sup> (custom) unit on the Fleming Road side. A different approach was taken on the 7<sup>th</sup> unit to ensure it addressed the street on a pedestrian scale. The design emphasizes the corner condition by creating a protruding vertical entrance.

This 7-unit townhome offers six 3 bedroom units and one 2 bedroom unit all with similar types of floor plans. All units provide tandem garage parking on the first level. At-grade entrances face the interior private road except for the unit off Fleming Road which faces the street. Ample outdoor space is provided for each unit at the rear of the property along with an amenity space for all residents to enjoy. Landscaping and outdoor living/recreation are important aspects for this development where each unit has a large patio space with robust landscape screening to ensure privacy as well as sun decks on the second level. Landscape buffer consisting of a 1.8m solid screen fence and various trees/ shrubs will be allocated between the pathway and the Southern boundary to help soften the interface to the existing single-family homes.





Planner  
Initials **LK**

**Summary**

The proposed development requires no variances, is consistent with the City's goal for increasing density in existing neighborhoods and complies with the Official Community Plan. The applicant kindly requests support from Staff and Council for this housing project.



# ATTACHMENT B

This forms part of application  
# Z21-0027

Planner  
Initials **LK**



City of  
**Kelowna**  
DEVELOPMENT PLANNING



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled.  
Verify all dimensions and details prior to commencement of work.  
Report all errors and omissions to the Architect.

