
CITY OF KELOWNA

MEMORANDUM

Date: February 9, 2017
File No.: Z17-0009
To: Community Planning (AC)
From: Development Engineering Manager(SM)
Subject: 700 Swordy Road

P4

Development Engineering has the following 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

- a) The development site is presently serviced with a small diameter (19-mm) water service off of Swordy Road. Only one service will be permitted for this development.

.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.

.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 their 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) Richter Street fronting this development has been upgraded to an urban standard to including barrier curb & gutter, concrete sidewalk. The boulevard will need to be landscaped and the driveway access constructed. The relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction is at the developer's expense. The estimated cost of the road improvements for bonding purposes is **\$12,000.00**

- (b) Swordy Road fronting this development presently constructed to a rural standard. The road must be upgraded to a full urban standard (SS-R5) along the full frontage of this proposed development, including a barrier curb and gutter, monolithic sidewalk, piped storm drainage system including catch basins, manholes / dry-wells and pavement widening. The estimated cost for this construction for bonding purposes is **\$30,000.00**

.5) Electric Power and Telecommunication Services

- a) 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.
- b) Streetlights must be installed on Swordy Rd if required.

.6) 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.

.7) 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.

.8) 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

.9) 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.

.10) Bonding and Levy Summary

(a) Bonding

Storm service	\$10,000.00
Richter Street upgrade	\$12,000.00
Swordy Road upgrade	\$30,000.00

Total Bonding **\$52,000.00**

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.

.11) 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).

.12) Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) The access to the south part of the site is existing from the lane. The access to the parking lot or north part of the site is proposed from Richter Street does not meet the throat length requirement of 15 m as laid out by TAC standard.
- (ii) The future, access and egress to Richter Street from the site may be restricted to right-in and right-out onto Richter Street with a future median.



Steve Muenz, P. Eng.
Development Engineering Manager
SS

CITY OF KELOWNA

MEMORANDUM

Date: February 10, 2017
File No.: DP17-0016
To: Community Planning (AC)
From: Development Engineer Manager (SM)
Subject: 700 Swordy Rd

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. General.

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0009.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

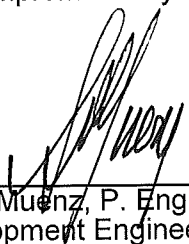
CITY OF KELOWNA

MEMORANDUM

Date: February 10, 2017
File No.: DVP17-0019
To: Community Planning (AC)
From: Development Engineering Manager (SM)
Subject: 700 Swordy Road

The Development Engineering comments and requirements regarding this DVP application are as follows:

The request to vary the landscape buffer for the front and side yards from 3.0m to 2.0m does not compromise any municipal services.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA

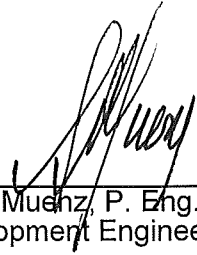
MEMORANDUM

Date: February 10, 2017
File No.: TA17-0003
To: Community Planning (AC)
From: Development Engineer Manager (SM)
Subject: 700 Swordy Rd

The Development Engineering comments and requirements regarding this Text Amendment application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0009.



Steve Muenz, P. Eng.
Development Engineering Manager

SS



January 30, 2017

Zeidler BKDI Architects
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info@zeidler.bkdi.com
zeidler.bkdi.com

Design Rationale Statement

RE: CITY OF KELOWNA REZONING / DP APPLICATION: FORTIS PARKING LOT

PARTNERS

VAIDILA BANELIS | ARCHITECT

AAA, AIBC, OAA, SAA, MRAIC,
LEED® AP

STEPHEN BUGBEE | ARCHITECT

AAA, AIBC, SAA, MAA, NSAA,
MRAIC, CAA, AIA (IA)

