

SCHEDULE A

This forms part of application
Z21-0040



Planner Initials LK

City of
Kelowna
DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: September 1, 2021

File No.: Z21-0040

To: Urban Planning (AT)

From: Development Engineering Manager (RO)

Subject: 2590 Richter St. RU6 to RM3

The Development Engineering Department has the following comments and requirements associated with this rezoning application to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing. 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.
- b. 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.

2. Domestic Water and Fire Protection

- a. This property is currently serviced with 19mm-diameter water service. One metered water service will be required for each of the properties. The disconnection of the existing small diameter water services and the tie-in of a larger service is the developer's responsibility. You can engage an engineer and contractor to manage the work on your behalf or it can be provided by City forces at the developer's expense. If you chose to have it completed by City forces, you will be required to sign a Third-Party Work Order and pre-pay for the cost of the water service upgrades. For estimate inquiry's please contact Aaron Sangster by email asangster@kelowna.ca or phone, 250-469-8487.

3. Sanitary Sewer

- a. Our records indicate that these properties are currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be confirmed/installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. 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 or phone, 250-469-8487.

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. Richter St must be upgraded to an arterial standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross section to be used is a modified SS-R5.
- b. Laneway must be upgraded to a SS-R2 standard along the full frontage of this proposed development including drainage system including catch basins, manholes or drywells and pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

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. 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 Development Engineering 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

8. Servicing Agreements for Works and Services

- a. A Servicing Agreement is required for all offsite 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.

9. 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 property must be from the lane only.

10. 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:
 - 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).



Ryan O'Sullivan
Development Engineering Manager

AS



PROJECT STATEMENT

The proposed subject site and project is located on 2590 Richter Street, Kelowna, BC. The applicant seeks to rezone the project parcel from RU6 to RM3 and undertake a concurrent Development application. The concurrent process ensures a high-quality design outcome that aligns with the proposed land use change.

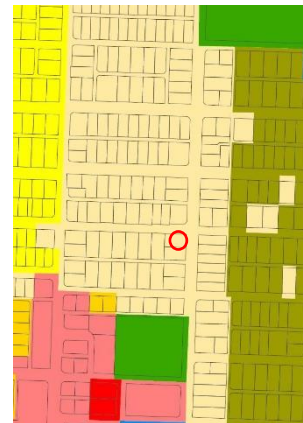
REZONING

Current Zoning: RU6

Proposed Zoning: RM3

The proposed site is located in Multiple Unit Residential (Low Density) (MRL) zoning in the City of Kelowna Official Community Plan- Chapter 4 Future Land Use.

Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or **RM3 – Low Density Multiple Housing zones of the Zoning Bylaw** and may include CD Comprehensive Development zoning for similar densities or land uses.



---City of Kelowna Official Community Plan- Chapter 4 Future Land Use.

The proposed Land redesignation aligns with City's future development policy.

PROPOSED DEVELOPMENT

This development proposal is a multi-residential townhouse building that will be comprised of 5 dwelling units in a mix of two and three bedroom units in a 2.5 and 3 storey built form.

Instead of the usual row house building stretching along the flank street, we are proposing 3 units facing the back lane and two units facing Richter Street. This creates a better architectural treatment along Richter Street, also giving outdoor private amenity spaces facing Richter Street. The use of planting screens can not only provide screens between the visitor parking and street, but also provide fantastic streetscape along Richter street.

The proposed development has been refined in alignment with future land use in the City of Kelowna. The proposal represents a lesser impact to neighbouring forms from a massing, shadowing and overlooking perspective and create a proper building scale alone Richter Street.

PROPOSED DEVELOPMENT VARIANCE

Rear Setback

Required Rear setback: 7.5m

Proposed Rear setback: 5.08m

Rational:

1: Most of the lots in this block face north and south. The propose parcel is facing west and east, the west (rear) setback yard of this proposed parcel abuts the side setback yard of the adjacent neighbour, which is the sidewall of the detached garage.

2: The standard front setback is 1.5m from Richter Street, As the main power line is alone the Richter Street, FortisBC requests at least 5 meters setback area. The proposed development has to be move 3.5m west more than required. More landscaping is compensated in the front setback area.

Therefore, we kindly request the rear setback could be relax to 5.08m also the landscaping buffer.

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CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING.

PERMIT NUMBERS:



DATE	NO.	REVISION	BY

SEALS

SCALE AS NOTED FILE R2019-0201

DATE 2021-08-25 10:07:56 PM

DRAWN BY 作者 CHECKED BY 审核员

CLIENT
Linteng

PROJECT
6-Plex Townhouse

2590 Richter Street, Kelowna, BC

DRAWING
Renderings

DWG. NO.
A203

Unick Design
Architecture & Interior
Tel: 587-578-1425