



CITY OF KELOWNA

MEMORANDUM

Date: December 6, 2016

File No.: Z16-0082

To: Planning & Development Services (RR)

From: Development Engineering Manager (SM)

Subject: 170 Drysdale Blvd. A1/P2 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

The Development Services Branch comments and requirements regarding this application to rezone the subject property from A1/P2 to RM3 are as follows:

1. **General.**

- a) Provide easements and Right of Ways as required.

2. **Geotechnical Study.**

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- Overall site suitability for the proposed development.
- Slope analysis (i.e. 0-10 %, 10-20 %, 20-30% and over 30 %).
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulfates.
- 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

3. **Domestic water and fire protection.**

- (a) The property is located within the Glenmore Ellison Irrigation District (GEID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with GEID staff for any service improvements and the decommissioning of existing services. Only one water service will be permitted to a consolidated lot.

- (b) A water meter is mandatory for each property and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.
- (c) Boulevard landscape irrigation system, must be integrated with the on-site irrigation system.

4. Sanitary Sewer.

- a) The developer's consulting civil engineer will determine sanitary sizing and design for this development. Developer to finish connection of 200mm Sanitary main on Celano Crescent. Sewer service connection will be made to new main.
- b) Perform a downstream capacity analysis of the City's Sanitary Sewer system based on the proposed development unit count.

5. Drainage.

- a) The developer is to provide an overall Storm Water Management Plan for the entire parent parcel of land which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The overall Storm Water Management Plan sets the maximum storm release rate for the subject property and the development of the property will require a Storm Water Management Plan that will respect the maximum release rates.
- b) Developer to connect 250 mm storm water main on Celano Crescent.

6. Power and Telecommunication Services.

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

7. Street lights.

Street lights must be installed on all fronting roads as per bylaw requirements. Design drawings to include level of illumination plan.

9. Road improvements.

- (a) Celano Crescent must be completed to connect Celano Crescent dead end to Drysdale Blvd. must be upgraded and extended and constructed to SS-R7 urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system connection including catch basins, Sanitary system connection manholes and pavement markings and signage if required and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- (b) Celano Crescent will be a stop connection to Drysdale Blvd.
- (c) There will be no access to development from Drysdale Blvd. only from Celano Crescent. Emergency access will be allowed from Cross rd.

- (d) Landscaping improvement's must be made to Drysdale Blvd. and irrigation connected to Developments water system.

10. Road Dedication and Subdivision Requirements

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Emergency access road must be constructed SS_R2 standards.
- (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.

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. Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing 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.

13. 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 or reports 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 named on the insurance policy as an additional insured.

14. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (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.

15. 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.

16. Development Permit and Site Related Issues

- (a) Access and Manoeuvrability
- (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.
- (iii) Direct the roof drains into on-site rock pits or splash pads.

17. 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).



Steve Muenz, P.Eng.
Development Engineering Manager
RO



Phone: 250-763-6506

Glenmore-Ellison Improvement District

445 Glenmore Road
Kelowna, BC V1V 1Z6

Email: glenmore.ellison@shaw.ca

Website: www.glenmoreellison.com

ATTACHMENT B

This forms part of application

Z16-0082

Planner
Initials

LK



Fax: 250-763-5688

December 12, 2016

City of Kelowna
Community Planning and Real Estate
1435 Water Street
Kelowna, B.C. V1Y1J4

Attention: Lydia Korolchuk (via email: lkorolchuk@kelowna.ca; planninginfo@kelowna.ca)

**Re: City of Kelowna File Z16-0082, DP16-0292, DVP16-0294
170 Drysdale Boulevard (Lot 1, Plan KAP82802)
Rezoning, Development and Development Variance for Multi-Family Development**

Glenmore-Ellison Improvement District (GEID) has received a Rezoning, Development Permit and Development Variance Referral from the City of Kelowna for the above noted property. GEID does not require fees and conditions prior to Zoning / DP / DVP approval; however, GEID will have fees and conditions required prior to issuance of a Water Service Certificate to facility building permit issuance.

Please note that applications for new development proposing to utilize the GEID water system must proceed in compliance with GEID bylaws, regulations, and policy.

For a detailed assessment of the water servicing fees and conditions required prior to issuance of a Water Service Certificate, an application fee in the amount of \$150.00 payable to GEID is required.

If you have any questions on this matter, please do not hesitate to contact me.

