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

**ATTACHMENT A**

This forms part of application

# Z16-0067

Planner  
Initials

AC



**Date:** November 7, 2016  
**File No.:** Z16-0067  
**To:** Community Planning (AC)  
**From:** Development Engineering Manager  
**Subject:** 1330 St. Paul Street,

I2 to C7

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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 Sergio Sartori

**1. Domestic Water and Fire Protection**

The subject property is currently serviced with a 19mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services and the installation of a new service if necessary.

**2. Sanitary Sewer**

The subject property is currently serviced with 150mm-diameter sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service if necessary.

**3. Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. The existing lot is serviced with a 150mm diameter storm service. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

**4. Road Improvements**

- (a) St Paul Street must be upgraded to an urban standard along the full frontage of

this proposed development, including curb and gutter, sidewalk removal and reconstruction of separate sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

- (b) Lane adjacent to this development site will require widening and reconstruction to a paved commercial standard.

**5. Road Dedication and Subdivision Requirements**

- (a) Dedicate 0.8m width along the full frontage of the lane to provide the required widening to provide an ultimate 7.6m wide commercial standard lane.
- (b) Grant statutory rights-of-way if required for utility services.

**6. Electric Power and Telecommunication Services**

- a) All proposed 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.

**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 Development Engineering 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 offsite 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.

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- (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 named on the insurance policy as an additional insured.

10. **Other Engineering Comments**

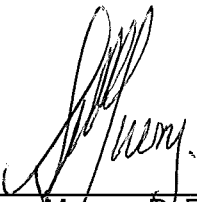
- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

11. **Geotechnical Report**

- a) Provide a comprehensive geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **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 development.**
- Overall site suitability for development.
  - Presence of ground water and/or springs.
  - Presence of fill areas.
  - Presence of swelling clays.
  - Presence of sulphates.
  - Potential site erosion.
  - Provide specific requirements for footings and foundation construction.
  - Provide specific construction design sections for roads and utilities over and above the City's current construction standards

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

- (a) Access and Manoeuvrability
- (i) Access to the site will be permitted from the lane only.
- (ii) The City of Kelowna wishes to reserve the right to restrict the lane access onto Doyle Ave to right in and right out only.

