



1343 Barnes Road
Kelowna, BC
V1P 6S3
T: 250-865-0014
F: 250-865-0015
E: keystone@keystone.ca

REV/DESCRIPTION:

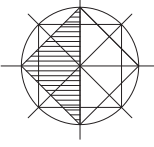
Based for Review

DATE: JAN 12, 2017

Based for Permit

Based for Construction

NORTH



PROJECT
TOWNHOME
DEVELOPMENT
140 MILLS ROAD
KELOWNA BC

DRAWING TITLE

SITE PLAN

PROJECT NO

2015-544

DATE

OCT 13, 2016

DRAWN

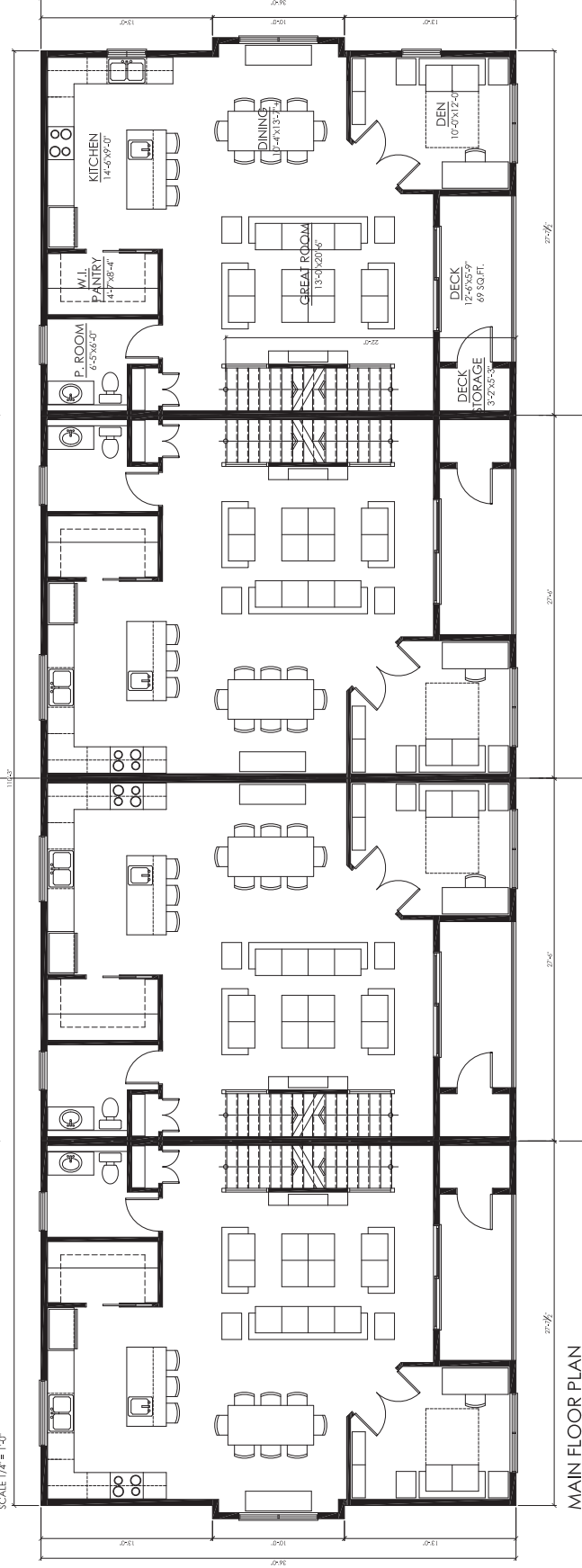
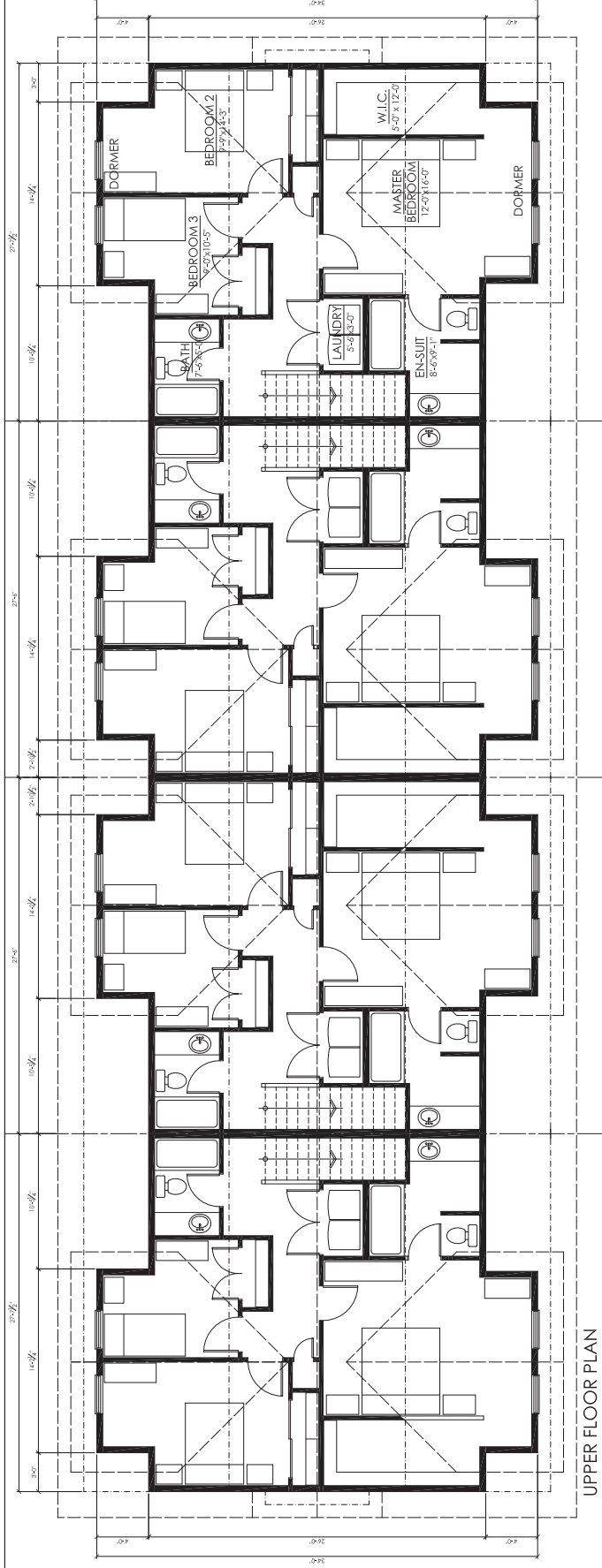
Ray Lefebvre

