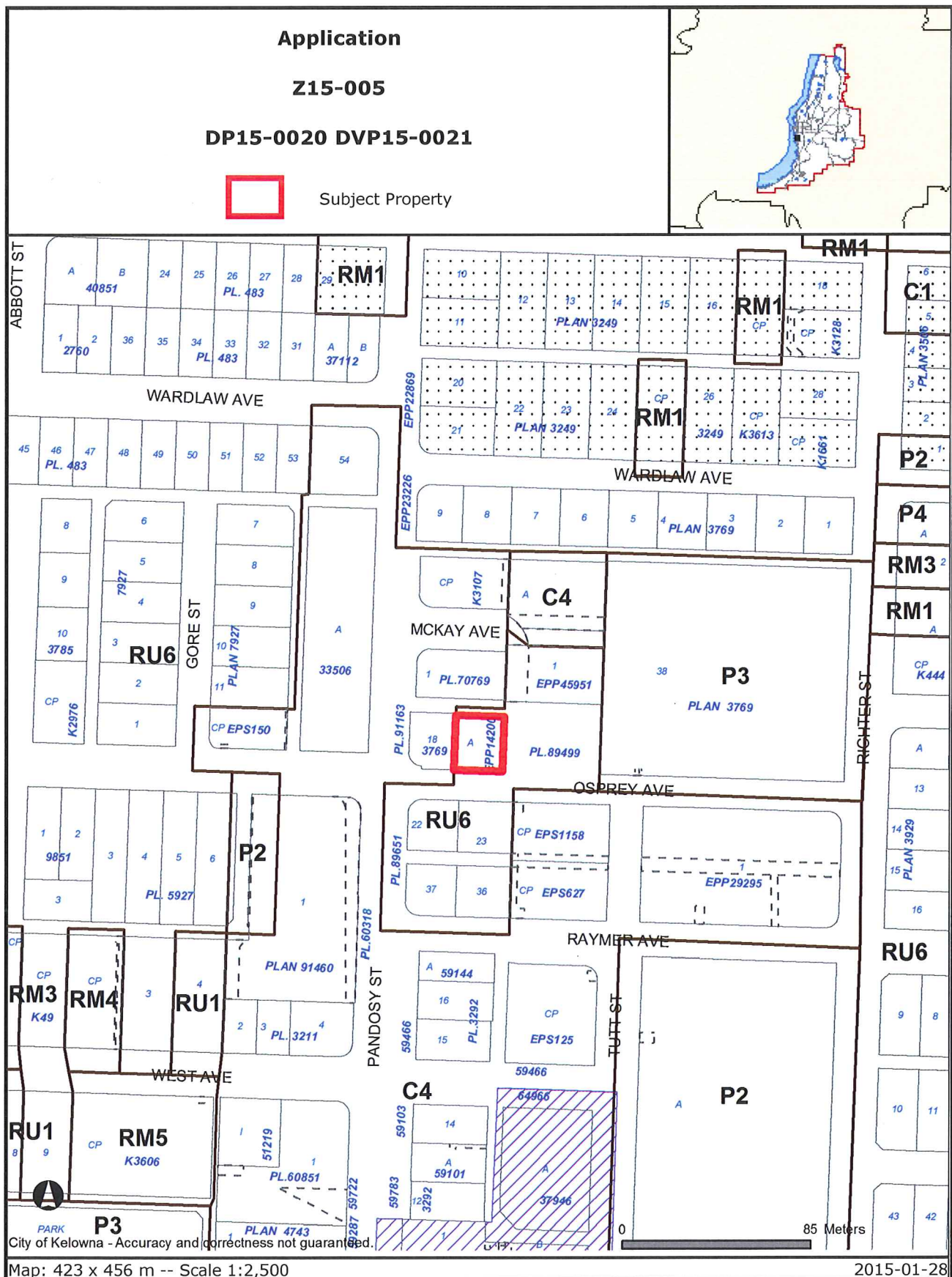




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA
MORANDUM

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

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	<u>\$29,800.00</u>

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.