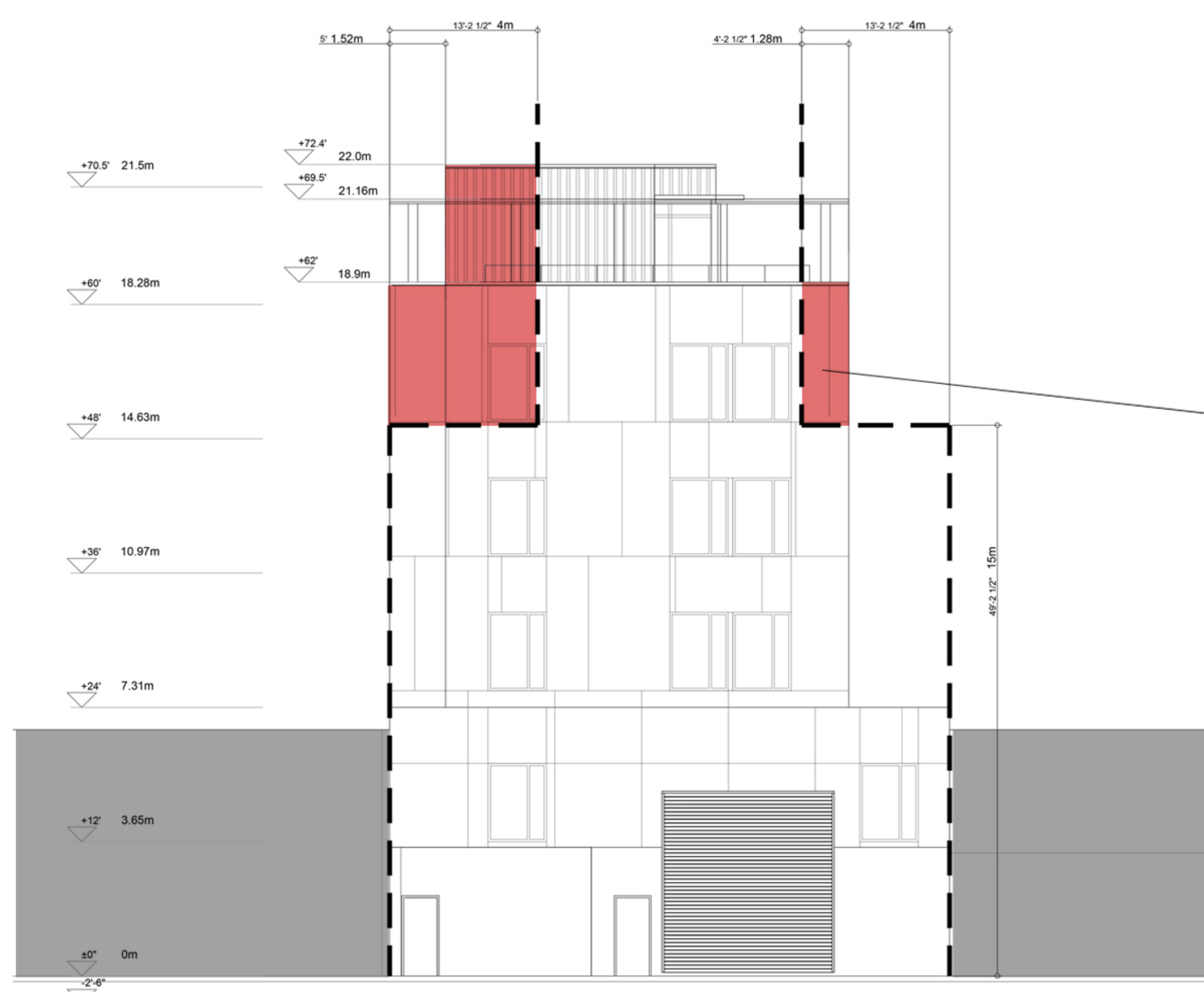
  
Steve Muenz, P. Eng.  
Development Engineering Manager

SS

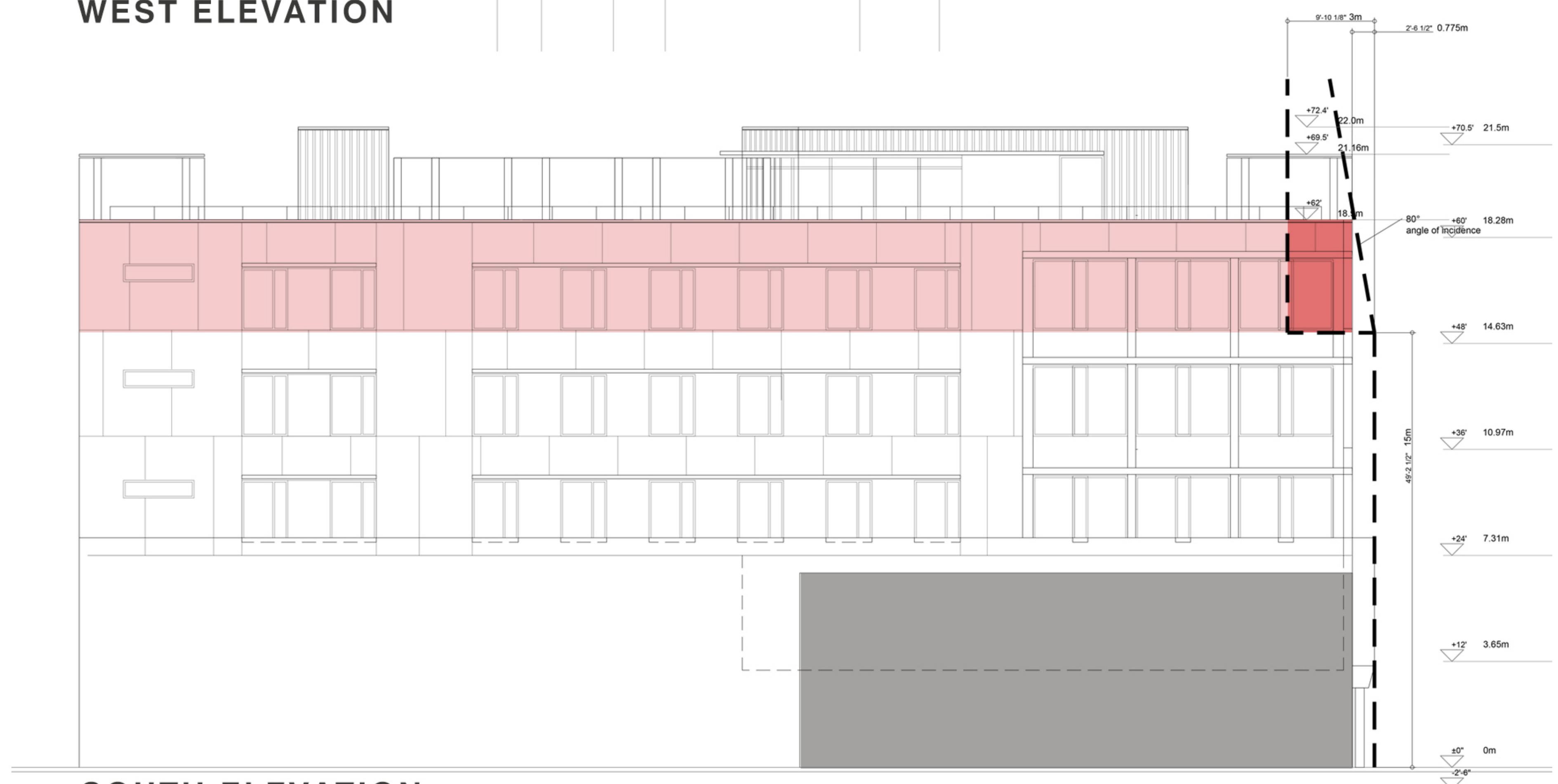
<b>ATTACHMENT</b>		<b>A</b>
This forms part of application # Z16-0067		
Planner Initials	AC	 City of <b>Kelowna</b> COMMUNITY PLANNING



