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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** July 4, 2022  
**File No.:** Z22-0038  
**To:** Urban Planning (TC)  
**From:** Development Engineering Manager (NC)  
**Subject:** 9640 McCarthy Road



Zone: A1 to I2

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The Development Engineering Department has the following comments and requirements associated with this application. 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 Aaron Sangster.

### 1. General

- a) The Fire Department and Environment Division requirements and comments are addressed separately.
- b) Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation & Infrastructure (MOTI) Branch.

### 2. Geotechnical Report

- a) Provide a comprehensive 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 report must be submitted 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) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.

- ii) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- iii) Any items required in other sections of this document.
- iv) Recommendations for erosion and sedimentation controls for water and wind.
- v) Recommendations for roof drains and perimeter drains.
- vi) Recommendations for construction of detention or infiltration ponds if applicable.

### 3. Domestic Water and Fire Protection

- a) The property is located within the Lake Country service area. Design drawings must be reviewed by Lake Country prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.
- b) 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. Only one service will be permitted for this development.
- c) 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

### 4. Sanitary Sewer

- a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.
- b) An inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost, if requested. 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](mailto:asangster@kelowna.ca) or phone, 250-862-3314.
- c) Abandon and backfill existing septic tanks in accordance with Building Department requirements, if applicable. Identify, on the Lot Grading Plan, the location of the existing tanks and fields.
- d) Sewer Connection fee of **\$10,000.00** is required for this industrial lot.

### 5. 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 Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or

recommendations for onsite drainage containment and disposal systems.

- b) Provide the following drawings:
  - i) A detailed Stormwater Management Plan for this development; and,
  - ii) An Erosion and Sediment Control Plan.

## 6. Roads

McCarthy Rd must be upgraded to a 2 lane collector along the full frontage of this proposed development including curb and gutter, LED street lights, landscaped & irrigated boulevard, sidewalk, drainage system including catch basins and storm main, and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is SS-R5.

## 7. Road Improvements and Dedication

- a) Grant Statutory Rights of Way if required for utility services.
- 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) The ultimate width of McCarthy Road is a 20.0m right of way (R.O.W). The R.O.W. in the front of the subject property is deficient by approximately 1.2m. The developer must register a road reserve covenant of 1.2m width along the full frontage of McCarthy Rd.

## 8. 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.

## 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 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.

**11. Other Engineering Comments**

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (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.

**12. Development Permit and Site Related Issues**

- (a) Access and Manoeuvrability
  - (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.
  - (ii) 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.

**13. 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 construction value (plus GST).

  
 Nelson Chapman, P.Eng,  
 Development Engineering Manager

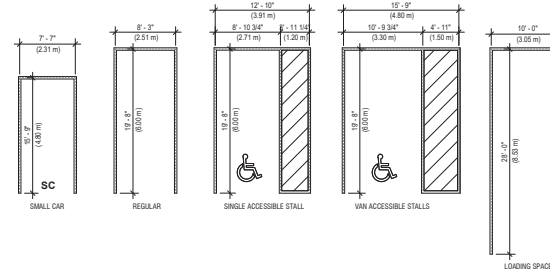
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<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# Z22-0038		
Planner Initials	TC	
		<b>City of Kelowna</b> DEVELOPMENT PLANNING

CIVIC ADDRESS : 9670 & 9640 McCarthy Road, Kelowna, BC  
 LEGAL DESCRIPTION : LOT A SECTIONS 10 AND 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP57817  
 AND LOT 1 SECTION 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 5897

