



MEMORANDUM

Date: June 2, 2021
File No.: Z21-0055
To: Urban Planning (AT)
From: Development Engineering Manager (JK)
Subject: 1875 Richter St. RU6 to RM3R

The Development Engineering Department has the following comments and requirements associated with this rezoning application to rezone the subject property from RU6 - Two Dwelling Housing to RM3r - Low Density Multiple Housing (Residential Rental Tenure Only). 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.
- c. 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. 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 150mm-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. has been upgraded to an urban standard along the full frontage of this proposed development. No further upgrades are needed at this time.
- 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.
- c. Dedication 2.6m width along the full frontage of Richter St. to achieve the ROW for a SS-R14.

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. 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).

Ryan O'Sullivan
Development Engineering Manager

AS

April 30th, 2021

Our File: 2128

City of Kelowna
1435 Water St,
Kelowna, BC V1Y 1J4

Attention: Aaron Thibeault, Planner II at City of Kelowna

Dear Mr. Thibeault,

Re: Development Permit / Rezoning for property located at 1875 Richter Street

This development proposal will adhere to the requirements of the RM3r zone as described in the City of Kelowna Zoning Bylaw No. 8000.

Project Description

The current zoning for the site is RU6. With an OCP future land use designation of MRL, we are seeking a rezoning from RU6 to RM3r zone. The proposed project is a 3-storey multi-family residential development located at 1875 Richter Street. It is purpose built rental housing consisting of main level parking with 2 levels of residential above, providing 20 1-bedroom 1-bath rental units.

Design Rationale

The main building entrance will be off Richter Street, and vehicular access will be from a laneway off Rowcliffe Avenue, providing a secure entrance into an open-air parkade. In addition to vehicular parking, the main floor will provide plenty of bike parking. We have chosen to provide the bonus long-term bicycle parking for this project considering its proximity to surrounding transportation corridors. The property is flanked by bicycle lanes on both Richter Street and Sutherland Avenue, making this a very convenient location for those biking to and from work.

The material selection consists of a light-colored stucco, horizontal wood-patterned siding, and brick. These materials are complimented by the incorporation of glass along the balcony railings, full-height glass wall dividing the front elevation of the building, and vertical wood elements to provide security and screening of the parking. Additionally, to add texture to the front entry, we have created a pattern within the brickwork to create more visual appeal along Richter Street. The pedestrian entrance off Richter Street serves to create an inviting focal point surrounded by this glass and textured brick façade. In conjunction with the proposed landscaping, a thoughtful interface between the street and the building is created.

Continued ...

The garbage will be enclosed within the parking garage with easy access to the laneway but screened from neighbouring properties.

We are seeking no variances as we feel that the development has been designed appropriately for the site and location.

I trust that you will find our application in good order. Please contact our office if you require any further information.

Kind Regards,

NOvation Architecture Ltd.



Paul M. Schuster, Architect
AIBC, CAB, MRAIC and NCARB Certified

(250) 718 - 1302
paul@novationarchitecture.com