NORTH ELEVATION



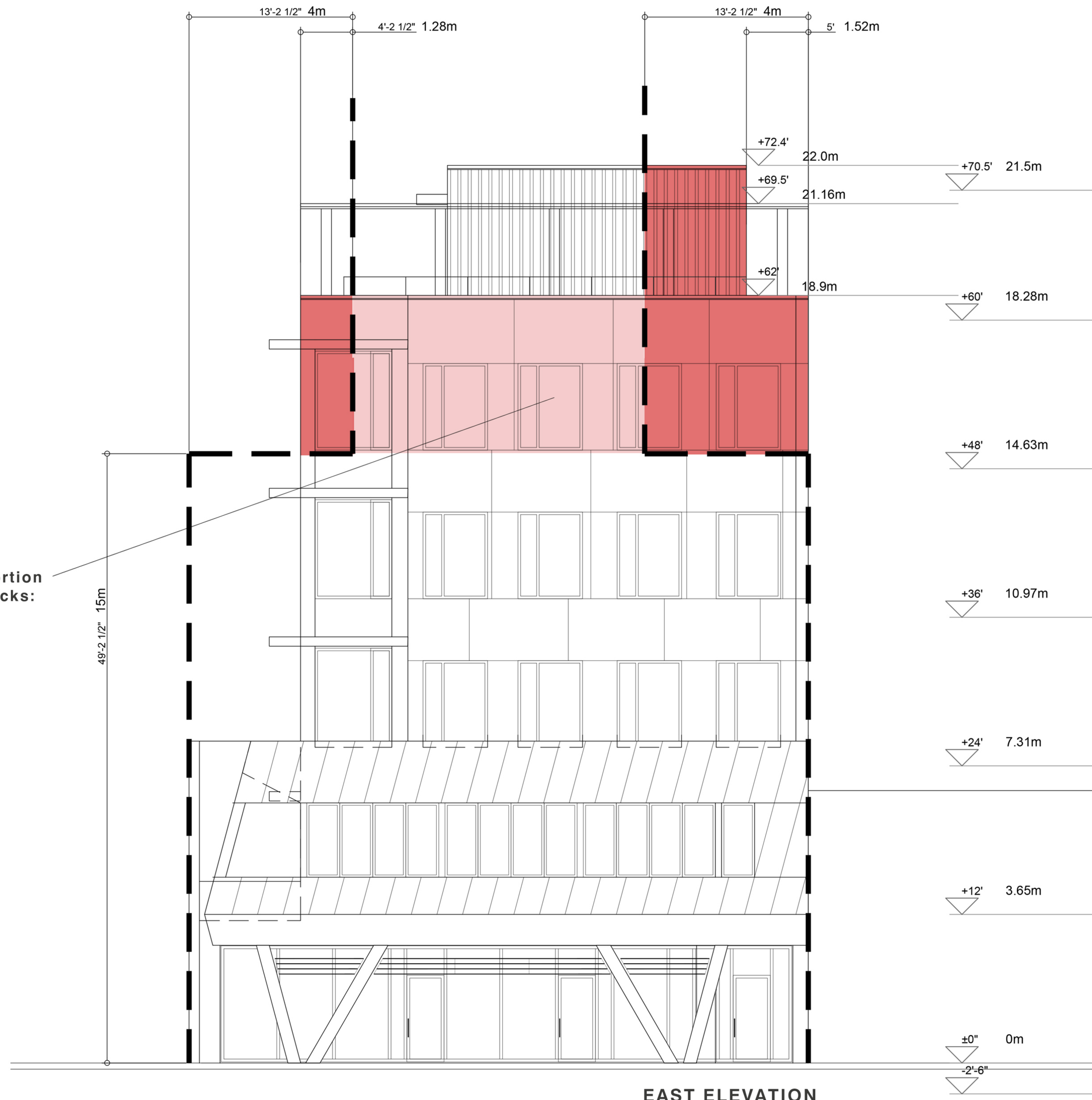
WEST ELEVATION



SOUTH ELEVATION

Toned areas indicate portion of building within setbacks: C7 - Diagram B

Dashed lines indicate required setbacks  
Section 14.7.5



EAST ELEVATION

DESIGN

sheet 4

1330 St Paul Street Kelowna BC

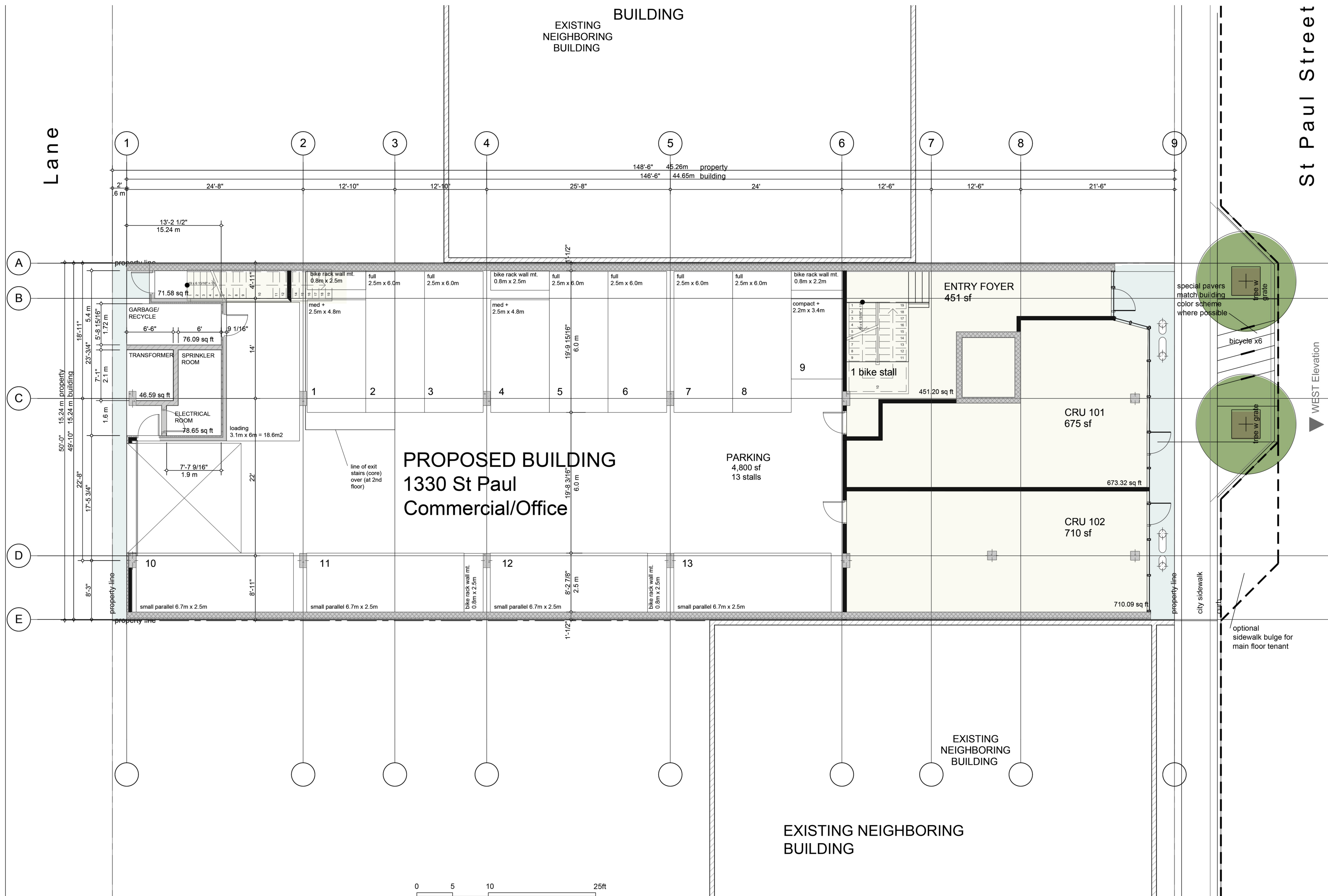
HUCULIAK ARTIST DESIGNER  
HANS P. NEUMANN ARCHITECT INC.

