

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

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**CITY OF KELOWNA**  
**MORANDUM**

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**Date:** April 23, 2015  
**File No.:** Z15-0005

**To:** Urban Planning (TY)

**From:** Development Engineering Manager(SM)

**Subject:** Proposed Mixed Use - 540 Osprey Ave *REVISED* RU6 to C4

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Development Engineering has the following 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 Sergio Sartori

.1) Domestic Water and Fire Protection

- a) The development site is presently serviced with a small diameter (13-mm) water service. 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 will be permitted for this development.
- b) It is apparent that the existing 100mm diameter watermain within Osprey Avenue is substandard and will not support this development. The applicant, at his cost, will arrange for upgrading 27m of watermain and the installation of one new larger water service. The estimated cost of this construction for bonding purposes is **\$12,000.00**.
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

.2) Sanitary Sewer

- (a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. The developer must engage a consulting mechanical engineer to determine the requirements of this development. Only one service will be permitted for this development.
- (b) The applicant, at his cost, will arrange for the capping of unused services at the main and the installation of one larger service. The estimated cost of this construction for bonding purposes is **\$5,000.00**

.3) Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service. The estimated cost of this construction for bonding purposes is **\$5,000.00**

.4) Road Improvements

- (a) *Osprey Avenue fronting this development must be upgraded to an urban standard to include a concrete sidewalk, and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$3,200.00***
- (b) MacKay Ave realignment fronting this development triggers the installation of a concrete sidewalk. The estimated cost of this road improvement for bonding purposes is **\$3,600.00**.
- (c) The lane fronting the north boundary of this development is constructed to a paved standard, therefore the only upgrade that is required is the pavement widening. The estimated cost of the road improvements for bonding purposes is **\$1,000.00**

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) *Dedicate 1.5m width along the full frontage of Osprey Ave.*
- b) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by underground ducting. 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) Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

.8) 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.

.9) Servicing Agreements 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 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

.10) Latecomer Protection

Under provisions of Section 990 of the BC Municipal Act, and in conformance with the City of Kelowna Subdivision Development & Servicing Bylaw No. 7900, the owner is eligible to apply for latecomer protection for the following:

- i) Watermain replacement within Osprey Avenue

.11) Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content,

Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

.12) Survey Monuments 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.

.13) Bonding and Levy Summary

(a) Bonding

Sanitary & Storm service upgrades	\$10,000.00
Watermain and service upgrade	\$12,000.00
Road Frontage Improvements	\$ 7,800.00

Total Bonding **\$29,800.00**

**NOTE:** The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided, and may be in the form of cash or an irrevocable letter of credit, in an approved format. The owner must also enter into a servicing agreement in a form provided by the City.

.14) Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST). in the amount of **\$1,058.40** (\$1008.00 + 50.40GST)

20) Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) The future, access and egress from the lane way to the north of the site may be restricted to right-in and right-out onto Pandosy Street with a future median.



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Steve Muenz, P. Eng.  
Development Engineering Manager  
SS

# Sole 5forty

MIXED-USE COMPLEX

540 OSPREY AVE, KELOWNA, BC



LOCATION MAP

**PROJECT INFO:**

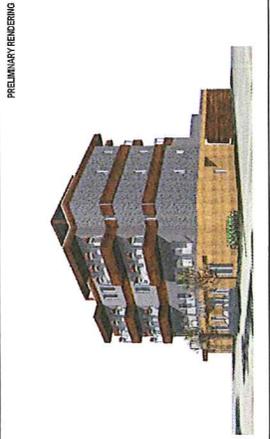
CIVIC ADDRESS:  
540 OSPREY AVE, KELOWNA, BC  
LEGAL ADDRESS:  
LOT 4, DL 14, PLAN RPP14200