Sincerely,
**GLENMORE-ELLISON
IMPROVEMENT DISTRICT**

Mike Rojem
Projects Coordinator
sv/mr

cc: Owner: City of Kelowna, 1435 Water Street, Kelowna, B.C. V1Y 1J4

Design Rationale

What relevant contextual considerations does our design need to respond to?

The site is a 3.0-acre, reasonably flat parcel that is currently undeveloped.

It is located in a pleasant and quiet residential community, neighbouring low-density townhouses and single-family houses/duplexes.

The site has good access to local amenities, with Dr Knox Middle School located opposite and North Glenmore Elementary School a 15-minute walk away. A commercial village with a grocery and other stores, as well as the new Glenmore Recreation Park, are a two-minute drive or 15-minute walk away. The site is a 15-minute drive to downtown Kelowna.

The Official Community Plan supports intensification of the site from A1 zoning to RM3. The City wishes to see this site contribute positively to the Glenmore community through development of a well-designed townhouse project that adheres to the RM3 by-law.

City Planning Staff have emphasized the importance of the design being welcoming and inclusive of the surrounding community, noting that it should activate the perimeter streets with outward (rather than inward) facing homes and strong corner elements on the buildings.

City Engineering staff have confirmed that vehicle access should be provided from Celano Crescent for safety and congestion-related reasons.

How does our design respond to these contextual considerations?

Our design responds to the above-listed contextual considerations through a thoughtfully designed townhouse development. The development is predominantly oriented toward families with children. Each of the townhouses will provide three bedrooms and parking for two cars. Interaction between neighbours is encouraged through the open and welcoming layout of the community.

The project will be LEED registered.

Vehicle access to the development will be from a new portion of Celano Crescent that our project will construct, with an exit for emergency vehicles only onto Cross Road. The vehicle entry from Celano Crescent leads into an internal access road that serves as the site’s organizing access spine. This central spine draws on ideas from a Woonerf-style street and provides opportunities for informal gathering and play, such as street hockey.

The townhouses located around the perimeter of the project have front doors directly facing Cross Road, Drysdale Boulevard or Celano Crescent. This approach activates these streets and presents a welcoming face to the surrounding neighbourhood. Importantly, on-street parking on Drysdale and Celano (available outside of school drop-off hours) improves the liveability and functionality of these street-facing townhouse units. To bolster this street-facing concept, the development will provide a pedestrian-friendly boulevard along the Drysdale, Celano and Cross Road sidewalks, achieved by installing deciduous shade trees and turf.

The project is compliant with the RM3 by-law, except in one specific instance that relates to the setback from Celano Crescent (the by-law stipulates 7.5 metres, and our design contemplates 3.0 metres). This variance derives from our desire to make the townhouses facing Celano Crescent (technically the 'rear' of the site) read in a manner that is consistent with the townhouses facing Drysdale Boulevard and Cross Road (technically the 'front' and 'rear' of the site).

A community play/gathering space is located at the entrance and is the first thing experienced when coming into the community. This space is located safely away from traffic on Celano and Drysdale and can be seen from surrounding homes. Included in the space are the mail kiosk, community signage, play equipment and passive seating for families. The space is designed to provide a combination of exposed south-facing seating areas, as well as treed areas to provide shade and buffering to adjacent homes.

Attention is paid to the ends of buildings to create “strong corners,” particularly on the most visible building ends facing Cross Road and Celano Crescent.

The townhouses are designed to have strong individuality. Each townhouse has its own gable roof form, a distinctive front entry, and landscape design to create a sense of arrival at each home. The garden terrace in front of each townhouse provides a delineation between the public and private realms but does so in a friendly, inclusive fashion and, where possible, avoiding the need for fences and gates.