Steve Muenz, P. Eng.
Development Engineering Manager
SS

NO	DATE	REVISION

SOLE 50FORTY
540 OSPREY AVENUE
KELOWNA, BC

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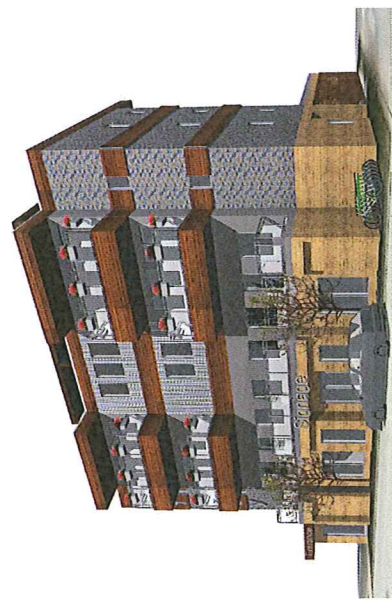
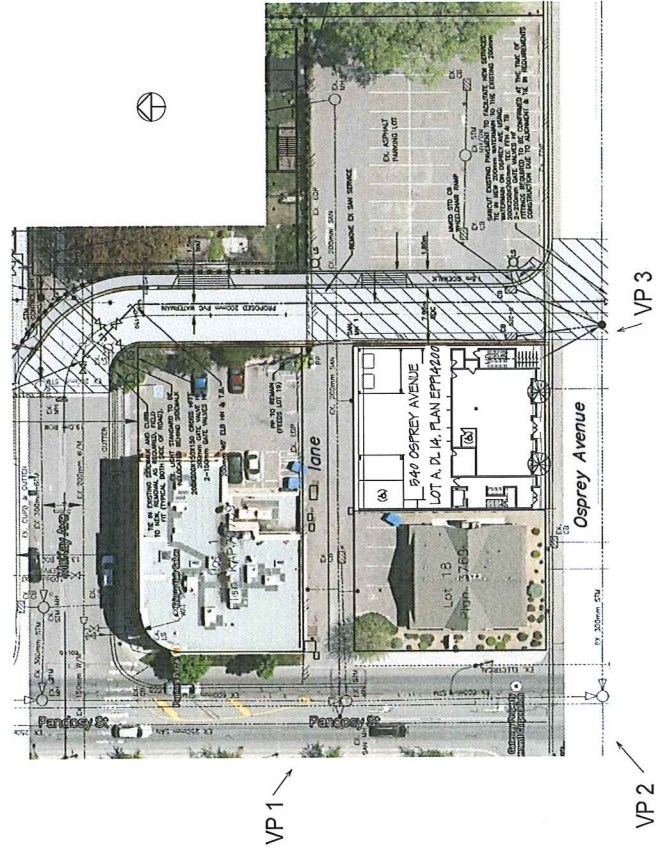
SEAL

PERSPECTIVES

JOB NO.	15-001-01-540
FILE NO.	15-01-14
DATE	15-01-14
DRAWN BY	A. V. S. S.
CHECKED BY	A. V. S. S.
APPROVED BY	A. V. S. S.

DRAWING NO.
DP-002

NOT FOR CONSTRUCTION



VIEWPOINT 3

Note:
Artist renderings may appear darker
than actual colour.



VIEWPOINT 1



VIEWPOINT 2

① DP-SITE PLAN

③ DP-04 LEVEL 04
1/8" = 1'-0"

sole 5forty

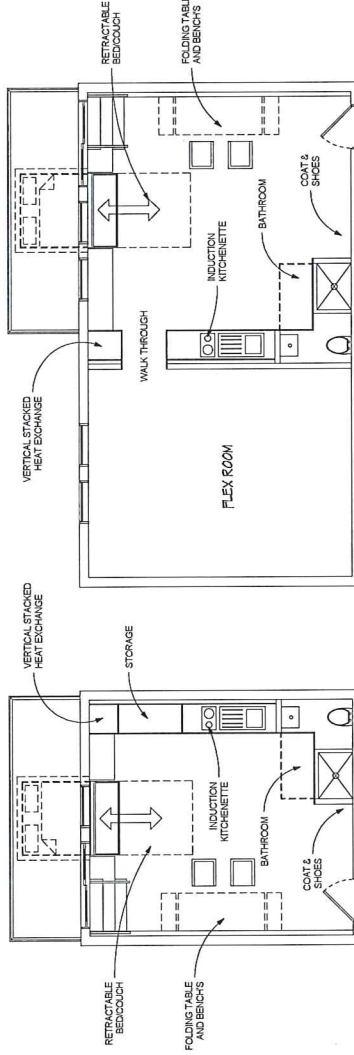
LIVE · WORK · PLAY

SMALL FOOTPRINT LIVING



CONCEPT PHOTOS

NOT FOR CONSTRUCTION



PROPOSED SUITE LAYOUTS
① 1/4" = 1'-0"