2016 10 03

1520 HIGHLAND DRIVE NORTH, KELOWNA, B.C. V1Y 4K5 PHONE (250) 868-0878 FAX (250) 868-0837







SITE & MAIN FLOOR PLAN

DESIGN

sheet 2a

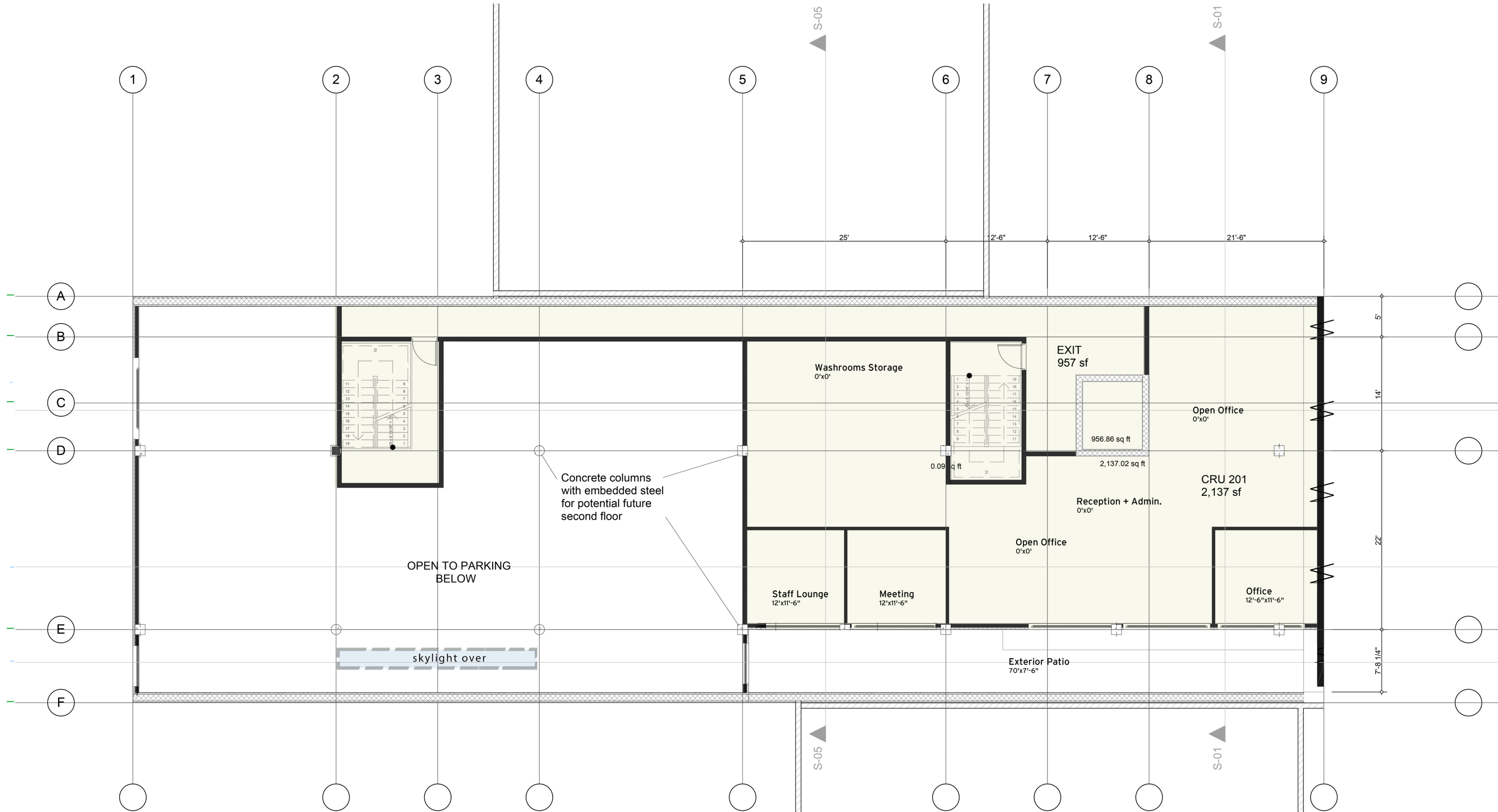
1330 St Paul Street Kelowna BC

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2ND FLOOR PLAN

DESIGN

1330 St Paul Street Kelowna BC

0 5 10 25ft

PROJECT 1330 St Paul - Mixed Use - Commercial/Office  
1330 St Paul Street, Kelowna, B.C.

1/4"=1'-0" @ 36"X48"

