
CITY OF KELOWNA
MEMORANDUM

Date: June 12, 2015
File No.: Z15-0023

To: Urban Planning (LB)

From: Development Engineering Manager

Subject: 1295 St Paul Street

RU1 to RM3

Development Engineering Department have the following comments and 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 existing lot is serviced with 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. The estimated cost of this construction for bonding purposes is **\$6,000.00**
- (b) The applicant, at his cost, will arrange for the removal of the existing service on St Paul Street and the installation of one new larger metered water service.
- (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 existing lot is serviced with a 100mm diameter sanitary service. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of the existing small diameter service and the installation of a new larger service. The estimated cost of this construction for bonding purposes is **\$4,000.00**

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 Storm Water Management Policy and Design Manual. 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 for the installation of one new overflow service. The estimated cost of this construction for bonding purposes is **\$4,000.00**

4. Road Improvements

- (a) Cawston Ave fronting this development is complete therefore no further improvements is required.
- (b) St. Paul Street must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, landscaped boulevard complete with street trees 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. The estimated cost of this construction for bonding purposes is **\$21,000.00**
- (c) Lane must be upgraded along the full frontage of this proposed development including pavement removal and replacement, catch basin and concrete sidewalk thru the lane. The estimated cost of this construction for bonding purposes is **\$5,000.00**

5. Subdivision

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Dedicate a 6.0m corner rounding at the intersection of Cawston Ave and St Paul St.
- (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.

6. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) Streetlights must be installed St Paul Street 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.

10. 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 named on the insurance policy as an additional insured.

11. 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.

12. Bonding and Levy Summary

(a) Bonding

Water service upgrades	\$ 6,000
Sanitary sewer service upgrades	\$ 4,000
Storm overflow services	\$ 4,000
St Paul Street frontage improvements	\$ 21,000
Laneway frontage improvements	\$ 5,000
Total Bonding	\$40,000.00

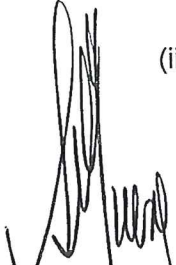
NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual 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.

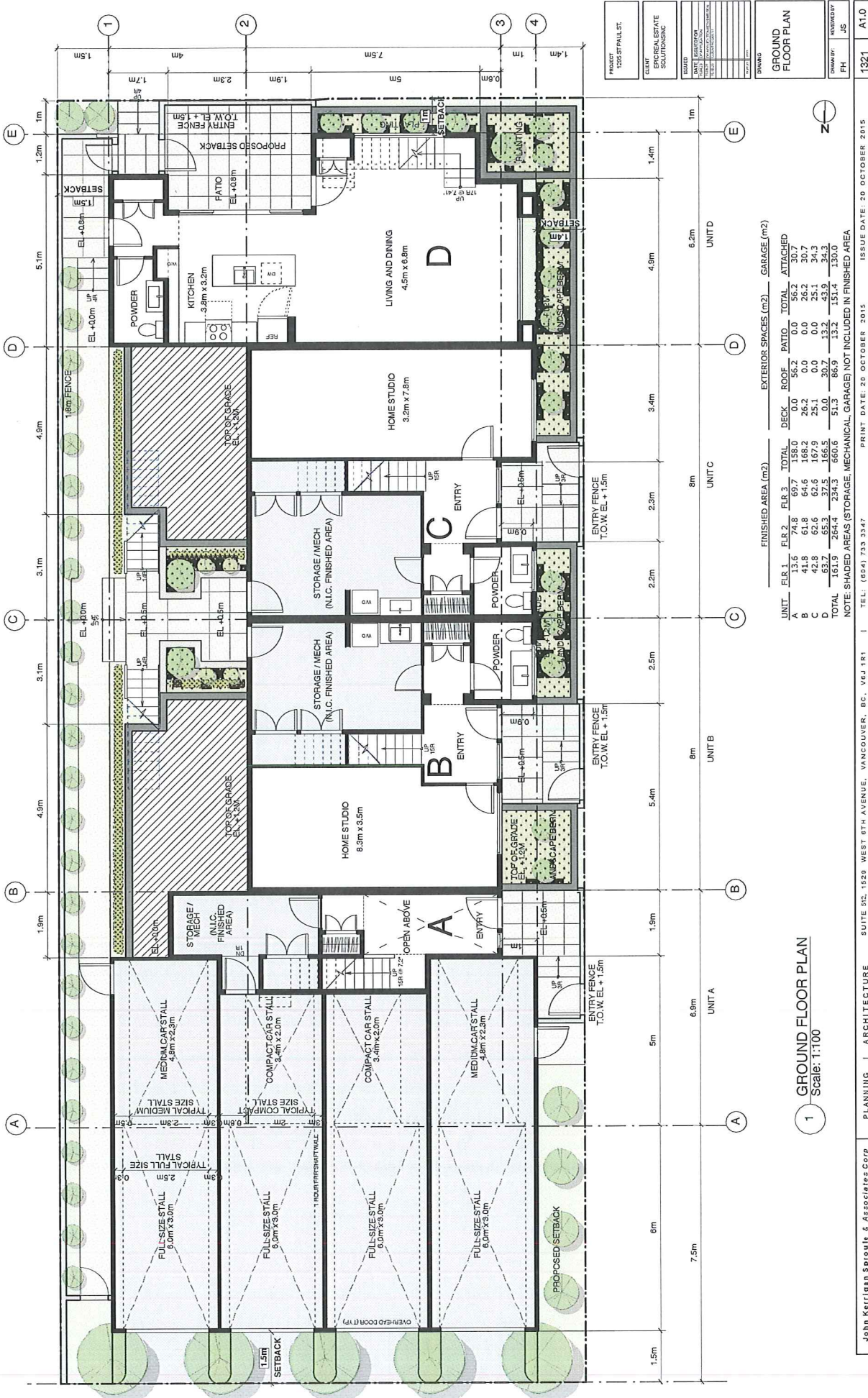
12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) The access to the site should be from the lane only.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.