TAREK EL-KHATIB | ARCHITECT

AAA, AIBC, SAA, OAA, AANB,
FRAIC, AIA, RIBA

CATHERINE RICHARDSON |

LICENSED INTERIOR DESIGNER
AAA, IDA, IDNS, IDC

BILL MITCHELL

JEAN GUY BELIVEAU

PRINCIPALS

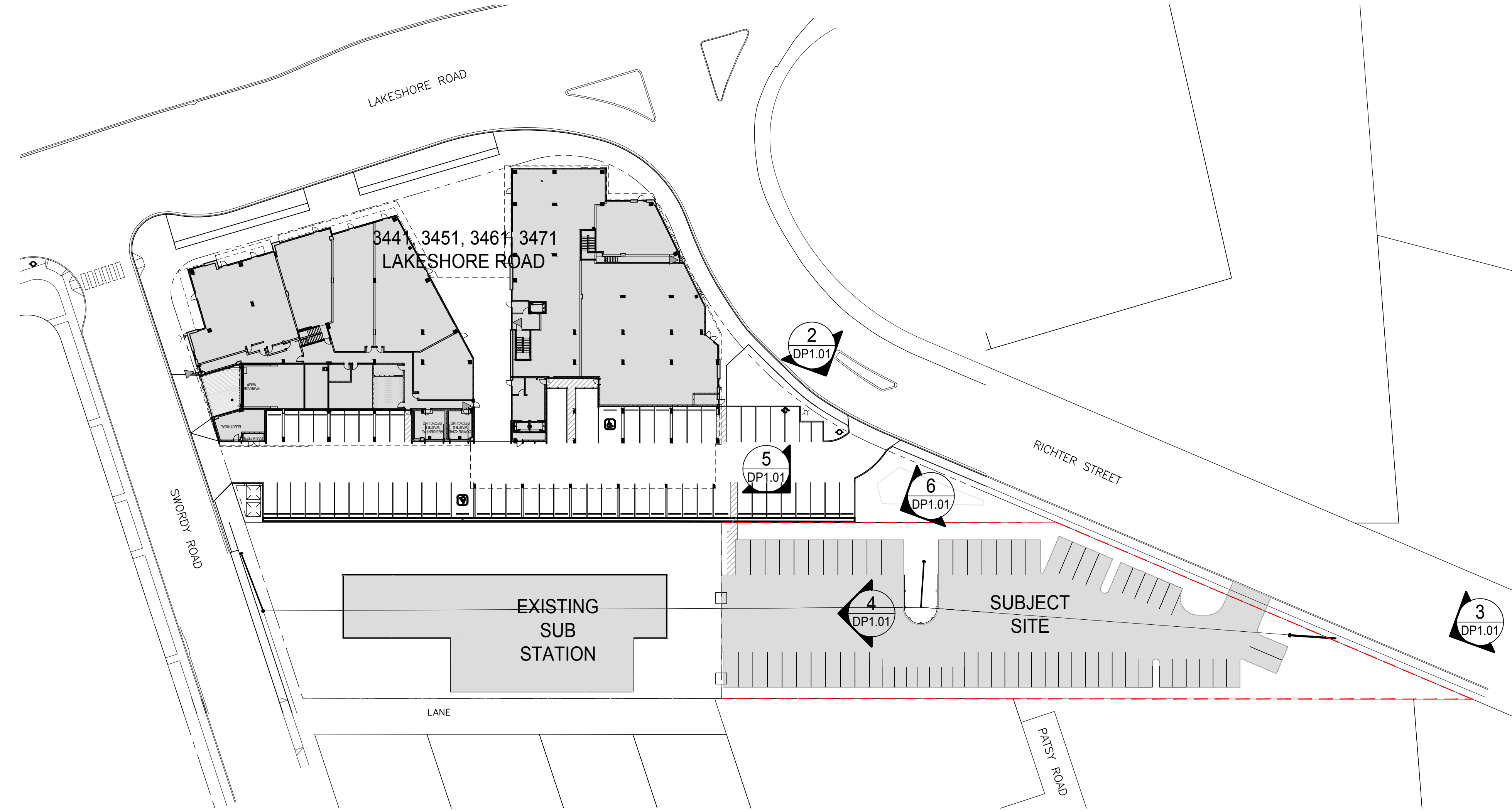
MARTIN VEENHOVEN | ARCHITECT

AAA, AIBC, MRAIC, AIA (WA)