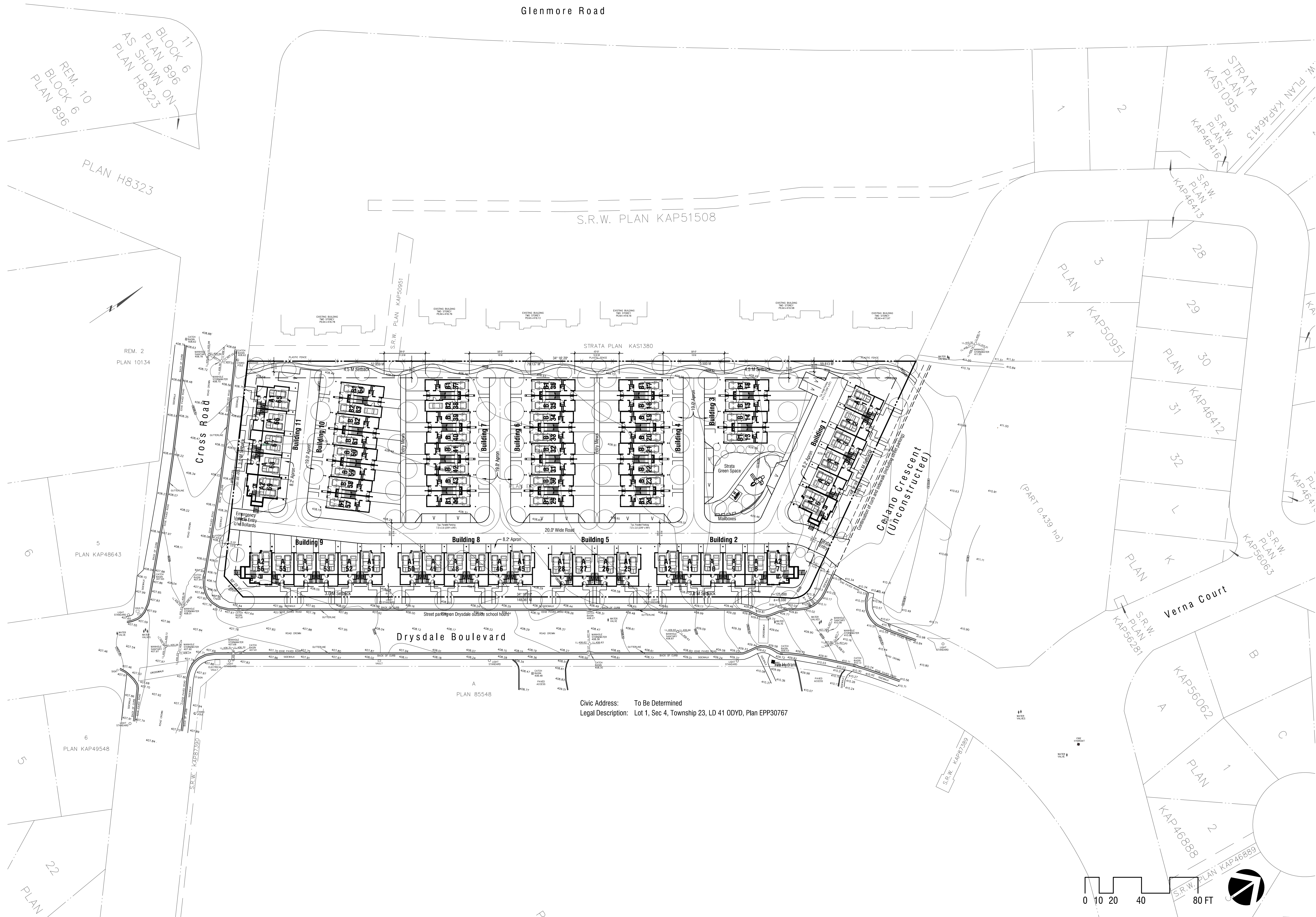
Two different townhouse designs are provided, offering alternative layouts and price points. Both designs comprise open concept living spaces, 3 bedrooms, a den, a balcony/deck and parking for 2 cars. Architectural cohesiveness is achieved between the two unit types by continuing key external architectural proportions, expressions and themes.

The townhouses have a contemporary architectural design that responds to the Kelowna lifestyle and environment by providing big windows and outdoor spaces that balance access to sunshine and natural light with sufficient comfort and shade.