**GROSS FLOOR AREA (SF (m<sup>2</sup>)):**

LEVEL B1	1967 sf (182.0 m <sup>2</sup> )
LEVEL C0	3163 sf (292.9 m <sup>2</sup> )
LEVEL D0	2025 sf (188.4 m <sup>2</sup> )
LEVEL E0	2025 sf (188.4 m <sup>2</sup> )
<b>TOTAL</b>	<b>13180 sf (1232.7 m<sup>2</sup>)</b>

**NET FLOOR AREA (SF (m<sup>2</sup>)):**

LEVEL B1	1673 sf (155.1 m <sup>2</sup> )
LEVEL C0	2195 sf (203.4 m <sup>2</sup> )
LEVEL D0	1883 sf (174.2 m <sup>2</sup> )
LEVEL E0	1883 sf (174.2 m <sup>2</sup> )
<b>TOTAL</b>	<b>7634 sf (706.9 m<sup>2</sup>)</b>



PRELIMINARY RENDERING

**CITY OF KELOWNA ZONING BY-LAW ANALYSIS:**

SECTION 14 - COMMERCIAL ZONES

CURRENT ZONING: RUG

PROPOSED ZONING: C4 - URBAN

REQUIRED (UNDER C4 ZONING):

14.4.1 PURPOSE: COMMUNITY COMMERCIAL CENTRES

14.4.2 PRIMARY USES:

- (a) offices
- (b) retail stores, general
- (c) multiple dwelling housing

14.4.3 SECONDARY USES:

NR

14.4.4 SUBDIVISION REGULATIONS:

- MIN. LOT AREA: 15,000 sqm, except to 600 sqm if there is no adjacent lot.
- MIN. LOT DEPTH: 30.0 m
- MIN. LOT AREA: 480 - 500 sqm, except to 500 sqm if there is no adjacent lot.

14.4.5 (A) 2:1 FAR (FLOOR ASPECT RATIO)

- MED. USE FAR = 1.3
- BONUS FAR: 0.2 (TOP FLOOR)
- ALLOWED BUILDING NET AREA: 1,471,543.21 m<sup>2</sup> (158,733 sqm)
- ACTUAL NET AREA: 192,244 m<sup>2</sup>

14.4.6 DEVELOPMENT REGULATIONS:

- SITE COVERAGE 75%
- MAX. HEIGHT 4 STOREYS OR 15 m
- MIN. SIDE YARD 0.0 m
- MIN. REAR YARD 0.0 m
- 14.4.6 OTHER REGULATIONS: (a) 50% OF BUILDING FRONTAGE MUST BE COMMERCIAL

TABLE 4.1 ON-SITE PARKING

RESIDENTIAL:

1 PER LIVING UNIT = 6

COMMERCIAL:

TABLE 4.2 ON-SITE PARKING

1.0 PER 1800 SQM GFA = 1

TOTAL STALLS REQUIRED:

12 STALLS

BIKE PARKING:

CLASS 1 - 3 REQUIRED

CLASS 4 - 1 REQUIRED

PRIVATE OPEN SPACE:

BACHELOR - 24 sqm

1 BEDROOM - 10 sqm

+1 BEDROOM - 15 sqm

GROUPS C, D, E

MAX. STOREYS: 5

REQUIRED: FACING 1 STREET

GROUPS C, D, E

MAX. STOREYS: 5

REQUIRED: FACING 1 STREET

GROUPS C, D, E

MAX. STOREYS: 5

REQUIRED: FACING 1 STREET

GROUPS C, D, E

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REQUIRED: FACING 1 STREET

GROUPS C, D, E

MAX. STOREYS: 5

REQUIRED: FACING 1 STREET

No	DATE	REVISION

**SOLE 5FORTY**  
540 OSPREY AVENUE  
KELOWNA, BC

ALL DIMENSIONS AND FINISHES SHALL BE AS SHOWN ON THESE WORKS UNLESS OTHERWISE SPECIFIED. THESE WORKS SHALL BE CONSTRUCTION OF THE PROJECT AND SHALL BE SUBJECT TO THE PROVISIONS OF THE B.C. BUILDING ACT AND THE B.C. BUILDING REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AGENCIES.