Steve Muenz, R. Eng.
Development Engineering Manager
SS

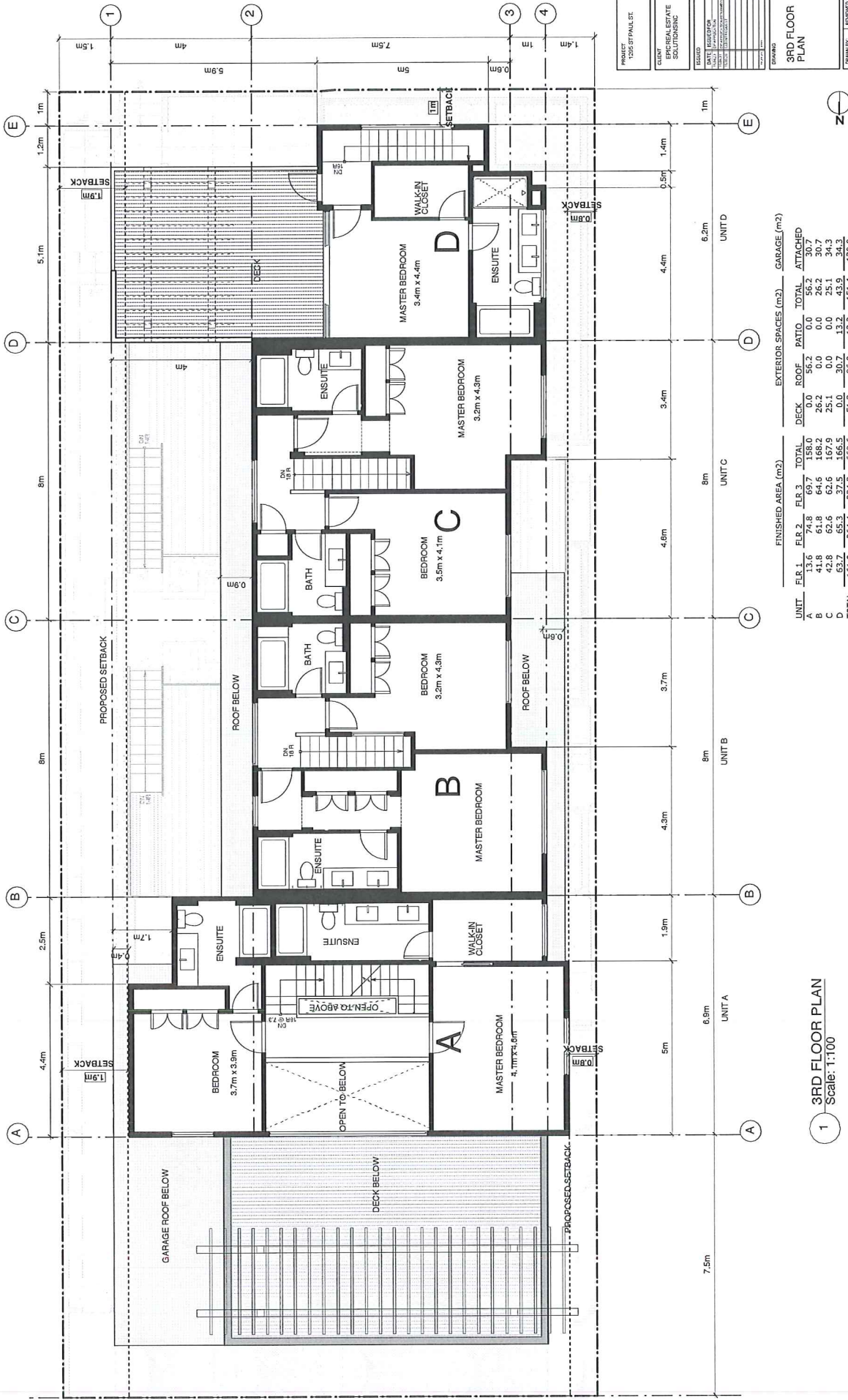


PROJECT	1250 STALLS
CLIENT	SPECIALIST REAL ESTATE DEVELOPERS
DATE	15/08/2015
DESIGNER	JOHN KERRIGAN SPROUTS & ASSOCIATES CORP.
SCALE	1:100
DATE	15/08/2015
BY	JS
CHECKED BY	JS
DATE	15/08/2015
PROJECT	1250 STALLS
CLIENT	SPECIALIST REAL ESTATE DEVELOPERS
DATE	15/08/2015
DESIGNER	JOHN KERRIGAN SPROUTS & ASSOCIATES CORP.
SCALE	1:100
DATE	15/08/2015
BY	JS
CHECKED BY	JS
DATE	15/08/2015