DRAWING TITLE Second Floor Plan

DATE 2016 08 02

DRAWING NUMBER A 1.1

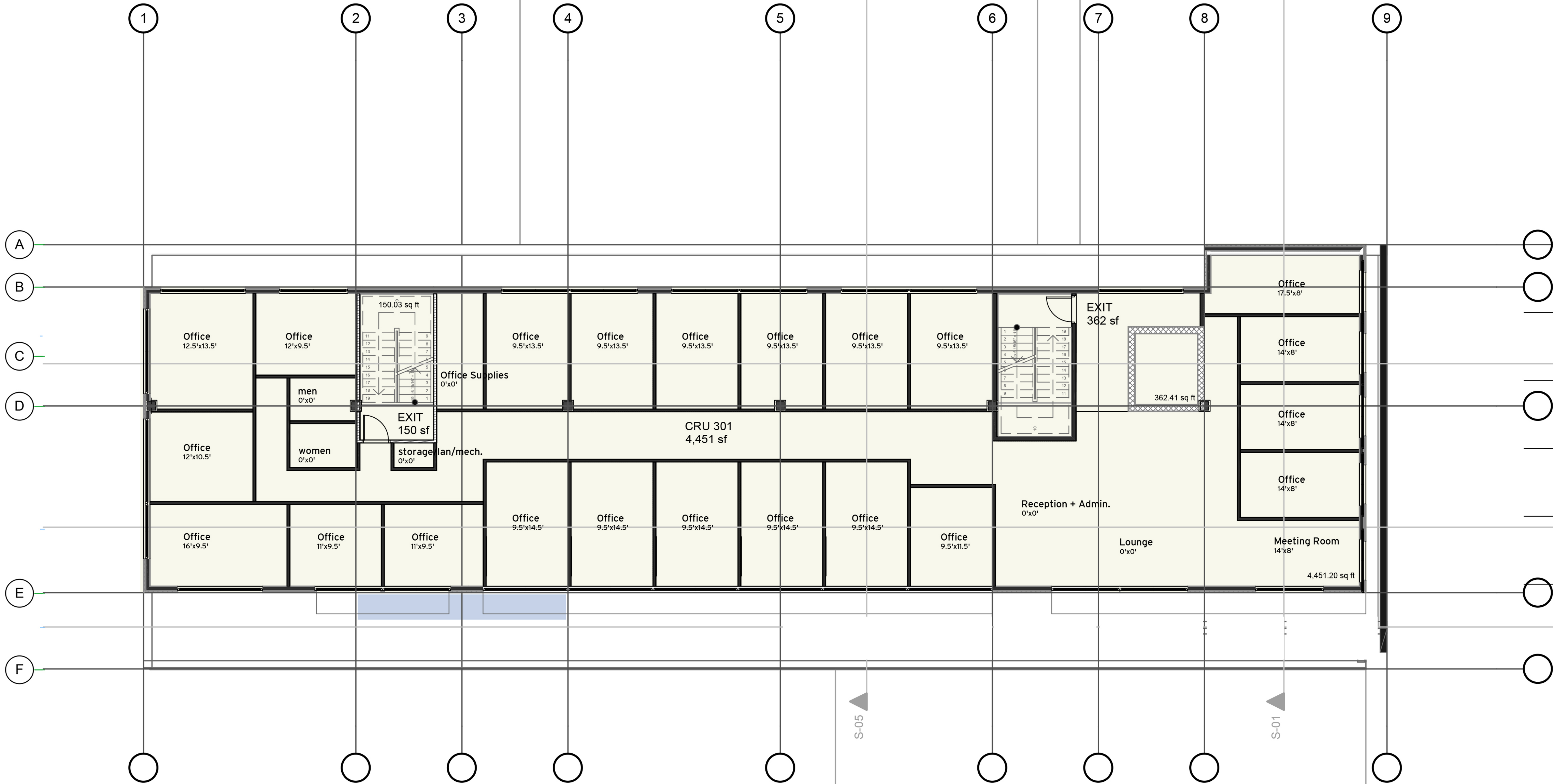
PRELIMINARY FOR REVIEW

sheet 2b

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2016 08 04





THIRD FLOOR PLAN (4TH + 5TH SIMILAR)

05ft		175ft	
PROJECT	1330 St Paul - Mixed Use - Commercial/Office 1330 St Paul Street, Kelowna, B.C.	DRAWING TITLE	Third Floor Plan (Fourth + Fifth Floor Similar)
		DATE	2016 07 11
		DRAWING NUMBER	A1.2

DESIGN

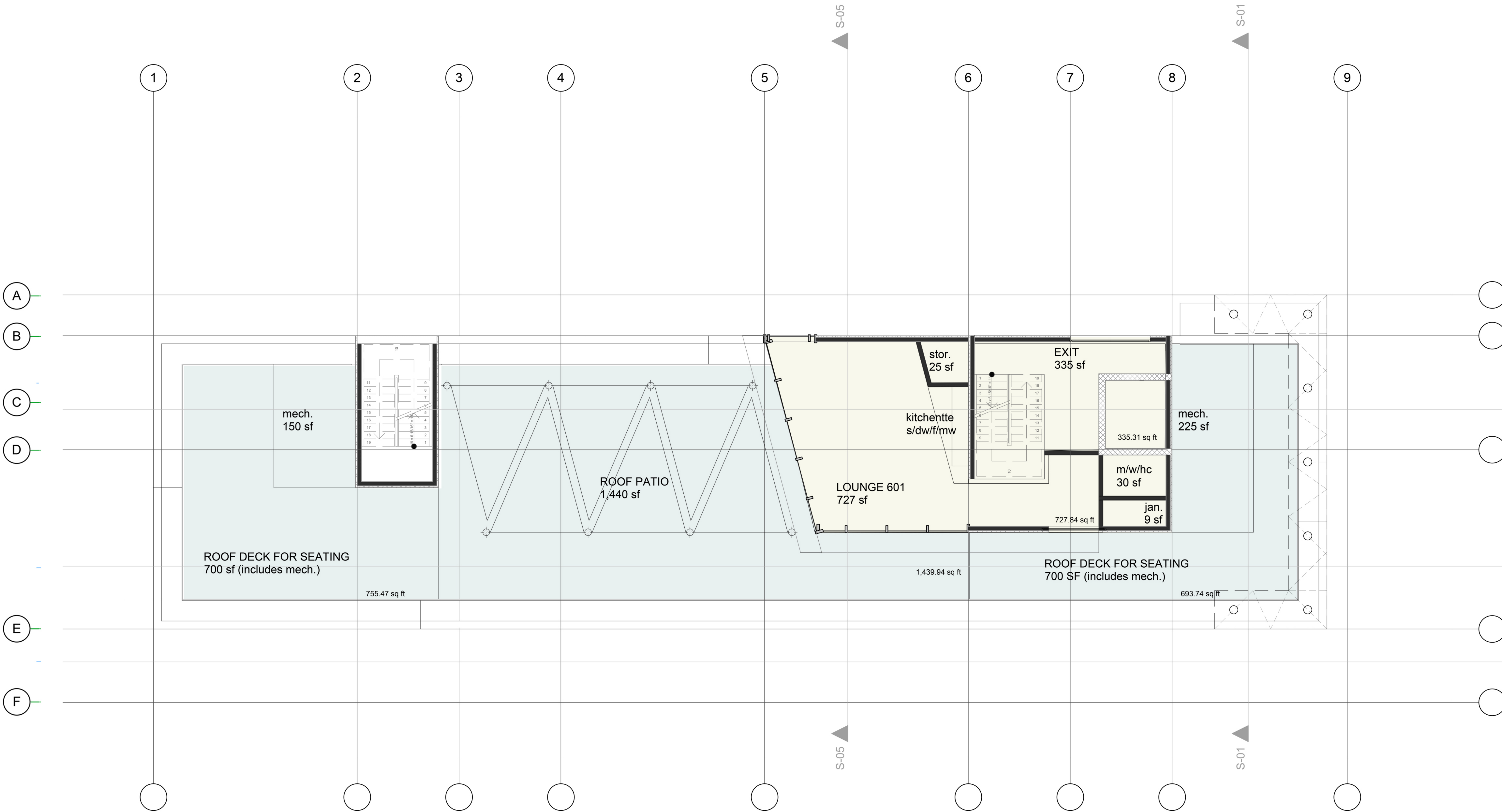
sheet 2c

1330 St Paul Street Kelowna BC

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2016 08 04





6th FLOOR PLAN

0 5 10 25ft

PROJECT	1330 St Paul - Mixed Use - Commercial/Office 1330 St Paul Street, Kelowna, B.C.	DRAWING TITLE Sixth Floor Plan
	DATE 2016 08 08	DRAWING NUMBER A1.3