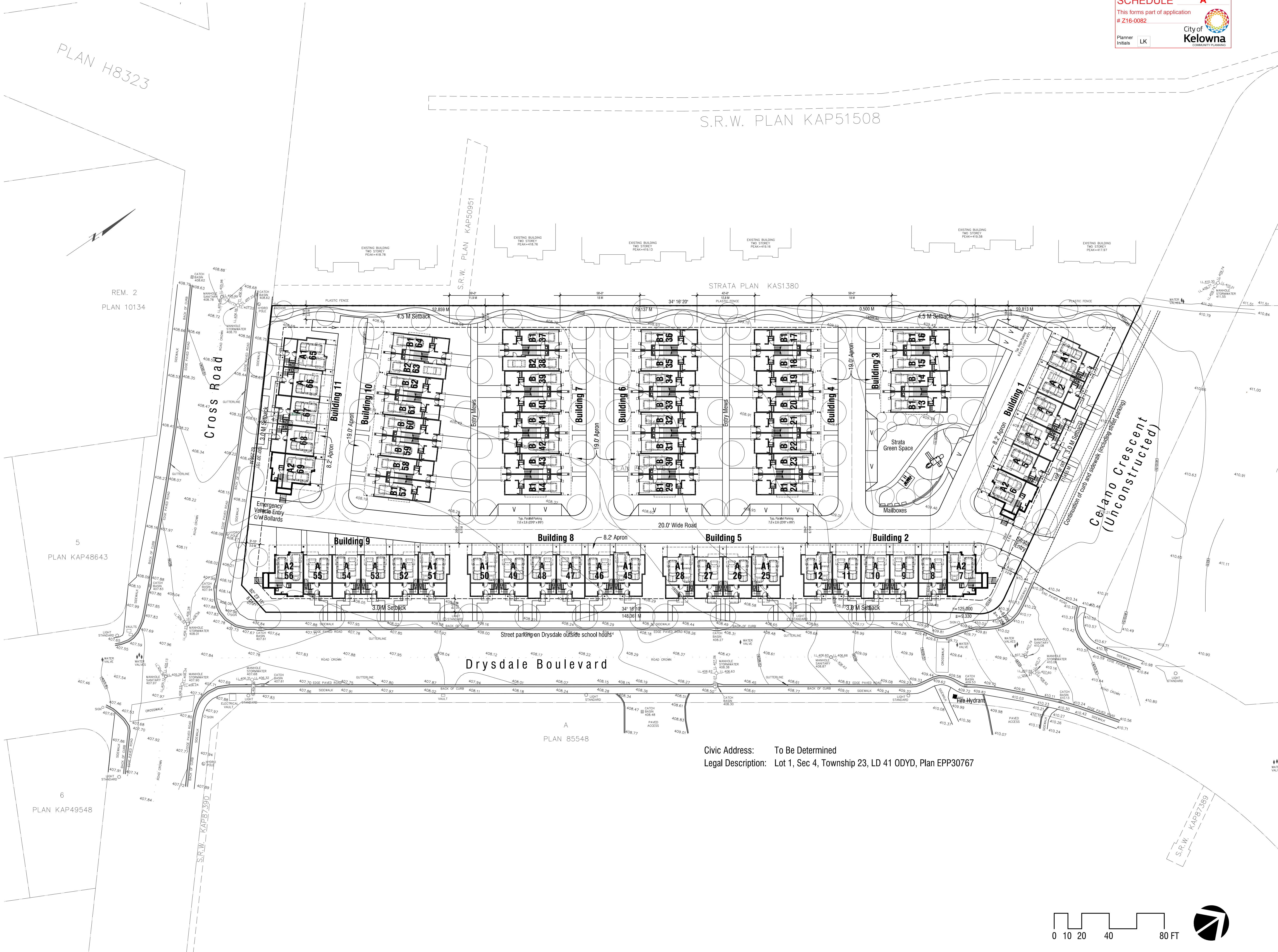
Each home has a balcony accessed directly from the principal living space. As well as providing important outdoor space, the balcony lessens the visual impact of the garage door below and softens the look of the driveway aisle and parking aprons.

The Okanagan’s natural landscape informs the design’s base colour palette, with dynamic colour accents used in certain areas to express the individuality of each home and define a contemporary and vibrant appearance, particularly around the front entry.

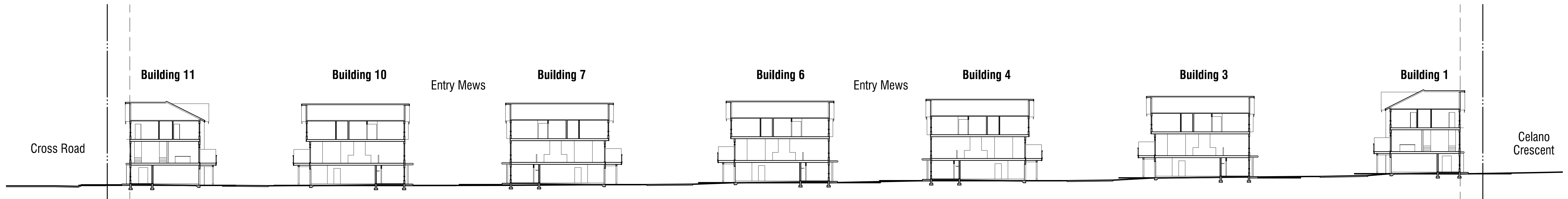
The landscape design is well integrated with the architectural design and is mindful of the hot, dry Okanagan climate. The landscape design incorporates canopy trees wherever possible to soften the feel of the community and reduce heat gain.