UNIT	FINISHED AREA (m ²)			EXTERIOR SPACES (m ²)			TOTAL
	FLR 1	FLR 2	FLR 3	DECK	ROOF	PATIO	
A	13.6	74.8	69.7	189.0	0.0	56.2	56.2
B	41.8	61.8	64.6	189.2	26.2	0.0	26.2
C	63.7	64.6	67.5	167.5	20.1	30.7	43.0
D	181.9	264.4	234.3	660.6	51.3	86.9	138.2
TOTAL	301.0	366.6	336.1	1206.3	97.6	167.8	1471.7

NOTE: SHADED AREAS (STORAGE, MECHANICAL, GARAGE) NOT INCLUDED IN FINISHED AREA

1 GROUND FLOOR PLAN
Scale: 1:100

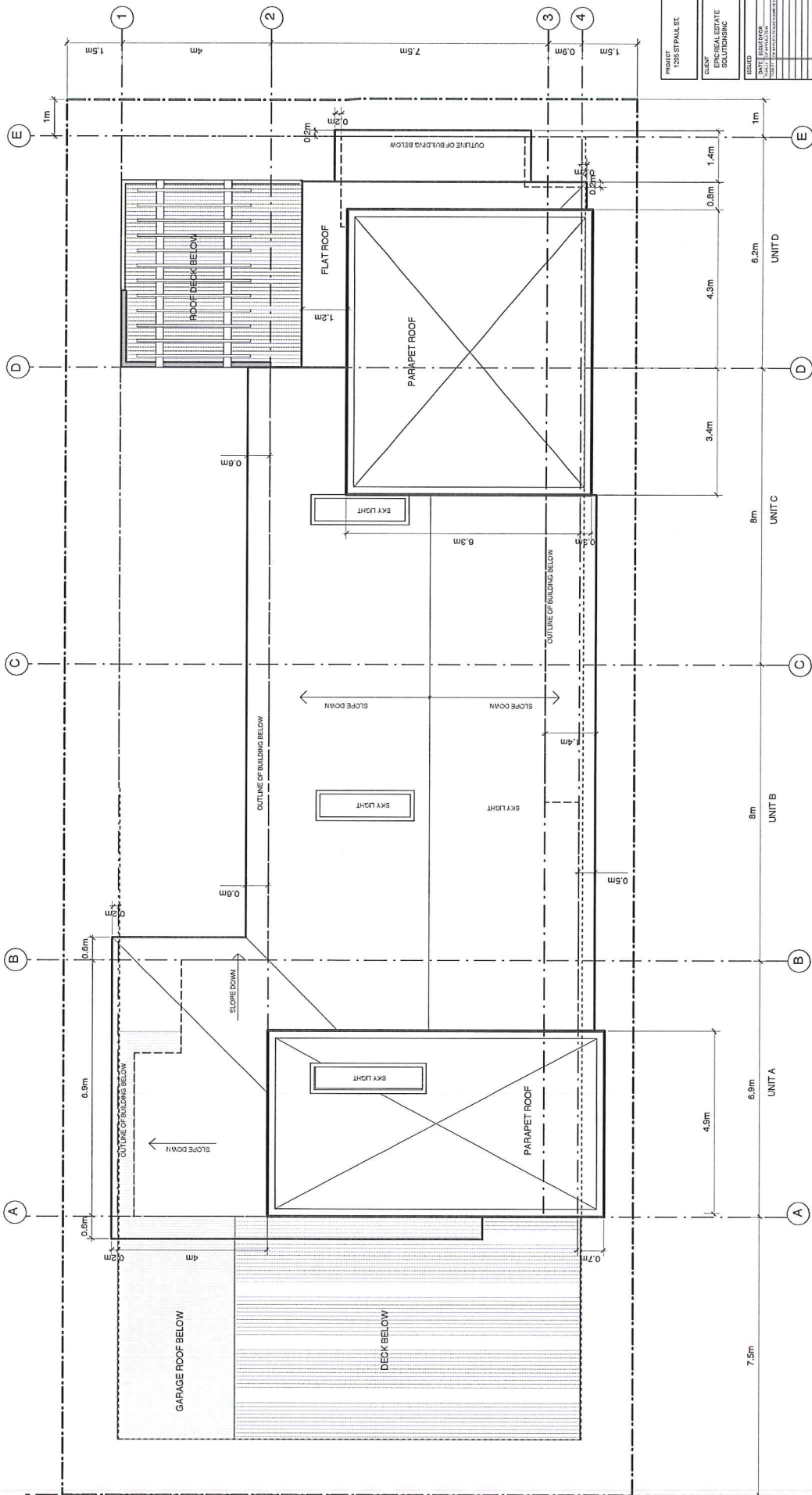


PROJECT	1505 ST PAUL ST
CLIENT	BIRKBEALSTATE SOLUTIONS
DATE	2024.09.05
DRAWN BY	JH
CHECKED BY	JS

3RD FLOOR PLAN	
DRAWING NO.	1321
DATE	2024.10.20
SCALE	1:100
DRAWN BY	JH
CHECKED BY	JS
ISSUE DATE	2024.10.20
ISSUE NO.	A1.2

