
CITY OF KELOWNA

MEMORANDUM

Date: ~~August 12, 2022~~ **April 21, 2023**

File No.: Z22-0048

To: Planning and Development Officer (GA)


From: Development Engineering Manager (NC)

Subject: 1281 Findlay Rd

ATTACHMENT A

This forms part of application
Z22-0048

Planner Initials GA


City of Kelowna
DEVELOPMENT PLANNING

RU1 to RM3 MF2

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the property from RU1 to RM3 MF2. 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. Findlay Rd is included in the 2040 DCC Road Network as a future arterial road, Hollywood 4, and will require a road dedication of 5.0m along the full frontage of the subject lot to achieve a 25m ROW. The Developer will also be required to make a cash-in-lieu of immediate construction payment for frontage works associated with the future arterial road. This cash-in-lieu payment will not include any necessary utility service upgrades.
- d. These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).
- e. 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 lots are each currently serviced with a 100-mm diameter sanitary sewer service. 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. This property is located within an area identified by the City of Kelowna as not suited for groundwater recharge. Service connection to the City storm system, complete with onsite detention and flow control, is required for all multi-family land uses. The City will not permit infiltration to ground except for foundation drainage, safe use of infiltration is to be confirmed with submission of a geotechnical report provided by a Professional Engineer competent in the field of hydro-geotechnical engineering.
- b. The Developer's consulting civil engineer must provide a stormwater management plan for the site, which meets all requirements of the Subdivision, Development, and Servicing Bylaw No. 7900. SWMP must include lot grading plan, minimum basement elevations (MBE), and onsite drainage systems.
- c. 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.
- d. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.
- e. 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.

- f. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- g. 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.
- h. 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. Findlay Rd is classified in the 2040 OCP as a major arterial, and must be upgraded to an urban standard along the full frontage of the subject property. Required upgrades must include curb and gutter, sidewalk, LED street lighting, landscaped and irrigated boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. Only the service upgrades must be completed at this time. The City wishes to defer all upgrades to Findlay Rd fronting this development, with the exception of sidewalk, as these works are to be included in the Hollywood 4 DCC road project. Therefore, a cash-in-lieu of immediate construction payment is required and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **\$70,844.59** not including sidewalk or utility service costs.

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 time of Building Permit, the Applicant is required to provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below:
 - 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.
- 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.

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.

- c. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:
- “Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.”
- d. The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC's Documented Independent Review of Structural Designs).
- e. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.

Where walls are on the high side, the City's preference is that the walls remain setback and on private property. Where the walls hold up a public road, the City's preference is that additional dedication be provided, and the walls be owned by the City. Please design any geogrids or tie-backs so that they do not encroach into the required road ROW.

8. ROAD DEDICATION/SITE ACCESS

- a. Approximately 5.0m dedication along the entire frontage of Findlay Rd is required to achieve a ROW width of 25.0m.
- 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 HSU vehicle to confirm manoeuvrability on site without requiring reverse movement onto Findlay Rd.

9. CHARGES AND FEES

- a. Development Cost Charges (DCC's) are payable.
- b. Cash-in-lieu payment to defer Findlay Rd frontage upgrades: **\$70,844.59**
**Approved payment methods are bank draft or certified cheque.*
- c. 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). for this development. The amount has been determined to be \$2,242.56 + \$112.13 GST for a total of **\$2,354.68**.



Nelson Chapman, P.Eng
Development Engineering Manager

SK

LOT C FINDLAY ROAD, KELOWNA BC | BUILDING 1

PROPERTY DESCRIPTION

CIVIC: 1281 FINDLAY ROAD, KELOWNA BC
LEGAL: LOT C, PLAN KAP18811

BC ENERGY STEP CODE COMPLIANCE: STEP 3

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA RU1 ZONING

PROPOSED: CITY OF KELOWNA MF2 ZONING

SITE INFORMATION:

| | ALLOWED/REQUIRED | PROPOSED |
|--|----------------------|------------------|
| GROSS SITE AREA - ORIGINAL= | 18,554 SF (1,724 SM) | |
| GROSS SITE AREA - UPDATED= | 17,325 SF (1,610 SM) | |
| ALLOWABLE SITE COVERAGE= | 55% (9,529 SF) | 39% (6,709 SF) |
| ALLOWABLE SITE COVERAGE & HARDSCAPING= | 80% (13,860 SF) | 76% (13,141 SF) |
| F.A.R.= | 1.0 (17,325 SF) | .82 (14,134 SF) |
| HEIGHT= | 11.0M (3 STOREYS) | 9.9M (3 STOREYS) |