Civic Address: To Be Determined
Legal Description: Lot 1, Sec 4, Township 23, LD 41 ODYD, Plan EPP30767



Civic Address: To Be Determined
Legal Description: Lot 1, Sec 4, Township 23, LD 41 ODYD, Plan EPP30767



Drysdale Boulevard





Front Elevation (Street Entry)



End Elevation



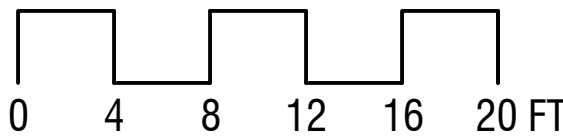
Rear Elevation (Garage Entry)



End Elevation

Exterior Finish Legend

1 Pitch Roof	Asphalt Shingles	5a Windows	Vinyl Frame Window, White	8 Posts & Beams	Wood cladding, painted	12 Gutter & RWL	Pre-finished aluminum white
2 Fascia	Wood, painted	5b Windows	Vinyl Frame Window, Black	9 Guard Rail	Aluminum rails, supports & pickets, white		
3 Lap Siding	Hardi Lap Siding straight edge, smooth	6 Entry Doors	Wood , painted	10 Privacy Screen	Wood slats, painted		
4 Wall Panels	Hardi Panel Siding, smooth	7 Garage Doors	Fibre Glass, painted	11 Privacy Screen	Aluminum Frame w/ Frosted Glazing		





Front Elevation (Mews Entry)



End Elevation



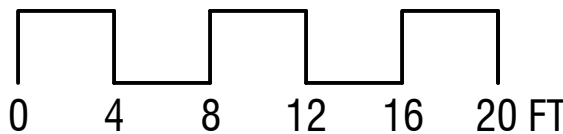
Rear Elevation (Garage Entry)



End Elevation

Exterior Finish Legend

1 Pitch Roof	Asphalt Shingles	5a Windows	Vinyl Frame Window, White	6 Posts & Beams	Wood cladding, painted	12 Gutter & RWL	Pre-finished aluminum white
2 Fascia	Wood, painted	5b Windows	Vinyl Frame Window, Black	9 Guard Rail	Aluminum rails, supports & pickets, white		
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Front Elevation (Street Entry)



End Elevation



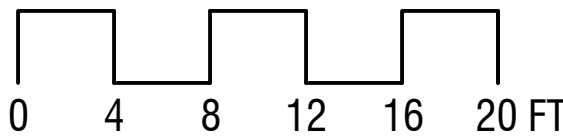
Rear Elevation (Garage Entry)



End Elevation

Exterior Finish Legend

1 Pitch Roof	Asphalt Shingles	5a Windows	Vinyl Frame Window, White	8 Posts & Beams	Wood cladding, painted	12 Gutter & RWL	Pre-finished aluminum white
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Front Elevation (Mews Entry)



End Elevation


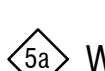



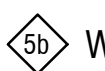


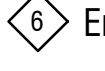






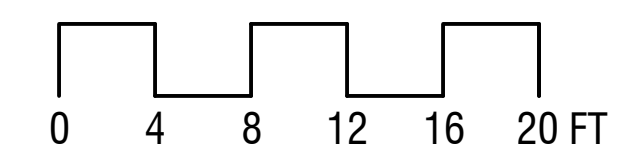
Rear Elevation (Garage Entry)



End Elevation

Exterior Finish Legend

 Pitch Roof	Asphalt Shingles	 Windows	Vinyl Frame Window, White	 Posts & Beams	Wood cladding, painted	 Gutter & RWL	Pre-finished aluminum white
 Fascia	Wood, painted	 Windows	Vinyl Frame Window, Black	 Guard Rail	Aluminum rails, supports & pickets, white		
 Lap Siding	Hardi Lap Siding straight edge, smooth	 Entry Doors	Wood , painted	 Privacy Screen	Wood slats, painted		
 Wall Panels	Hardi Panel Siding, smooth	 Garage Doors	Fibre Glass, painted	 Privacy Screen	Aluminum Frame w/ Frosted Glazing		