UNIT	FINISHED AREA (m ²)			EXTERIOR SPACES (m ²)			TOTAL
	FLR 1	FLR 2	FLR 3	DECK	ROOF	PATIO	
A	13.6	74.8	69.7	158.0	0.0	56.2	356.3
B	41.8	64.8	64.6	168.2	26.2	0.0	300.7
C	72.9	62.9	62.6	166.5	25.0	30.7	331.7
D	43.9	65.9	65.6	166.5	25.0	30.7	331.7
E	161.9	264.1	234.3	660.6	51.3	86.9	1314.4
TOTAL							1314.4

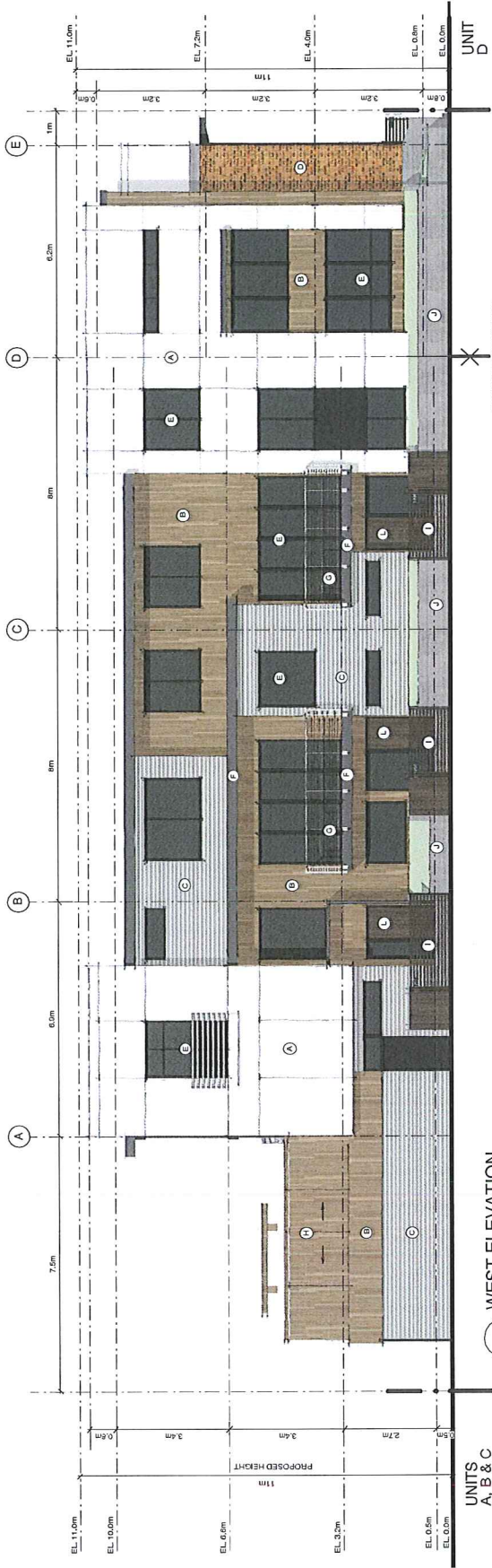
1 3RD FLOOR PLAN
Scale: 1:100



PROJECT	1326 ST PAULS
CLIENT	EPIC REAL ESTATE SOLUTIONS INC
ISSUED	DATE: 02 SEPTEMBER 2015
DRAWN BY	FH
CHECKED BY	JS
DATE	02 SEPTEMBER 2015
SCALE	A1:3
DRAWING	ROOF PLAN
NO.	1321
DATE	02 SEPTEMBER 2015