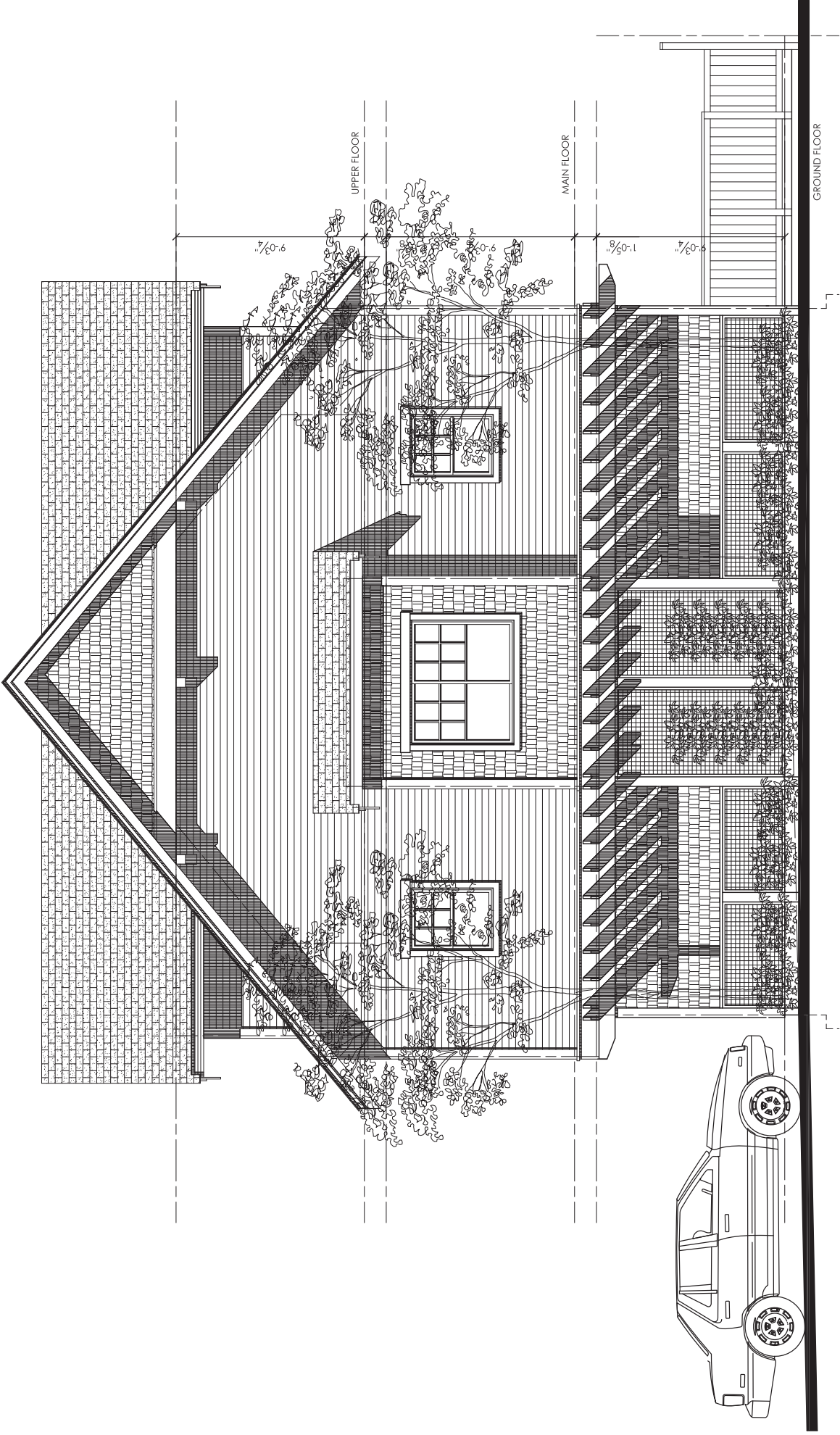
SCALE

1/4" = 1'-0"

DRAWING NO

2 of 4





EAST ELEVATION -VIEW FROM MILLS ROAD



1743 Bantle Road
Kelowna, BC
V1P 8G3
T: 250-765-0314
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E: keystone@keystone.ca

