
CITY OF KELOWNA
MEMORANDUM

SCHEDULE

A

This forms part of application

Z21-0002

Planner
Initials

LK



Date: February 1, 2021
File No.: Z21-0002
To: Urban Planning (LK)
From: Development Engineering Manager (JK)
Subject: 417 Cedar Ave.

RU1 to C4

The Development Engineering Department has the following comments and requirements associated with this rezoning of the subject property from RU1 Large Lot Housing to C4 Urban Centre Commercial to facilitate the development of a mixed-use development.

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 this property is currently serviced with a 150mm-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. Cedar Ave. is designated a 2 lane minor collector road I the OCP and must be upgraded to an urban standard along the full frontage of this proposed development, including barrier curb and gutter, 1.8m 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-R7 with bike lanes. This must match the Pandosy St. style, similar to 3036 Pandosy St. Cedar Ave. frontage.
- b. The developer must connect their frontage sidewalk with the existing sidewalk on 3100 Lakeshore Rd.

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.
- c. Existing OH lines must be relocated underground as this is within an urban centre.

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

SCHEDULE		A
This forms part of application # Z21-0002		
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**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. Other Engineering Comments

- 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 Terasen, 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

10. 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.

11. Geotechnical Study

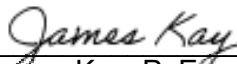
- a. Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result 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).


James Kay, P. Eng.
Development Engineering Manager

AS

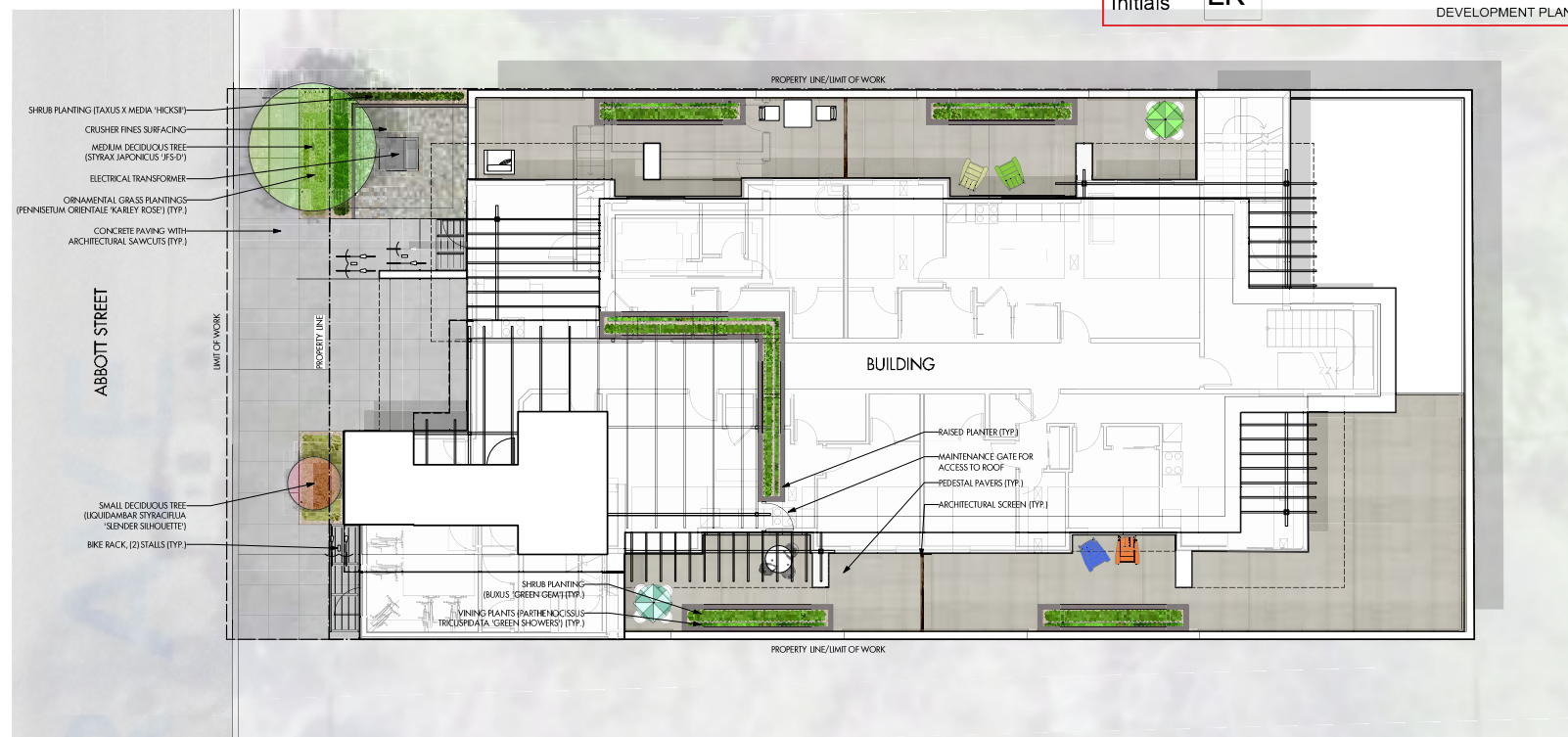
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LK