The proposed Rezoning / DP Application allows the site to located at 700 Swordy Road to be rezoned from A1 / P4 to A1 / P4 / C4. The purpose of the change in zoning is to allow the creation of a 67-stall surface parking lot next to the mixed-use project scheduled for construction at 3441, 3451, 3461, and 3471 Lakeshore Road. It is the aim that this parking lot supplement the commercial parking requirements for the above mentioned mixed-use building. As required by City of Kelowna zoning By-Laws, the lot is screened with a landscape buffer on the front and side yards, and will back onto a fence 9.2m away from the existing Fortis sub-station at the south end. The 9.2m clearance is a safety setback required by the Fortis equipment. Access to the lot will be from Richter Street, allowing a left and right in and a right out onto the latter. The site currently contains high voltage power lines running in the north-south direction, and two existing power poles. The power pole currently located in the middle of the site has a support guy wire and the one located at the north end will be fitted with one in the near future. As such, the former has a landscaped peninsula at its base, and a new impact resistant barrier to prevent collisions of cars with the power pole. The rationale behind the parking layout was to spread the 2 parallel rows of cars as far away as possible from the overhead power lines while maintaining appropriate landscape buffers to the neighbouring properties. To facilitate pedestrian movement from this site to the one the parking lot will be serving, a pedestrian link has been created at the south-western end of the lot.

Sincerely,
Zeidler BKDI Architects

Jean Guy Beliveau
Partner



1 CONTEXT PLAN
DP1.01 SCALE: 1:500

PROJECT DATA

MUNICIPAL ADDRESS:	700 SWORDY RD , KELOWNA, BC
LEGAL ADDRESS:	PART OF LOT 2 OUTLINE IN RED ON PLAN A917. DISTRICT LOT 134. ODYD PLAN 2864
ZONING:	EXISTING: A1:P4
PROPOSED:	P4
DENSITY (FAR):	UNCHANGED
SETBACKS REQUIRED:	FRONT SETBACK: 6,000mm
	REAR SETBACK: 4,500mm
	SIDE SETBACK: 4,500mm; 7,500mm
	ADJACENT TO RESIDENTIAL ZONE.
SETBACKS PROVIDED:	UNCHANGED AS NO BUILDING WILL BE PRESENT ON SITE
LANDSCAPE BUFFER REQUIRED:	FRONT: 3000mm
	REAR: 3000mm
	SIDE: 3000mm
LANDSCAPE BUFFER PROVIDED:	FRONT: 3000mm*
	REAR: NOT APPLICABLE
	SIDE: 3000mm*

*1000mm VARIANCE REQUIRED ON FRONT AND EASTERN SIDE YARD LANDSCAPE BUFFER.

GENERAL INFORMATION

SITE AREA:	5544m2
SITE AREA PROPOSED FOR REZONING:	2814m2
ROADWAYS:	RICHTER STREET, SWORDY ROAD

PARKING AND LOADING REGULATIONS:

PARKING PROVIDED:
34 REGULAR STALLS (6m x 2.5m)
26 MEDIUM STALLS (4.8m x 2.3m)
7 SMALL STALLS (3.4m x 2.0m)

NOTE:
THIS DEVELOPMENT PERMIT / REZONING APPLICATION INCLUDES ONLY THE FOLLOWING:

1. REZONING OF A PORTION OF THE PROPOSED PROPERTY TO P4 IN ORDER TO CREATE A 67-STALL PARKING LOT THAT WILL SUPPLEMENT THE PARKING REQUIREMENTS OF THE SITE LOCATED AT 3441, 3451, 3461, AND 3471 LAKESHORE RD.

2. PROVISION OF A PEDESTRIAN CONNECTION FROM THE PARKING LOT ON THE PROPOSED SITE TO 3441, 3451, 3461, AND 3471 LAKESHORE RD.

