



TERRENO HILLSIDE COMMUNITY

ISSUED FOR REZONING

NOT FOR CONSTRUCTION

A0.0

UNIT NUMBERS AND SIZES

BLOCK A - MULTI-FAMILY				
First Floor	No.	SF	Total SF	
1 Bedroom (A)		621	0	
1 Bedroom + Den (B)		763	0	
2 Bedroom (C)		1,104	0	
2 Bedroom Corner (D)		1,264	0	
2 Bedroom Junior (E)		823	0	
2 Bedroom + Den	2	1,100	2,200	
2 Bedroom Lock-off			0	
Other Amenity				
Total	2		2,200	
Second Floor	No.	SF	Total SF	
1 Bedroom (A)	6	621	3,726	
1 Bedroom + Den (B)	6	763	4,578	
2 Bedroom (C)	2	1,104	2,208	
2 Bedroom Corner (D)	1	1,264	1,264	
2 Bedroom Junior (E)		823	0	
2 Bedroom + Den			0	
2 Bedroom Lock-off			0	
Other Amenity				
Total	15		11,776	
Third Floor	No.	SF	Total SF	
1 Bedroom (A)	11	621	6,831	
1 Bedroom + Den (B)	6	763	4,578	
2 Bedroom (C)	2	1,104	2,208	
2 Bedroom Corner (D)	1	1,264	1,264	
2 Bedroom Junior (E)	4	823	3,292	
2 Bedroom + Den			0	
2 Bedroom Lock-off			0	
Other Amenity				
Total	24		18,173	
Fourth Floor	No.	SF	Total SF	
1 Bedroom (A)	8	621	4,968	
1 Bedroom + Den (B)	3	763	2,289	
2 Bedroom (C)	2	1,104	2,208	
2 Bedroom Corner (D)	1	1,264	1,264	
2 Bedroom Junior (E)	4	823	3,292	
2 Bedroom + Den	3	1,144	3,432	
2 Bedroom Lock-off			0	
Other Amenity				
Total	21		17,453	
Fifth Floor	No.	SF	Total SF	
1 Bedroom (A)	4	621	2,484	
1 Bedroom + Den (B)		763	0	
2 Bedroom (C)	2	1,104	2,208	
2 Bedroom Corner (D)	1	1,264	1,264	
2 Bedroom Junior (E)	4	823	3,292	
2 Bedroom + Den			0	
2 Bedroom Lock-off			0	
Other Amenity				
Total	11		9,248	
Total	No.	%	Total SF	
1 Bedroom (A)	29	40%	18,009	
1 Bedroom + Den (B)	15	21%	11,445	
2 Bedroom (C)	8	11%	8,832	
2 Bedroom Corner (D)	4	5%	5,056	
2 Bedroom Junior (E)	12	16%	9,876	
2 Bedroom + Den	5	7%	5,632	
2 Bedroom Lock-off				
Other Amenity				
Total	73		58,850	

Parking				
Total	Total Units	Parking Multiplier	Parking Req'	
1 Bedroom (A)	29	1.25	36.25	
1 Bedroom + Den (B)	15	1.25	18.75	
2 Bedroom (C)	8	1.50	12	
2 Bedroom Corner (D)	4	1.50	6	
2 Bedroom Junior (E)	12	1.50	18	
2 Bedroom + Den	5	1.50	7.5	
2 Bedroom Lock-off	0	1.64	0	
Visitor			14	
Total	73		113	
Space requirements	Req'd	Provided		
Regular Size Parking (A)	54	68		
Small Size Parking (B)	54	40		
Accessible Parking (C)	4	4		
Van Accessible Parking (D)	1	1		
Total	113	113		

