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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** August 31, 2016  
**File No.:** Z16-0048

**To:** Community Planning (LK)

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

**Subject:** 3031 Abbott Street

RU1 to RM4

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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 19-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) The applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service. The estimated cost of this construction for bonding purposes is **\$10,000.00**.
- 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. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing service and the installation of a new larger service. The new service should tie in to the main on Newsom Ave. The estimated cost of this construction for bonding purposes is **\$10,000.00**

.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 Subdivision Development and Servicing Bylaw 7900. 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 **\$10,000.00**

.4) Road Improvements

- (a) Abbott Street Rd fronting this development must be upgraded to an urban standard to including barrier curb & gutter, concrete sidewalk, storm drainage, landscaped boulevard 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 **\$12,800.00**
- (a) Newsom Ave fronting this development must be upgraded to an urban standard to including barrier curb & gutter, sidewalk, storm drainage, landscaped boulevard 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 **\$25,400.00**

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Dedicate ~1.5m width along the full frontage of Newsom Ave.
- b) Provide a 6m corner rounding at the intersection of Abbott St and Newsom Ave.
- c) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located within the South Pandosy urban town centre.
- b) Streetlights must be installed on Abbott St and Newsom Ave if needed.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.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) Storm main on Newsom Ave

.11) 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.

.12) Bonding and Levy Summary

- (a) Bonding

Storm service upgrade	\$10,000.00
Water service upgrade	\$10,000.00
Sanitary service upgrade	\$10,000.00
Road Frontage Improvements	\$38,200.00

Total Bonding **\$68,200.00**

**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.

.13) 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).

14) Development Permit and Site Related Issues

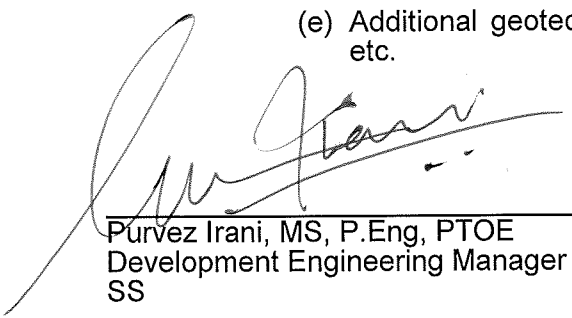
Access and Manoeuvrability

- (i) Access to the site is permitted from the lane as per bylaw. A development variance permit will be required for council approval for the proposed access to Newsom Ave.

15. 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:

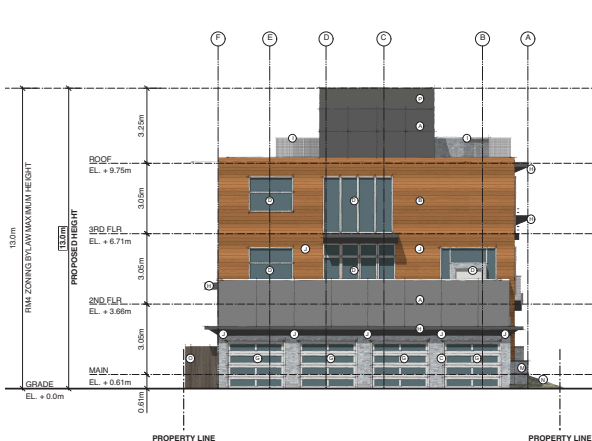
- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill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



