



CITY OF KELOWNA

MEMORANDUM

Date: *May 25, 2015 (2105 Specified Area charges)*

File No.: Z15-0010

To: Urban Planning (LK)

From: Development Engineering Manager (SM)

Subject: 140 Mugford Road - Lot A, Plan KAP4378 , Sec. 26, Twp. 26, ODYD
405 Rutland Road - Lot 3, Plan KAP3513, Sec. 26, Twp. 26, ODYD
425 Rutland Road - Lot 4, Plan KAP3513, Sec. 26, Twp. 26. ODYD

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RU-1 to RM2 and RM3 are as follows:

1. General.

- a) Dedicate 1.5 m. along the lane to provide a total 7.5m. wide lane.
- b) Dedicate approx. 2.0 m. along the Mugford road frontage on Lot A, Plan KAP4378, for a total 20.0 m. road Right of Way.
- c) Consolidate lot 3 and 4 plan KAP3513
- d) Provide 3.0m. inside corner rounding at the lane change of direction.
- e) Provide easements as may be required.
- f) Consolidate lot 3 and lot 4 plan KAP3513.

2. Geotechnical Study.

- a) Provide a comprehensive geotechnical report (3 copies), 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 subdivision.**
 - (i) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - (ii) Suitability of on-site disposal of storm water, including effects upon adjoining lands.
 - ii) Any items required in other sections of this document.
 - iii) Recommendations for roof drains and perimeter drains.

3. Domestic water and fire protection.

- a) This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD.
- b) The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw for the requested zone. The applicant must provide water computations for this development to confirm the available water supply.
- c) Remove all redundant water services.

4. Sanitary Sewer.

- a) *405 and 425 Rutland Road are located within the Local Area Service (LAS) # 20 and are currently serviced by the municipal wastewater collection system. The applicant will be required to cash commute the LAS at the current rate, since both lots are on the annual levy, The charge is currently **\$2,996.44** (valid until April 30, 2016) per Single Family Equivalent (SFE), therefore the pay-out charge is **\$5,992.88** for both lots. There will be additional charges at the time of the development permit application for the proposed additional units.*
- b) 140 Mugford is located within the Local Area Service (LAS) #1 and it is therefore no longer subject to LAS charges, even for the proposed additional proposed units of development within the boundary of lot A KAP4378.
- c) Remove one redundant service on either 405 or 425 Rutland Road. The estimated cost for one sanitary sewer service decommission is estimated at **\$2,800.00** and is inclusive of a bonding contingency.

5. Drainage.

A comprehensive on-site drainage management plan and design to comply with the City's drainage section of Bylaw 7900 will be required at the time of a Building permit application.

6. Road improvements and access.

- a) The owner is responsible to construct a 7.5m. lane from Rutland Road to the south end of the lane at Mugford Road. The owner is to construct the lane complete with storm drainage including the removal and or relocation of utilities as may be required. The estimated cost of this work, for bonding purpose, would be **\$77,600.00** inclusive of a bonding escalation.
- b) There is an existing garage located within the lane that requires removal prior to the construction of the lane or the development on the subject properties. A restrictive covenant in favour of the City of Kelowna, registrable under **Section 219 of the Land Title Act**, must be granted to the effect that the garage must be removed and the lane free of encumbrances prior to the issuance of a Development Permit on the subject properties. The covenant must be registered as a priority charge.

- c) Remove both existing access from Rutland Road and replace with barrier curb and gutter with new sidewalk panels. The estimated cost for both driveway removal is estimated at \$8,400.00 inclusive of a bonding contingency.
- d) The applicant is responsible to upgrade the Mugford Road frontage of A, Plan KAP4378 and through the lane to a full urban collector standard (SS-R5) complete with curb, gutter, sidewalk, asphalt fillet paving, storm drainage, street lighting landscaped boulevard complete with underground irrigation, removal and/or relocation of utilities as may be required. The estimated cost of this work, for bonding purpose, would be \$15,700.00 inclusive of a bonding contingency.

7. 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.

8. Street lights.

Street lights must be installed on all fronting roads as determined by the Manager of Electrical Utilities.

9. Engineering.

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.

10. 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.

11. 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.

12. DCC Credits.

None of the required improvements qualify for DCC credit consideration, as these upgradings are not identified in the current DCC schedules.