BLOCK B - TOWNHOMES				
Block 1	No.	SF	Total SF	
2 Bedroom (Blue)	2	908	1,816	
2 Bedroom (Green)	1	1,300	1,300	
2 Bedroom + Den (Violet)	1	1,920	1,920	
2 Bedroom + Den (Pink)		1,300	0	
3 Bedroom (Orange)	1	1,280	1,280	
			0	
Other Amenity				
Total	5		6,316	
Block 2	No.	SF	Total SF	
2 Bedroom (Blue)	2	908	1,816	
2 Bedroom (Green)	1	1,300	1,300	
2 Bedroom + Den (Violet)	1	1,920	1,920	
2 Bedroom + Den (Pink)		1,300	0	
3 Bedroom (Orange)	1	1,280	1,280	
			0	
Other Amenity				
Total	5		6,316	
Block 3	No.	SF	Total SF	
2 Bedroom (Blue)		908	0	
2 Bedroom + Den (Blue)	2	1,300	2,600	
2 Bedroom + Den (Violet)		1,920	0	
2 Bedroom + Den (Pink)	3	1,300	3,900	
3 Bedroom (Orange)	2	1,280	2,560	
			0	
Other Amenity				
Total	7		9,060	
Total	No.	%	Total SF	
2 Bedroom (Blue)	4	24%	3,632	
2 Bedroom (Green)	4	24%	5,200	
2 Bedroom + Den (Violet)	2	12%	3,840	
2 Bedroom + Den (Pink)	3	18%	3,900	
3 Bedroom (Orange)	4	24%	5,120	
Other Amenity				
Total	17		21,692	

Parking				
Total	Total Units	Parking Multiplier	Parking Req'	
2 Bedroom (Blue)	4	1.50	6	
2 Bedroom (Green)	4	1.50	6	
2 Bedroom + Den (Violet)	2	1.50	3	
2 Bedroom + Den (Pink)	3	1.50	4.5	
3 Bedroom (Orange)	4	2.00	8	
			0	
Visitor			4	
Total	17		32	
Space requirements	Req'd	Provided		
Regular Size Parking (A)	15	30		
Small Size Parking (B)	15			
Accessible Parking (C)	1	1		
Van Accessible Parking (D)	1	1		
Total	32	32		

BLOCK C - TOWNHOMES				
Block 1	No.	SF	Total SF	
2 Bedroom (Yellow)			0	
2 Bedroom + Den (Blue)			0	
2 Bedroom + Den (Green)	6	1,336	8,016	
3 Bedroom (Violet)			0	
3 Bedroom (Orange)			0	
			0	
Other Amenity				
Total	6		8,016	
Block 2	No.	SF	Total SF	
2 Bedroom (Yellow)	1	1,000	1,000	
2 Bedroom + Den (Blue)	1	1,478	1,478	
2 Bedroom + Den (Green)			0	
3 Bedroom (Violet)			0	
3 Bedroom (Orange)	1	1,474	1,474	
			0	
Other Amenity				
Total	3		3,952	
Block 3	No.	SF	Total SF	
2 Bedroom (Yellow)			0	
2 Bedroom + Den (Blue)			0	
2 Bedroom + Den (Green)			0	
3 Bedroom (Violet)	4	1,438	5,752	
3 Bedroom (Orange)			0	
			0	
Other Amenity				
Total	4		5,752	
Block 4	No.	SF	Total SF	
2 Bedroom (Yellow)			0	
2 Bedroom + Den (Blue)	1	1,478	1,478	
2 Bedroom + Den (Green)			0	
3 Bedroom (Violet)			0	
3 Bedroom (Orange)	4	1,474	5,896	
			0	
Other Amenity				
Total	5		7,374	
Total	No.	%	Total SF	
2 Bedroom (Yellow)	1	6%	1,000	
1 Bedroom + Den (Blue)	2	11%	2,956	
2 Bedroom + Den (Green)	6	33%	8,016	
3 Bedroom (Violet)	4	22%	5,752	
3 Bedroom (Orange)	5	28%	7,370	
Other Amenity				
Total	18		25,094	

