
CITY OF KELOWNA

MEMORANDUM

Date: July 19, 2016
File No.: Z16-0037

To: Community Planning (LK)

From: Development Engineering Manager (PI)

Subject: 671-681 Glenwood Ave

RU6 to RM3

The Development Engineering Department has the following comments and requirements associated with this rezoning 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 Ryan O'Sullivan

1. Domestic Water and Fire Protection

- a) This property is currently serviced with a 19mm-diameter water service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

The estimated cost of this construction, for bonding purposes, is \$12,000.

- b) 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

Our records indicate that this property is currently serviced with a 100mm-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 per lot will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

The estimated cost of this construction, for bonding purposes, is \$10,000.

3. Road Improvements

- (a) Richter Street must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

- (b) Glenwood Avenue must be upgraded to an urban standard along the full frontage of this proposed development, sidewalk is need to complete this frontage.

4. **Subdivision**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) *Dedicate 2.5m width along the full frontage of Glenwood Avenue.*
- (c) 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.
- (d) Provide 6m corner rounding at intersection of Glenwood Avenue and Richter Street.

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

- a) Direct the roof drains into on-site rock pits or splash pads.
- b) 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.
- c) The access to this site must be from the lane. Access to Richter St. and Glenwood Ave. is not permitted as per bylaw.

6. **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.

7. **Bonding and Levy Summary**

(a) **Bonding**

Storm service upgrades	\$20,843.00
Sanitary service upgrades	\$10,000.00
Watermain and service upgrade	\$12,000.00
Road Frontage Improvements	\$31,984.38

Total Bonding	<u>\$74,827.38</u>
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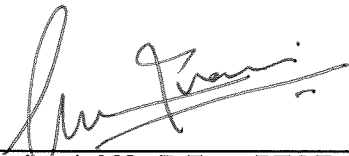
8. **Administration Charge**

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 (3.5% of Total Off-Site Construction Cost plus GST). in the amount of **\$2,749.90** (\$2,618.95 + 130.95GST)

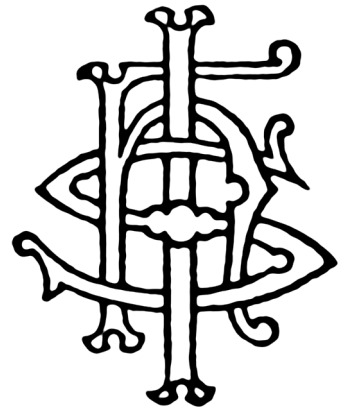
9. Geotechnical Report

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.

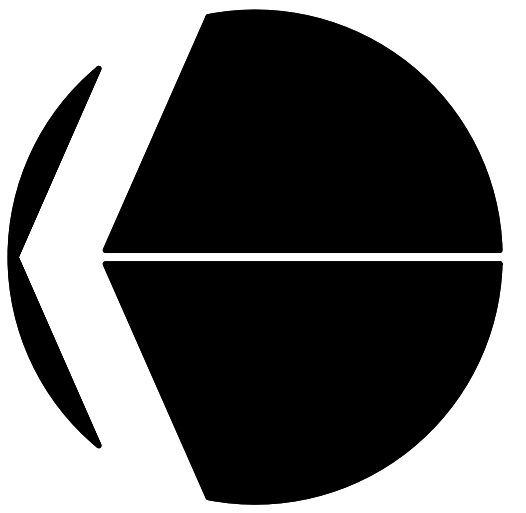


Purvez Irani, MS, P.Eng, PTOE
Development Engineering Manager
RO



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PROJECT NORTH

REVISION	DATE	DISCRPTION

PROJECT

MULTIFAMILY DEVELOPMENT
671 GLENWOOD AVENUE
KELOWNA, BC V1Y 5M2
LOT 2 PLAN KAP6704

DRAWING TITLE

ELEVATIONS

DATE

JANUARY 18, 2016

DRAWING NUMBER

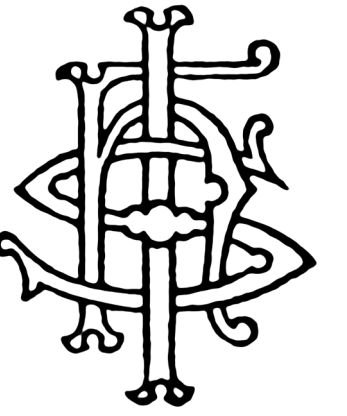
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1 EAST ELEVATION
Scale: 1/4" = 1'-0"