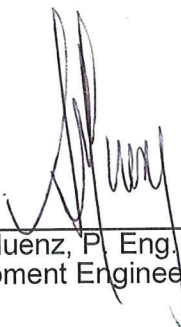
13. Bonding and Levies Summary.

a) Performance Bonding

Lane construction	\$77,600.00
Removal of existing driveways on Rutland Road	\$ 8,400.00
Mugford frontage urban upgrades	<u>\$15,700.00</u>
Total performance bonding	<u>\$101,700.00</u>

b) Levies

Local Area #20 Service Charges	<u>\$5,992.88</u> <i>(valid until April 30, 2016)</i>
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Steve Muenz, P. Eng.
Development Engineering Manager


B²

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

Date: April 18, 2016
File No.: DP16-0014
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 140 Mugford Road Lot A Plan 4378

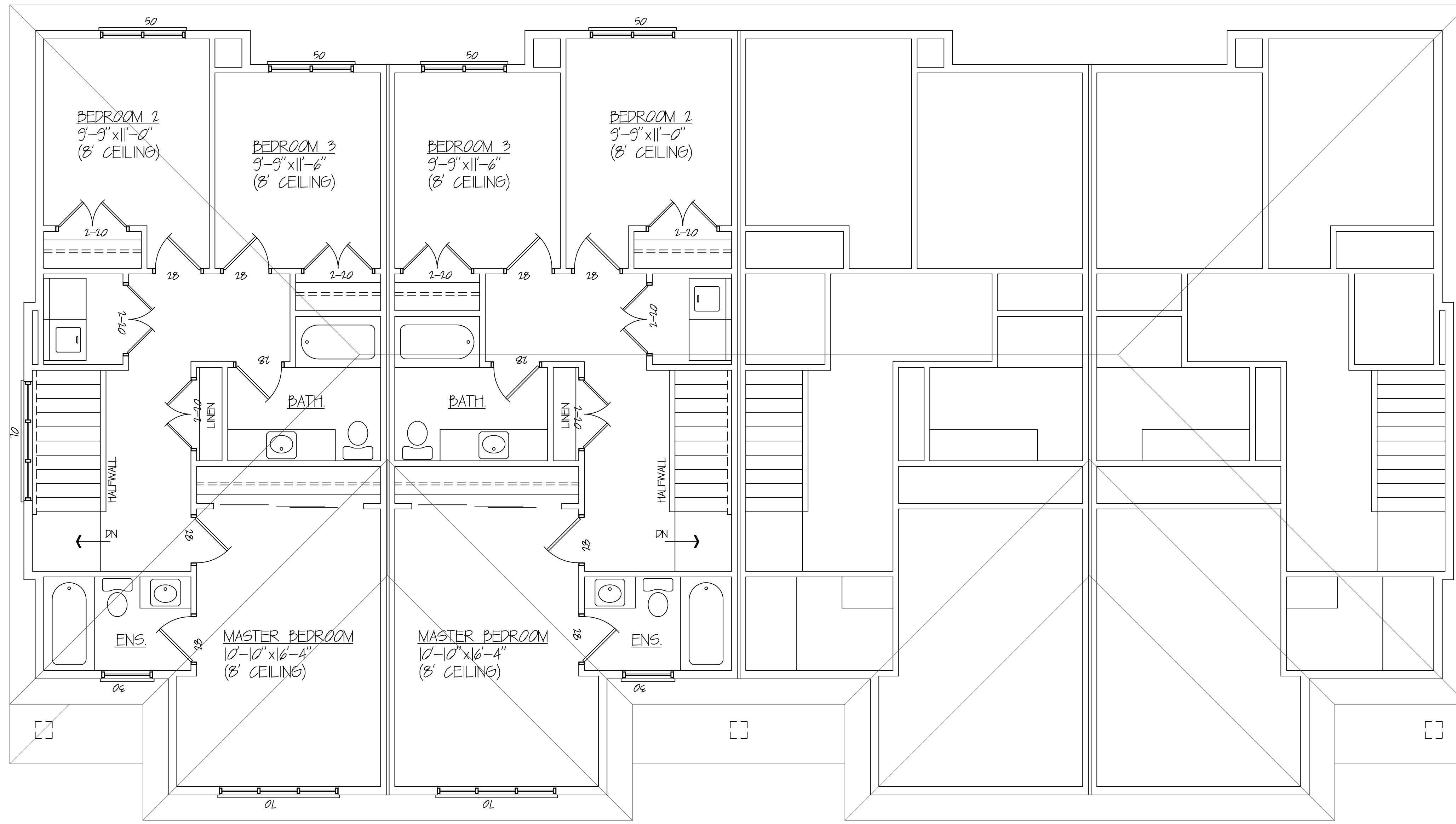
The Development Engineering Branch comments and requirements regarding this application to evaluate the form and character of four townhouse buildings on the subject property are as follows.

1. General.
 - a) Provide easements as may be required.
 - b) Requirements associated with the development of the subject property are addressed in the rezoning report under file Z15-0010. All the requirements of the rezoning application must be satisfied.