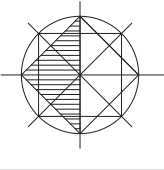
REV: 01/2017

Based for Review

Based for Permit

Based for Construction

NORTH



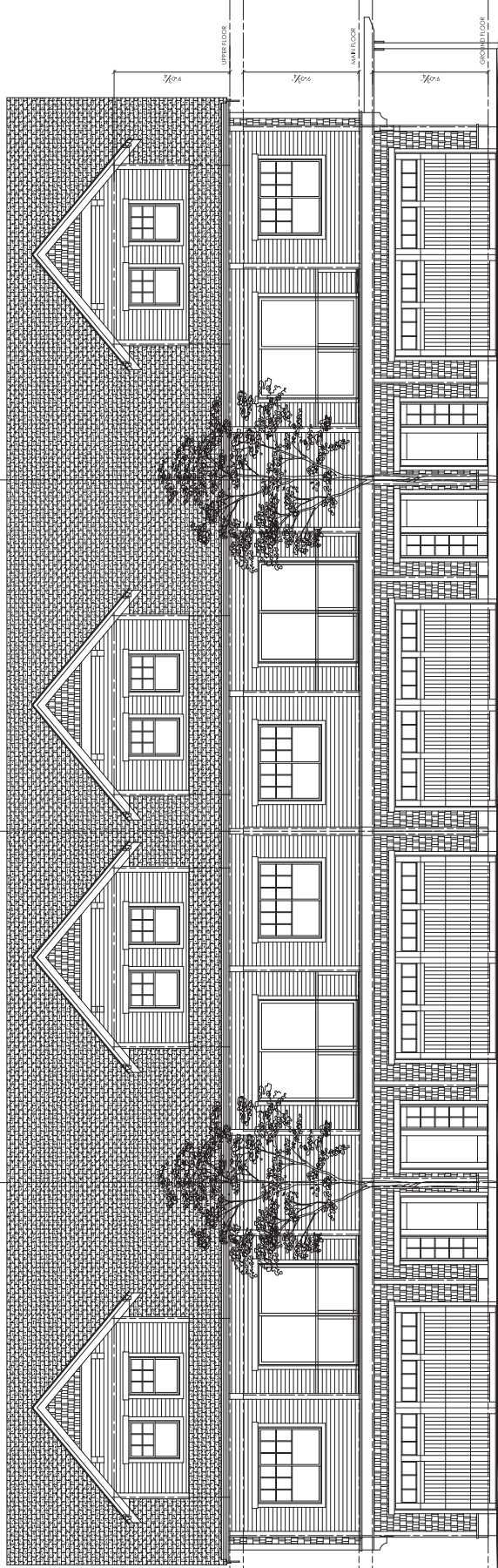
PROJECT
TOWNHOME
DEVELOPMENT
140 MILLS ROAD
KELOWNA BC

DRAWING TITLE

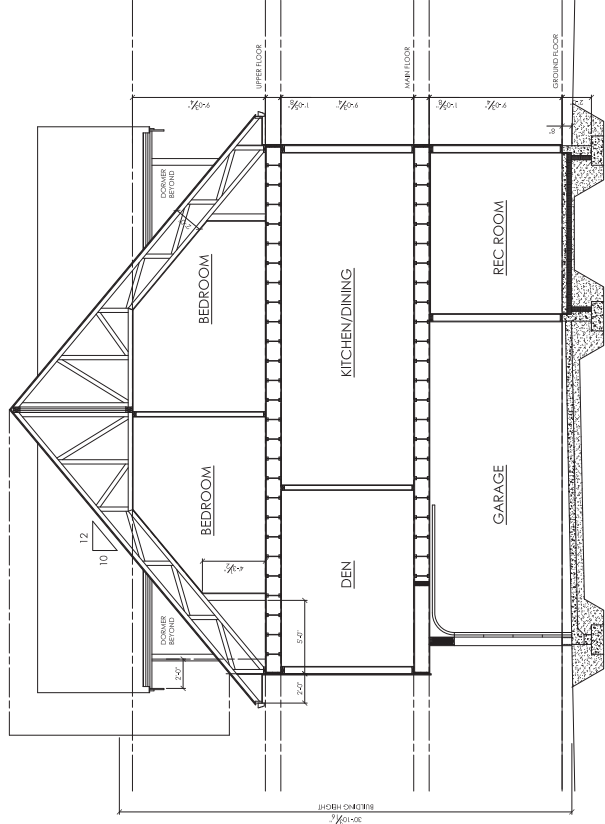
SOUTH ELEVATION
EAST ELEVATION
SECTION

PROJECT NO	2015-548
DATE	OCT 13, 2016
DRAWN	Raj Ladanna
SCALE	1/4" = 1'-0"
DRAWING NO	

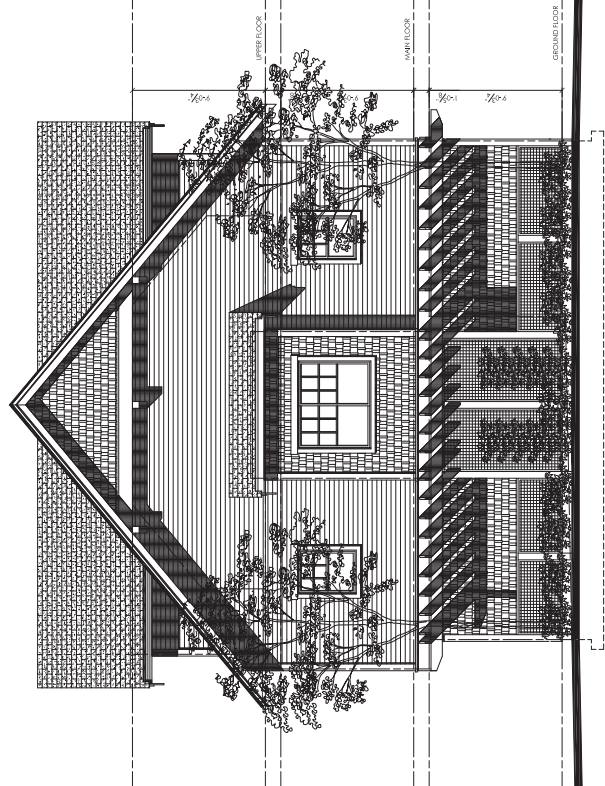
3 of 4



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



CROSS SECTION
SCALE 1/4" = 1'-0"

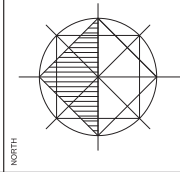


EAST ELEVATION - VIEW FROM MILLS ROAD
SCALE 1/4" = 1'-0"



1743 Bantle Road
Kelowna, BC
V1P 8G3
T: 250-765-0314
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E: keystone@keystone.ca

REV/DESCRIPTION: -
Issued for Review: JAN 12, 2014
Issued for Permit: -
Issued for Construction: -