YARD SETBACKS:

| | 2.0M | 2.0M |
|-------------|------|------------|
| FRONT YARD= | | |
| SIDE YARD= | 3.0M | 4.0M/7.16M |
| REAR YARD= | 4.5M | 5.9M |

PARKING CALCULATIONS:

| | REQUIRED | PROPOSED |
|--|-------------|----------|
| 2 PER RESIDENCE= | 2X10 = 20 | 20 |
| VISITOR PARKING = | 0.14X10=1.4 | 1 |
| VARIANCE REQUIRED FOR VISITOR PARKING SETBACKS | 4.5M | 1.11M |

BICYCLE STORAGE:

| | NOT REQUIRED | 20 (GARAGE STORAGE) |
|------------|--------------|---------------------|
| LONG TERM | | |
| SHORT TERM | 4 | 4 |

PRIVATE AMENITY SPACE

| | 25 SM/UNIT (269 SF) | SEE UNIT CALCULATIONS |
|--------|---------------------|-----------------------|
| TOTAL: | 275 SM (2,750 SF) | 475 SM (5,108 SF) |

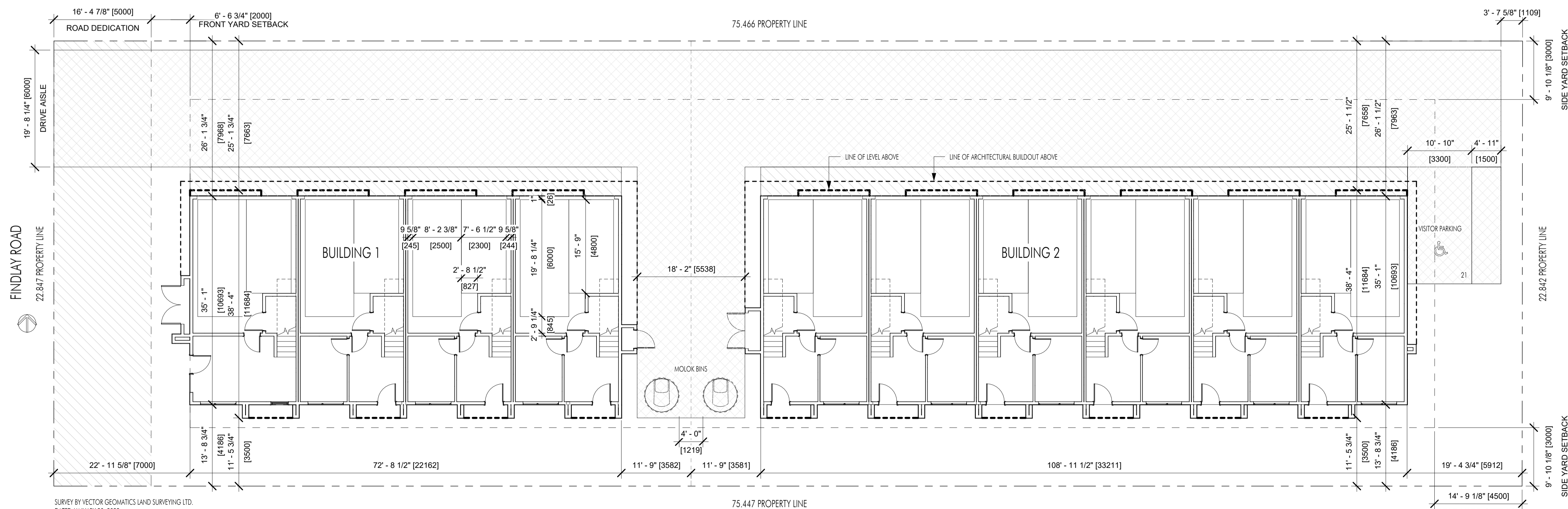
COMMON AMENITY SPACE

| | 4 SM/UNIT (43 SF) | 0 SM/UNIT (0 SF) |
|--------|-------------------|------------------|
| TOTAL: | 40 SM (430 SF) | 0 SM (0 SF) |

VARIANCE REQUIRED FOR COMMON AMENITY SPACE

| UNIT CALCULATIONS | | | |
|------------------------|---------------|-----------------|-----------------------|
| UNIT | # OF BEDROOMS | UNIT AREA | PRIVATE AMENITY SPACE |
| UNIT 1 - LEVEL 1 | | 238 SF | |
| UNIT 1 - LEVEL 2 | | 569 SF | |
| UNIT 1 - LEVEL 3 | 3 | 586 SF | 502 SF |
| UNIT 2 - LEVEL 1 | | 243 SF | |
| UNIT 2 - LEVEL 2 | | 582 SF | |
| UNIT 2 - LEVEL 3 | 3 | 600 SF | 513 SF |
| UNIT 3 - LEVEL 1 | | 243 SF | |
| UNIT 3 - LEVEL 2 | | 582 SF | |
| UNIT 3 - LEVEL 3 | 3 | 600 SF | 513 SF |
| UNIT 4 - LEVEL 1 | | 236 SF | |
| UNIT 4 - LEVEL 2 | | 574 SF | |
| UNIT 4 - LEVEL 3 | 3 | 591 SF | 502 SF |
| UNIT 5 - LEVEL 1 | | 236 SF | |