Steve Muenz, P. Eng.
Development Engineering Manager

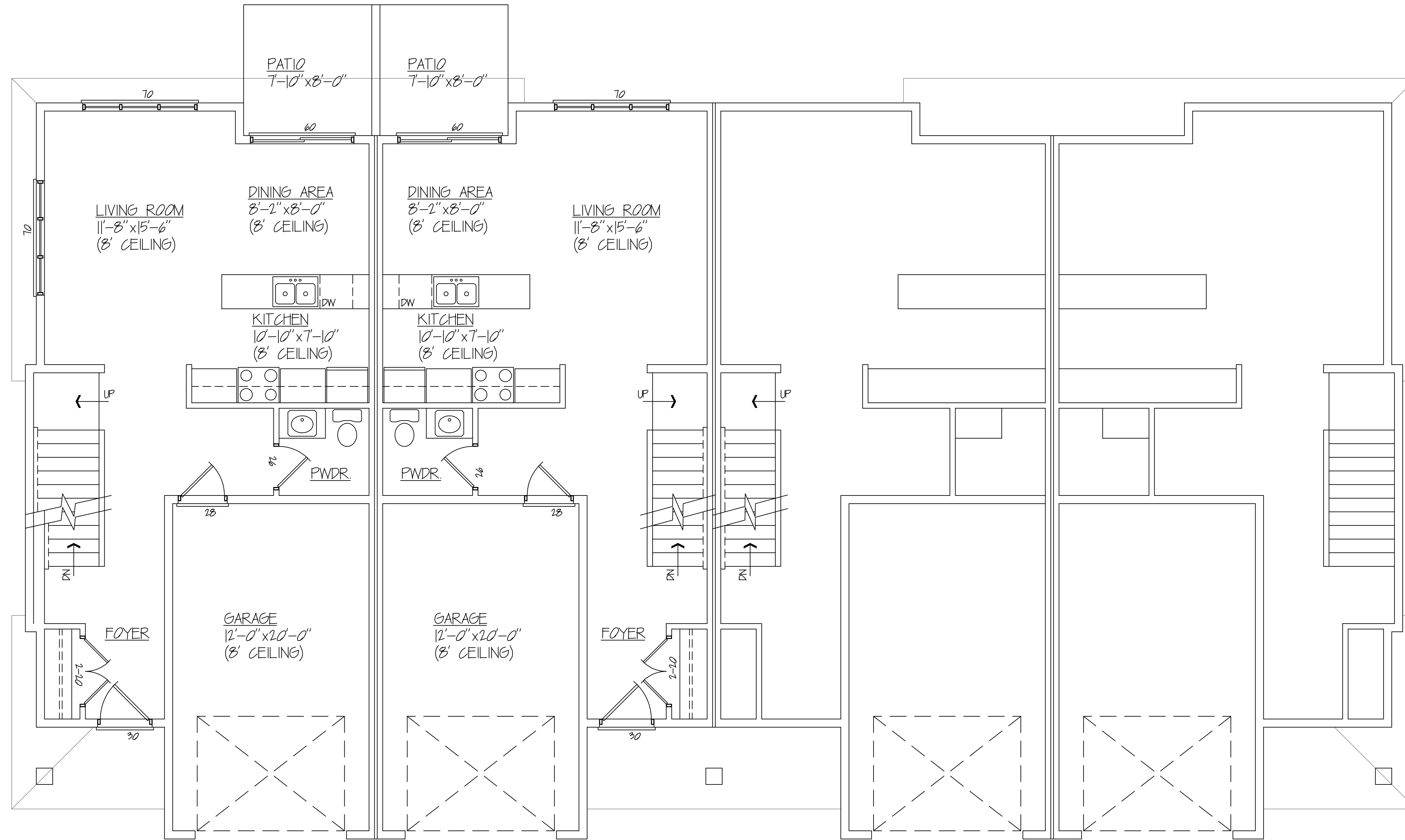
jo



UPPER FLOOR PLAN
815 SF.

UPPER FLOOR PLAN
811 SF.

RM-3



MAIN FLOOR PLAN
615 SF.

MAIN FLOOR PLAN
598 SF.

