
CITY OF KELOWNA

MEMORANDUM

Date: September 24, 2021
File No.: Z21-0093
To: Urban Planning Management (MT)
From: Development Engineering Manager (JK)
Subject: 1820 Ambrosi Rd. RU1 to C4

The Development Engineering Department has the following comments and requirements associated with this rezoning application to rezone the subject property from RU1 – Large Lot Housing to C4 – Urban Centre Commercial. A Development Permit for the form and character of a 3-storey commercial building. The Development Engineering Technologist for this project is Aaron Sangster.

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) These Development Engineering comments and requirements and are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.
- c) 1856 Ambrosi Rd., the property to the south of this application, has their water service passing through 1820 Ambrosi Rd. This water service must be removed and reconnected in a different alignment that doesn't pass through a private lot to meet current bylaw.

2. Domestic Water and Fire Protection

- a) The subject property is currently not serviced. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service per property is permitted for this development. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.
- b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

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2. Sanitary Sewer

Our records indicate that the property is not currently serviced. 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 applicants cost.

3. 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.

4. Road Improvements

- a) Ambrosi Rd must be upgraded along the full frontage of this proposed development including barrier curb and gutter, drainage system including catch basins and manholes, irrigated landscaped boulevard, and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b) The lane, on both sides, must be upgraded to an urban standard including, drainage system including catch basins, concrete lane letdown, manholes, and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

4. Road Dedication and Subdivision Requirements

- a) Grant Statutory Rights of Way if required for utility services.

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- 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) Dedication of 2.44m from the east side of the property along Ambrosi Rd. to align with the property to the south.
- d) Dedication of 0.75m from the west side of the property along the lane. to align with the property to the south.
- e) Dedication of 0.80m from the north side of the property, along the lane to achieve half of the required lane width for a commercial standard of 7.6m.

5. Development Permit and Site Related Issues

- a) Ambrosi Area Plan policy 235 assessment:
 - a. Commercial - $2500+2700+2700 = 7900$ sq. ft. = 3.04 EDU
 - b. Total = 3.04 EDU @ \$2,254.39 = **\$6,849.88**

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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.

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 Works & Utilities 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 Agreement for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The

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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. Survey, Monument and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Geotechnical Report

- 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.**

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.
- 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.

11. **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.
- c) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

Ryan O'Sullivan

Ryan O'Sullivan
Development Engineering Manager

AS

September 8, 2021

Re: 1820 Ambrosi Road
Development Permit and Rezoning Rationale Letter



Dear City Staff and Council,

The attached application for 1820 Ambrosi Road proposes a 3-storey commercial building. The main floor consists of just over 2500 sq/ft of commercial/retail space with the upper 2 floors containing slightly over 2700 sq/ft per floor of office space. Each floor is equipped with elevator access. The building is setback from all property lines to allow for onsite parking at grade level accessed from the adjoining laneway on the north and west sides of the site.

We have designed within the OCP designation of commercial and the 3-storeys maximizes the FAR allowable. The height also fits well with the surrounding buildings in the neighborhood.

The exterior will be a mix of painted concrete and stucco, with subtle accents/details of corten metal. To gain as much natural light as possible, the use of large windows on the east, west, and north sides will be used.

We are excited to build a boutique commercial building and bring it to the market for businesses looking to invest in their own premises.

We believe it will be an asset to this area and look forward to the application's approval.

Sincerely,

Cameron Worman
True North Endeavours Inc.



City of
Kelowna
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All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all trade dimensions, date and conditions are the sole responsibility of the contractor. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not scale any dimensions from this drawing.
I warrant to create 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. I warrant to provide all necessary permits, approvals, revisions and additions. I warrant to ensure all responsibilities for the structure and protection of all under and above ground utilities, lines and conduit connections, including but not limited to, water, sewer, gas, hydro and fibre optic.

1820 AMBROSI ROAD, KELOWNA, BC

PROPERTY DESCRIPTION

CMC: 1820 Ambrosi Road, Kelowna, BC
LEGAL: KID: 242322, Plan #: KAPS109, Lot#: 3, Block: 1

ZONING CALCULATIONS:

CURRENT: City of Kelowna RU1 Zoning
FUTURE LAND USE: COMM
RE-ZONING: City of Kelowna C4 Zoning

SITE INFORMATION:

Gross Site Area = 7,970 SF

Allowed Site Coverage =	Allowed 75% (5,978 SF)	Proposed 41% (3,288 SF)
F.A.R. =	1.0 (7,970 SF)	1.0 (7,951.8 SF)

UNIT AREA CALCULATIONS			
NAME	LENGTH	WIDTH	AREA
CRU ENTRY 1	46'-6"	30'-6"	1317.4 SF
CRU ENTRY 2	30'-6"	46'-6"	1214.1 SF
OFFICE 1 - SECOND	33'-6"	43'-9"	1205.5 SF
OFFICE 1 - THIRD	33'-6"	43'-9"	1205.7 SF
OFFICE 2 - SECOND	33'-6"	55'-9"	1504.6 SF
OFFICE 2 - THIRD	33'-6"	55'-9"	1504.5 SF
TOTAL			7951.8 SF