DESIGN

1330 St Paul Street Kelowna BC

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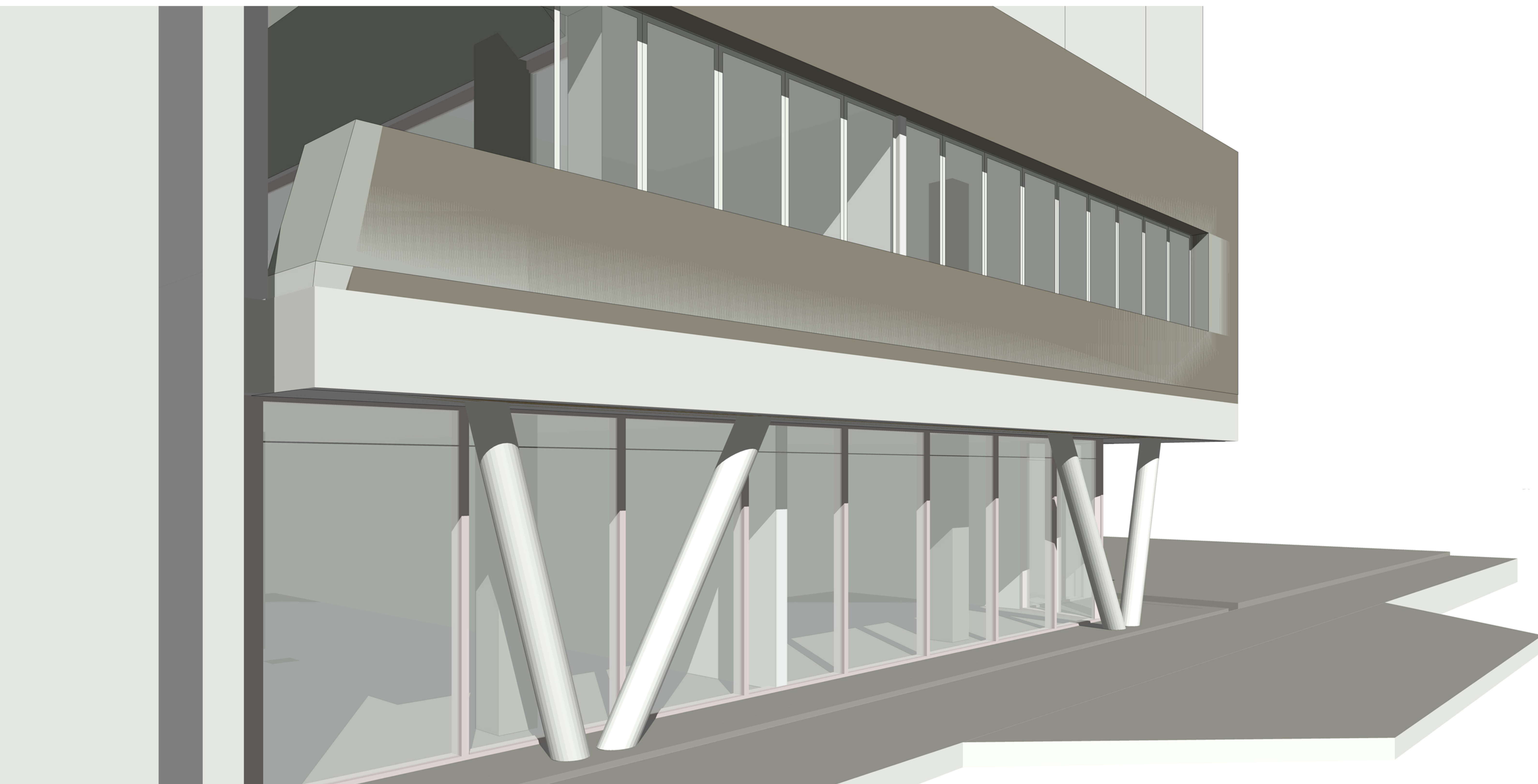
sheet 2d

2016 08 08

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Pedstrian Realm - Looking north on St Paul Street



Pedstrian Realm - Looking south on St Paul Street

# DESIGN

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sheet 3

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sheet 4a

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South Elevation

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**sheet 4b**

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West Elevation





North Elevation

DESIGN

1330 St Paul Street Kelowna BC

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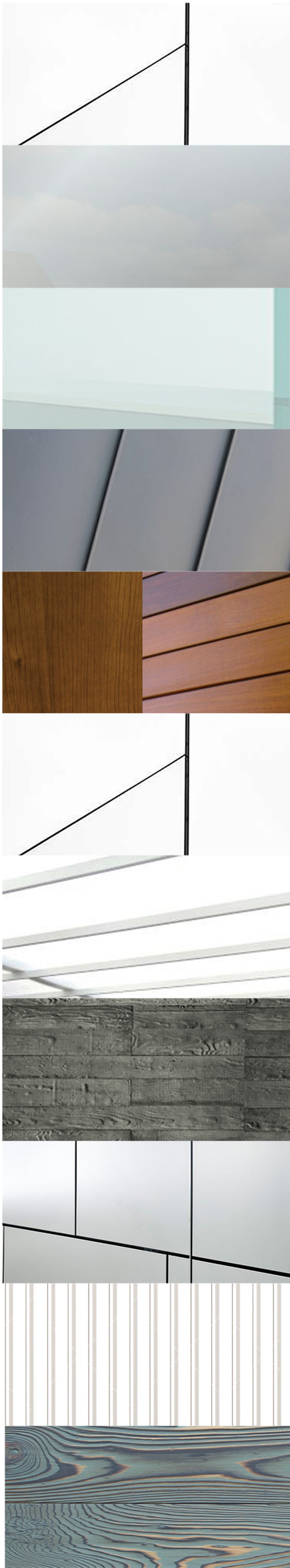
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sheet 4d

2016 10 03





Materials + Finishes

A	Composite Panel	Tomtar product flat panel - White-White
B	Windows, Canopies + Trim	Aluminum clear anodized finish
C	Glass	Clear w slight green tint
D	Metal Panel	Tomtar product - Charcoal
E	Metal Siding	Longboard product metal siding - Dark Cedar
F	Steel Posts	White Painted
G	Fabric Awning	White translucent fabric
H	Board Formed Concrete	Colored med-dark grey (match Tomtar charcoal)
I	Stainless Steel Features	Natural
J	Metal Cladding	White
K	Wood Siding	Charred natural oil finish

Design Rationale

1330 St Paul Street is a mixed use commercial development of ground floor retail and upper floor office.

At 20,000+ square feet and 6 storeys the building steps back from the property lines at the third floor to provide daylight/windows to the upper floors north and south.

A boldly arranged 2 storey plinth provides an exciting addition to the St Paul Street pedestrian realm. Darker tones of grey and colored concrete are contrast with white columns, aluminum & stainless steel trims and wood finishes. Floors above will appear lighter and finer employing flat and ridged white panels warmed up with wood color panels and detailing.

Carbonized or charred wood siding provide a dramatic finish.

Main Floor

Retail at street designed to accommodate 1-2 tenants with floor to ceiling storefront glazing. The client intends on developing a portion of the street ‘shoulder’ to provide sidewalk bike parking, boulevard trees, patterned pavers, and potential cafe seating. Signage with address will be a back-lit stainless steel band - refined and intentional. The parkade is fully enclosed.

Second Floor

Class A office.