**COVER SHEET**

JOB NO:	13-00-SOLE 540
FILE NO:	15-07-14
DATE:	15-07-14
SCALE:	1/8" = 1'-0"
DRAWN BY:	ADRIAN
CHECKED BY:	
DATE CHECKED:	

DRAWING NO: **DP-001**

**NOT FOR CONSTRUCTION**

<b>STRUCTURAL:</b> RJA ARCHITECTURE LTD. CONTACT: WILLIAM SOYAK #601-336-5145 VERNON, BC V1T 7G7 T: 250-546-6700 F: 250-546-6700 william@rja.ca	<b>CIVIL:</b>
<b>DRAWING LIST:</b> DP-001 COVER SHEET DP-002 PERSPECTIVES DP-003 PLANS DP-004 SUITES DP-005 DIMENSIONS DP-007 COLOUR BOARD	<b>DRAWING LIST:</b> L-101 LANDSCAPE PLAN
<b>DRAWING LIST:</b>	<b>DRAWING LIST:</b>









NO.	DATE	REVISION

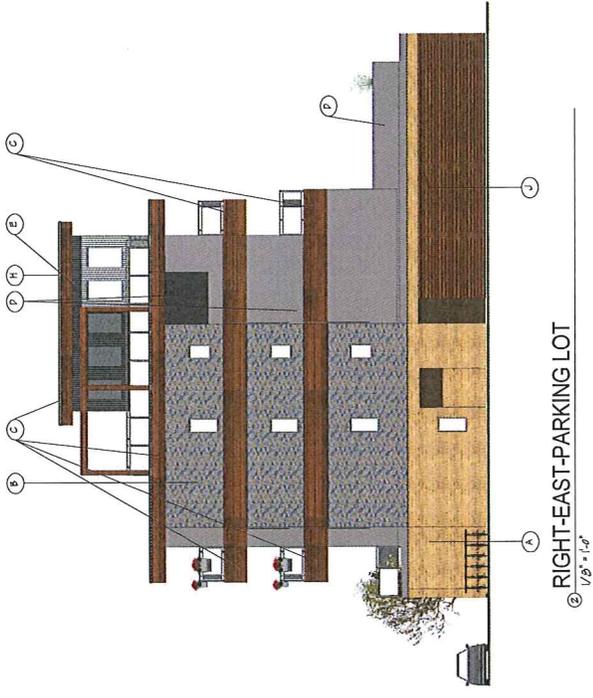
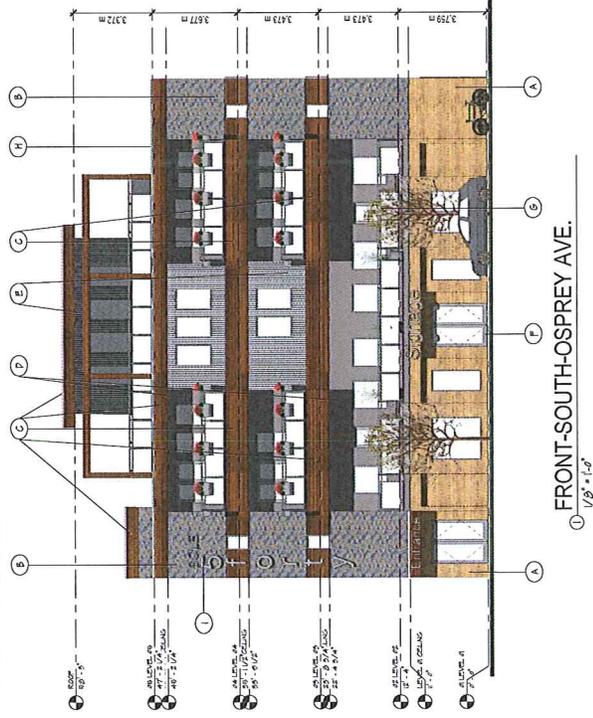
ALL CONTRACTORS ARE REQUIRED TO REFER TO THE U-Nek WEBSITE AND VERIFY THAT THE PRODUCTS IN THIS WORK AND VERIFY THESE PRODUCTS IN THE U-Nek WEBSITE. THE U-Nek WEBSITE IS THE PROPERTY OF THE PROVINCE OF BRITISH COLUMBIA AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS. The drawings shall not be used for any other project without the prior written consent of the Architect. Refer all dimensions and annotations to the Architect.