| UNIT 5 - LEVEL 2 | | 574 SF | |
| UNIT 5 - LEVEL 3 | 3 | 591 SF | 502 SF |
| UNIT 6 - LEVEL 1 | | 243 SF | |
| UNIT 6 - LEVEL 2 | | 582 SF | |
| UNIT 6 - LEVEL 3 | 3 | 600 SF | 513 SF |
| UNIT 7 - LEVEL 1 | | 243 SF | |
| UNIT 7 - LEVEL 2 | | 582 SF | |
| UNIT 7 - LEVEL 3 | 3 | 600 SF | 513 SF |
| UNIT 8 - LEVEL 1 | | 243 SF | |
| UNIT 8 - LEVEL 2 | | 582 SF | |
| UNIT 8 - LEVEL 3 | 3 | 600 SF | 513 SF |
| UNIT 9 - LEVEL 1 | | 243 SF | |
| UNIT 9 - LEVEL 2 | | 582 SF | |
| UNIT 9 - LEVEL 3 | 3 | 600 SF | 513 SF |
| UNIT 10 - LEVEL 1 | | 238 SF | |
| UNIT 10 - LEVEL 2 | | 569 SF | |
| UNIT 10 - LEVEL 3 | 3 | 586 SF | 502 SF |
| TOTAL UNIT AREA | | 14134 SF | |

| PARKING SCHEDULE | | |
|-------------------------|--|-------|
| Type | | Count |
| REGULAR - 90 deg | | 10 |
| SMALL - 90 deg | | 10 |
| VAN ACCESSIBLE - 90 deg | | 1 |



SURVEY BY VECTOR GEOMETRICS LAND SURVEYING LTD.
DATED JANUARY 20, 2022

1 SITE PLAN
A-001 1" = 10'-0"

ATTACHMENT B
This forms part of application # Z22-0048
Planner Initials GA
City of Kelowna DEVELOPMENT PLANNING

LIME ARCHITECTURE INC.
PHONE: 250-448-7801
205-1626 Richter Street, Kelowna, BC V1Y 2M3
www.limearchitecture.com

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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 levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

| Revision No. | Date | Description |
|--------------|---------------|-------------|
| 06.15.22 | FOR REVIEW | |
| 06.24.22 | FOR DVP | |
| 11.17.22 | ADDENDUM NO.1 | |
| 03.21.23 | ADDENDUM NO.1 | |

Plot Date
03.21.23
PROJECT
1281 FINDLAY - BUILDING 1
DRAWING TITLE
PROJECT INFORMATION
Drawing No.

