
CITY OF KELOWNA

MEMORANDUM

Date: September 14, 2021
File No.: Z21-0088
To: Planning and Development Officer (KB)
From: Development Engineering Manager (RO)
Subject: 1225,1245 Findlay Rd RU1 to RM3

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the property from RU1 to RM3 to facilitate a multiple dwelling housing development. The Development Technician for this file is Sarah Kelly (skelly@kelowna.ca).

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. Findlay Rd is included in the 2030 DCC Road Network as a future arterial road, Hollywood 4, and will require a road dedication of 5.0m along the full frontage to achieve a 25m. The Developer will also be required to make a cash-in-lieu of immediate construction payment for all frontage works associated with the future arterial road. This cash-in-lieu payment will not include any necessary utility service upgrades.
- d. These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).
- e. 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.

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 Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by BMID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- c. The water system must be capable of supplying the 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 (150 L/s for apartments & townhouses).

3. SANITARY SEWER SYSTEM

- a. Our records indicate that the subject lots are each currently serviced with a 100-mm 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 each legal lot.
- b. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service, complete with an inspection chamber (as per SS-S7 & SS-S9), at the applicants cost.

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:
 - 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.

5. ROAD IMPROVEMENTS

- a. Findlay Rd is included in the 20 Year Major Roads Network as a 2-Lane Arterial and must be upgraded to an urban standard (SS-R5) along the full frontage of the subject property. Required upgrades must 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. Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Findlay Rd fronting this development as these works are to be included in the Hollywood 4 DCC road project. Therefore, a cash-in-lieu of immediate construction payment is required and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **\$150,416.65** not including utility service cost.

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. At the time of Building Permit application the applicant is required to 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.

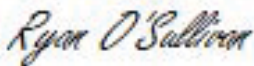
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities, and building structures.
- v. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains and perimeter drains.
- vii. Recommendations for erosion and sedimentation controls for water and wind.
- viii. Any items required in other sections of this document.

8. ROAD DEDICATION/SITE ACCESS

- a. Approximately 5.0m dedication along the entire frontage of Findlay Rd is required to achieve a ROW width of 25.0m.
- b. Only one driveway will be permitted with a maximum width of 6m.
- c. Indicate on the site, the locations of the garbage and recycle bins. Provide turning movements for a MSU vehicle to confirm manoeuvrability on site without requiring reverse movement onto Findlay Rd.

9. CHARGES AND FEES

- a. Development Cost Charges (DCC's) are payable.
- b. Cash-in-lieu payment to defer Clifton Rd frontage upgrades: **\$150,416.65**
**Approved payment methods are bank draft or certified cheque.*
- c. Fees per the "Development Application Fees Bylaw" include:
 - i. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - ii. Engineering and Inspection Fee: 3.5% of frontage upgrades (plus GST). for this development. The amount has been determined to be \$4,728.10 + \$236.40 GST for a total of **\$4,964.50**. This is to be provided on a cheque separate to the cash-in-lieu payment for frontage upgrades, and may be in the form of a personal cheque.



Ryan O'Sullivan
Development Engineering Manager

SK

1225 & 1245 Findlay Road, Kelowna, BC

CIVIC: 1225 & 1245 Findlay Road, Kelowna, BC
 LEGAL: 1225: Lot 1, Plan KAP17816, KID 221251
 1245: Lot A, Plan KAP15281, KID 217873

ZONING INFORMATION AND CALCULATIONS:

Current Zoning : RU1
 Proposed Zoning : RM3
 Future Land Use : MRL

SITE INFORMATION:

	Required	Proposed
Gross Site Area=	37,343 ft ² (1,011.3 m ²)	
Allowable Building Site Coverage=	50% private outdoor bonus (18,672 ft ²)	42% (15,676ft ²)
Allowable Total Site Coverage=	65% with permeable bonus (24,273 ft ²)	60% (22,406 ft ² including permeable pavers)
F.A.R. =	.8 with parking bonus (29,874 ft ²)	.79 (1,466SF/UNIT = 29,320 ft ²)
Building Height:	Allowed:	Proposed:
Max. Height =	10m (32.8 ft) or 3 storeys	9.8m (32.1 ft)/3 storeys

	Required:	Proposed:
Yard setbacks:		
Front yard -	4.5m/1.5 for ground oriented housing	1.5m
Side yard -	4.0m	4.0m
Rear yard -	7.5 m	7.5m
Parking Calculations:		
2.0/ 3 bedroom unit=	2 X 20 = 40	40 (garage)
Visitor =	.14/unit = 3	3
	43	43
* Visitor Parking Accessible		
Bicycle Storage:		
Long Term:	Not Required	42 (2/garage)
Short Term:	5	5

ATTACHMENT A

This forms part of application # Z21-0088

Planner Initials **KB**

City of Kelowna DEVELOPMENT PLANNING

LIME ARCHITECTURE INC.

