
CITY OF KELOWNA

MEMORANDUM

Date: September 20, 2021
File No.: Z21-0089
To: Planning and Development Officer (KB)
From: Development Engineering Manager (RO)
Subject: 285-287 Nickel Rd RU6 to RM3

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the property from RU6 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. These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).
- d. 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 lot is currently serviced with a 100-mm diameter sanitary sewer service off Nickel Rd. 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. Nickel Rd is included in the 20 Year Major Roads Network as a 2-Lane Major Collector 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, fillet paving, storm drainage, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. The City requests that the Developer arrange for the design and construction of frontage upgrades to 1277 Houghton including curb and gutter, sidewalk, concrete letdown, and fillet paving along the Nickel Rd frontage. Based on the cost estimate provided by the Developer's Consulting Civil Engineer, the City will agree to pay for these frontage upgrades. Please contact the Development Technician Sarah Kelly (skelly@kelowna.ca) for more information.

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. 2.4m dedication along the entire frontage of Nickel Rd is required to achieve a ROW width of 20.0m.
- 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 Nickel Rd.

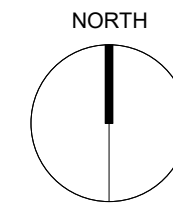
9. CHARGES AND FEES

- a. Development Cost Charges (DCC's) are payable.
- b. 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).

Ryan O'Sullivan

Ryan O'Sullivan
Development Engineering Manager

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ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA
This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.
This drawing must not be scaled
Verify all dimensions and datums prior to commencement of work.
Report all errors and omissions to the Architect.



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Revisions

No.	DATE	DESCRIPTION
1	2021-07-19	ISSUED FOR DP
2	2022-02-24	RE-ISSUED FOR DP



NOT FOR CONSTRUCTION

project title
NICKEL RD TOWNHOMES

project address
**285 & 287 NICKEL RD,
KELOWNA, V1X 7G2**

project no. **4159**

drawing title
SITE PLAN

designed DR scale 1 : 100
drawn DR
checked Checker
drawing no. **A1.01D**
plotted 2/24/22 8:20:45 AM



NEW TOWN

RE: Proposal for Rezoning and DP for: 285 & 287 Nickel Road

Introduction

This application is for re-zoning and DP to accommodate two 4-unit townhome buildings located at 285 & 287 Nickel Road, Kelowna BC. The subject site is 0.38ac and is located by the corner of Nickel and Houghton Road.



Site Context

The subject site is currently zoned RU6 – Two Dwelling Housing. This Development Permit application is to facilitate the construction of 2 townhome buildings, with 8 units total. These homes are proposed under the RM3 zone, which is consistent with the OCP. The building is 3 storeys in height. The proposed townhomes align with the City of Kelowna Official Community Plan’s goals for a sustainable future by focusing growth in compact, connected, and mixed-use centres and by creating more variety of housing types for Kelowna residents, particularly in the “missing middle”.



Form and Character

This contemporary development brings a unique design to infill housing in a changing neighbourhood. The carefully selected pops of color bring life to the development as well as individual identity to each unit. A variety of materials such as hardie siding, board & batten, and brick are used strategically to create elements of interest at every corner.

These two 4-unit townhome buildings offers eight 3 bedroom units which also have a study on the ground floor. All units provide double garage parking on the first level. At-grade entrances are oriented towards the street where possible and ample outdoor space is provided for each unit. Landscaping and outdoor living/recreation are important aspects for this development, so each unit has a large patio space with robust landscape screening to ensure privacy as well as sun decks on the second level. Landscape buffers consist of a 1.8m solid screen fence and various trees/ shrubs to help soften the interface to the existing single-family homes on all three sides.



Summary

The proposed development requires no variances, is consistent with the City's goal for increasing ground oriented multiple family housing in existing neighborhoods and complies with the Official Community Plan. The applicant kindly requests support from Staff and Council for this housing project.