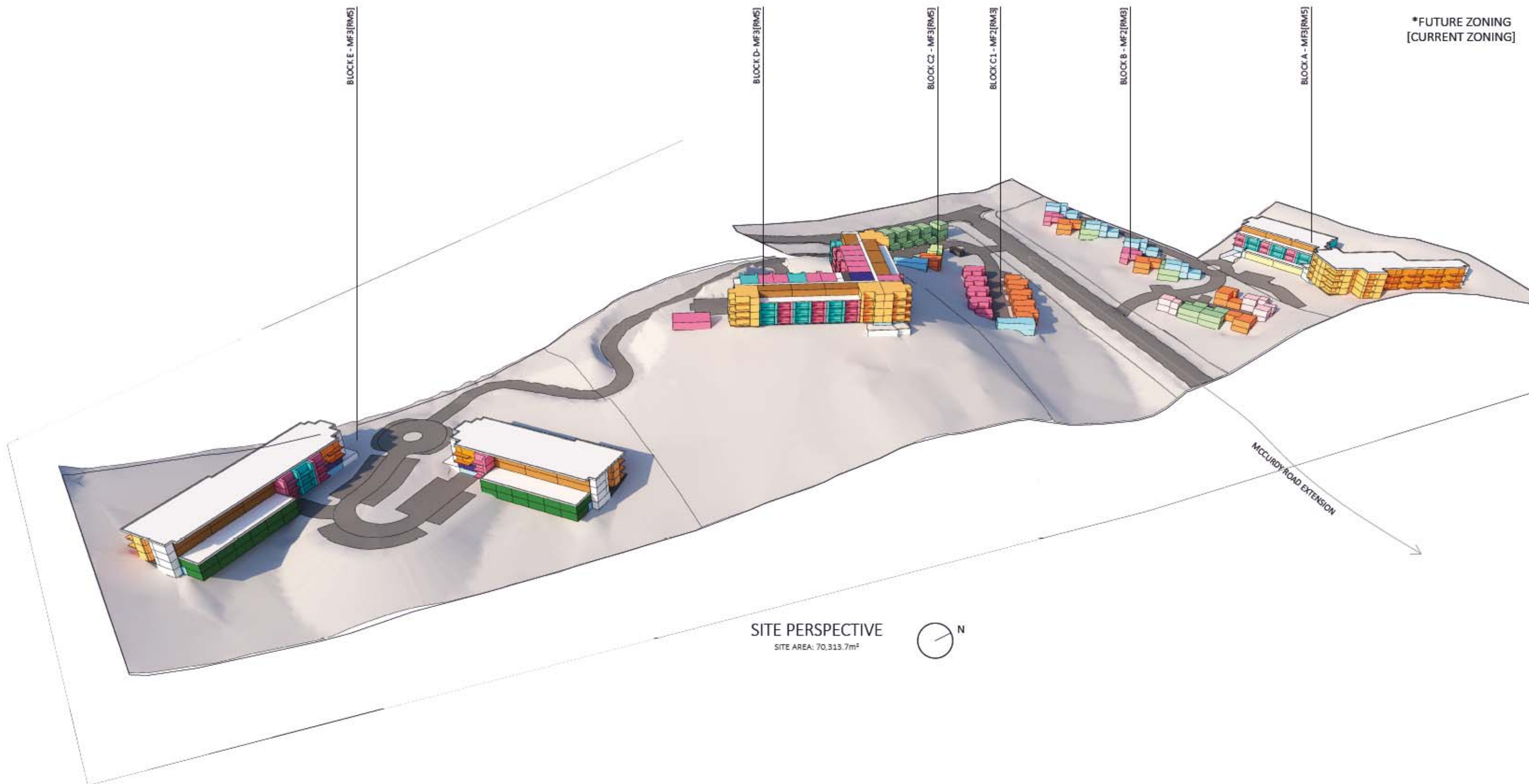
Parking				
Total	Total Units	Parking Multiplier	Parking Req'	
2 Bedroom (Yellow)	1	1.50	1.5	
2 Bedroom + Den (Blue)	2	1.50	3	
2 Bedroom + Den (Green)	6	1.50	9	
3 Bedroom (Violet)	4	2.00	8	
3 Bedroom (Orange)	5	2.00	10	
Visitor			4	
Total	18		36	
Space requirements	Req'd	Provided		
Regular Size Parking (A)	17	17		
Small Size Parking (B)	17			
Accessible Parking (C)	1	1		
Van Accessible Parking (D)	1	1		
Total	36	36		