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

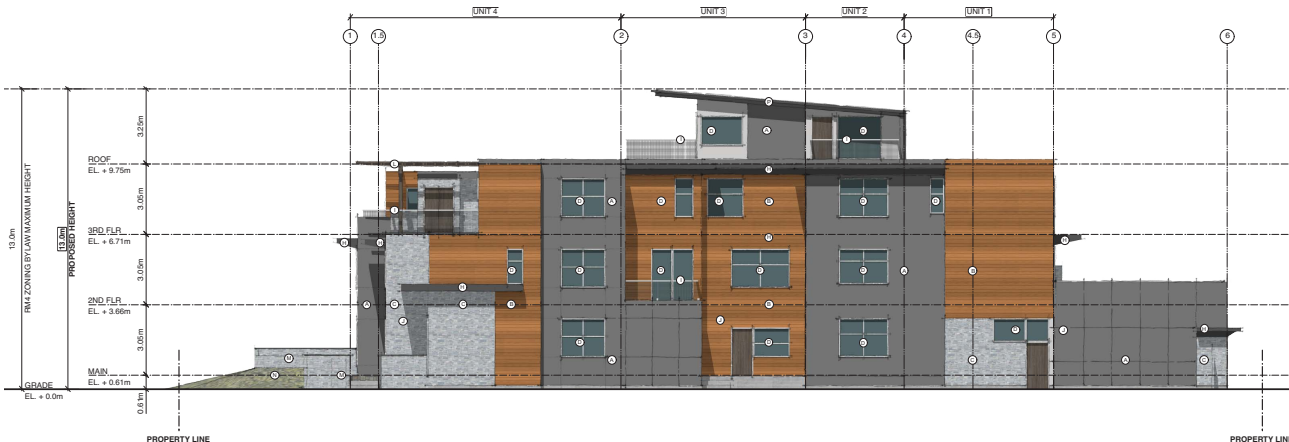




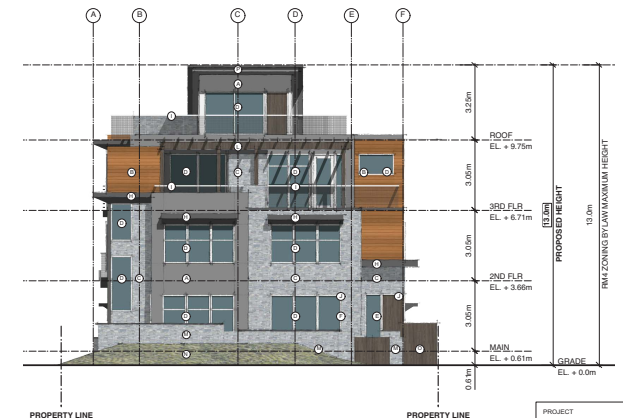
1 EAST ELEVATION (LANE)  
Scale: 1:100



2 NORTH ELEVATION (NEWSOM AVE)  
Scale: 1:100



3 SOUTH ELEVATION (ADJACENT)  
Scale: 1:100



4 WEST ELEVATION (ABBOTT ST)  
Scale: 1:100

SEE A3.2 FOR 3D MASSING

MATERIAL SCHEDULE	
⊙	PANELIZED FINISH WITH METAL REVEAL - CHARCOAL
⊙	ARCHITECTURAL METAL SIDING LONGBOARD - CHERRY
⊙	CULTURED STONE CLADDING
⊙	METAL WINDOWS - ANODIZED CLEAR
⊙	ENTRY DOOR - WOOD GRAIN
⊙	SIGNAGE
⊙	METAL GARAGE DOOR - TRANSLUCENT GLAZING
⊙	TRIM - CEMENTITIOUS TRIM WITH DARK COLOR
⊙	RAILING - METAL WIREMESH
⊙	EXTERIOR LIGHTING
⊙	METAL VENT - PAINTED
⊙	TRELLIS
⊙	STONE RETAINING WALL
⊙	LANDSCAPE BERM
⊙	FENCING
⊙	METAL ROOFING

PROJECT ABBOTT	
ADDRESS 303 ABBOTT ST. LOT 8, BLOCK 2, D.L. 14, O.D.Y.D. PLAN 4743	
CLIENT CALVIN CONDY CALCONDI@SHAW.CA	
ISSUED	
DATE	ISSUED FOR
4-17-16	PERMISSIONS/NOI APPLICATION
8-18-16	REVISED PERMITS
10-18-16	CITY ENG REVIEW REV 1
11-11-16	SP 20-16-000000 - REV 1
11-11-16	SP 20-16-000000 - REV 1
11-11-16	SP 20-16-000000 - REV 1
11-11-16	SP 20-16-000000 - REV 1
DRAWING	
ELEVATIONS	
DRAWN BY FH	REVIEWED BY JS





STREET VIEW FROM ABBOTT & NEWSOM



STREET VIEW FROM NEWSOM



STREET VIEW FROM ABBOTT

PROJECT  
ABBOTT

ADDRESS  
3031 ABBOTT ST.  
LOT 8, BLOCK 2, D.L.  
14, ODD, PLAN 4743

CLIENT  
CALVIN CONDY  
CALCONDY@SHAW.CA

ISSUED

DATE ISSUED FOR

11/11/16 RESPONSE OF APPLICATION

11/18/16 CITY ENGINEER REVIEW

11/21/16 CITY ENGINEER REVIEW

11/21/16 CITY ENGINEER REVIEW

11/21/16 CITY ENGINEER REVIEW

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11/21/16 CITY ENGINEER REVIEW

DRAWING

MASSING

DRAWN BY

FH

REVIEWED BY

JS

1601

A3.2



PROJECT TITLE  
**3031 ABBOTT STREET**

Kelowna, BC  
Drawing Title

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION	DATE	BY
1. 16.07.21	Establishment Plan	
2.		
3.		
4.		
5.		

PROJECT NO.	16007
DESIGN BY	FB
DRAWN BY	ND
CHECKED BY	FB
DATE	JUL 29, 2024
SCALE	1:100

SCALE



DRAWING NUMBER

**L1/2**

**ISSUED FOR REVIEW ONLY**  
Copyright Reserved. Not to be used in the property of Outland Design Landscape Architecture Limited and shall not be reproduced, stored, or transmitted without permission.

**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.P.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TINED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm ROCK MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOO SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
SYRINGA RETICULATA 'IVORY SILK'	'IVORY SILK' LILAC TREE	6	6m CAL
TILIA CORDATA 'HAKKA'	SUMMER SPRITE LINDEN	3	6m CAL
POPULUS TREMULOIDES 'ERECTA'	COLUMNAR SYDNEY ASPEN	13	6m CAL
<b>SHRUBS</b>			
TAXUS X MEDIA 'HICKSI'	HICKS YEW	24	#01 CONT. / 0.75M O.C. SPACING
<b>PERENNIALS &amp; GRASSES</b>			
PENNISETUM ALAPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY OWARD FOUNTAIN GRASS	24	#01 CONT. / 0.75M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	16	#01 CONT. / 0.90M O.C. SPACING
RUDBECKIA SUBHIRTELLA 'FULGIDA'	BLACK EYED SUSAN	24	#01 CONT. / 0.75M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	56	#01 CONT. / 0.75M O.C. SPACING
VINCA MINOR	PERIWINKLE	56	#01 CONT. / 0.75M O.C. SPACING
PERITULCA ARIZONICA	ARIZONIA RESCUE	27	#01 CONT. / 0.60M O.C. SPACING
GERANIUM DALMATIUM	DALMATIAN CRANESBILL	27	#01 CONT. / 0.60M O.C. SPACING