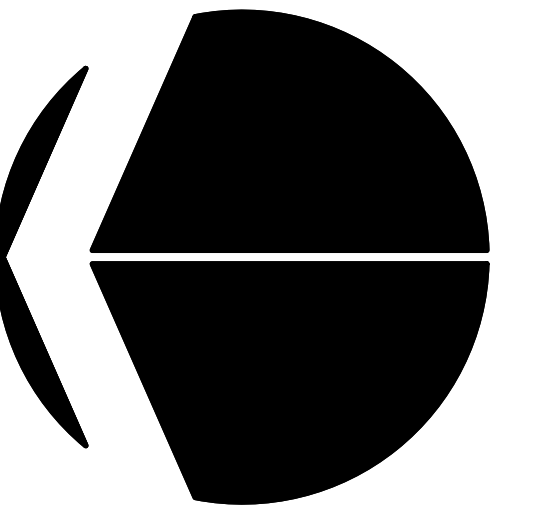


2 WEST ELEVATION
Scale: 1/4" = 1'-0"



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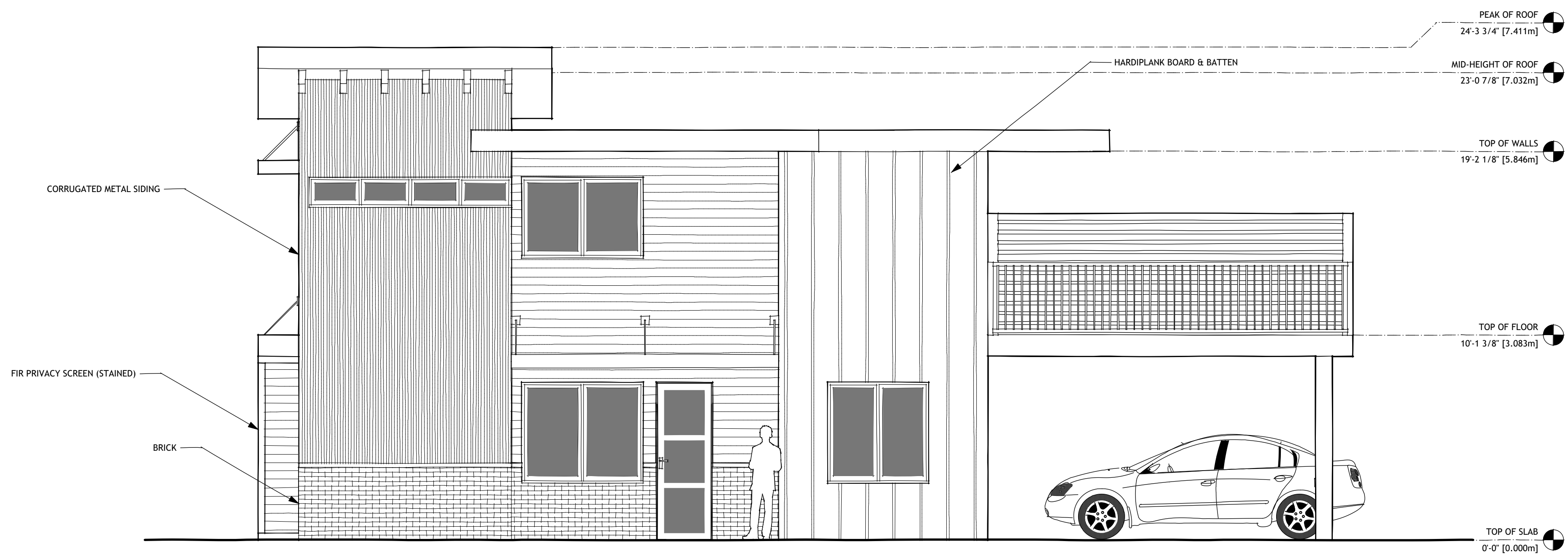
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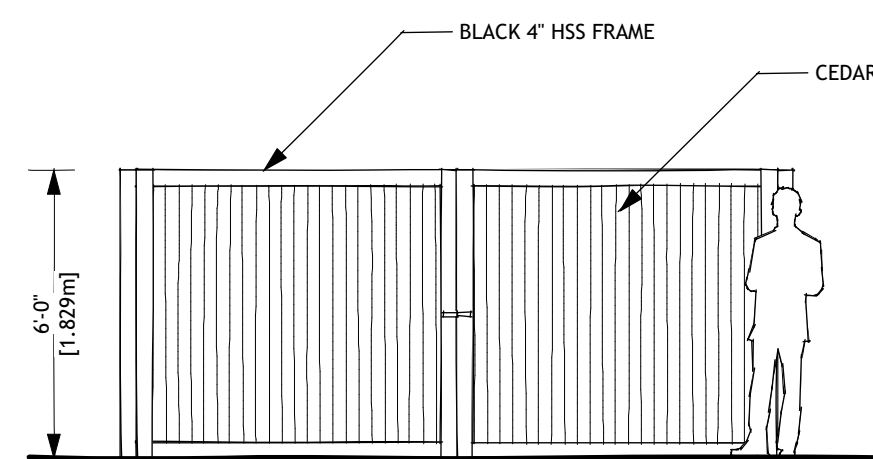