BLOCK D - MULTI-FAMILY				
First Floor	No.	SF	Total SF	
1 Bedroom (A)	17	621	10,557	
1 Bedroom + Den (B)	9	763	6,867	
2 Bedroom (C)	1	1,104	1,104	
2 Bedroom Corner (D)	3	1,264	3,792	
2 Bedroom Junior (E)		823	0	
2 Bedroom + Den			0	
2 Bedroom Lock-off			0	
Other Amenity				
Total	30		22,320	
Second Floor	No.	SF	Total SF	
1 Bedroom (A)	17	621	10,557	
1 Bedroom + Den (B)	9	763	6,867	
2 Bedroom (C)	1	1,104	1,104	
2 Bedroom Corner (D)	3	1,264	3,792	
2 Bedroom Junior (E)		823	0	
2 Bedroom + Den			0	
2 Bedroom Lock-off			0	
Other Amenity				
Total	30		22,320	
Third Floor	No.	SF	Total SF	
1 Bedroom (A)	17	621	10,557	
1 Bedroom + Den (B)	9	763	6,867	
2 Bedroom (C)	1	1,104	1,104	
2 Bedroom Corner (D)	3	1,264	3,792	
2 Bedroom Junior (E)		823	0	
2 Bedroom + Den			0	
2 Bedroom Lock-off			0	
Other Amenity				
Total	30		22,320	
Fourth Floor	No.	SF	Total SF	
1 Bedroom (A)	10	621	6,210	
1 Bedroom + Den (B)	2	763	1,526	
2 Bedroom (C)	1	1,104	1,104	
2 Bedroom Corner (D)	3	1,264	3,792	
2 Bedroom Junior (E)		823	0	
2 Bedroom + Den	7	1,144	8,008	
2 Bedroom Lock-off			0	
Other Amenity				
Total	23		20,640	
Total	No.	%	Total SF	
1 Bedroom (A)	61	54%	37,881	
1 Bedroom + Den (B)	29	26%	22,127	
2 Bedroom (C)	4	4%	4,416	
2 Bedroom Corner (D)	12	11%	15,168	
2 Bedroom Junior (E)				
2 Bedroom + Den	7	6%	8,008	
2 Bedroom Lock-off				
Other Amenity				
Total	113		87,600	

Parking				
Total	Total Units	Parking Multiplier	Parking Req'	
1 Bedroom (A)	61	1.25	76.25	
1 Bedroom + Den (B)	29	1.25	36.25	
2 Bedroom (C)	4	1.50	6	
2 Bedroom Corner (D)	12	1.50	18	
2 Bedroom Junior (E)	0	1.50	0	
2 Bedroom + Den	7	1.50	10.5	
2 Bedroom Lock-off	0	1.64	0	
Visitor			21	
Total	113		168	
Space requirements	Req'd	Provided		
Regular Size Parking (A)	81	82		
Small Size Parking (B)	81	80		
Accessible Parking (C)	5	5		
Van Accessible Parking (D)	1	1		
Total	168	168		

BLOCK E - MULTI-FAMILY NORTH				
First Floor	No.	SF	Total SF	
1 Bedroom (A)		621	0	
1 Bedroom + Den (B)		763	0	
2 Bedroom (C)	4	1,104	4,416	
2 Bedroom Corner (D)		1,264	0	
2 Bedroom Junior (E)		823	0	
2 Bedroom + Den			0	
2 Bedroom Lock-off	4	1,500	6,000	
Other Amenity				
Total	8		10,416	
Second Floor	No.	SF	Total SF	
1 Bedroom (A)	3	621	1,863	
1 Bedroom + Den (B)	3	763	2,289	
2 Bedroom (C)	1	1,104	1,104	
2 Bedroom Corner (D)	1	1,264	1,264	
2 Bedroom Junior (E)	2	823	1,646	
2 Bedroom + Den			0	
2 Bedroom Lock-off			0	
Other Amenity				
Total	10		8,166	
Third Floor / Fourth	No.	SF	Total SF	
1 Bedroom (A)	3	621	1,863	
1 Bedroom + Den (B)	3	763	2,289	
2 Bedroom (C)	1	1,104	1,104	
2 Bedroom Corner (D)	1	1,264	1,264	
2 Bedroom Junior (E)	3	823	2,469	
2 Bedroom + Den	2	1,144	2,288	
2 Bedroom Lock-off			0	
Other Amenity				
Total	13		11,277	
Fourth Floor	No.	SF	Total SF	
1 Bedroom (A)	3	621	1,863	
1 Bedroom + Den (B)	3	763	2,289	
2 Bedroom (C)	1	1,104	1,104	
2 Bedroom Corner (D)	1	1,264	1,264	
2 Bedroom Junior (E)	3	823	2,469	
2 Bedroom + Den	2	1,144	2,288	
2 Bedroom Lock-off			0	
Other Amenity				
Total	13		11,277	
Total	No.	%	Total SF	
1 Bedroom (A)	9	20%	5,589	
1 Bedroom + Den (B)	9	20%	6,867	
2 Bedroom (C)	7	16%	7,728	
2 Bedroom Corner (D)	3	7%	3,792	
2 Bedroom Junior (E)	8	18%	6,584	
2 Bedroom + Den	4	9%	4,576	
2 Bedroom Lock-off	4	9%	6,000	
Other Amenity				
Total	44		41,136	