Owner occupied office space of approx 2,000 sf overlooking the sidewalk with operable folding windows bringing in fresh air. A 70’ narrow exterior deck serves the staff and clientele as an outdoor ‘green’ space with seating. Most importantly is the daylight (and window views to the deck planting/greenery) for floor space midway into the building.

Third, Fourth and Fifth Floors

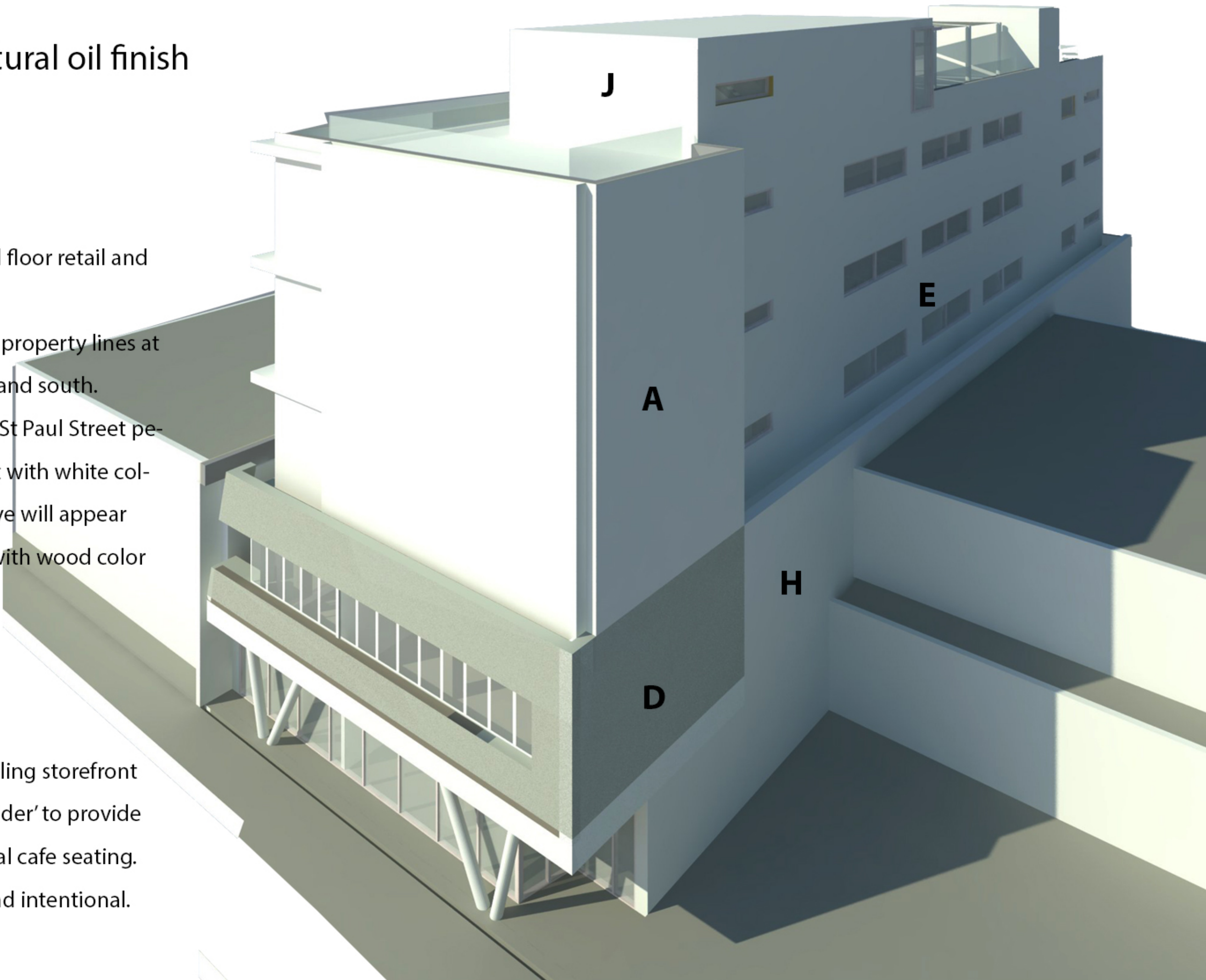
Class A office.

Currently the owner is in discussion with a ‘virtual office’ company to secure a long term lease for all three floors. Users will be made up of a variety of business’s sharing common aspects; reception at 2nd floor, meeting rooms, roof top space/deck, lunch-room, Wifi, workstations etc.

Penthouse

An 1,100sf. ft. amenity space for tenants and guests only will be the place to unwind, wrap business deals or hold networking events and is supported by generous outdoor space. White screen steel posts with fabric ‘sails’ cover the main patio. All available roof-top and patio is greened with trees and flowering landscaping in planters.