1 SOUTH ELEVATION
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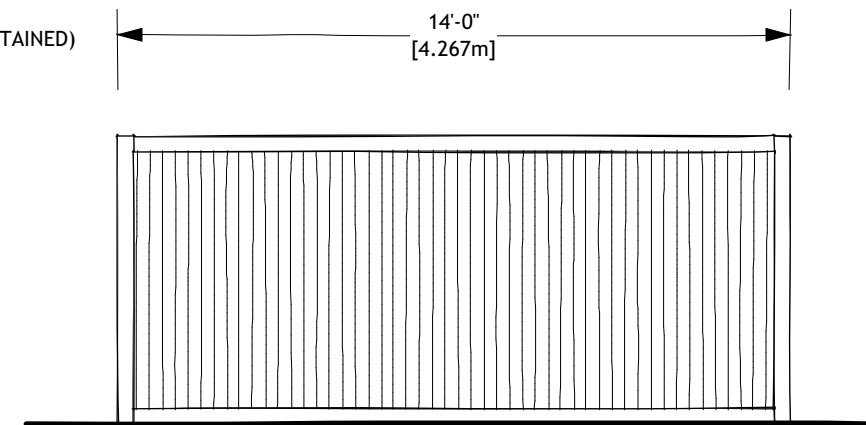


2 NORTH ELEVATION
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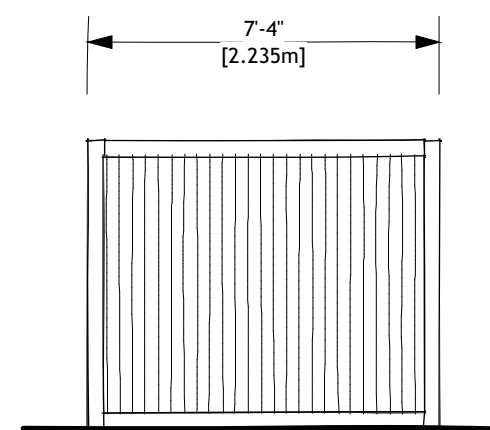
GARBAGE/RECYCLING ENCLOSURE




3 WEST ELEVATION
Scale: 1/4" = 1'-0"



4 EAST ELEVATION
Scale: 1/4" = 1'-0"



5 NORTH/SOUTH ELEVATION
Scale: 1/4" = 1'-0"



PROJECT NORTH

PROJECT

MULTIFAMILY DEVELOPMENT

671 GLENWOOD AVENUE

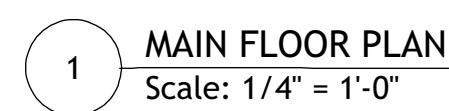
KELOWNA, BC V1Y 5M2

LOT 2 PLAN KAP6704

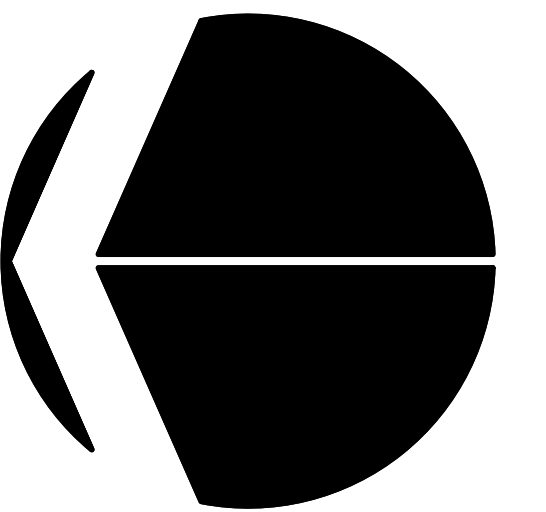
MAIN FLOOR PLAN

JANUARY 18, 2016

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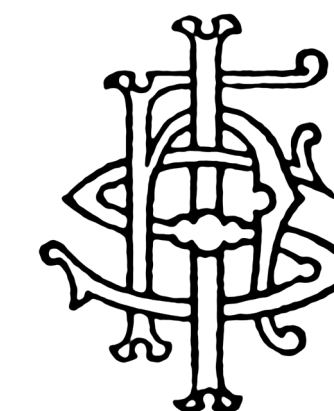
Architectural floor plan of a two-story residential building, showing a symmetrical layout with two identical units. The plan includes the following rooms and dimensions:

- Living Room:** 11'8" x 10'11"
- Kitchen:** 9'2" x 10'11"
- Bath:** 5'0" x 7'6"
- Bedroom:** 12'6" x 10'2"
- Office:** 8'2" x 11'2"
- Deck:** 24'1" x 18'0"

The plan is annotated with dimensions and room labels. The overall dimensions of the building are 53'-8" wide by 34'-0" deep. The plan is divided into two main sections by a central vertical axis. The left section includes a Living Room, Kitchen, Bath, and two Bedrooms. The right section includes a Living Room, Kitchen, Bath, and two Bedrooms. The central section includes an Office and a Deck. The plan is also annotated with dimensions for the various rooms and the overall building footprint.