Parking			
Total	Total Units	Parking Multiplier	Parking Req'
1 Bedroom (A)	9	1.25	11.25
1 Bedroom + Den (B)	9	1.25	11.25
2 Bedroom (C)	7	1.50	10.5
2 Bedroom Corner (D)	3	1.50	4.5
2 Bedroom Junior (E)	8	1.50	12
2 Bedroom + Den	4	1.50	6
2 Bedroom Lock-off	4	1.64	6.56
Visitor			9
Total	44		71
Space requirements	Req'd	Provided	
Regular Size Parking (A)	34	34	
Small Size Parking (B)	34	34	
Accessible Parking (C)	3	3	
Van Accessible Parking (D)	1	1	
	72	72	



Scale

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This drawing must not be scaled. The general contractor shall verify all dimensions, volume and levels prior to commencement of work.

Client
TROIKA TERRENO DEVELOPMENT JV

NO.	DATE	RECORD OF REVISIONS
1	18/11/19	RE-ZONING
2	18/12/11	RE-ZONING R1
3	20/03/09	RE-ZONING R2
4	21/05/25	ISSUED FOR REZONING R3
5	21/12/13	ISSUED FOR REZONING R4

NO. DATE RECORD OF ISSUED

Project

TERRENO

"A HILLSIDE COMMUNITY"

KELOWNA, BC

Sheet Title

SITE PERSPECTIVES

Job Number 19,718

Date 2021.12.13

Scale N.T.S.

Revision Number 5

Drawing Number

Scale

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Project

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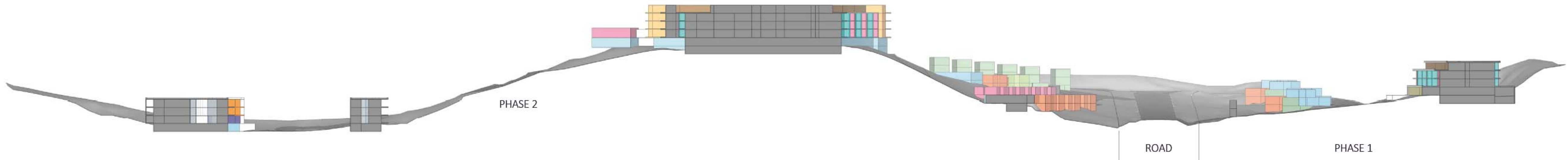
"A HILLSIDE COMMUNITY"