1 ROOF FLOOR PLAN
Scale: 1:100



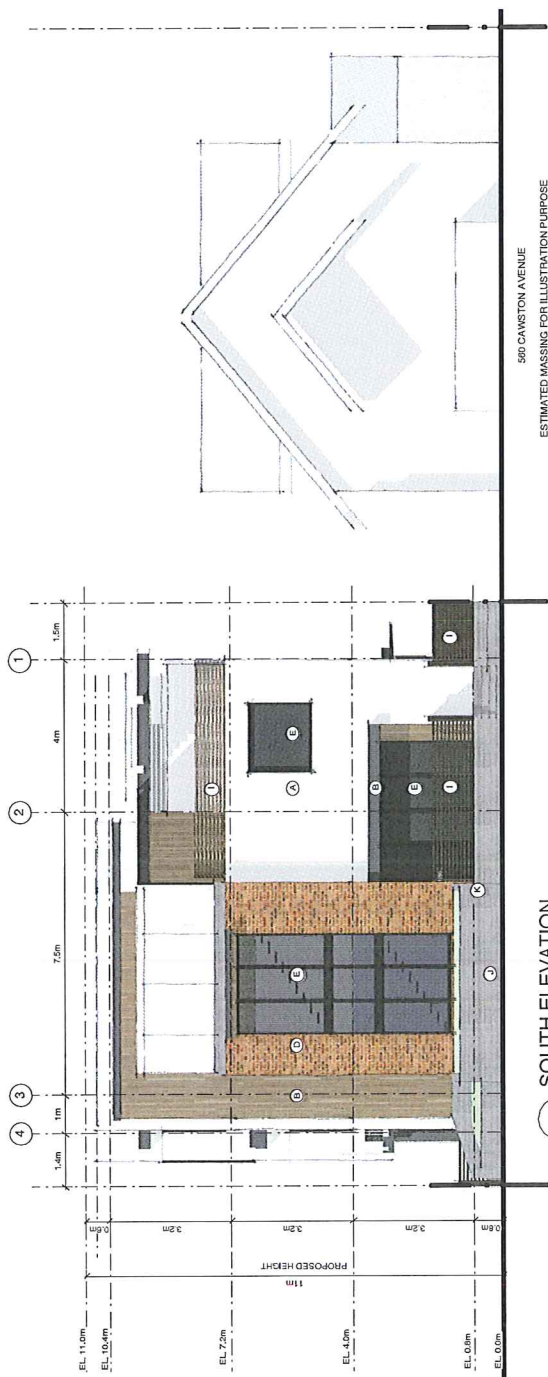


1 WEST ELEVATION
Scale: 1:125

MATERIAL SCHEDULE

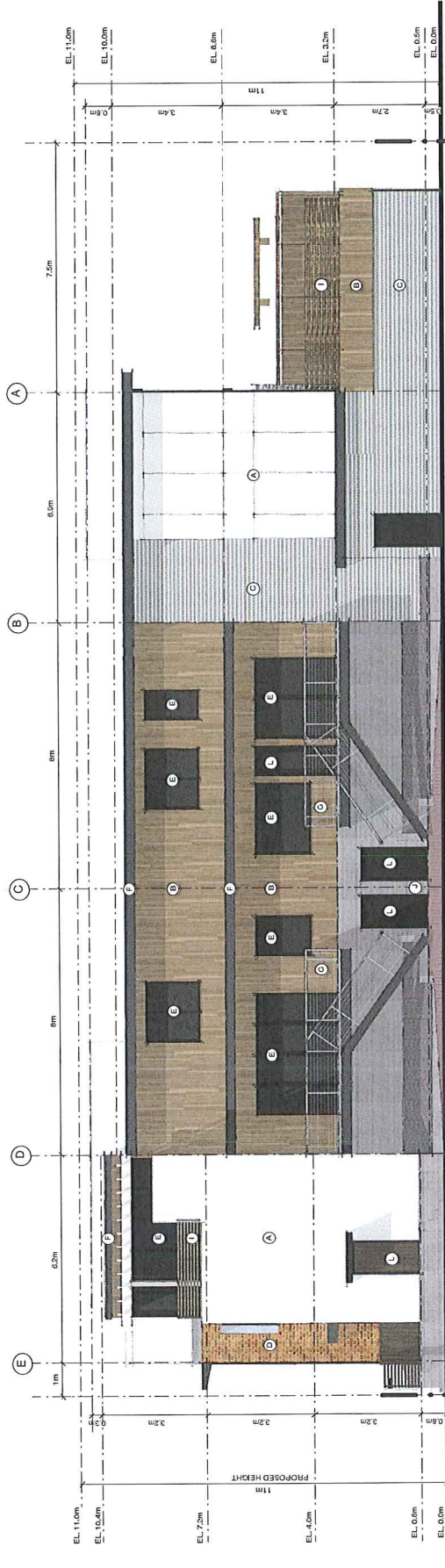
- ① CEMENTITIOUS PANEL WITH REVEAL - BEIGE / B.M. BALBOA MIST
- ② ARCHITECTURAL PANEL SYSTEM - WOOD GRAIN
- ③ BRICK - RED / BROWN
- ④ WINDOW - DARK / B.M. NIGHT HORIZON
- ⑤ TRIM - CEMENTITIOUS TRIM WITH DARK COLOR
- ⑥ PAILING - METAL / SILVER
- ⑦ SLIDING WOOD PANEL
- ⑧ PRIVACY WOOD SCREEN
- ⑨ BOARD FORM CONCRETE
- ⑩ CONCRETE SIGNAGE
- ⑪ ENTRY DOOR - WOOD GRAIN
- ⑫ LANDSCAPE SCREEN / GREEN WALL

PROJECT	105 ST PAUL ST
CLIENT	BING REAL ESTATE SOLUTIONS INC.
DATE	18/10/2015
DESIGNER	JOHN KERRIGAN SPOUTE & ASSOCIATES CORP.
DRAWN	
ELEVATIONS	
DRAWN BY	FH
REVIEWED BY	JS
NO.	1321
DATE	A20