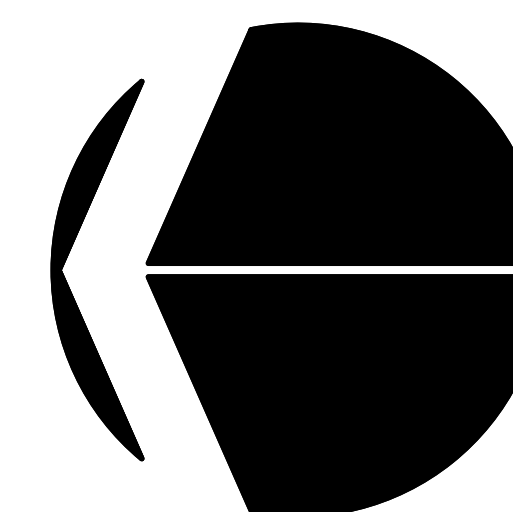
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MULTIFAMILY DEVELOPMENT

671 GLENWOOD AVENUE

KELOWNA, BC V1Y 5M2

LOT 2 PLAN KAP6704

DRAWING TITLE

SITE PLAN

DATE _____

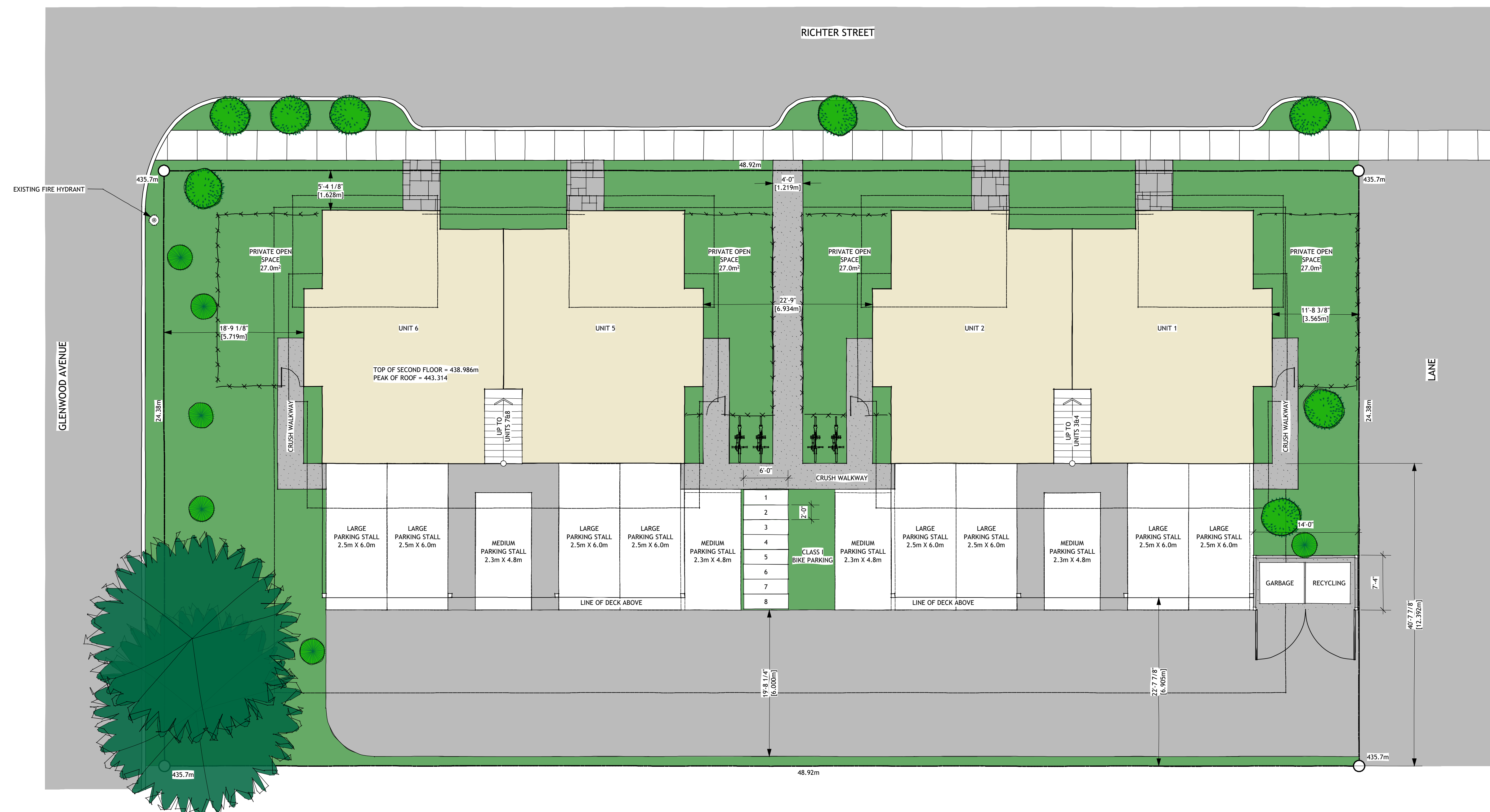
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1 SITE PLAN
Scale: 1/8" = 1'-0"