KELOWNA, BC

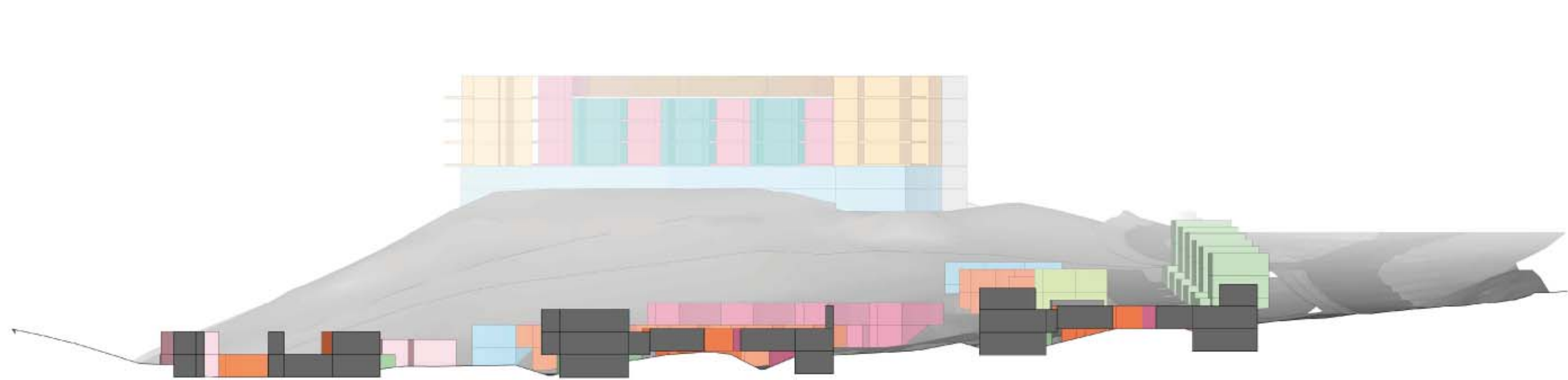
Sheet Title

SITE SECTION

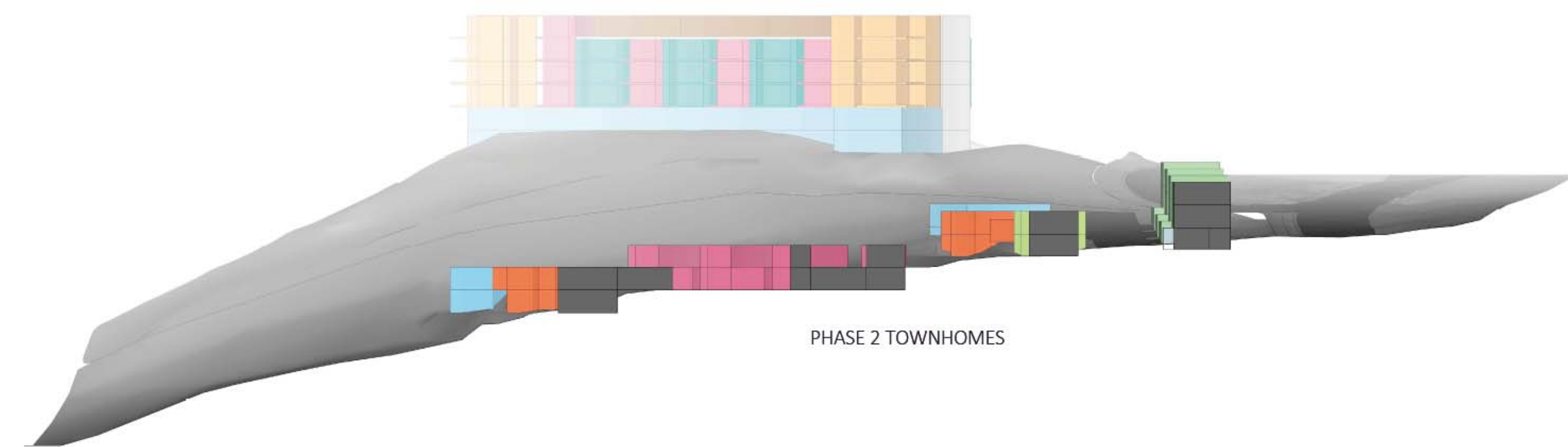
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Date	2021.12.13
Scale	N.T.S.
Revision Number	5
Drawing Number	



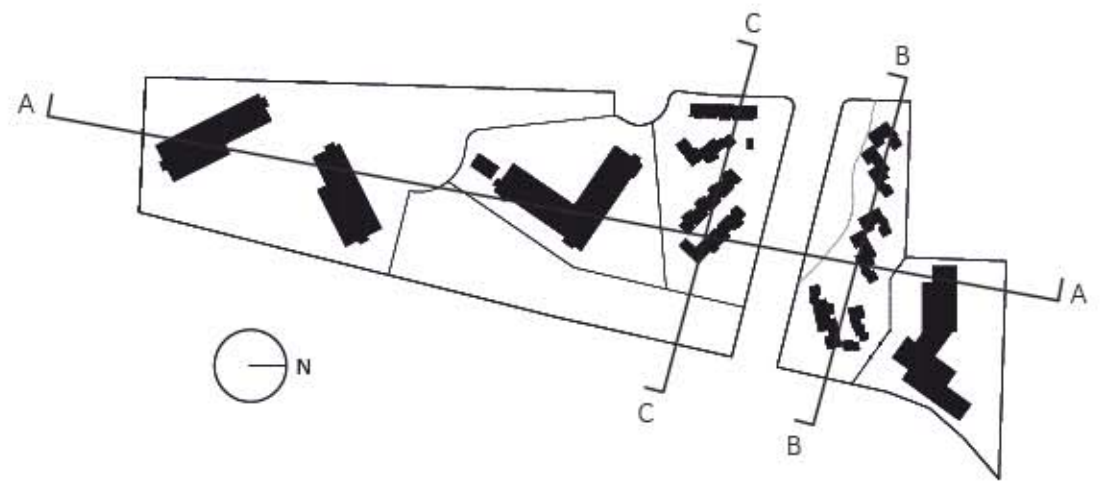
SITE SECTION A
N.T.S.