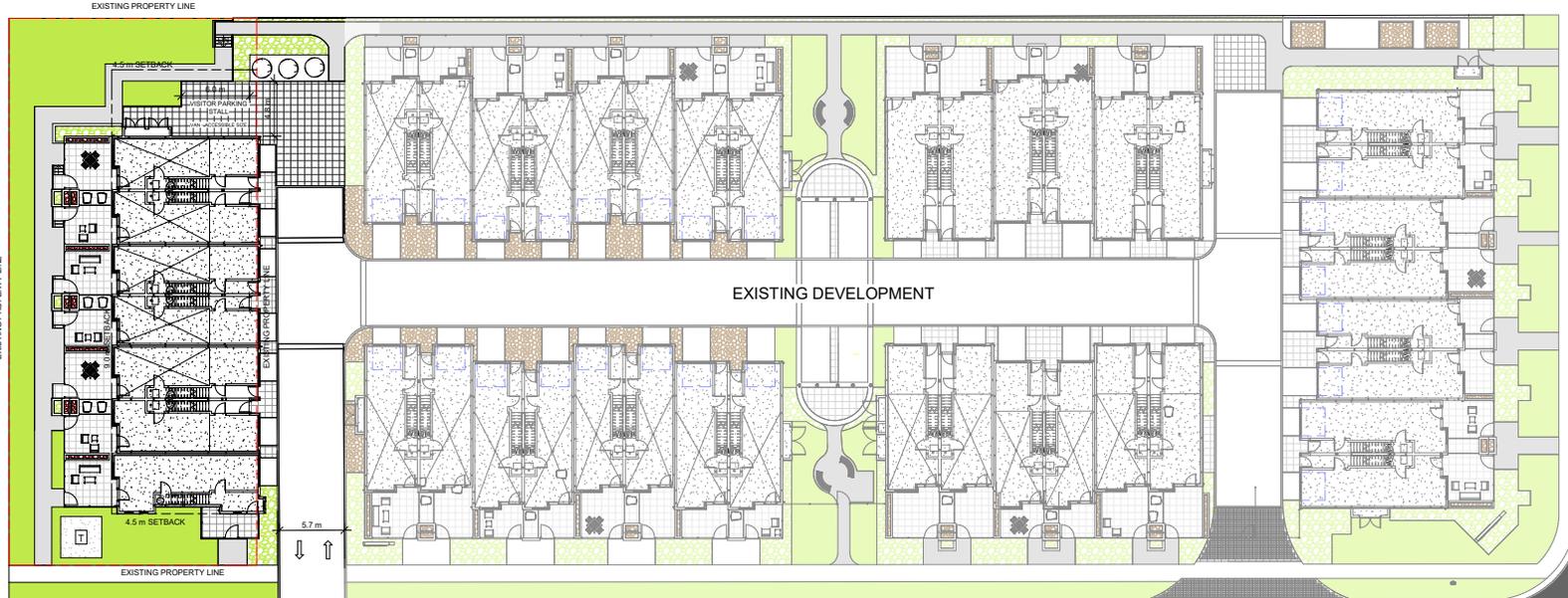


Seal



Revisions

No.	DATE	DESCRIPTION
1	218108	ISSUED FOR PERM
2	218719	REVISED FOR PER



1 SITE PLAN  
1 : 200

**NOT FOR CONSTRUCTION**

project title  
**FLEMING TOWNHOMES**

project address  
**470 FLEMING ROAD  
KELOWNA, BC V1X 3Z3**

project no. **4130**

drawing title  
**SITE PLAN**

designed	JR	scale	1 : 200
drawn	JR / JK		
checked			
drawing no.	RY		

**A200**

print 7/26/21 11:31:11 AM

# ATTACHMENT

This forms part of application  
# Z21-0027

Planner  
Initials **LK**

**B**  
ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

This drawing is prepared and issued for the property of the City of Kelowna. It was prepared by a professional engineer licensed in the Province of British Columbia. This drawing shall not be scaled. Verify all dimensions and details on construction documents.