3. PROVISION OF A PEDESTRIAN CONNECTION TO THE OFF-SITE WALKWAY LOCATED AT THE NORTH-EAST END OF THE SITE.

THE APPROXIMATE EXTENT OF PROPOSED APPLICATION IS SHOWN ON DRAWING DP1.03

SCHEDULE

This forms part of application

#

Planner Initials

City of Kelowna
COMMUNITY PLANNING

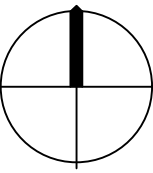
zeidler
bkdi

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NOT FOR CONSTRUCTION

consultants

This drawing must not be scaled.
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Issue No.	Date	Description
1	30-01-17	ISSUED FOR REZONING / DP

client



201-3975 LAKESHORE RD, KELOWNA

project title

700 SWORDY RD FORTIS
REZONING / DP

700 SWORDY RD, KELOWNA BC
CALGARY, AB

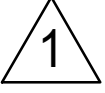
drawing title

CONTEXT PLAN
PROJECT DATA
VICINITY MAP
CONTEXT PHOTOGRAPHS

scale:	AS NOTED
drawn by:	TC
checked by:	JG
project no:	215-085
date issued:	2017-01-30

re-issue no:

sheet no:



DP1.01

2 EXISTING AERIAL PHOTOGRAPH
DP1.01 SCALE: NTS



3 EXISTING AERIAL PHOTOGRAPH
DP1.01 SCALE: NTS



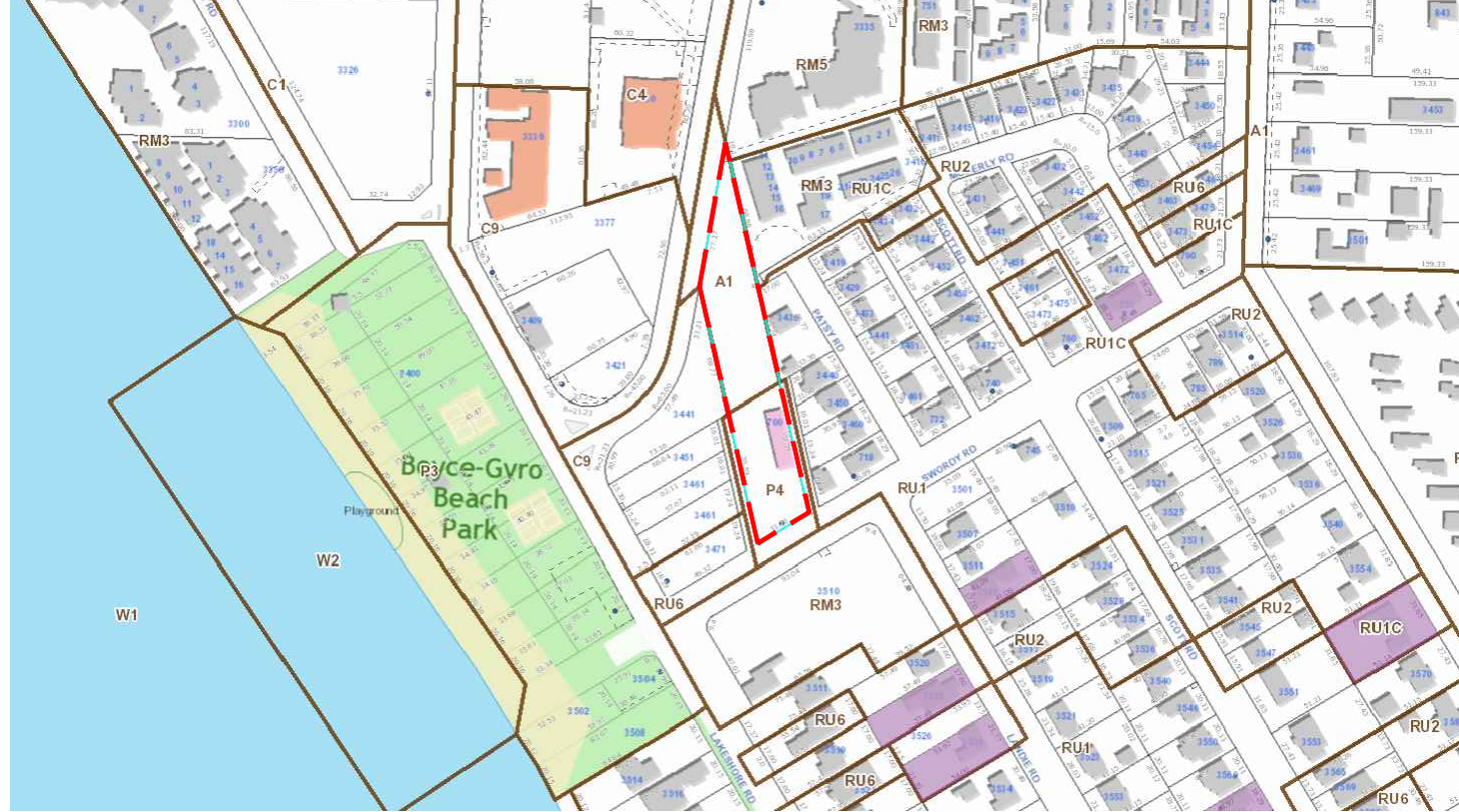
4 EXISTING AERIAL PHOTOGRAPH
DP1.01 SCALE: NTS