SITE SECTION B
N.T.S.



SITE SECTION C
N.T.S.





- MF3 - MEDIUM DENSITY MULTIPLE HOUSING
- MF2 - LOW DENSITY MULTIPLE HOUSING
- A1 - AGRICULTURE
- P3 - PARKS
- RIPARIAN AREA

NOT FOR CONSTRUCTION

Scale

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Client
TROIKA TERRENO DEVELOPMENT JV

NO.

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TERRENO
"A HILLSIDE COMMUNITY"
KELOWNA, BC

Sheet Title
SITE PLAN

Job Number 19.718

Date 2021.12.13

Scale 1/128" = 1'

Revision Number 5

Drawing Number

A1.2.1

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Project		

TERRENO
"A HILLSIDE COMMUNITY"
KELOWNA, BC

Sheet Title

SITE PLAN

Job Number	19.718
Date	2021.12.13
Scale	1/64" = 1'
Revision Number	5
Drawing Number	

A1.2.2



NOT FOR CONSTRUCTION

1	18/11/19	RE-ZONING
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5	21/12/13	ISSUED FOR REZONING R4

NO.	DATE	RECORD OF ISSUED
project		

SITE PLAN

Job Number	19.718
Date	2021.12.13
Scale	1/64" = 1'
Revision Number	5
Drawing Number	



ATTACHMENT B

This forms part of application
OCP20-0015/Z20-0075

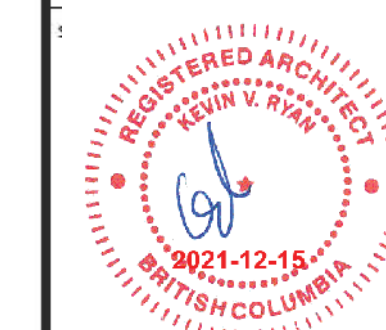
Planner Initials

ak

 City of Kelowna
DEVELOPMENT PLANNING



BLUEGREEN
ARCHITECTURE INC.



This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work.

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5	21/12/13	ISSUED FOR REZONING

NO.	DATE	RECORD OF ISSUED
Project		

TERRENO
"A HILLSIDE COMMUNITY"
KELOWNA, BC

Sheet Title

BLOCK A
MULTI-FAMILY
3D PERSPECTIVES

Job Number	19.7
Date	2021.12.
Scale	N.1
Revision Number	
Drawing Number	

NOT FOR CONSTRUCTION

A2.0





CITY OF KELOWNA

MEMORANDUM

Date: August 31, 2021

File No.: Z20-0075

To: Planning and Development Officer (AK)

From: Development Engineering Manager (RO)

Subject: 2755 McCurdy Rd. A1 to RM3 & RM5

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from the A1 zone to RM3 and RM5 zones to facilitate construction of 266 condominiums and 43 townhomes. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Sarah Kelly.

1. GENERAL

- a. 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.
- 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. 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. A Traffic Assessment (TA) was triggered by this application. Recommendations from the Traffic Impact Analysis (TA), completed by the applicants consulting engineer, will become requirements of this development.
- e. 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 subject lot is located within the Black Mountain Irrigation District (BMID) 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 Engineer will determine the domestic and fire protection requirements of this proposed development and establish minimum requirements and service needs. The bylaw requirement for this development is 150 L/s. If it is determined that upgrades to any existing water distribution system must be made to achieve the required fire flows, these upgrades shall be the responsibility of the developer.
- c. All fire flow calculations approved by BMID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- d. Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. No. 7900. Provide water flow calculations for this development to confirm bylaw conformance. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

3. SANITARY SEWER SYSTEM

- a. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Dependant upon required sizing of service connection, Developer to tie into new manhole at the intersection of McCurdy and Hwy 97.
- b. New 200mm PVC main to be extended to future intersection between Mt Baldy Dr. and McCurdy Rd. In exchange for the works at McCurdy Rd. and Hwy 97 Sanitary works installed by City of Kelowna.
- c. The Applicant's Consulting Engineer is to perform an analysis of the City's sanitary sewer system's downstream capacity, based on the proposed development unit count.
- d. Arrange for individual lot connections before submission of the subdivision plan, including payment of connection fees (provide copy of receipt).