City of  
**Kelowna**  
DEVELOPMENT PLANNING

URBAN PLANNING  
CIVIL ENGINEERING  
www.kelowna.ca/development

Scale



Revisions

No.	DATE	DESCRIPTION
1	2181/08	ISSUED FOR PERMITS
2	2187/19	REVISED FOR PERMITS

project title  
**FLEMING TOWNHOMES**

project address  
**470 FLEMING ROAD  
KELOWNA, BC V1X 3Z3**

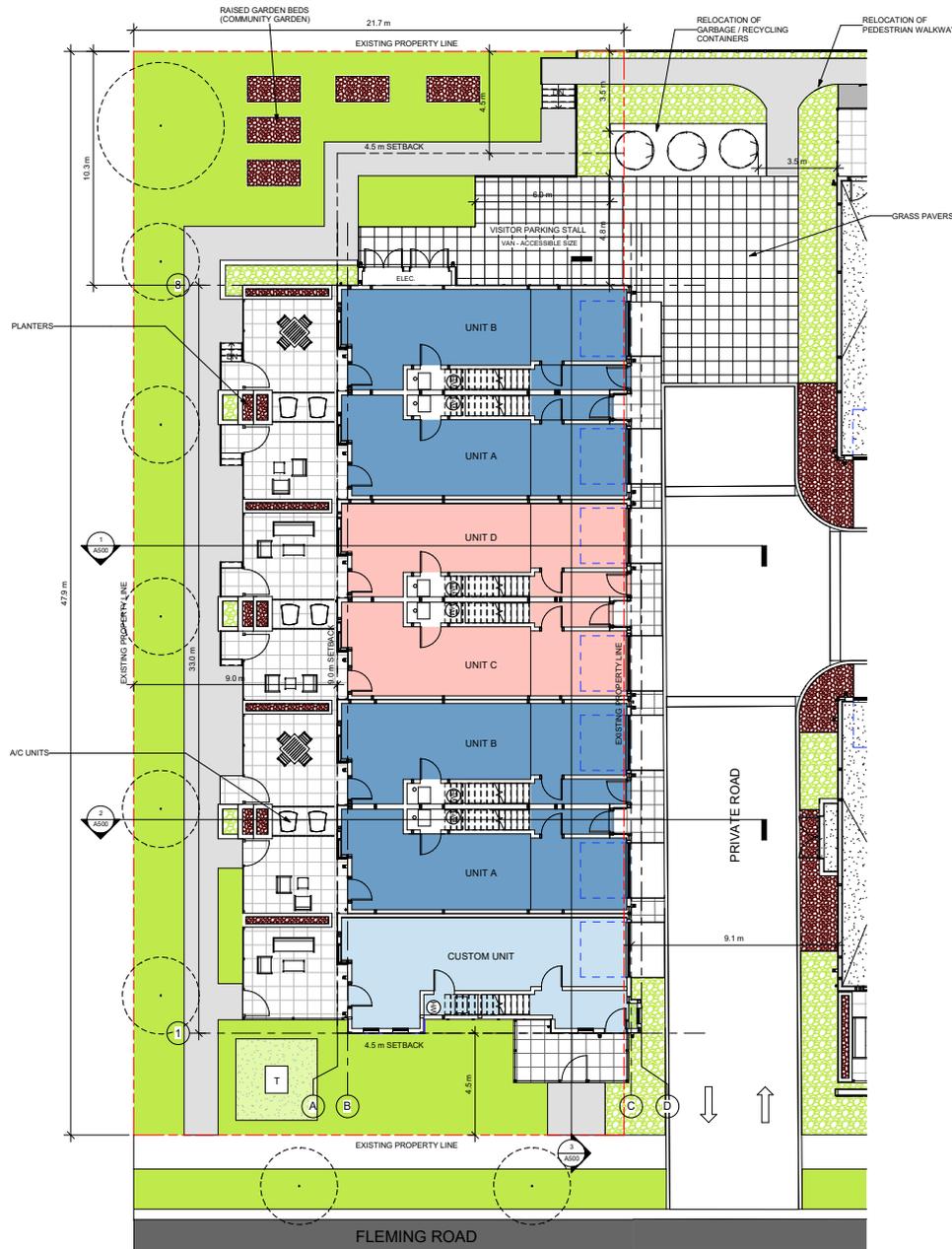
project no. **4130**

drawing title  
**LEVEL 1 FLOOR PLAN**

approved **JR** 1:100  
drawn **JR / JK**  
checked **RY**

drawing no. **A301**

issued 7/06/21 11:31:52 AM



1 LEVEL 1  
1:100

**NOT FOR CONSTRUCTION**



SOUTH EAST CORNER



SOUTH WEST CORNER

# ATTACHMENT B

This forms part of application

# Z21-0027

Planner initials LK



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

This document is an instrument of service and the property of New Town Services. The use of this document shall be restricted to the application for which it was prepared. No reproduction or distribution is authorized without the express written consent of New Town Services.

The City of Kelowna, its administrators and employees accept no liability for errors and omissions in this document. Architect.



Seal



Revisions

No.	DATE	DESCRIPTION
1	218108	ISSUED FOR PER
2	218719	REVISED FOR PER

NOT FOR CONSTRUCTION

project title  
**FLEMING TOWNHOMES**

project address  
**470 FLEMING ROAD  
KELOWNA, BC V1X 3Z3**

project no. **4130**

drawing title  
**RENDERS**

approved JR date  
drawn JR / JK  
checked RY  
drawing no.

**A101**

plotter 7/26/21 11:31:08 AM



SOUTH EAST CORNER - CLOSE UP

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled. Verify all dimensions and details prior to commencement of work. Report all errors and omissions to the Architect.



Scale



Revisions

NO.	DATE	DESCRIPTION
1	2/10/18	ISSUED FOR PERM

NOT FOR CONSTRUCTION

ATTACHMENT B

This forms part of application  
# Z21-0027

Planner  
Initials

LK

**City of Kelowna**  
DEVELOPMENT PLANNING

project title  
**FLEMING TOWNHOMES**

project address  
**470 FLEMING ROAD  
KELOWNA, BC V1X 3Z3**

project no. **4130**

drawing title  
**RENDERS**

designed	JR	DATE
drawn		
checked	JR / JK	
drawing no.	RY	

A102

print date: 7/06/21 11:31:08 AM