2 SOUTH ELEVATION
Scale: 1:125

590 CAWSTON AVENUE
ESTIMATED MASSING FOR ILLUSTRATION PURPOSE



1 EAST ELEVATION
Scale: 1:125

2 NORTH ELEVATION
Scale: 1:125

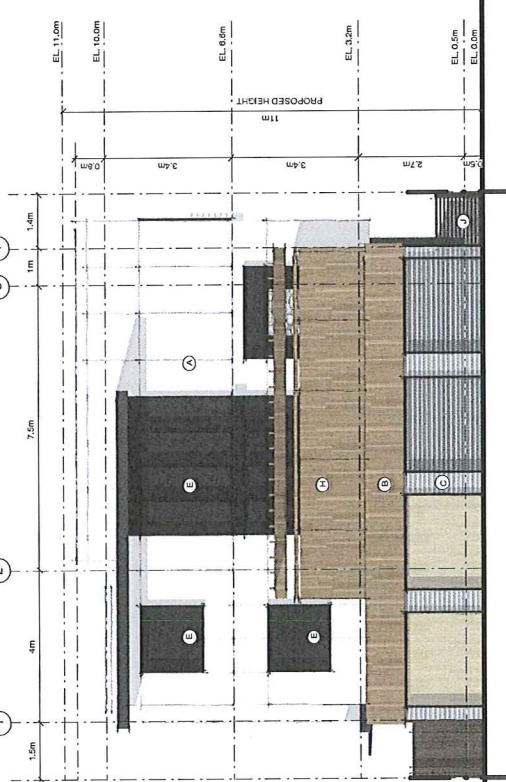
MATERIAL SCHEDULE

- ① CEMENTITIOUS PANEL WITH REVEAL - BEIGE / B.M. BALBOA MIST
- ② ARCHITECTURAL PANEL SYSTEM - WOOD GRAIN
- ③ 1/2" CORRUGATED GALVALUME METAL SIDING
- ④ BRICK - RED/BROWN / NIGHT HORIZON
- ⑤ WINDOWS - PARTITUS / NIGHT HORIZON
- ⑥ TRIM - CEMENTITIOUS TRIM WITH DARK COLOR
- ⑦ PAINTING - METAL / SILVER
- ⑧ SLIDING WOOD PANEL SYSTEM - WOOD GRAIN
- ⑨ CONCRETE FORM CONCRETE
- ⑩ CONCRETE SIGNAGE
- ⑪ ENTRY DOOR - WOOD GRAIN
- ⑫ LANDSCAPE SCREEN GREEN WALL

PROJECT	1055 STPAUL ST.
CLIENT	EMERALDSTATE SOLUTIONS
DATE	REVISION
ISSUE	ISSUE
DATE	REVISION
ISSUE	ISSUE

DRAWN	
CHECKED	
DATE	

ELEVATIONS	
DRAWN BY	JS
REVISION	
FH	1321
A2.1	



1 EAST ELEVATION
Scale: 1:125

2 NORTH ELEVATION
Scale: 1:125

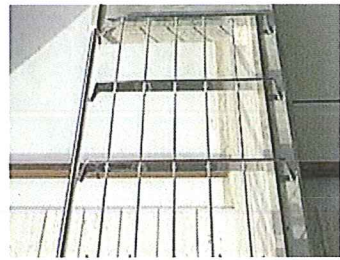
560 CAVERTON AVENUE
ESTIMATED MASSING FOR ILLUSTRATION PURPOSE



WOOD SOFFIT WITH DARK TRIM



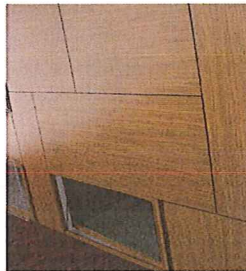
CEMENTITIOUS PANEL WITH REVEALS



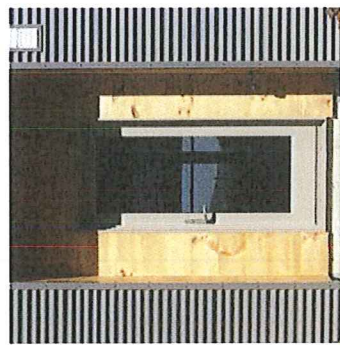
METAL RAILING



BRICK FINISH WITH DARK WINDOW FRAME



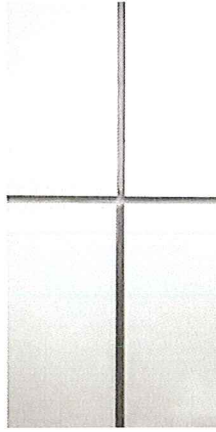
WOOD GRAIN ARCHITECTURAL PANEL SYSTEM



METAL AND WOOD SIDING



3D PERSPECTIVE - ST PAUL ST & CAWSTON AVE



A. CEMENTITIOUS PANEL WITH REVEAL



PT. 1 - BALBOA MIST



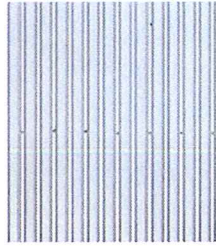
PT. 2 - BM NIGHT HORIZON



J. CONCRETE FINISH FOR LANDSCAPE PLANTERS



2. WOOD GRAIN PANEL - FRENCH WALNUT



C. GALVALUME METAL SIDING



D. RED / BROWN BRICK EXTERIOR FINISH

PROJECT	1325 ST PAUL ST
CLIENT	BRIC REAL ESTATE SOLUTIONS INC
DATE	18/09/2015
DRAWN BY	FH
CHECKED BY	JS
SCALE	AS SHOWN
COLOUR AND MATERIAL	
DRAWN BY	1321
CHECKED BY	A3.0