4. STORM DRAINAGE

- a. The property is located within the City of Kelowna drainage service area. For on-site 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:
- 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);
 - A detailed Stormwater Management Plan for this subdivision; and,
 - 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.

SCHEDULE

A

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- 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. Identify clearly on a contour map, or lot grading plan, all steep areas (>30 %). Provide cross sections for all steep areas at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- h. If individual lot connections are required, ensure that payment of connection fees has been completed (please provide receipt).
- i. 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.

5. ROAD IMPROVEMENTS

- a. Mt Baldy Dr must be upgraded to a full urban standard (SS-R5), and extended to intersect with McCurdy Rd through necessary dedication of road, along the full frontage of this proposed development. Upgrading to include; 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. McCurdy Rd must be constructed to a rural standard (SS-R5) along the full frontage of this proposed development and extended to intersect with Mt Baldy Dr at the existing east property line. Construction to include; storm drainage system, LED street lighting, landscaped boulevard, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. McCurdy Rd will be required to transition from a rural SS-R5 standard to an urban SS-R9 standard from the existing west property line to HWY 97.
- c. The Right of Way for the future access roads must be dedicated to the City and be constructed to an SS-R4 urban standard along the full frontage of this proposed development including; curb and gutter, sidewalk, storm drainage system, LED street lighting, landscaped and irrigated boulevards, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A cul-de-sac (SS-R17) must be constructed at the terminal end of any access road.



- d. Both emergency access roads must be constructed to a SS-R2 standard and must comply with BCBC requirements pertaining to emergency access. Emergency access must be provided via both cul-de-sacs.
- e. Possible north cul-de-sac to existing McCurdy Rd would require crossing of Mill Creek. Confirmation of MOE section 9 approval required to be provided to the City for Mill Creek crossing.
- f. The applicant will be responsible for installation of traffic signals at the intersection of Dilworth Dr and Mt Baldy Dr, as per recommendation from CTQ Traffic Review and Roads Assessment dated April 14, 2021.
- g. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other “issued for construction” drawings.
- h. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and approval by the Development Engineering Branch at the same time as other “issued for construction” drawings.

6. 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.
- b. 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.
- c. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

7. GEOTECHNICAL STUDY

- 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.**
- b. 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, 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 and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.
- c. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

“Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.”

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC's Documented Independent Review of Structural Designs).

- d. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.
- e. Any exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer. For adequate Rockfall Protection adjacent to walls and rock cuts, please consider BC MoTI Supplement to TAC Geometric Design Guide 440, page 440-8, which outlines a ditch bottom width depending on wall height. Sidewalks and utilities should be kept out of this protection area. Additional ROW may be required.

Where walls are on the high side, the City's preference is that the walls remain setback and on private property. Where the walls hold up a public road, the City's preference is that additional dedication be provided, and the walls be owned by the City. Please design any geogrids or tie-backs so that they do not encroach into the required road ROW.



8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

- a. The following road dedications will be required:
 - i. 20m ROW for Mt Baldy Dr extension.
 - ii. 30m ROW for McCurdy Rd extension.
 - iii. 15m ROW for all access roads.
- b. Grant Statutory Rights of Way if required for utility services.
- c. Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.
- d. Indicate on the site, the locations of loading bays as well as the garbage and recycle bins. Provide turning movements for a MSU vehicle to confirm manoeuvrability on site without requiring a reverse movement onto public roadways.

9. 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.

10. SERVICING AGREEMENT 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.

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11. 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 detailed design completed).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iv. Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- c. Approved payment methods for Performance Security:
 - i. Personal Cheques < \$5,000
 - ii. Certified Cheque or Bank Draft > \$5,000
 - iii. Minimum Letter of Credit value is \$50,000

A handwritten signature in black ink that reads "Ryan O'Sullivan".

Ryan O'Sullivan
Development Engineering Manager

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