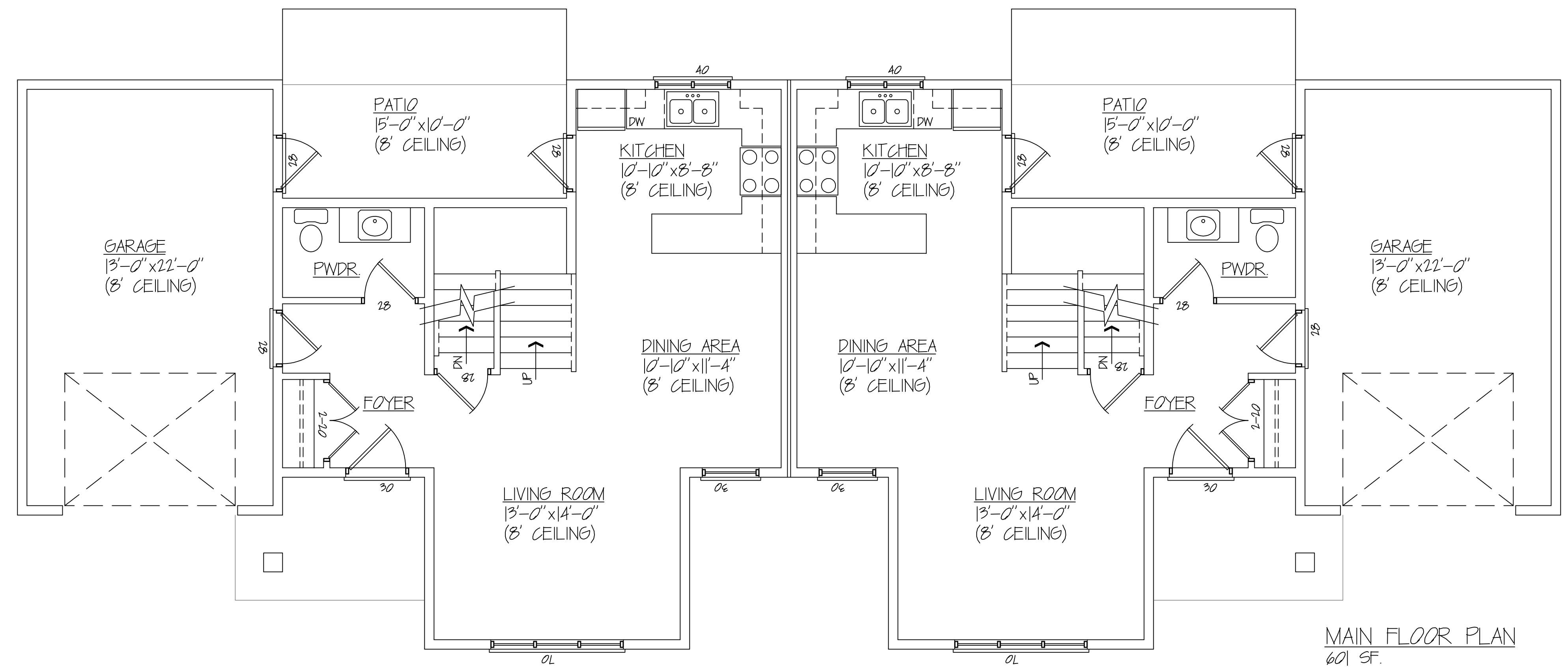
RM-3

UPPER FLOOR PLAN
 FOUR PLEX UNIT (RM-3)

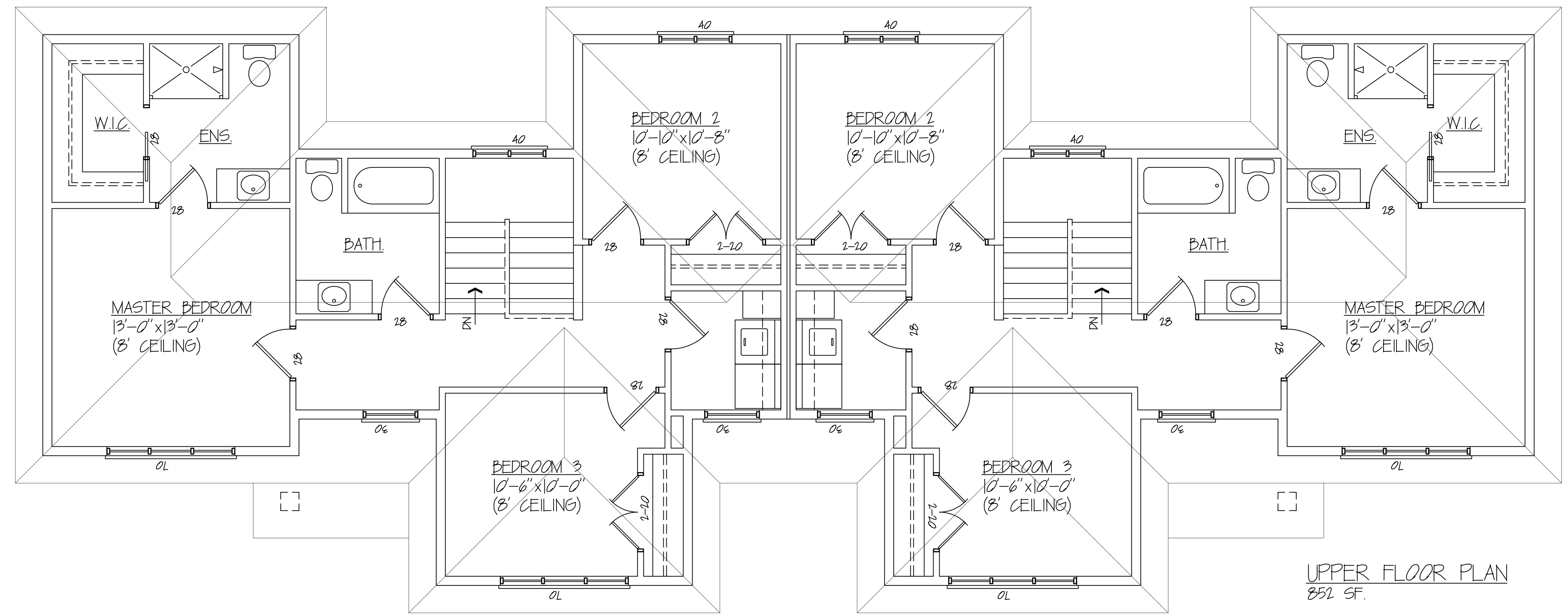
SCALE: AS NOTED | DRAWING NUMBER: | REVISION: A