	PERMITTED REQUIRED	PROVIDED
PERMEABLE AREA	10%	10%
SITE COVERAGE	60%	60%
FLOOR AREA (F.S.R.)	1.5	± 112,372 SQ.FT (± 10,440 m <sup>2</sup> ) FSR = 0.68
		OFFICE 18% ± 20,227 SQ.FT (± 1,879 m <sup>2</sup> )
		MANUFACTURING 26% ± 29,217 SQ.FT (± 2,714 m <sup>2</sup> )
		WAREHOUSE 56% ± 62,928 SQ.FT (± 5,846 m <sup>2</sup> )
		<b>BUILDING 1:</b> MAIN ± 38,897 SQ.FT (± 3,614 m <sup>2</sup> )
		SECOND ± 16,424 SQ.FT (± 1,526 m <sup>2</sup> )
		TOTAL ± 55,321 SQ.FT (± 5,139 m <sup>2</sup> )
		<b>BUILDING 2:</b> MAIN ± 36,992 SQ.FT (± 3,436 m <sup>2</sup> )
		SECOND ± 10,463 SQ.FT (± 972 m <sup>2</sup> )
		TOTAL ± 8,884 SQ.FT (± 825 m <sup>2</sup> )
		TOTAL ± 56,329 SQ.FT (± 5,233 m <sup>2</sup> )
		<b>TOTAL:</b> MAIN ± 75,879 SQ.FT (± 7,049 m <sup>2</sup> )
		SECOND ± 35,771 SQ.FT (± 3,323 m <sup>2</sup> )
		TOTAL ± 111,650 SQ.FT (± 10,373 m <sup>2</sup> )
GROSS BUIDABLE AREA		FLOOR AREA ± 111,650 SQ.FT
		MECH. ROOM (BLDG 1,2) ± 392 SQ.FT
		ELEC. ROOM (BLDG 1,2) ± 330 SQ.FT
		TOTAL ± 112,372 SQ.FT (± 10,440 m <sup>2</sup> )
ZONING	I-2 (1.5 (Reasoning for I-2))	
SITE AREA:	± 155,683 SQ.FT (± 15,392 m <sup>2</sup> )	
HEIGHT	14 m	10.11 m
SETBACKS		
FRONT YARD	7.5 m	7.5 m
NORTH SIDE YARD	0.0 m	0.0 m
SOUTH SIDE YARD	0.0 m	0.0 m
REAR YARD	3.0 m	3.0 m
PARKING		(LANDSCAPE BUFFER)
WAREHOUSE (0.5 SPACE PER 100m <sup>2</sup> )		WAREHOUSE 56% 29.2
OFFICE (2.5 SPACE PER 100m <sup>2</sup> )		OFFICE 18% 47.0
MANUFACTURING (1.0 SPACE PER 100m <sup>2</sup> )		MANUFACTURING 26% 27.1
		TOTAL 103
COVENANT	75	+ 75
		178
ADA PARKING	5 SPACES (IF TOTAL NUMBER OF PARKING ONSITE IS 151-200)	5
ADA VAN PARKING	1 SPACE (IF TOTAL NUMBER OF PARKING ONSITE IS 151-200)	1
SMALL CAR	30% max. 53.5	29
LOADING	5 SPACES (1 PER 1,000m <sup>2</sup> GFA)	5
BICYCLE	5 SPACES (0.5 PER 1,000m <sup>2</sup> GFA)	5