3D PRESPECTIVE - ST PAUL ST & CAWSTON AVE



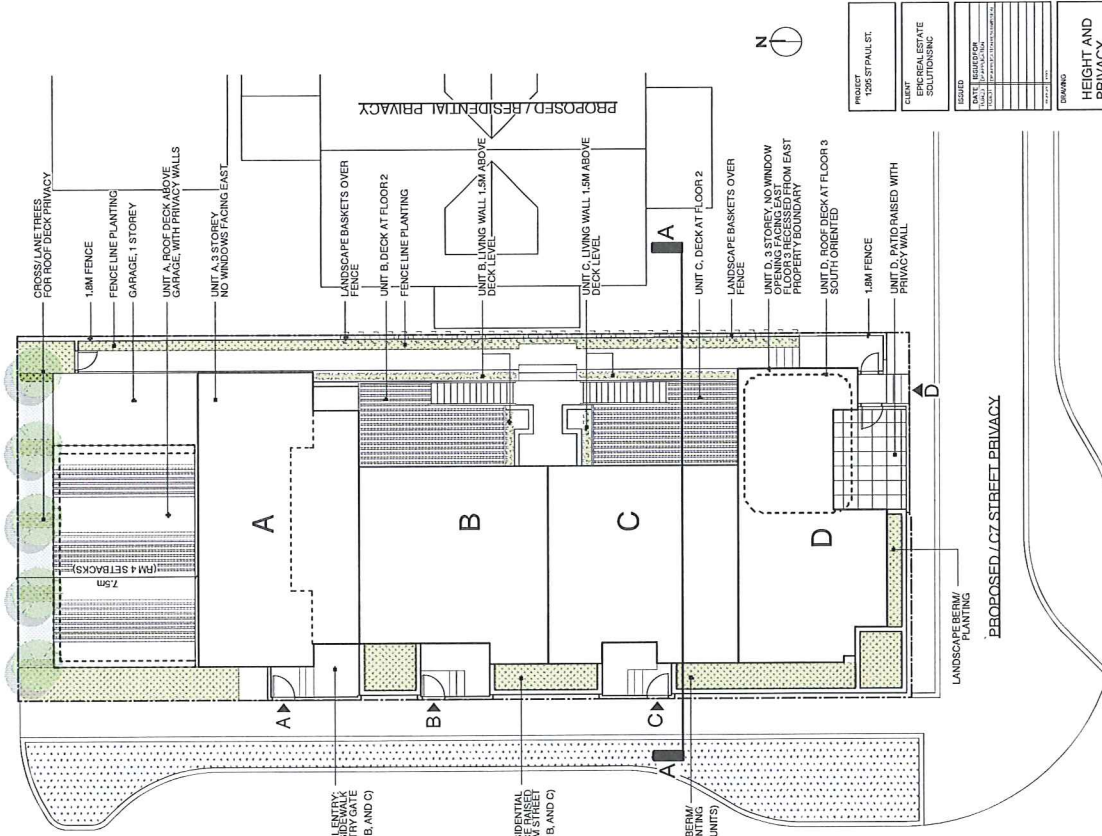
3D PRESPECTIVE - CAWSTON AVE



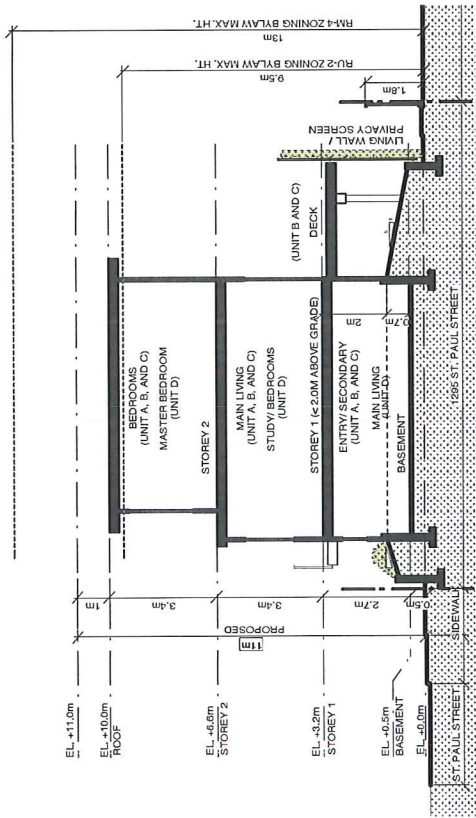
3D PRESPECTIVE - ST PAUL ST LOOKING SOUTH

PROJECT	1208 ST PAUL ST
COUNTY	ENGINEERED SOLUTIONS
DATE	ISSUE
1	2
3	4
5	6
DRAWING	
MASSINGS	
DRAWN BY:	R/KANDRURY JS
1321	A3.1

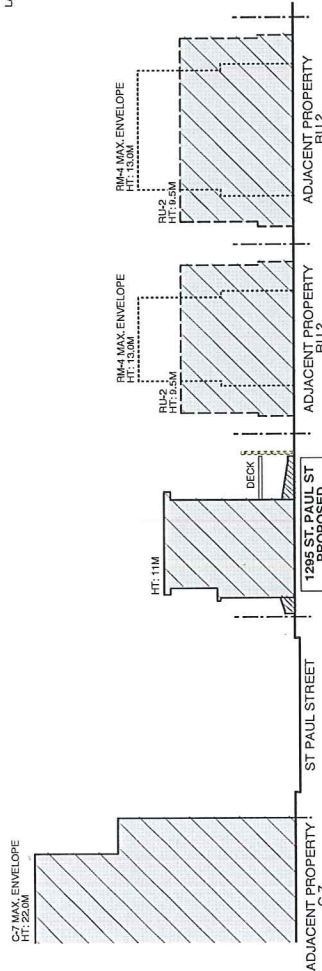
PROPOSED 1/1 LANE PRIVACY



3 PRIVACY
Scale: 1:200



1 HEIGHT/ BUILDING SECTION A-A
Scale: 1:150



2 HEIGHT/ CONTEXT SECTION
Scale: 1:400

PROJECT	1295 ST PAUL ST
CLIENT	ENIC REAL ESTATE SOLUTIONS
DESIGNED	
DATE / REVISION	
REVISION	
DATE	
DESIGNER	
DRAWN BY	FH
CHECKED BY	JS
DRAWING	HEIGHT AND PRIVACY
DRAWING NO.	1321
DATE	A4.3