Client

Project

**Drysdale
Townhomes**
170 Drysdale Boulevard
Kelowna, BC
Lot 1, Sec 4, Township 23
LD 41 ODYD, Plan EPP30767

By
170 Drysdale Joint Venture

Type B Building Elevations
Buildings 4, 6, 7, 10
(8-plex)

1/8" = 1'-0"

November 30, 2016



Front Elevation (Mews Entry)



End Elevation



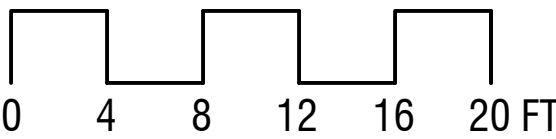
Rear Elevation (Garage Entry)



Side Elevation

Exterior Finish Legend

<div>1</div> Pitch Roof	Asphalt Shingles	<div>5a</div> Windows	Vinyl Frame Window, White	<div>8</div> Posts & Beams	Wood cladding, painted	<div>12</div> Gutter & RWL	Pre-finished aluminum white
<div>2</div> Fascia	Wood, painted	<div>5b</div> Windows	Vinyl Frame Window, Black	<div>9</div> Guard Rail	Aluminum rails, supports & pickets, white		
<div>3</div> Lap Siding	Hardi Lap Siding straight edge, smooth	<div>6</div> Entry Doors	Wood , painted	<div>10</div> Privacy Screen	Wood slats, painted		
<div>4</div> Wall Panels	Hardi Panel Siding, smooth	<div>7</div> Garage Doors	Fibre Glass, painted	<div>11</div> Privacy Screen	Aluminum Frame w/ Frosted Glazing		



Client

Project
Drysedale
Townhomes
170 Drysdale Boulevard
Kelowna, BC
Lot 1, Sec 4, Township 23
LD 41 ODYD, Plan EPP30767
By
170 Drysdale Joint Venture

Type B Building Elevations
Building 3 (4-plex)

1/8" = 1'-0"
November 30, 2016



Celano Crescent
Viewing South



Project Entry on Celano Crescent
Viewing West



Entry Mews
Viewing West



Common Green Space
Viewing North

Revisions

Issued for Rezoning Pre-application Review
September 21, 2016
Issued for Rezoning & Development Permit
November 30, 2016