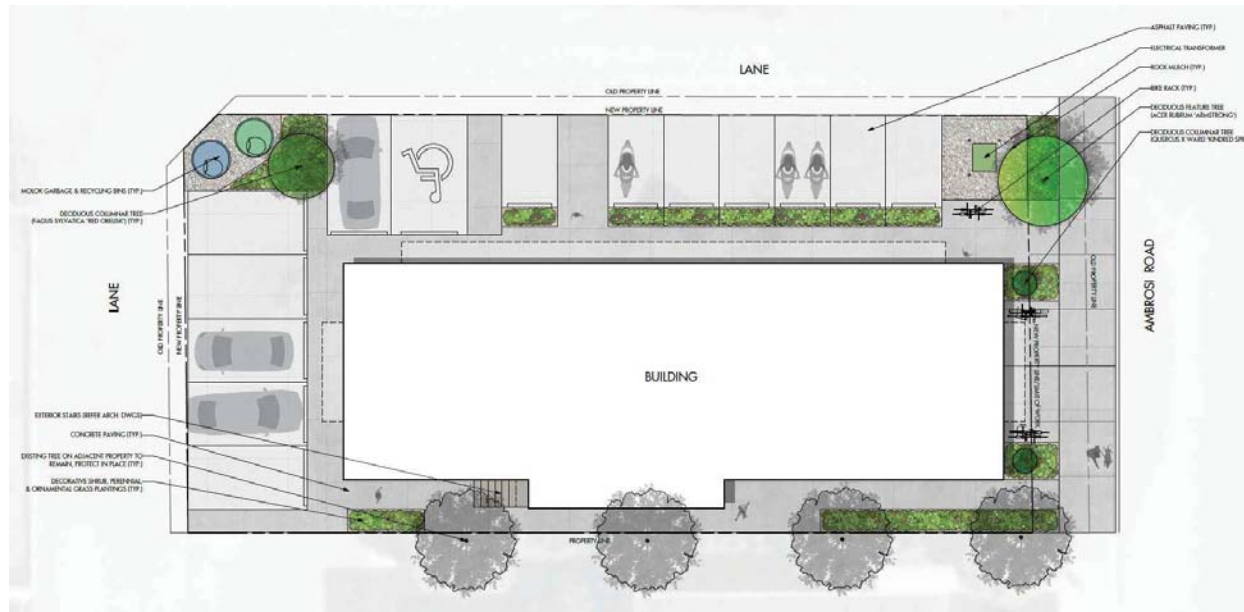
Building Height: Max. Height =	Allowed: 15m OR 4 storeys	Proposed: 11.4m (3 storeys)
Yard setbacks: Front yard - Side yard - Rear yard -	Allowed: 0.0m 0.0m 0.0m	Proposed: 2.7m 1.0m/6.3m 6.6m
Parking Calculations: 1.3/100m ² (C4)	Required: 1.3 x 744m ² /100 = 9.6	Proposed: 14
Bicycle Storage: Offices Long-term Offices Short-term CRU Long-term CRU Short-term TOTAL	1 (1 Per 500m ² of GFA) 2 (2 Per entrance or 1 per 750m ²) 1 (1 Per 500m ² of GFA) 4 (2 Per entrance or 1 per 750m ²) 8	

Landscape Buffer for C4 Zoning:	Required:	Proposed:
Front yard & Flanking Street - Side yard - Rear yard -	Level 2 - 3.0m Level 3 - 3.0m Level 3 - 3.0m	3.7m 0.0m/2.3m 0.0m

**No landscape buffer required as per Section 7.6.5 of the City of Kelowna Zoning Bylaw

ARCHITECTURAL DRAWINGS:

- A-001 PROJECT INFORMATION
- A-002 SITE PLAN
- A-100 FOUNDATION PLAN
- A-101 ENTRY LEVEL PLAN
- A-102 SECOND LEVEL PLAN
- A-103 THIRD LEVEL PLAN
- A-104 ROOF PLAN
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-202 ELEVATIONS



Revision No., Date and Description
06.04.21 - FOR REVIEW
06.15.21 - FOR REVIEW
07.05.21 - FOR REVIEW
07.14.21 - FOR REVIEW
07.15.21 - FOR REVIEW
07.19.21 - FOR REVIEW
08.20.21 - FOR REVIEW
09.09.21 - FOR DP
11.29.21 - FOR DP
01.04.22 - FOR DP

Plot Date	Drawing No.
4-Jan-22	A-001

PROJECT
1820 AMBROSI
DRAWING TITLE
PROJECT INFO & SITE PLAN



FOR DP