# **CITY OF KELOWNA**

# **MEMORANDUM**

**Date:** April 29, 2021

File No.: Z21-0034

**To:** Planning and Development Officer (AT)

From: Development Engineering Manager (JK)

Subject: 602 Wardlaw Ave. RU6 to RM3r



The Development Engineering Branch has the following comments and requirements associated with this application To rezone the property from the RU6 – Two Dwelling Housing zone to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the construction of a 10 unit purpose-built rental apartment. The Development Engineering Technician for this project is Aaron Sangster.

### 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.

# 2. Road Improvements

- a) Wardlaw Ave. 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 relocation or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a modified 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 \$38,573.48 not including utility service cost.
- b) Development Engineering fee to be **\$1,304.17** (\$1,242.07 + \$62.10 GST)
- c) The lane must be upgraded to a SS-R2 standard. The cash-in-lieu amount in 5.a includes the laneway future upgrades.
- d) All access must be from the lane only as per bylaw 7900.

### 3. 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.
- 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.

### 4. Sanitary Sewer

a) This property is currently serviced with 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

### 5. Storm Drainage

- a) The property is located within the City of Kelowna drainage service area. For onsite disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems.
- b) Provide the following drawings:
  - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
  - ii. A detailed Stormwater Management Plan for this subdivision; and,
  - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c) On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.
- d) As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- f) Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.



g) Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

# 6. <u>Electric Power and Telecommunication Services</u>

- 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.
- b) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).
- c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

# 7. Road Dedication and Subdivision Requirements

a) A dedication of 1.37m on Rose Ave. is required at achieve a 15.0m ROW. At this time the City will require a road reserve inplace of the dedication.

### 8. <u>Geotechnical Report</u>

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: <a href="NOTE">NOTE</a>: 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.
- (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.

SCHEDULE A

This forms part of application
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- 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.

# 9. Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if disturbed.

James Kay, P.Eng.

Development Engineering Manager

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To: Planning Department
CC: Shaun Tourigny

February 22, 2021



City of Kelowna Shaun@napanorth.ca

Re: Design Rationale for the Proposed Development of 602 Wardlaw Avenue, Kelowna, BC (The Site)

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the DP associated with the proposed Development of 602 Wardlaw Avenue in Kelowna, we offer the following Design Rationale for the project:

Located east of the corner of Pandosy Street and Wardlaw Avenue, 602 Wardlaw Avenue is located on the northern border of Kelowna's South Pandosy neighbourhood. The project location is in close proximity to shopping, personal services, and restaurants allowing most errands from the location to be accomplished by foot and with a BikeScore of 97, the downtown core and surrounding community is easily accessible. Kelowna's South Pandosy area is ideally located for multi-family residential use as the area is experiencing tremendous population growth with low rental availability. Because of its associated high walk score and bike score, the reliance on automobile use is greatly reduced allowing the area to diversify while creating healthy community practices and reducing the residents carbon footprint. The proposed RM3r zone allows for higher density, purpose built rental buildings in a popular area with a historically low rental availability percentage. With the future land use being designated "Multiple Unit Residential – Low Density", the proposed development is in full alignment with the aim of the community now and for many years to come.

The building design includes an easily accessible entry level bachelor unit along the Wardlaw Avenue frontage. To ensure minimal impact to the surrounding homes, a ground level parking area is located at the rear of the property beneath the second level and hidden from view along Wardlaw Avenue with access being off the rear lane. The entry lobby for the remaining 9 residences (10 residences in total) located on the second and third levels is located on the southeast side of the property. The central location of the property influenced an overall design that includes the provision of additional bicycle parking. To ensure rental market diversity, the amount of parking stalls available on site has not been reduced but it is anticipated most residents will use bicycles or walking as means of transportation. The reduction in automobile reliance in conjunction with the higher density infill development of the property contribute to a more sustainable approach to the building design that aligns with the City of Kelowna's Healthy City Strategy and planning initiatives. The design concept for the building includes providing a mix of private outdoor space and a community amenity space on the third level that allows a variety of outdoor options for the occupants of the building.



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The building form takes inspiration from the surrounding neighbourhood with more classic lines and assembled forms. With energy efficiency in mind, the amount of large, glazed openings has been reduced and, where possible, decks have been utilized to reduce the amount of solar gain during summer months while still allowing for transparent connection between indoor and outdoor spaces. With the use of a regular window and door pattern and a reduction in overall glazing area, the energy efficiency of the building is greatly increased. The human scale of the building at street level is inviting with a majority of the massing above the entry level stepped back from the property line (along Wardlaw Avenue) in order to reduce the impact of the building massing while maintaining a sense of privacy between neighbouring buildings.

The priority to densify precious, developable land within an existing urban centre while ensuring the neighbouring properties were respected resulted in a building that meets the 10m height requirement set out by the proposed RM3r zoning. Achieving 10 residences on the property while being sensitive to the neighbourhood was felt to be important from a location and sustainability standpoint. The result is an attractive infill project that provides needed residential rental units, addresses the human scale while being sensitively designed to reduce impact on neighbouring properties. Additionally, bicycle storage was regarded as an important aspect while ensuring the required parking stalls were still provided in a discrete location. The bicycle storage being easily accessible and secured is a testament to the priority that bicycle storage had in the design of this project. We believe that providing the additional bicycle storage aligns with the City's vision and our own when it comes to healthy, interactive urban living.

The proposed infill development requires no variances which is a testament to the effectiveness of the overall design to meet the zoning requirements for the RM3r zone.

In summary, the rationale for this project is as follows:

- i. Provide a thoughtful, sustainable infill housing solution to a property located near an existing urban centre of Kelowna.
- ii. Provide 10 purpose-built rental units that provide private outdoor amenity spaces for each unit while providing a community amenity space on the third level.
- iii. The proposed development meets the City of Kelowna Parking Bylaw requirements. Specifically, and in conjunction with the additional bicycle storage, the project provides a vehicle parking stall for all 10 residential units plus 1 visitor space and an accessible stall.
- iv. The proposed development results in a building design that is attractive in its design, is inviting and addresses the human scale at ground level and is sensitive to the neighbourhood at large by the way it has been designed and massed on the site.
- v. The proposed development provides the required short term and long-term bicycle storage and provides an additional 6 storage spaces.



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This proposed development recognizes the City of Kelowna's strategic approach to overall residential growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy and planning initiatives.

We look forward to your supportive comments in response to this Re-zoning and Development Permit application.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston // Architect AIBC, LEED AP

LIME Architecture Inc.

# 602 WARDLAW AVENUE, Kelowna, BC

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