5 EXISTING AERIAL PHOTOGRAPH
DP1.01 SCALE: NTS



6 EXISTING AERIAL PHOTOGRAPH
DP1.01 SCALE: NTS

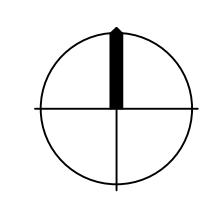


7 VICINITY MAP
DP1.01 SCALE: NTS

NOT FOR CONSTRUCTION

consultants

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Issue No.	Date	Description
1	30-01-17	ISSUED FOR REZONING / DP

client

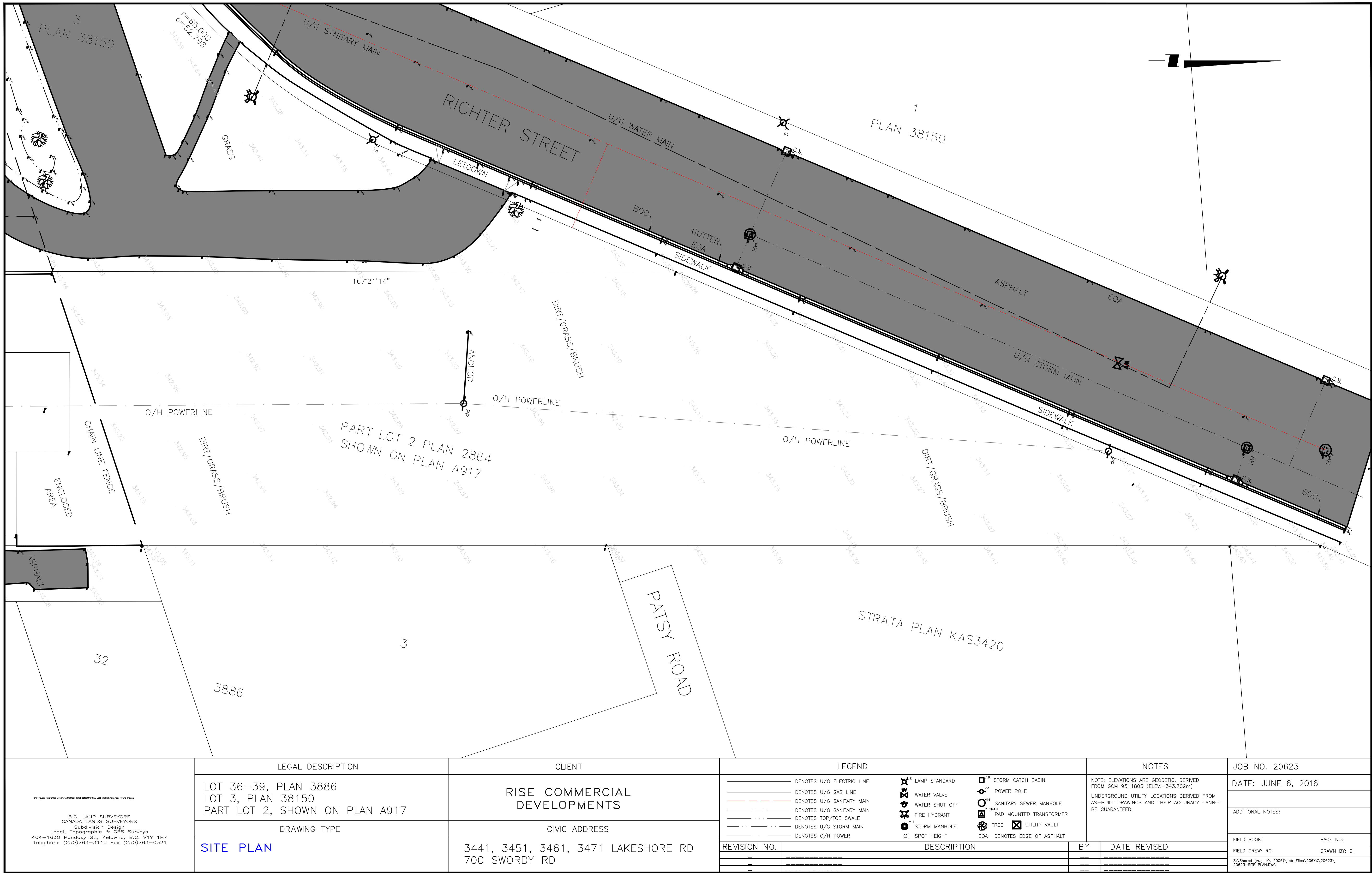
201-3975 LAKESHORE RD, KELOWNA

project title
700 SWORDY RD FORTIS
REZONING / DP
700 SWORDY RD, KELOWNA BC
CALGARY, AB

drawing title

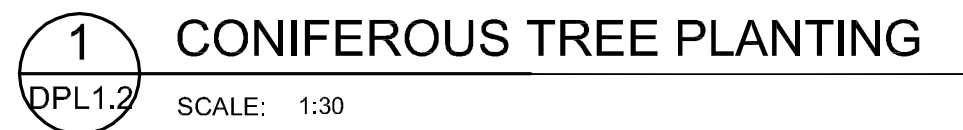
EXISTING SITE SURVEY

scale:	1:200
drawn by:	TC
checked by:	JG
project no:	215-085
date issued:	2017-01-30





1. Do not allow air pockets to form when backfilling.
2. Stake tree outside of tree pit.
3. Bars should be hammered secure down to a minimum of 400mm into compacted subgrade.
4. If tree is in wire basket, cut strapping and pull burlap on basket from top 1/3 of rootball prior to backfilling.
5. Use rubber hose on all guy wires to protect tree at point of contact.
6. Prune dead and broken branches to maintain natural form of tree as directed by Landscape Architect.



re-issue no: 1
sheet no: DPL1.2

Fortis Parking Lot Landscape_updated 31 January 2017