868-2275
 DESIGNED BY: JAMES W. HAASYDK
 DATE: JUNE 29, 2016



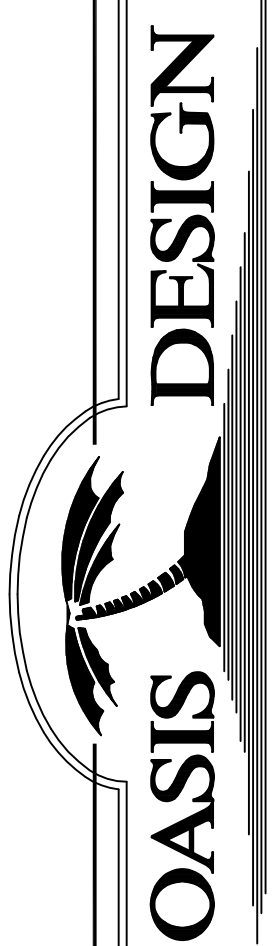
MAIN FLOOR PLAN
601 SF.



UPPER FLOOR PLAN
852 SF.

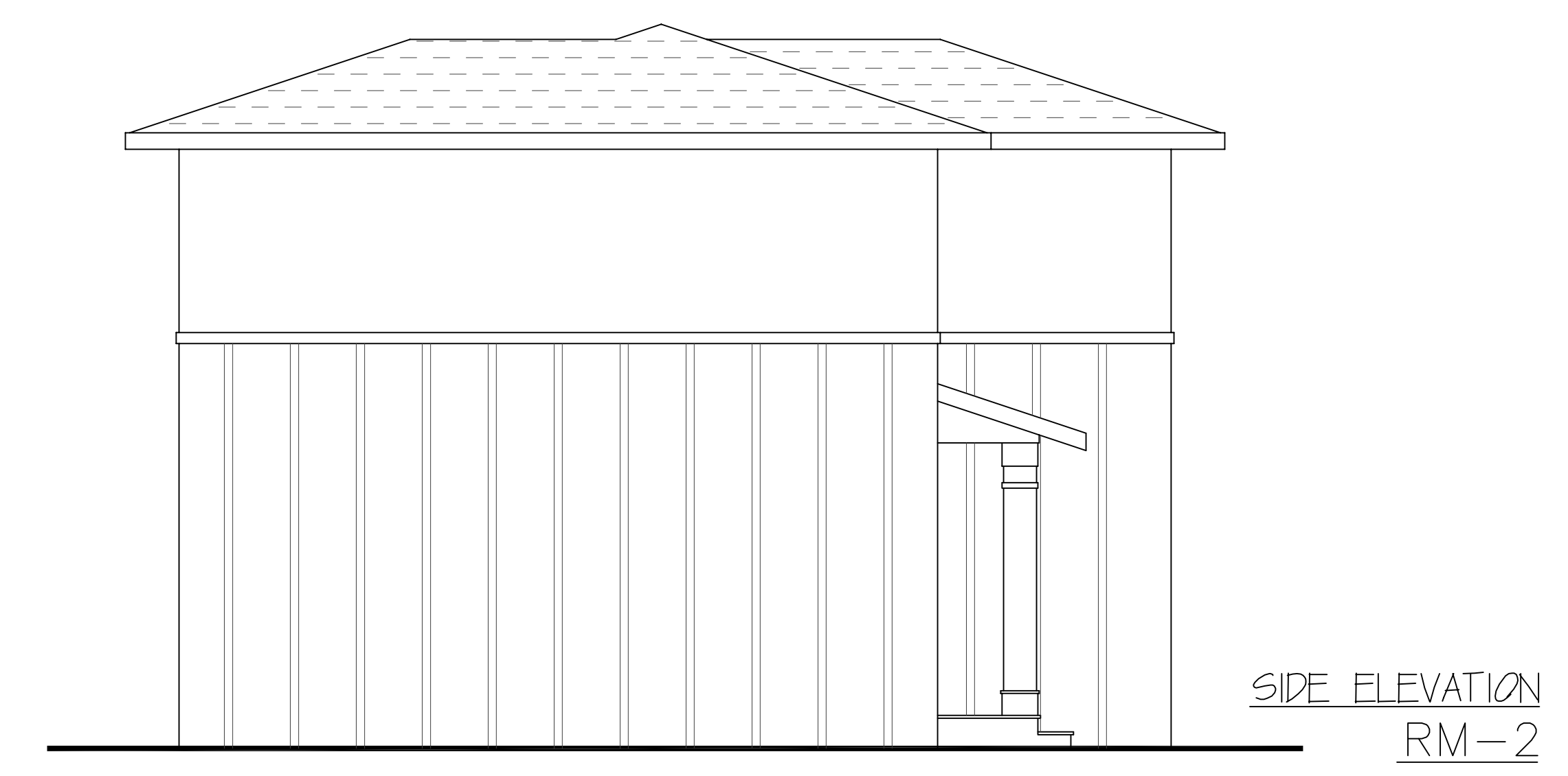
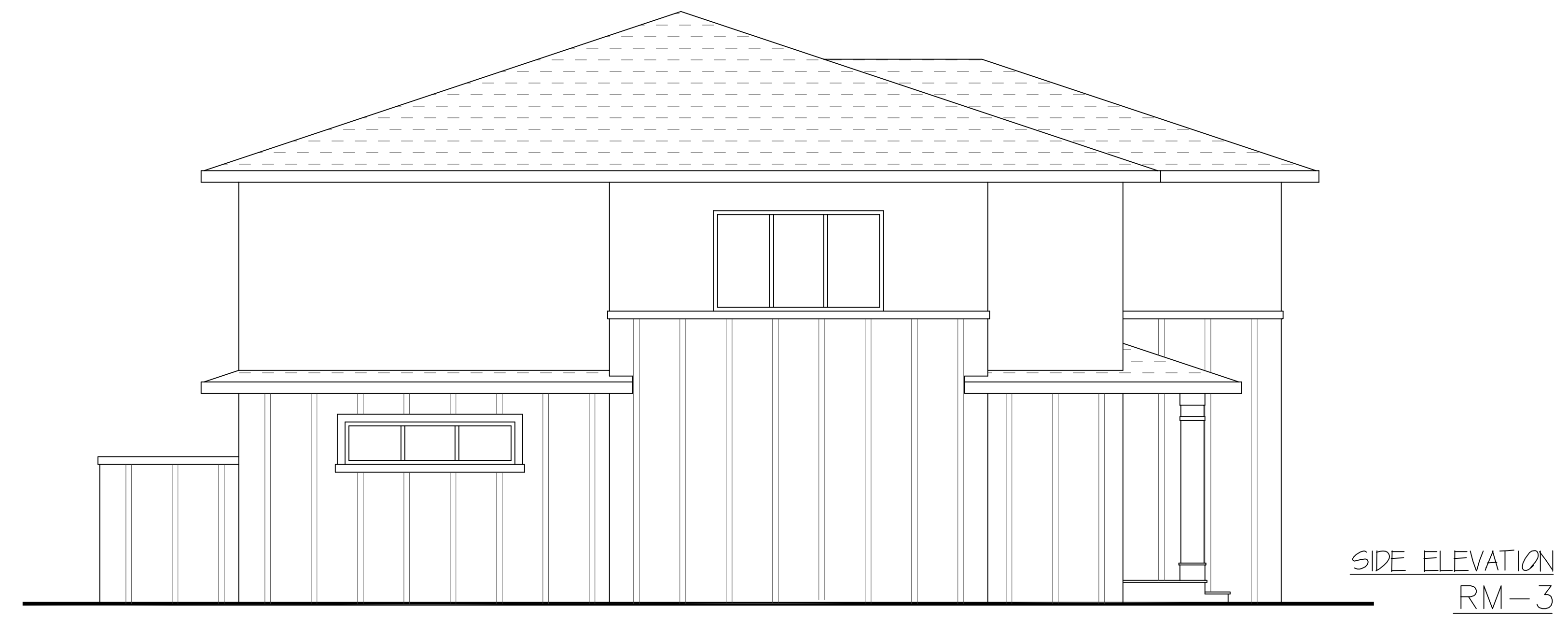
FLOOR PLANS
 DUPLEX UNIT (RM-2)