PARKING CALCULATIONS

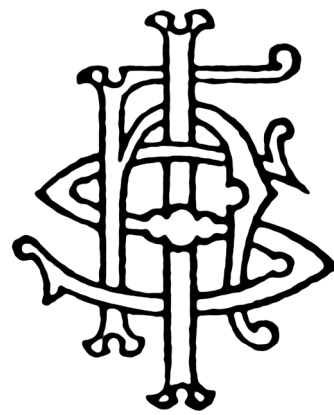
REQUIRED PARKING	8 UNITS X 1.5 (1 BED + DEN)	12 STALLS
VISITOR PARKING	1 PER 7 UNITS	2 STALLS
TOTAL PARKING		12 STALLS
FULL SIZE STALLS	MIN. 50%	8 STALLS
MEDIUM SIZE STALLS	MAX. 50%	4 STALLS
BOULEVARD PARKING	NONE REQUIRED	4 STALLS
CLASS I BICYCLE PARKING	8 UNITS X 0.5	4 STALLS
CLASS II BICYCLE PARKING	8 UNITS X 0.1	1 STALL

PROJECT DATA: CIVIC ADDRESS

A: CIVIC ADDRESS	671 GLENWOOD AVENUE KELOWNA, BC V1Y 5M2
LEGAL ADDRESS	LOT 2 PLAN KAP6704
CURRENT ZONING	RU-6 TWO DWELLING HOUSING
PROPOSED ZONING	RM3 - LOW DENSITY MULTIPLE HOUSING
FUTURE LAND USE	MRL MULTIPLE UNIT RESIDENTIAL (LOW DENSITY)

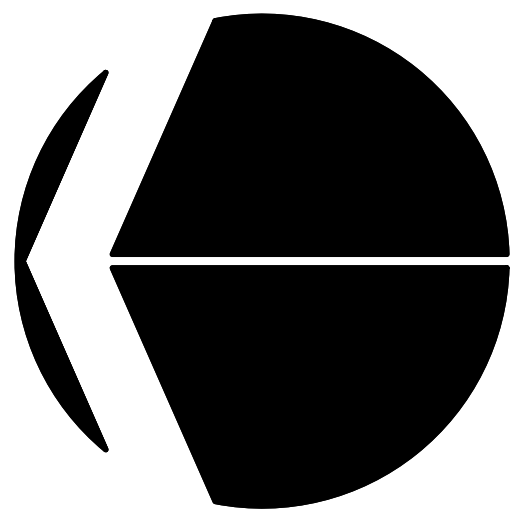
ZONING ANALYSIS

	RM3 ZONE STANDARDS	PROPOSED
SITE AREA	900.00m2	1193.25m2
PROPOSED BUILDING FOOTPRINT AT GRADE (PER BLDG)		155.89m2
PROPOSED DECK AREA (PER BLDG)		81.38m2
PROPOSED PERMEABLE FRONT WALKWAYS (2X2 PAVERS)		9.92m2
PROPOSED PERMEABLE DRIVEWAY AREA (2X2 PAVERS)		290.21m2
PROPOSED CRUSH WALKWAYS		49.70m2
LOWER UNIT FINISHED FLOOR AREA		75.55m2
UPPER UNIT FINISHED FLOOR AREA		73.41m2
FLOOR AREA RATIO (WITH PARKING BONUS)	0.80	0.42
SITE COVERAGE (WITH SITE COVERAGE BONUS)	50.0%	39.8%
SITE COVERAGE INCLUDING HARD SURFACES	65.0%	64.9%
PROPOSED BUILDING HEIGHT	10m/3 STOREYS	7.032m/2 STOREYS
PARKING STALLS PROVIDED	12	12
BICYCLE STALLS PROVIDED	5	12
PRIVATE OPEN SPACE (LOWER UNITS)	15.00m2	27.00m2
PRIVATE OPEN SPACE (UPPER UNITS)	15.00m2	40.69m2
DISTANCE BETWEEN BUILDINGS	3.000m	6.934m
FRONT (NORTH) YARD SETBACK	4.500m	5.719m
REAR (SOUTH) YARD SETBACK	3.000m	3.565m
SIDE/FLANKING (EAST) YARD SETBACK	1.500m	1.628m
SIDE (WEST) YARD SETBACK	4.000m	6.905m
1 IN 200 YEAR FLOOD CONSTRUCTION LEVEL	343.660m	345.500m