PRELIMINARY SOFT LANDSCAPE COST ESTIMATE - NOT TO BE USED FOR CONSTRUCTION

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
GENERAL LANDSCAPING				
Topsoil, imported (150mm depth)	432	m ²	\$5.00	\$2,160.00
Shrub Bed Preparation (600mm depth)	500	m ²	\$40.00	\$20,000.00
Wood Mulch (75mm depth)	250	m ²	\$8.00	\$2,000.00
Sod	432	m ²	\$5.50	\$2,376.00
Subtotal				\$26,536.00
TREES AND SHRUBS				
Trees - Coniferous				
Mountain Pine (2.0m height)	12	each	\$750.00	\$9,000.00
Sester's Dwarf Spruce (1.5m height)	20	each	\$450.00	\$9,000.00
Trees - Deciduous				
Upright Maple (50mm caliper)	8	each	\$700.00	\$5,600.00
Shrubs				
Paint the Town Red Easy Elegance (5 gal.)	141	each	\$45.00	\$6,345.00
Royal Bergundy Barberry (2 gal.)	44	each	\$35.00	\$1,540.00
Perennials				
Hardy Spring Bulb Varieties	10800	each	\$2.00	\$21,600.00
Feathered Reed Grass	275	each	\$30.00	\$8,250.00
Subtotal				\$61,335.00
LANDSCAPE FEATURES				
Irrigation		allowance		\$40,000.00
Black Tusk Basalt Boulders (900mm cubic)	24	each	\$1,500.00	\$36,000.00
Subtotal				\$76,000.00
TOTAL				\$163,871.00

MATRIX
LANDSCAPE ARCHITECTURE
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