PARKING STALL STANDARDS

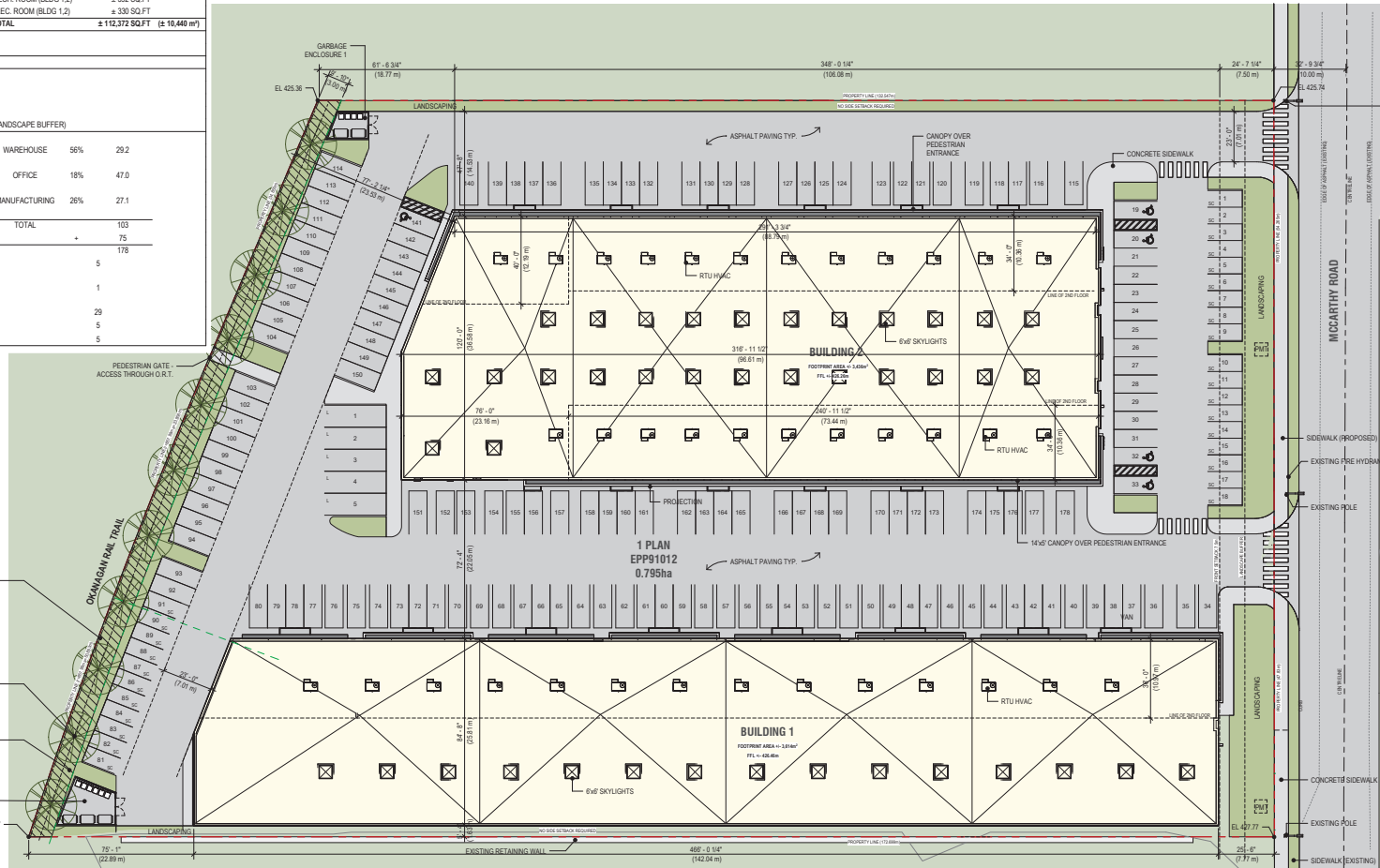


**ATTACHMENT B**  
 This forms part of application  
 # Z22-0038

Planner Initials **TC**

City of Kelowna  
 DEVELOPMENT PLANNING

**CHRISTOPHER BOZYK ARCHITECTS LTD**  
 414-611 ALEXANDER STREET WILLOWDALE BC V6A 1E1  
 PHONE (604) 251-3440 FAX (604) 251-3488



REVISION	DATE	DESCRIPTION
4	2022.08.30	ISSUED FOR REZONING
3	2022.08.23	ISSUED FOR REVIEW
2	2022.08.30	ISSUED FOR REVIEW
1	2022.06.07	ISSUED FOR REZONING

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request identification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting rework and the cost of rectification.

**PC URBAN KELOWNA**

9640 MCCARTHY ROAD, KELOWNA, BC  
**SITE PLAN AND STATISTICS**

SCALE: As indicated DATE: 2022.08.29 DRAWN: PD  
 PROJECT NUMBER 20003

**A.00.01**

1 OVERALL SITE PLAN  
 1:300

FILE PATH: C:\Users\jdoon\Documents\2000-462000-01-SITE\_PLAN\001.dwg