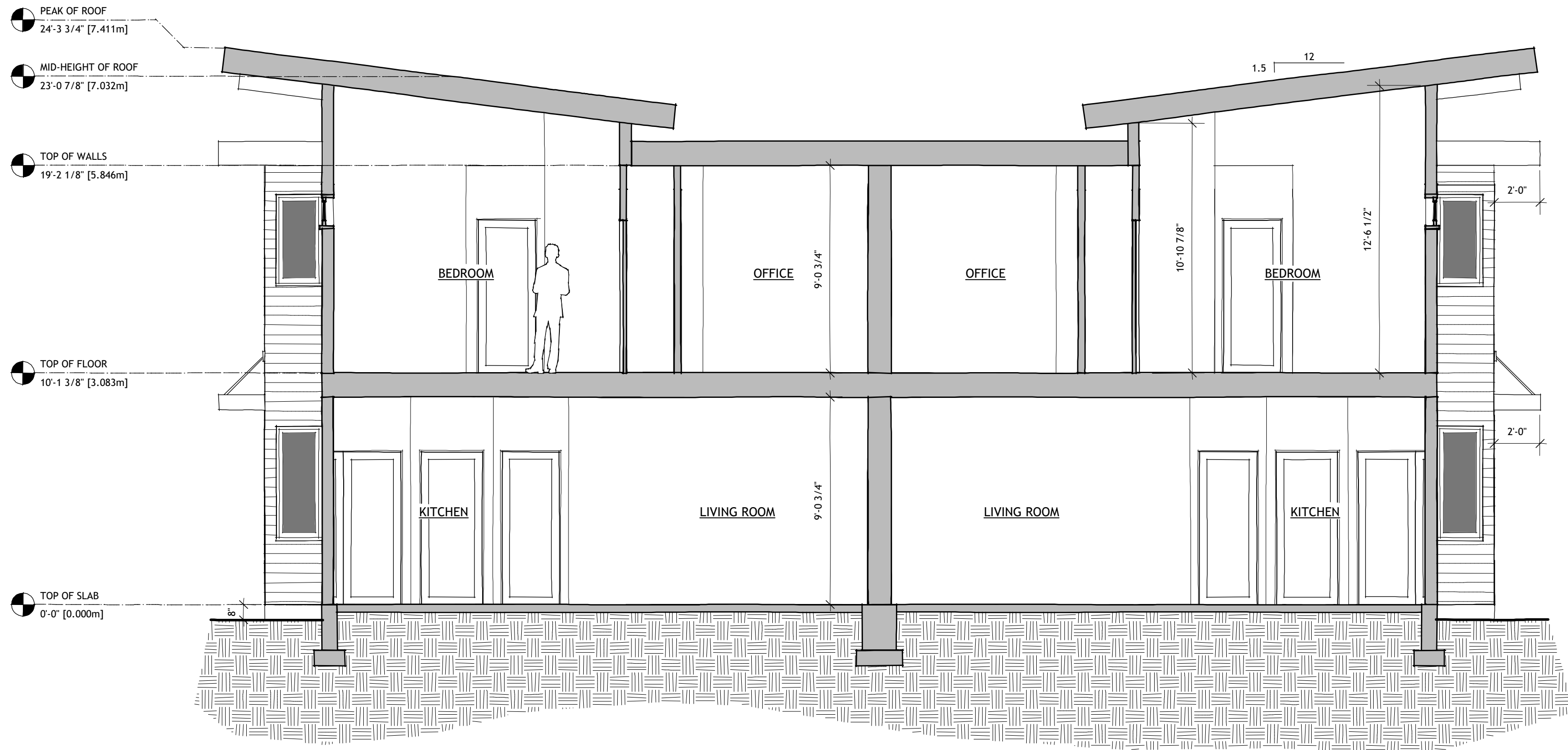


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PROJECT NORTH



A SECTION
Scale: 1/4" = 1'-0"