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NO.	DATE	REVISION

SOLE 5FORTY
540 OSPREY AVENUE
KELOWNA, BC

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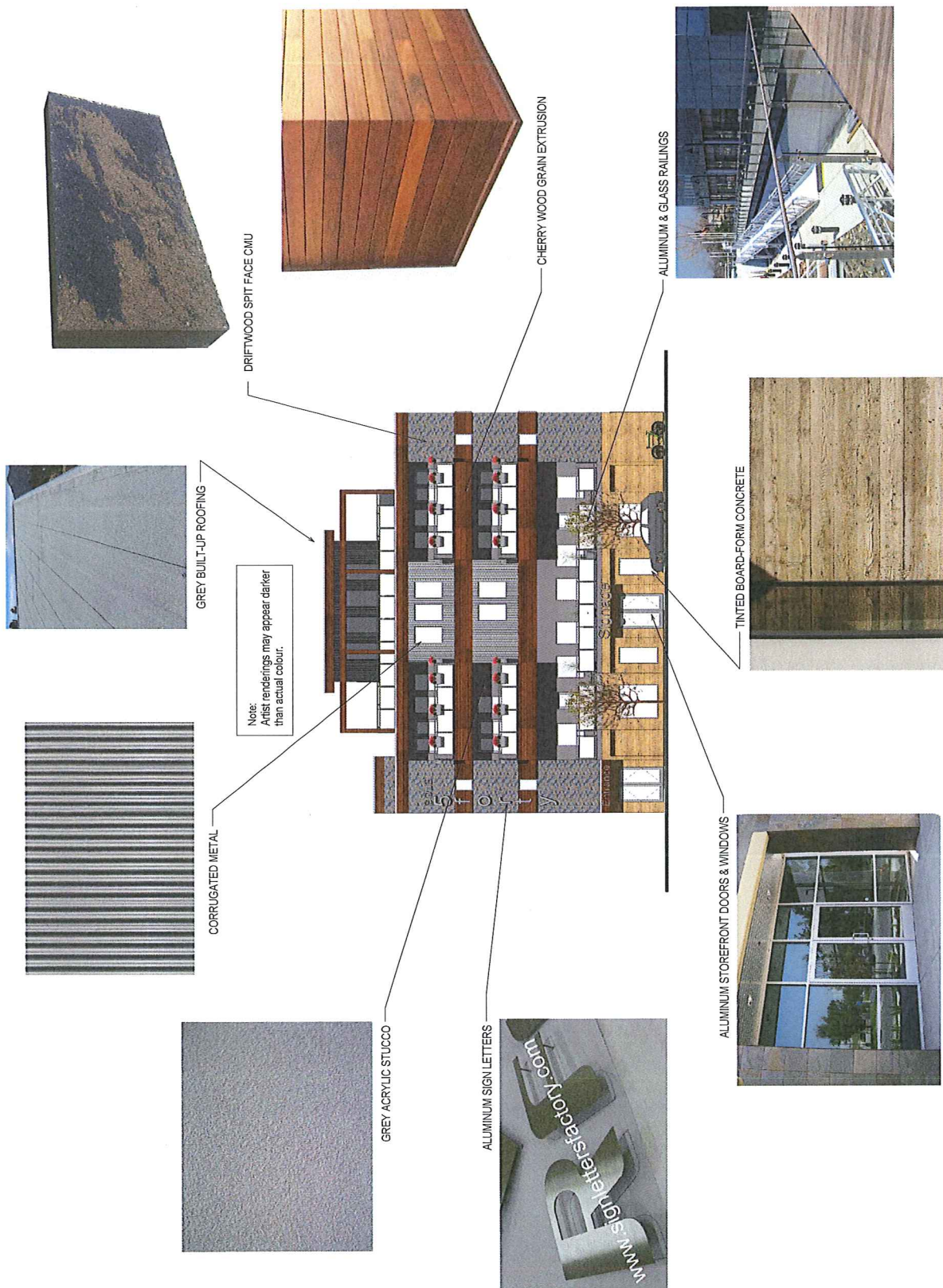
SEAL

SUITES

JOB NO.	15-03-SOLE 540
FILE NO.	
DATE	15.07.14
SCALE	1/4" = 1'-0"
DRAWN BY	Author

DP-005

NOT FOR CONSTRUCTION



NOTES:

1. All planting materials and procedures to British Columbia Landscape and Nursery Association/British Columbia Society of Landscape Architects joint Landscape Standard, latest edition.
2. All plant material to be certified P. ramorum free.
3. All trees, shrubs and groundcovers to be irrigated using a drip system.
4. 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
5. All new trees to be set back a minimum of 0.75 meters from all underground utilities.
6. Mulch requirements:
 - 75mm minimum depth of 'Ogo Grow' brand composted mulch over all planting beds.

PAVING DETAIL (nts):