ISSUE DATE: 02 SEPTEMBER 2015

PRINT DATE: 02 SEPTEMBER 2015

TEL: (604) 733 3347

I

SUITE 502, 1529 WEST 6TH AVENUE, VANCOUVER, BC, V6J 1R1

PLANNING | ARCHITECTURE

John Kerrigan Sprouts & Associates Corp

Cedarscape
 itd.
 landscape designers, consultants
 and contractors
 2079 B/L Road
 Edson, B.C. V9E 2W9
 phone: 250.890.6626
 fax: 250.890.6247
 www.cedarscape.com

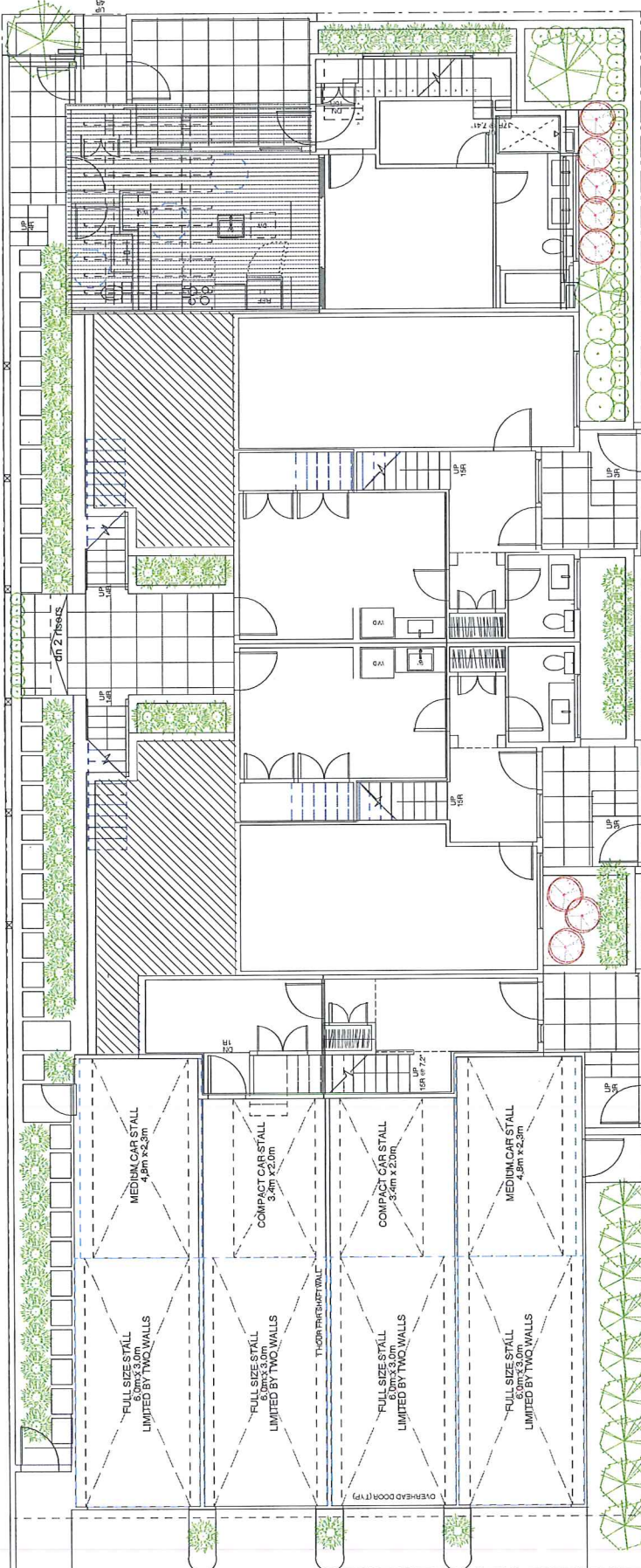
DESIGNER: SCOTT LITTLE
 DATE: August 20, 2015

CLIENT:
 Aest. West

ADDRESS:
 54 Paul St, Kelowna BC

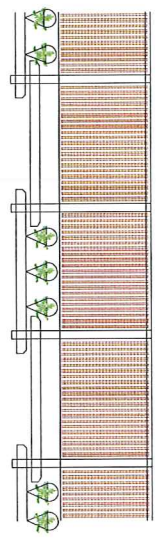
PROJECT TITLE:
 Epic Call Home

SHEET TITLE:
 EP Landscape Plan



PROJECT	1055 ST PAUL, ETC.
CLIENT	EPIC REAL ESTATE SOLUTIONS INC.
DESIGNED	SCOTT LITTLE
DATE	AUGUST 20, 2015
DRAWN BY	FH
REVISIONS	JS
ISSUE DATE	02 SEPTEMBER 2015
ISSUE NO.	AS.1

- PLANTING LEGEND**
- UPRIGHT EVERGREEN CEDAR/ YEW
 - ORNAMENTAL SHRUB/ GRASS
 - BOXWOOD
 - ACCENT COLOURED SHRUB - BARBERRY
 - SMALL DECIDUOUS TREE
 - UPRIGHT DECIDUOUS TREE SWEDISH COLUMNAR ASPEN



FENCE/ ARBOR DETAIL

1 LANDSCAPE PLAN
 Scale: 1:100