GENERAL NOTES

1. THE DESIGNER MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS AND OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS IT IS INCUMBENT ON YOU TO ADVISE OUR OFFICE AS SOON AS POSSIBLE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS AND REPLACE ANY PLANS IF NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENT ERRORS FROM REOCCURRING.
2. ALL FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOILS AND BELOW THE FROST LINE. FOUNDATION WALL HEIGHTS AND THICKNESSES AS WELL AS FOOTING SIZES MAY NEED TO BE ADJUSTED AND/OR REINFORCED DUE TO SITE CONDITIONS. ANY ENGINEERING SERVICES REQUIRED ARE THE RESPONSIBILITY OF THE OWNER OR BUILDER.
3. APPROVED SMOKE ALARMS TO BE INSTALLED AND INTERCONNECTED.
4. BUILDER TO CHECK SNOW LOAD REQUIREMENTS FOR THEIR LOCAL AREA AND MAKE ANY NECESSARY ADJUSTMENTS PRIOR TO CONSTRUCTION.
5. CARBON MONOXIDE ALARMS SHALL CONFORM TO CSA 6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES".
6. DAMPROOFING OF 6 MIL POLYETHYLENE, WITH SEAMS LAPPED, OVER 4" OF GRANULAR FILL SHALL BE LAID UNDER CONCRETE SLABS. A FLEXIBLE SEALANT SHALL BE PLACED WHERE THE SLAB AND FOUNDATION WALL MEET.
7. DIMENSIONS TAKE PRECEDENCE TO SCALE.
8. DRAINAGE AROUND FOUNDATION TO CONSISTING OF A 4" DIAMETER PIPED COVERED WITH A MINIMUM OF 6" CRUSHED STONE SHALL BE PLACED AROUND THE PERIMETER OF THE BUILDING.
9. ENSURE THAT WINDOWS IN FUTURE BEDROOMS HAVE A MINIMUM AREA OF .35m² (3.75 FT²) WITH AN UNOBSTRUCTED HEIGHT AND WIDTH OF 380mm (15"). THE WINDOW OPENING SHALL BE A MAXIMUM OF 1.5m (5') ABOVE THE FLOOR.
10. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING.
11. EXTERIOR WALLS ARE DRAWN AT 6".
12. LIGHTING AND ELECTRICAL LAYOUTS TO BE SPECIFIED BY THE OWNER OR BUILDER AND MUST MEET WITH 2012 BCBC REQUIREMENTS.
13. PLANS ARE BASED ON THE USE OF #2 OR BETTER SPF, UNLESS OTHERWISE STATED. LAMINATED BEAMS WILL REQUIRE AN ENGINEER'S CERTIFICATION. THIS IS THE RESPONSIBILITY OF THE OWNER OR BUILDER.
14. REFER TO ENGINEERED FLOOR JOIST AND ROOF TRUSS LAYOUT TO CONFIRM BEAM, POST AND PAD FOOTING LOCATION AND SIZES. ENSURE PROPER BEARING IS PROVIDED FOR ALL BEAMS.
15. ROOF SPACES SHALL BE VENTED WITH ROOF, EAVE AND/OR GABLE END TYPE VENTS TO A MIN OF 1:300 OF THE INSULATED AREA.
16. SITING OF THE HOME IS THE RESPONSIBILITY OF THE BUILDER IN CONJUNCTION WITH THE HOMEOWNER.
17. THE DRAWINGS HAVE BEEN PREPARED TO CONFORM TO THE 2012 EDITION OF THE BRITISH COLUMBIA BUILDING CODE. THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO THE BCBC AND LOCAL BUILDING CODES AND BYLAWS. ALL CONSTRUCTION AND INSTALLATION OF MATERIALS SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICES AND MANUFACTURERS INSTRUCTIONS. LOCAL BUILDING DEPARTMENTS MAY REQUIRE CERTIFICATION FROM A STRUCTURAL ENGINEER FOR PART OR ALL OF THE STRUCTURE. ANY ENGINEERING FEES ARE THE RESPONSIBILITY OF THE OWNER OR BUILDER.
18. THE INSTALLATION OF ALL PLUMBING, HVAC AND ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND THE APPLICABLE SECTIONS OF THE 2012 BCBC.
19. THE SITING OF THE HOME MUST BE IN COMPLIANCE WITH CITY OF KELOWNA BYLAWS. BEFORE COMMENCEMENT OF CONSTRUCTION, ENSURE THAT THE SITE PLAN HAS BEEN APPROVED BY A CITY OF KELOWNA BUILDING OFFICIAL.
20. VANITY SIZES ARE FOR REFERENCE ONLY. REFER TO APPROVED KITCHEN LAYOUT FOR CABINET SIZES.
21. CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT, SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADINGS.
22. CONFIRM ALL DIMENSIONS ON-SITE PRIOR TO BEGINNING CONSTRUCTION
23. EXTERIOR DOORS SHALL BE SOLID CORE AND WEATHERSTRIPPED. GARAGE DOORS TO DWELLING TO BE AS ABOVE AND SELF-CLOSING.
24. GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS AND HOUSE SITING MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
25. MIN. 25% OF UNOBSTRUCTED ROOF VENT AREA SHALL BE AT BOTH THE SOFFIT AND TOP OF ATTIC. ROOF VENTING SHALL BE IN ACCORDANCE WITH BCBC 9.19.1.2.
26. PROVIDE BAFFLE FOR AIR SPACE (EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.
27. THE FACE OF SHEATHED EXTERIOR WALLS SHALL BE FLUSH WITH FOUNDATION WALLS.
28. WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH SILL GASKET OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE FOUNDATION WITH 1/2" DIA. A307 ANCHOR BOLTS AT 4'-0" O.C.

1 ROOF SYSTEM

- LAMINATE SHINGLES
- BITUMEN SATURATED ROOFING PAPER
- 7/16" SHEATHING W/ H-CLIPS
- ENGINEERED ROOF TRUSSES @ 24" O.C.
- LOOSE FILL INSULATION
- 6 MIL POLY VAPOUR & AIR BARRIER
- 1/2" CEILING BOARD (TEXTURED)

2 EXTERIOR WALL

- HARDIPLANK LAP SIDING/BOARD & BATTEN
- BUILDING PAPER
- 3/8" SHEATHING
- 2X6 STUD WALL - STUDS @ 16" O.C.
- BATT TYPE INSULATION
- 6 MIL POLY VAPOUR & AIR BARRIER
- 1/2" DRYWALL (PAINTED)