City of
Kelowna
DEVELOPMENT PLANNINGOUTLAND DESIGN
LANDSCAPE ARCHITECTURE303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm BLACK WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
6. TURF AREAS SHALL BE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT. CONDITIONS: A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
LIQUIDAMBAR STYRACIUM 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	1	6cm CAL
STYRAX JAPONICUS 'JFS-D'	SHOWCONE SNOWBELL	1	6cm CAL
SHRUBS			
BUXUS GREEN GEM	GREEN GEM BOXWOOD	10	#02 CONT. / 1.0M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	10	#02 CONT. / 1.0M O.C. SPACING
PERENNIALS & GRASSES			
PARTHENOKISSUS TRICUSPIDATA 'GREEN SHOWERS'	GREEN SHOWERS BOSTON IVY	11	#01 CONT. / 0.75M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE ORIENTAL FOUNTAIN GRASS	11	#01 CONT. / 0.75M O.C. SPACING



PROJECT TITLE

417 CEDAR AVENUE

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

SHEET FOR / REVISION

1	20.12.11	Review
2	20.12.16	Development Permit
3		
4		

PROJECT NO. 20154

DESIGN BY TB

DRAWN BY JMC/TK

CHECKED BY TB

DATE DEC. 16, 2020

SCALE 1/25

PAGE SIZE 24x36

SEALED



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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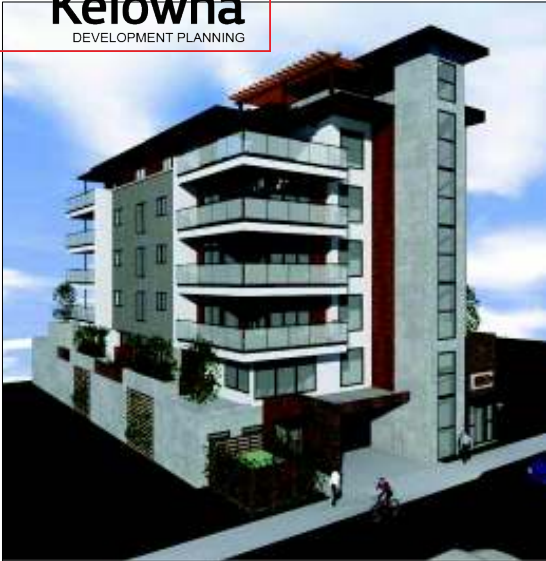
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All trades are to execute the work in accordance with the current municipality building bylaws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - most recent edition including all published variations and addenda. All trades shall assume full responsibility for the locations and protection of all water and sewer, gas, and other underground utilities, wires and conduit connections, including but not limited to water, sewer, gas, hydro and telephone.

Revision No., Date and Description
12-16-20 - FOR DVP

Plot Date 16-Dec-20 Drawing No. A-000

PROJECT
417 CEDAR AVENUE
DRAWING TITLE
RENDERS



FOR DVP



Transmittal Page 1 of 2

To: Planning Department
CC: Kevin Edgecombe

City of Kelowna
kevin@edgecombebuilders.com

March 31, 2021

**Re: Design Rationale for the Proposed Rezoning of
417 Cedar Avenue, Kelowna, BC (The Site)**

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the proposed Development of 417 Cedar Avenue in Kelowna, we offer the following Rezoning Design Rationale for the project:

Located immediately west of the corner of Pandosy Street and KLO Road, 417 Cedar Avenue is located in the heart of Kelowna's Mission Centre neighbourhood. The project location is in close proximity to shopping and restaurants allowing most errands from the location to be accomplished by foot as is emphasized with a 70+ walk score. Kelowna's Mission Centre is ideally located for residential use and because of its associated high walk score, reduces the reliance on automobile use. The proposed C4 zone allows for mixed use (residential/commercial) which is well suited to the property's location between existing residential and commercial zones.

The building design includes a ground floor accessible commercial space from Cedar Avenue that connects internally to a residence on the second level above in order to create a work-live residence. Also included on the Cedar Ave. frontage is vehicle access to a ground level parkade and the entry lobby for the remaining 16 residences (17 in total) located on the upper 5 storeys above the entry level (6 levels in total). The location close to the commercial centre of the Mission Centre influenced the overall design that includes the provision of additional bicycle parking in order to reduce the required number of vehicle parking stalls. 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 concept for the building includes providing a mix of private outdoor spaces and a community roof-top amenity space that allows a variety of outdoor options for the occupants of the building.

The final building form takes inspiration from the trend to design and build with a modern building style combined with energy efficiency in mind. The modern form includes the use of punch windows to reduce the impact of the exterior located elevator shaft while offering transparent connection between indoor and exterior spaces. The use of this type of window system helps establish a regular rhythm on the building exterior while enhancing energy performance by limiting glazing areas. The building human scale at the street level is inviting with a majority of the massing above the entry level stepped back from the property line 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 in conjunction with stepping the building away from neighbouring properties will result in development that is ideally suited for its location while being sensitive to existing neighbours. The aim to achieve 17 residences on the property is felt to be important from a location and sustainability perspectives. The overall aim for the project is to provide an attractive infill project that combines a commercial component, addresses the human scale while sensitively designed to reduce impact on neighbours. Additionally, bicycle storage was regarded as an important aspect and in fact occupies prime floor space on both the entry and second levels. Easily accessible while being secured within the building is a testament to the priority that bicycle storage had in the design of this project. We believe that reducing the number of parking stalls in exchange for the additional bicycle storage aligns with the City's vision and our own when it comes to healthy, interactive urban living.

In summary, the rationale for the rezoning to C4 for the proposed project is as follows:

- i. Provide a thoughtful, sustainable infill housing solution to a property located in the heart of an existing urban centre of Kelowna.
- ii. Provide a live-work space in response to current changing habits that influence the way people work and live.
- iii. Propose a development that 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 14 of the 17 residential units plus 3 visitor spaces that includes an accessible stall.
- iv. The proposed development results in a building design that is attractive in its modern 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.

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 the zoning 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.

c/o

**The Development Team including, but not limited to:
Edgcombe Builders Group.**