SCALE: AS NOTED | DRAWING NUMBER: | REVISION: A



868-2275
 848-250 LESLIE ROAD
 KELLOWNA, BRITISH COLUMBIA, V1Y 4P5
 DESIGNED BY: JAMES W. HAASDYK
 DATE: JUNE 29, 2016

REPRODUCTION OF THESE PLANS IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT FROM OASIS DESIGN >>



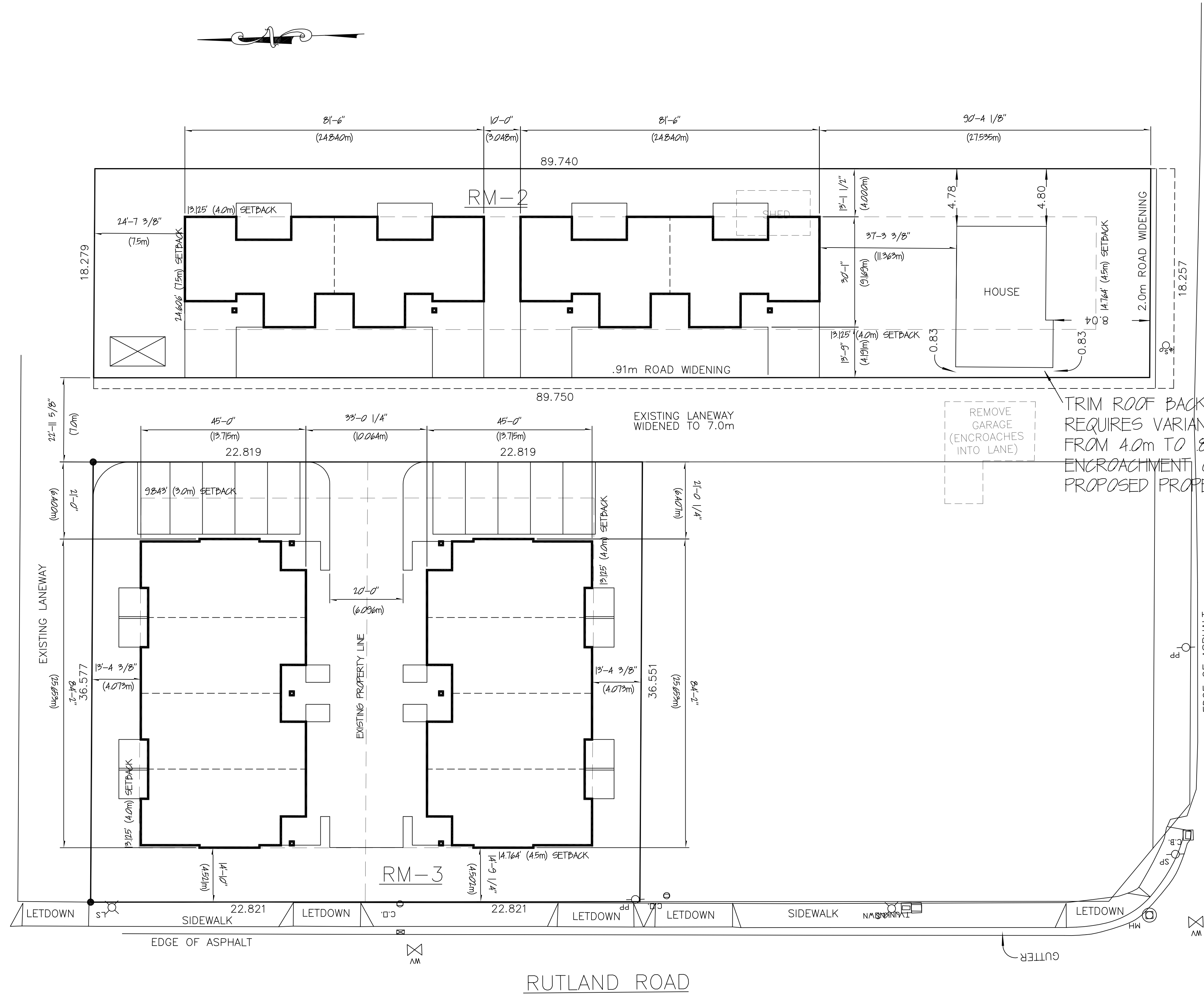
ELEVATIONS

SCALE: AS NOTED | DRAWING NUMBER: | REVISION: B

OASIS DESIGN
 868-2275
 DESIGNED BY: JAMES W. HAASDYK
 DATE: JULY 14, 2016

REPRODUCTION OF THESE PLANS IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT FROM OASIS DESIGN & ARCHITECTURE

SCHEDULE A
 This forms part of application
 # DP16-0014 DVP16-0144
 Planner Initials LK
 City of Kelowna
 COMMUNITY PLANNING



SITE PLAN
 1/16" = 1'-0"