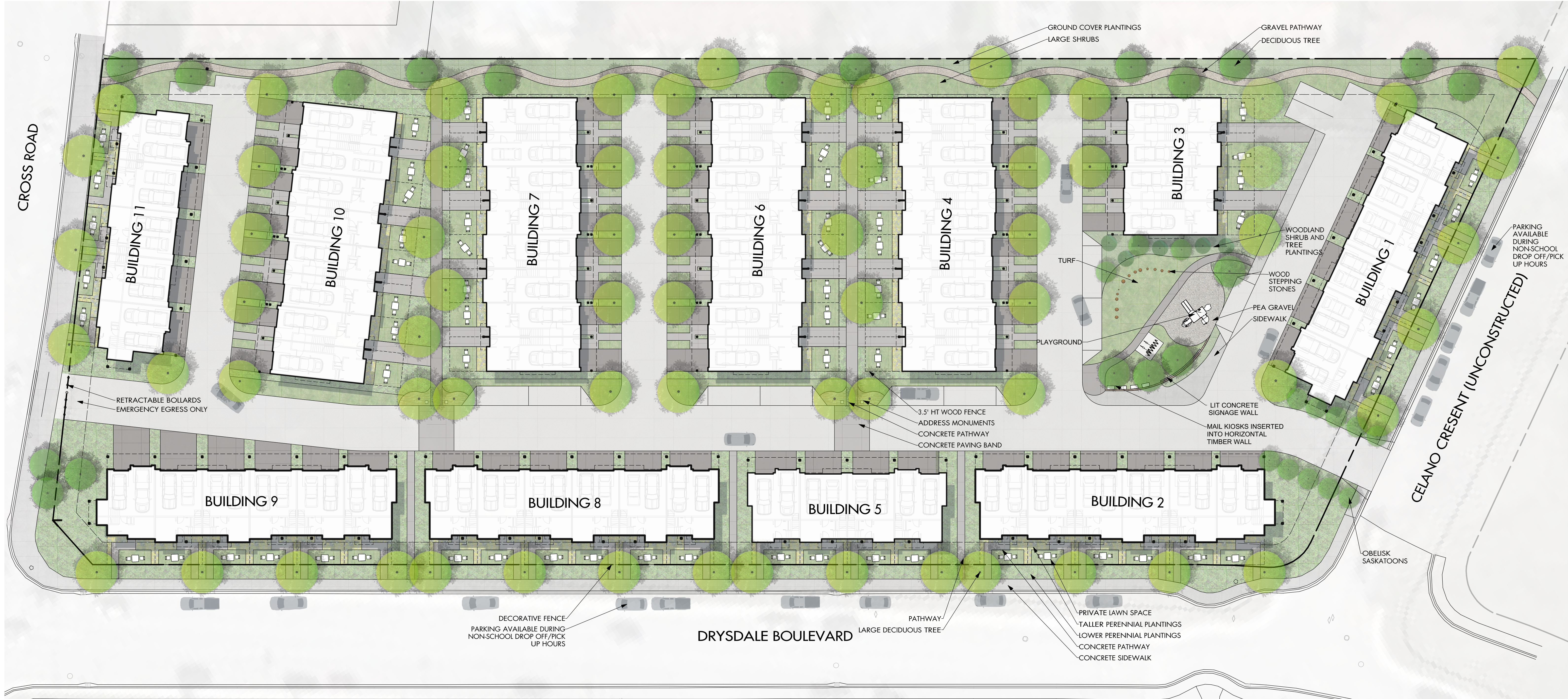
Client

Project

**Drysdale
Townhomes**
170 Drysdale Boulevard
Kelowna, BC
Lot 1, Sec 4, Township 23
LD 41 ODYD, Plan EPP30767
By
170 Drysdale Joint Venture

Renderings

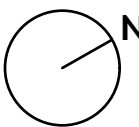
NTS
November 30, 2016



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca

SCHEDULE A
This forms part of application
Z16-0082
Planner Initials LK City of Kelowna COMMUNITY PLANNING



PROJECT TITLE

DRYSDALE TOWNHOMES

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR: REVISION

1	16.11.25	Review
2		
3		
4		
5		

PROJECT NO	16082
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	NOV. 25, 2016
SCALE	1:250

SEAL



DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY
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PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OYATION SASKATOON	13	4cm CAL.
CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	58	6cm CAL.
FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE WHITE ASH	19	6cm CAL.
POPULUS TREMULA 'ERECTA'	COLUMNAR SWEDISH ASPEN	5	6cm CAL.
SHRUBS			
BERBERIS THUNBERGI 'MONOMBI'	CHERRY BOMB BARBERRY	160	#01 CONT. / 1.2M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	160	#01 CONT. / 1.2M O.C. SPACING
EUCONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	102	#01 CONT. / 1.5M O.C. SPACING
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	102	#01 CONT. / 1.5M O.C. SPACING
SYRINGA MEIERI 'PAUBIN'	DWARF KOREAN LILAC	72	#01 CONT. / 1.8M O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	72	#01 CONT. / 1.8M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	118	#01 CONT. / 0.75M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	81	#01 CONT. / 0.9M O.C. SPACING
ECHINACEA 'MAGNUS SUPERIOR'	MAGNUS SUPERIOR CONEFLOWER	183	#01 CONT. / 0.6M O.C. SPACING
ECHINOPS RITRO 'BLUE GLOW'	BLUE GLOW THISTLE	118	#01 CONT. / 0.75M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	81	#01 CONT. / 0.9M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	66	#01 CONT. / 1.0M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE CAT GRASS	118	#01 CONT. / 0.75M O.C. SPACING
MOLINIA ARUNDINACEA	TALL MOOR GRASS	45	#01 CONT. / 1.2M O.C. SPACING
NERITA X FAASENNII 'WALKERS LOW'	WALKER'S LOW CATMINT	118	#01 CONT. / 0.75M O.C. SPACING
PANICUM VIRGATUM 'ROSTRALBUSCH'	RED SWITCH GRASS	66	#01 CONT. / 1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	66	#01 CONT. / 1.0M O.C. SPACING
PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	45	#01 CONT. / 1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	183	#01 CONT. / 0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	118	#01 CONT. / 0.75M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD 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 SOD 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.