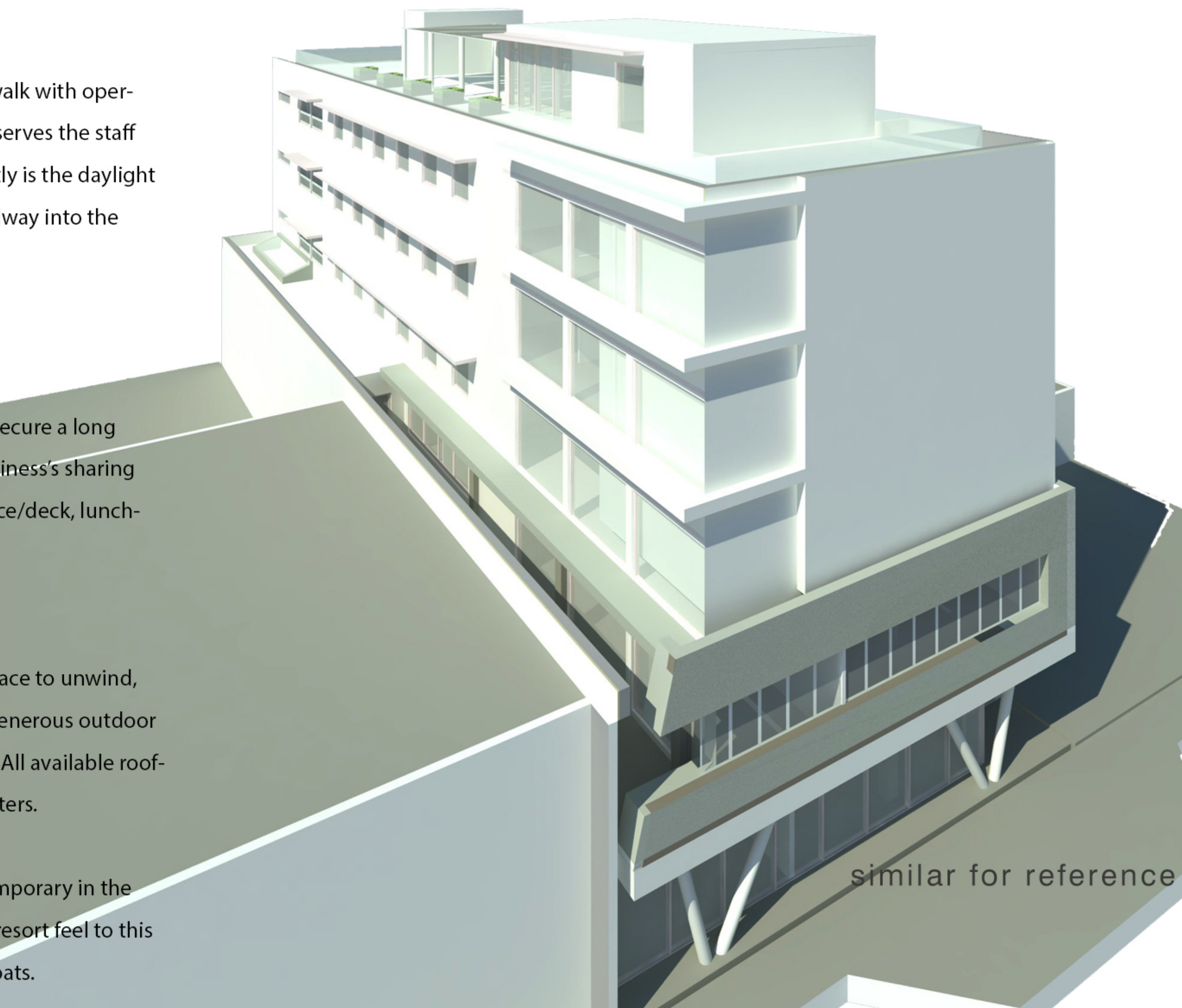
The predominant design theme is modern in its simplicity and contemporary in the detailing and expressive forms. White color panels bring a fresh even resort feel to this urban neighbourhood referencing the nearby beach, water and sailboats.



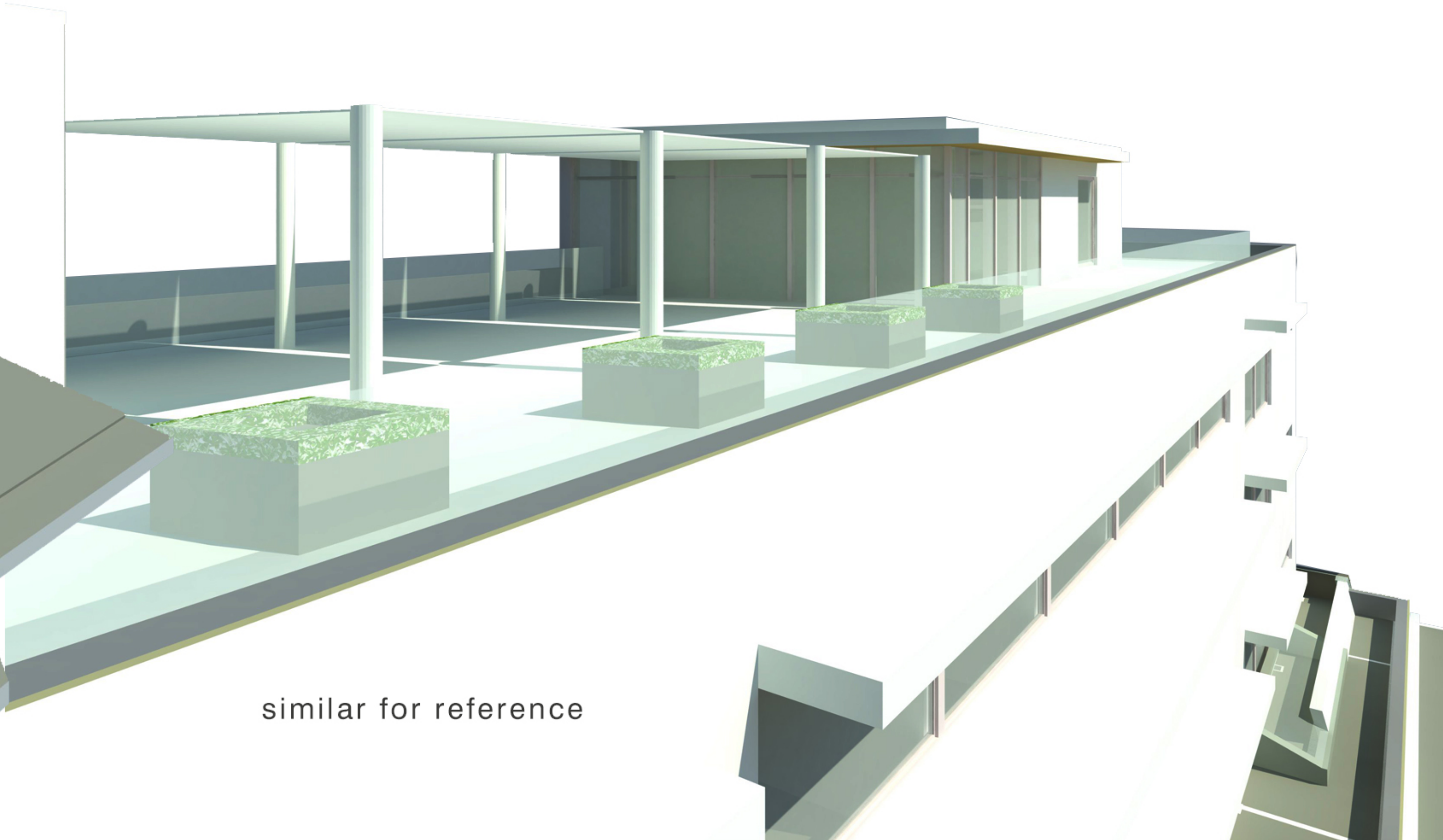
similar for reference



similar for reference



similar for reference



similar for reference







# DESIGN

1330 St Paul Street Kelowna BC

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HANS P. NEUMANN ARCHITECT INC. 

sheet 6

2016 08 04





VIEW FROM ST PAUL

DESIGN

1330 St Paul Street Kelowna BC

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HANS P. NEUMANN ARCHITECT INC. 

sheet 1

2016 08 04