ELEVATIONS

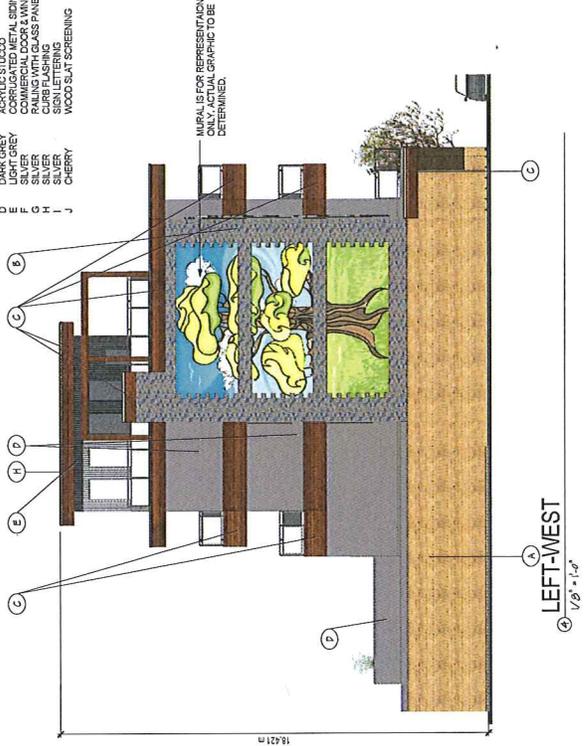
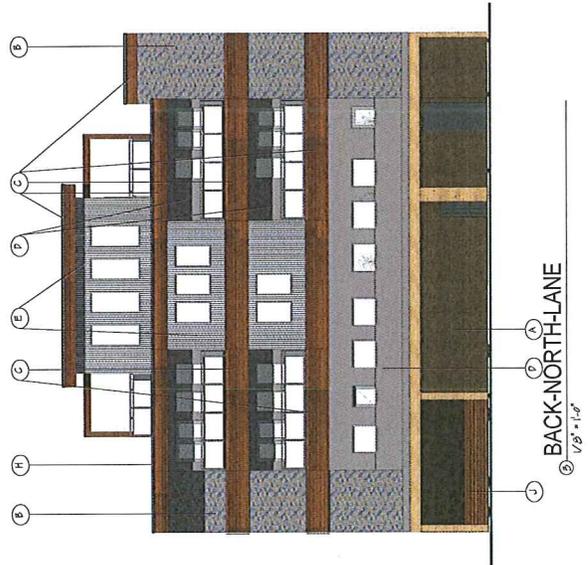
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FILE NO.	150714
DATE	15/07/14
SCALE	As Indicated
DRAWN BY	AJ 10/05

DRAWING NO. DP-006

NOT FOR CONSTRUCTION



- MATERIAL LEGEND:
- A BRICK
  - B BRICK TONES
  - C BOARD-FORM CONCRETE
  - D DRIFTWOOD
  - E SPLIT FACE C10U
  - F DARK GRAY
  - G DARK GRAY
  - H ACROLIC STUCCO
  - I CORRUGATED METAL SIDING
  - J COMMERCIAL DOOR & WINDOW
  - K SILVER
  - L SILVER
  - M SILVER
  - N SIGN LETTERING
  - O WOOD-SLAT SCREENING
  - P CHERRY