3 INTERIOR LOAD BEARING WALL

- 1/2" DRYWALL (PAINTED)
- 2X4 STUD WALL - STUDS @ 16" O.C.
- 1/2" DRYWALL (PAINTED)

4 INTERIOR NON-LOAD BEARING WALL

- 1/2" DRYWALL (PAINTED)
- 2X4 STUD WALL - STUDS @ 16" O.C.
- 1/2" DRYWALL (PAINTED)

5 FLOOR SYSTEM

- INTERIOR FLOOR COVERINGS
- 3/4" T & G PLYWOOD SUBFLOOR
- 11 7/8" TJI SILENT FLOOR (SEE APPROVED LAYOUT FOR JOIST SPACING AND PLACEMENT)
- 1/2" DRYWALL (TEXTURED) IN FINISHED AREAS ONLY
- REFER TO APPROVED FLOOR LAYOUT DIAGRAM

6 CONCRETE FOUNDATION

- 8" CONCRETE FROST WALL
- MIN. 20 MPa 28 DAY CONCRETE STRENGTH
- 10M BAR (HORIZ.) @ 18" O.C.
- 10M BAR (VERT.) @ 48" O.C. ALTERNATING
- 24" X 24" 15M CORNER BARS @ ALL CORNERS
- 1 1/2" CLEAR TO REBAR FROM INSIDE OF WALL
- 1/2" A307 ANCHOR BOLTS REQ'D @ 4'-0" O.C.
- RIGID INSULATION

- 8" X 16" CONTINUOUS CONCRETE FOOTING
 - 2 ROWS 15M BAR CONTINUOUS
 - 2" CLEAR TO REBAR FROM BOTTOM OF FOOTING
- UNEXCAVATED EARTH
 - PROVIDE MINIMUM 24" FROST PROTECTION

7 BASEMENT CONCRETE SLAB

- 4" CONCRETE SLAB (20 MPa MIN)
 - 10M BARS @ 16" E.W. IN TILED FLOOR AREAS
 - 6 MIL POLY LAPPED NOT LESS THAN 12" & ALL JOINTS SEALED TO PREVENT AIR LEAKAGE
 - RIGID INSULATION
 - MINIMUM 4" CLEAN GRANULAR MATERIAL
- PROVIDE ROUGH-IN FOR FUTURE SUBFLOOR DEPRESSURIZATION SYSTEM TO CONTROL SOIL GAS AS PER BCBC 9.13.4.3

8 GARAGE CONCRETE SLAB

- 4" CONCRETE SLAB (32 MPa MIN)
- MIN. 2% SLOPE TO FRONT OF GARAGE
- 5% MIN AIR ENTRAINMENT
- 10M BARS @ 18" E.W.
- 6" MIN WELL COMPACTED GRANULAR FILL
- UNEXCAVED EARTH

PROJECT

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671 GLENWOOD AVENUE

KELOWNA, BC V1Y 5M2

LOT 2 PLAN KAP6704

DRAWING TITLE

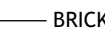
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DATE

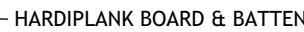
JANUARY 18, 2016

DRAWING NUMBER

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of
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EAST ELEVATION
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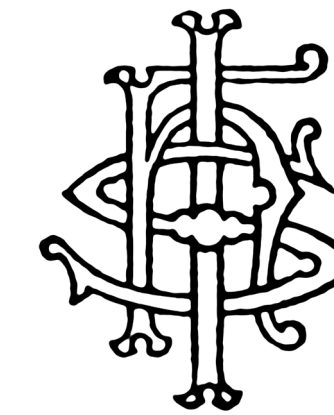


NORTH ELEVATION
Scale: 3/16" = 1'-0"

SOUTH ELEVATION
Scale: 3/16" = 1'-0"

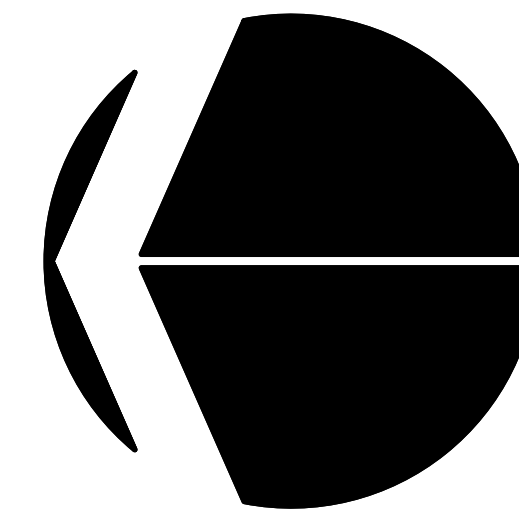


WEST ELEVATION
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KELOWNA, BC V1Y 5M2

LOT 2 PLAN KAP6704

DRAWING TITLE

COLOUR BOARD

DATE _____

JANUARY 18, 2016

DRAWING NUMBER

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