OASIS DESIGN
 868-2275
 DESIGNED BY: **JAMES W. HAASDYK**
 DATE: **JUNE 29, 2016**

SITE PLAN

SCALE: AS NOTED | DRAWING NUMBER: | REVISION: A

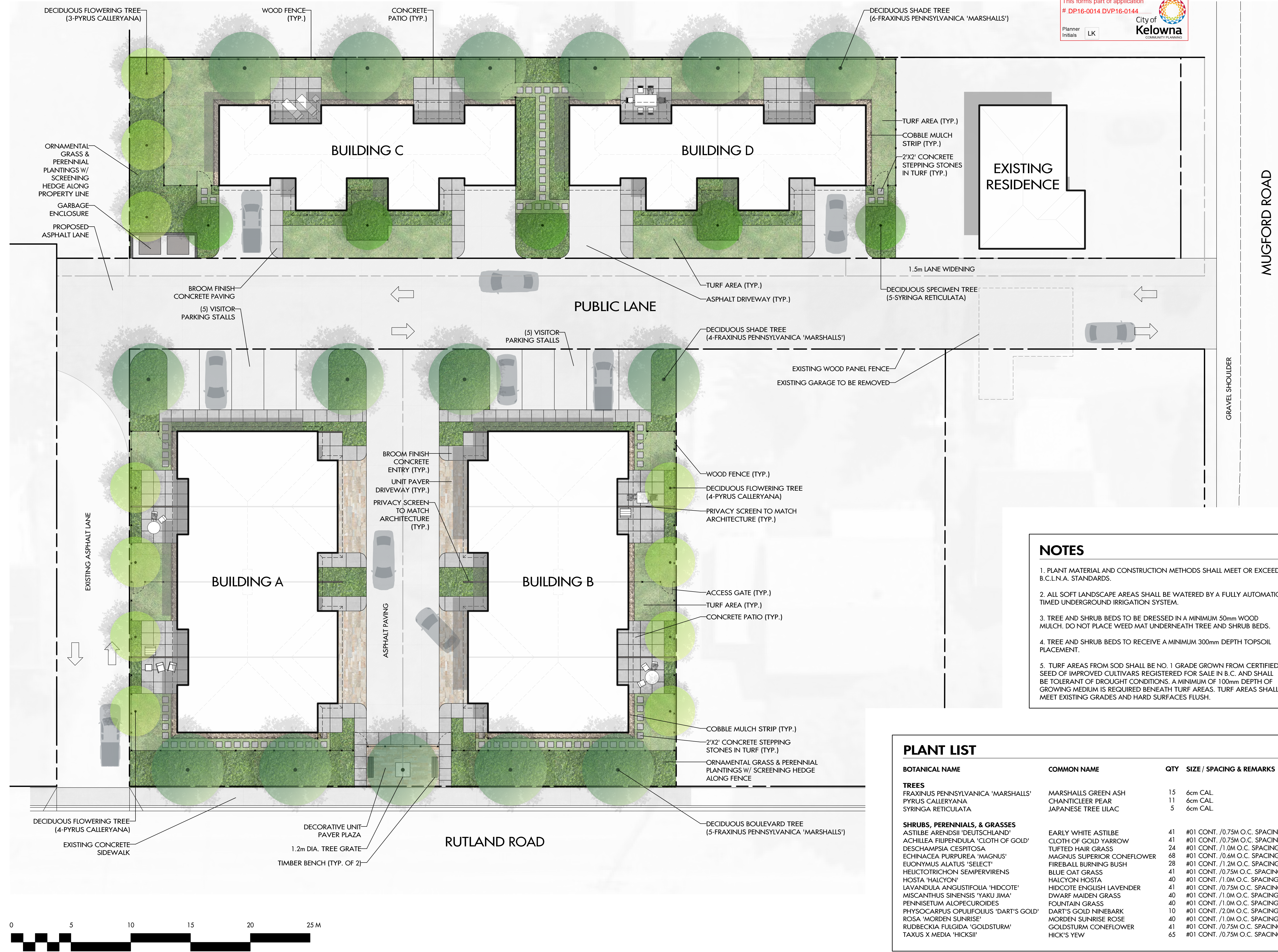
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OUTLAND DESIGN LANDSCAPE ARCHITECTURE

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

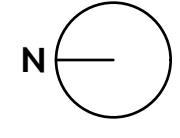
ATTACHMENT C
This forms part of application
DP16-0014 DVP16-0144
City of Kelowna
COMPLIANT PLANNING
Planner Initials LK



- ### 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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
FRAXINUS PENNSYLVANICA 'MARSHALLS'	MARSHALLS GREEN ASH	15	6cm CAL
PYRUS CALLERYANA	CHANTICLEER PEAR	11	6cm CAL
SYRINGA RETICULATA	JAPANESE TREE LILAC	5	6cm CAL
SHRUBS, PERENNIALS, & GRASSES			
ASTILBE ARENDsii 'DEUTSCHLAND'	EARLY WHITE ASTILBE	41	#01 CONT. /0.75M O.C. SPACING
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	41	#01 CONT. /0.75M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	24	#01 CONT. /1.0M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS SUPERIOR CONEFLOWER	68	#01 CONT. /0.6M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIREBALL BURNING BUSH	28	#01 CONT. /1.2M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	41	#01 CONT. /0.75M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	40	#01 CONT. /1.0M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	41	#01 CONT. /0.75M O.C. SPACING
MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	40	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	40	#01 CONT. /1.0M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	10	#01 CONT. /2.0M O.C. SPACING
ROSA 'MORDEN SUNRISE'	MORDEN SUNRISE ROSE	40	#01 CONT. /1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	41	#01 CONT. /0.75M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICKS YEW	65	#01 CONT. /0.75M O.C. SPACING



PROJECT TITLE
MUGFORD MULTIFAMILY

Kelowna, BC

DRAWING TITLE
**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION	DATE	DESCRIPTION
1	10.09.10	Development Permit
2	16.01.05	Reissued for Development Permit
3		
4		
5		

PROJECT NO	10034
DESIGN BY	FB
DRAWN BY	KG
CHECKED BY	FB
DATE	JAN. 5, 2016
SCALE	1:150

SEAL



DRAWING NUMBER

L1/1

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