A-001
REGISTERED ARCHITECT
MATTHEW GARY JORDAN
1974 COLUMBIA

ADDENDUM NO.1



To: Planning Department
CC: Parm Shergill

City of Kelowna
parm@capilanohomes.com

April 4, 2023

**Re: Rationale for the Proposed Development of 1281 Findlay Road,
Kelowna BC (The Site)**

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the Re-zoning, DP & DVP application associated with the proposed Development for the property located at 1281 Findlay Road, we offer the following Rationale for the project:

Located north of the Rutland urban centre, the project includes two residential buildings whose design and orientation aligns with the Developer's vision to provide more attainably priced homes in the local market. In response to the achievable finished floor area available per the proposed MF2 zone, the proposed 2 building solution consists of 10 townhome-style units. Each townhome includes a private 2 car garage at the entry level with flex space, followed by an open concept living space on the second storey. Above the living space are 3 bedrooms including a well-appointed master suite and laundry area conveniently located on the bedroom level. On top of all, these units each include a 500SF private amenity space located on the rooftop. In order to achieve the 10 residences envisioned for the project, 2 variances are being proposed for the development as follows:

- i. Rear yard set back variance from 4.5m to 1.11m to accommodate for a visitor parking spot.
- ii. Elimination of the common amenity space from 4.0m² to 0m². Each unit has been allocated 47m² of private amenity space due to the common amenity space compromise.

The final layout and design of the townhomes does represent close collaboration with the City of Kelowna 2040 OCP. Private rooftop outdoor spaces blend well into the site and compliment the overall more modern form and character with an enticing mix of strong vertical and horizontal elements. Colours and materials selections have been coordinated by a designer on the design team in order to consider a colour palette that will compliment indoor and outdoor schemes and contribute to an attractive place to call home.

The final form and character of the project was a truly collaborative process with owner, consultants, and City influences toward building designs that were inspired by blending visions and preferences to help create an inviting design solution. Overall, the project design includes contrasting colours and materials and simple linear accents that blend horizontal and vertical elements in tasteful and creative ways. Material selections will blend Hardie Panels with MAC Woodgrains, stucco accents and glass railings to create interest and human scale engagement by way of the overall building forms.



The repetition of the units allows for increased privacy and reduced sound transfer on the rooftop patio's, which will create a more inviting private amenity space to be enjoyed by the homeowners and visitors. This unit setup will also mitigate back-to-back penetrations within the partywalls, allowing for seamless construction. In addition to the benefits listed above, this layout allows for heightened visual interest through an increased repetition of material changes and architectural buildouts.

Nearby higher density residential development suggests the approach taken for the project will compliment the scale of buildings in the immediate area. With the City of Kelowna quickly evolving and densifying, this proposed development aligns with the changing fabric of our community and the maximized number of residences will provide much needed, more attainable housing that is well situated to accommodate the shifting needs of Kelowna residents.



In summary, the rationale for this project is as follows:

- i. Provide a thoughtful, attainable infill building designs on a property located in an area of Kelowna that includes higher density residential development.
- iii. The proposed development meets the City of Kelowna Parking Bylaw requirements for residents and exceeds the requirements for long term.
- iv. The proposed variances have been addressed and align with the City vision for the area, and to the benefit of the project's success.

This proposed development recognizes the City of Kelowna's strategic approach to overall residential growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy, and planning initiatives and aligns with the City's long-term vision. Accordingly, our team looks forward to your supportive comments in response to this Rezoning/Development Variance Permit application. Please do not hesitate to contact our office if there are any questions or require additional information in these matters.

Sincerely:

Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.