16421 m

T.R.T.A.  
ARCHITECTURE LTD.  
4501 - 2481 - 24 AVENUE  
E. COXDALE  
SASKATOON  
S4N 0W2

**U-NeK**  
out of the box  
idea · design · manage

**sole**  
Big Life. Small Footprint.  
**Sole 5forty**

NO	DATE	REVISION

**SOLE 5FORTY**  
540 OSPREY AVENUE  
KELOWNA, BC

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BY THE ARCHITECT.  
VERIFY ALL DIMENSIONS AND MATERIALS WITH THE ARCHITECT.  
REVIEW ALL DIMENSIONS AND MATERIALS WITH THE ARCHITECT.  
SCALE

**COLOUR BOARD**

JOB NO:	15045-SOLE 540
FILE NO:	
DATE:	10.07.14
SCALE:	100% = 1"0"
DRAWN BY:	AT/MS

DRAWING NO:  
**DP-007**

**NOT FOR CONSTRUCTION**

**DRIFTWOOD SPIT FACE CMU**

**CHERRY WOOD GRAIN EXTRUSION**

**ALUMINUM & GLASS RAILINGS**

**GREY BUILT-UP ROOFING**

**CORRUGATED METAL**

**GREY ACRYLIC STUCCO**

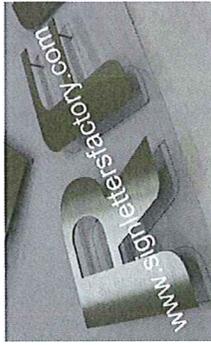
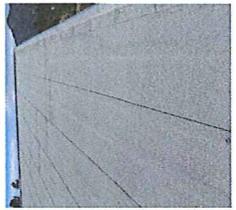
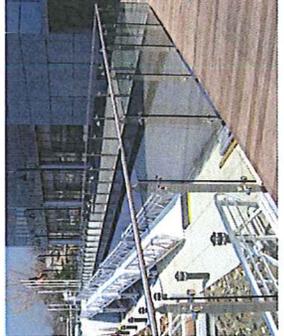
**ALUMINUM SIGN LETTERS**

**TINTED BOARD-FORM CONCRETE**

**ALUMINUM STOREFRONT DOORS & WINDOWS**

**www.signletterfactory.com**

Note: Artist renderings may appear darker than actual colour.



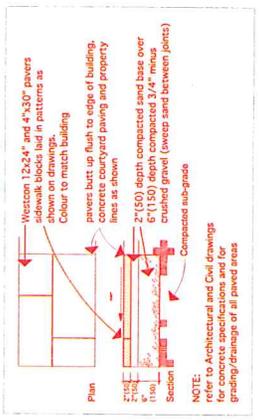
**PLANT LIST:**

QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	NUSSERY SIZE
2	Sorbus aucuparia 'Fraxipar'	Pyramidal Mountain Ash		888, 6cm caliper
66	Buxus 'Green Grom'	Green Grom Boxwood	30 cm	#1 container
19	Taxus x media 'Nickel'	Hick's Yew	4.5 cm	#5 container
36	Alchemilla mollis	Lady's mantle	30 cm	#1 container
24	Hemerocallis 'Gentle Shiphurst'	White Daylily	4.5 cm	#1 container
30	Prunella x yedoensis 'Shiro-Queen'	White Crispwing Phlox	1.5 cm	10cm pot
3	Lonicera x 'Nandam'	Mandarin Honeyuckle		#1 container