PHONE: 250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3

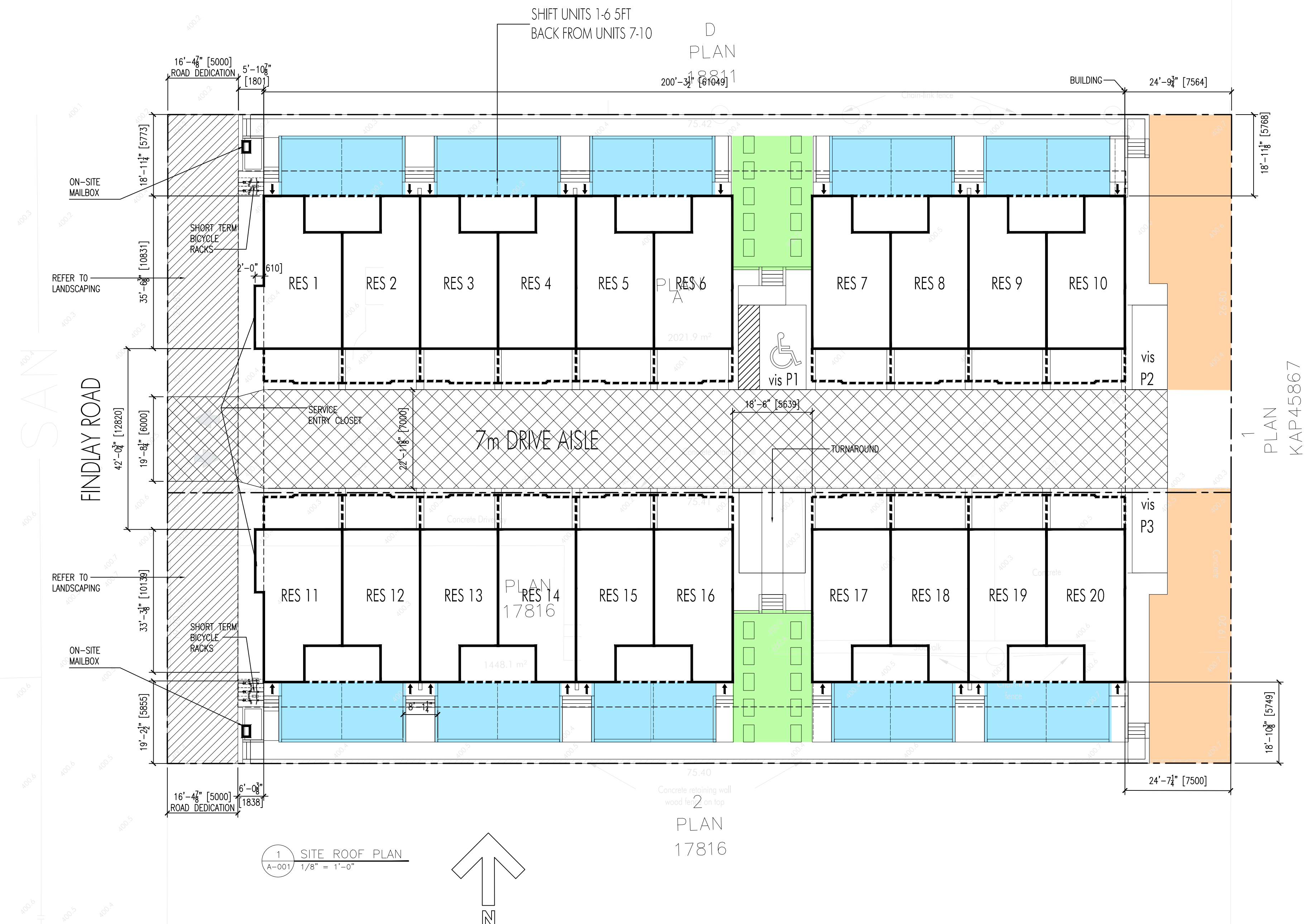
www.limearchitecture.com

THE NEST AT FINDLAY

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



LEGEND:

- Community Gardens
- Private Outdoor Space
- Community Amenit Space

Revision No., Date and Description

04.27.21	- FOR CLIENT REVIEW
04.29.21	- FOR REVIEW
05.28.21	- REV FOR CITY PRE-APP
05.31.21	- CITY PRE-APP REVS
07.19.21	- FOR DVP REVIEW
08.11.21	- FOR REZONING & DVP
09.01.21	- ADDENDUM NO.1
11.02.21	- TRS SUPPORT INFO.
11.05.21	- TRS REVISIONS
12.01.21	- PROJECT REVISIONS
12.10.21	- FOR CITY REVIEW
12.20.21	- FOR REVIEW

Plot Date 20-Dec-21	Drawing No. A-001
PROJECT FINDLAY TOWNHOMES	
DRAWING TITLE SITE PLAN & PROJECT INFO	

FOR REZONING & DVP