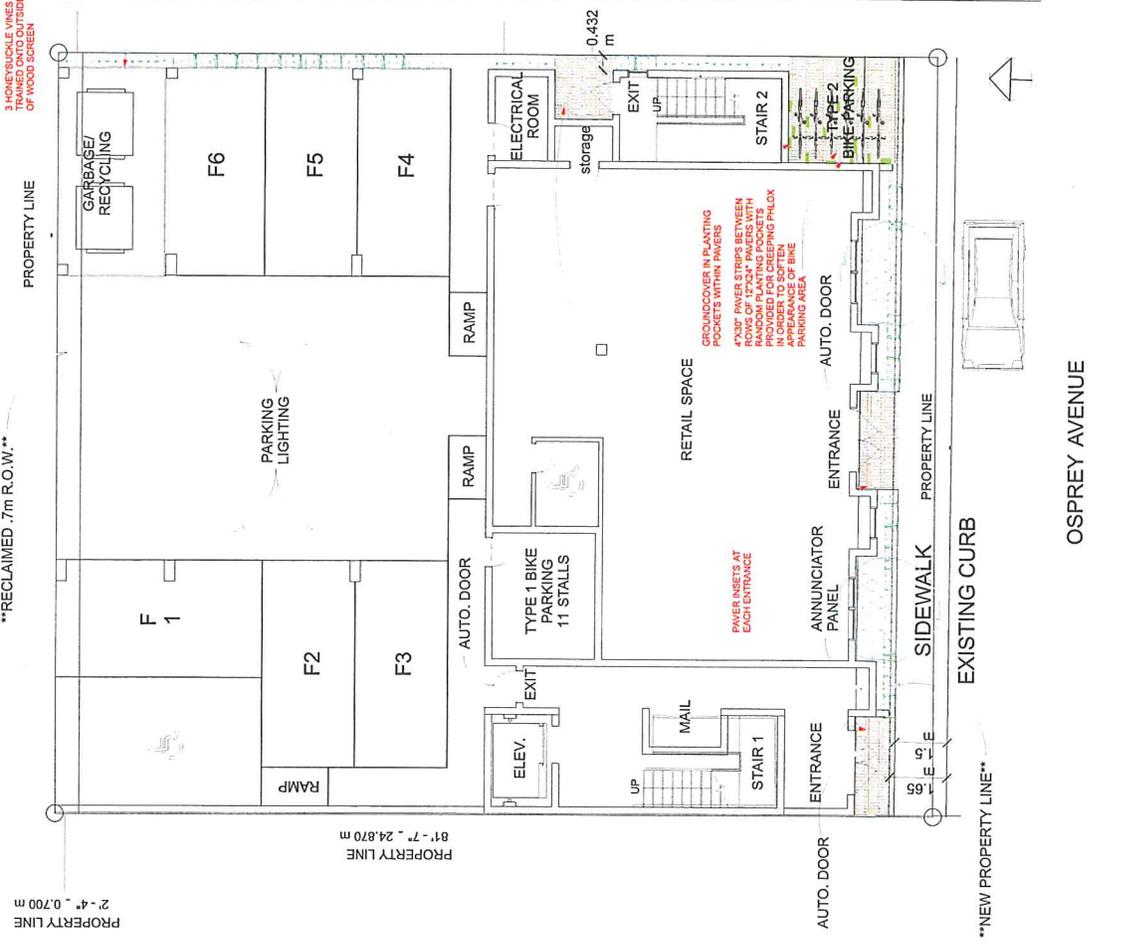
**NOTES:**

- All planting materials and procedures to British Columbia Landscape and Nursery Association/British Columbia Society of Landscape Architects joint Landscape Standard, latest edition.
- All plant material to be certified P. ramorum free.
- All trees, shrubs and groundcovers to be irrigated using a drip system.
- Growing medium to the following minimum depths:
  - groundcover areas 200mm
  - shrub areas 300mm
  - tree pits to be dug 200mm larger than root balls in all directions and filled with growing medium
- All new trees to be set back a minimum of 0.75 meters from all underground utilities.
- Mulch requirements:
  - .75mm minimum depth of 'Ogo Grow' brand composted mulch over all planting beds.

**PAVING DETAIL (nts):**



**ROAD DESIGNATION (McKAY RD. REALIGNMENT)**



PROPERTY LINE 2'-4" 0.700 m  
 PROPERTY LINE 8'-7" 24.870 m  
 PROPERTY LINE 0.432 m  
 \*\*RECLAIMED .7m R.O.W.\*\*  
 \*\*NEW PROPERTY LINE\*\*