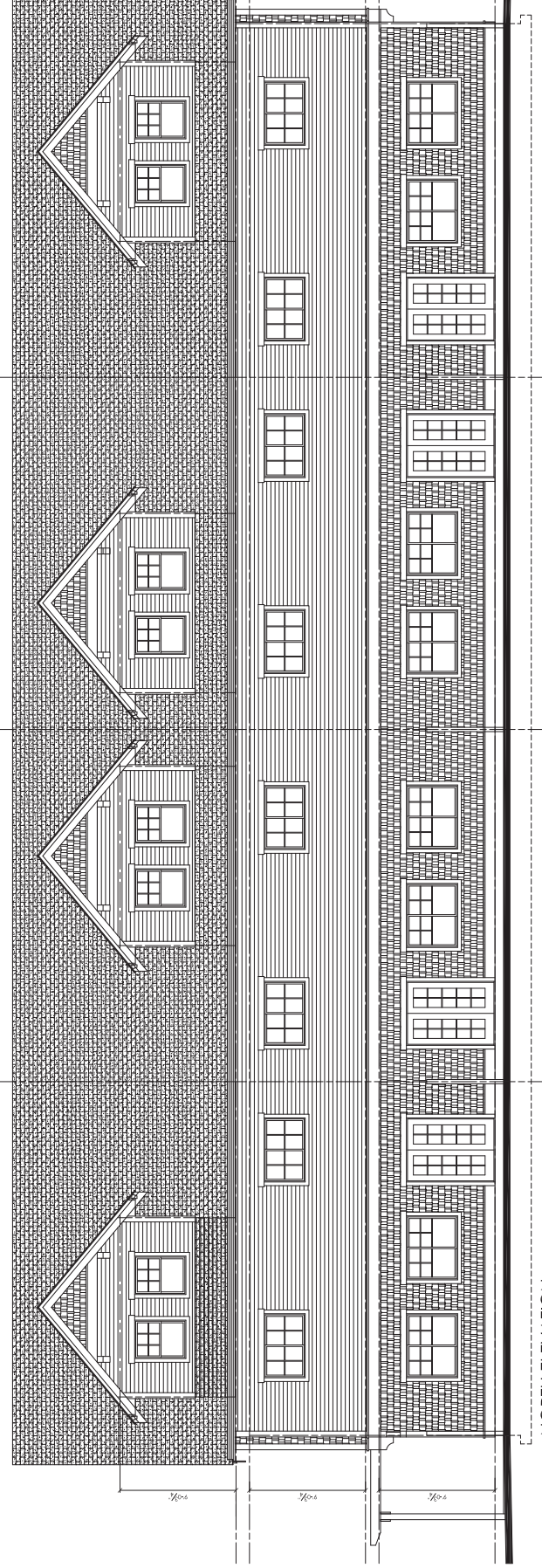


PROJECT
TOWNHOME
DEVELOPMENT
140 MILLS ROAD
KELOWNA BC

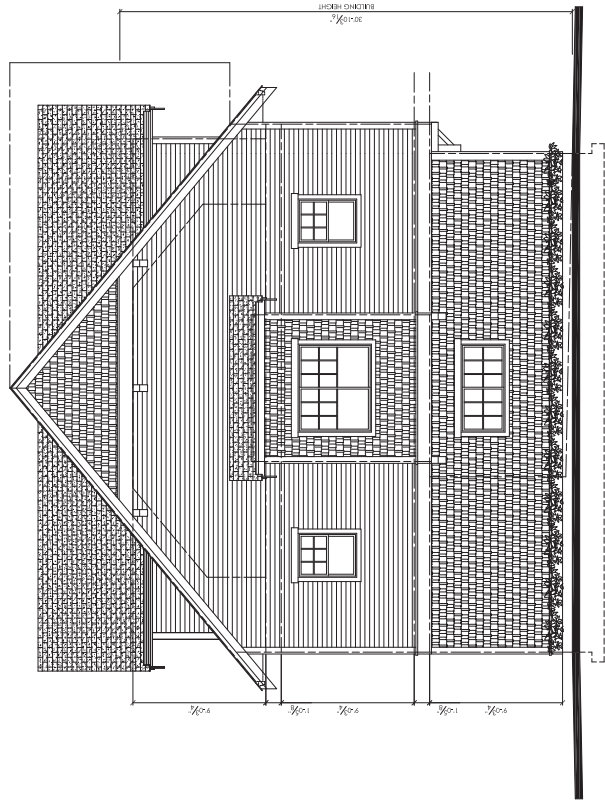
DRAWING TITLE
NORTH ELEVATION
WEST ELEVATION

PROJECT NO	2013-544
DATE	OCT 13, 2013
DRAWN	Raj Ladani
SCALE	1/4" = 1'-0"
DRAWING NO	

4 of 4



NORTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION SCALE 1/4" = 1'-0"

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CITY OF KELOWNA

MEMORANDUM

Date: February 20, 2017
File No.: Z17-0003
To: Urban Planning Management (TB)
From: Development Engineering Manager (SM)
Subject: 140 Mills Road Lot: 3 Plan: 9286 RU1 to RM2

The Development Engineering Department has the following comments and requirements associated with this rezoning application to rezone from RU1 to RM2 to facilitate the development of four townhomes. The road and utility upgrading requirements outlined in this report will be requirements of this development.

The Development Engineering Technologist for this project is Jason Ough

1. **General**

These Development Engineering comments and requirements and are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.

2. **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, as well as any costs to decommission existing services are to be paid directly to RWD.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

3. **Sanitary Sewer**

- a) The subject property is currently encumbered with a 3m wide SROW for sanitary sewer along the southern boundary: Drawing No. A-2413-66. The City will allow the discharge this SROW and decommissioning of the existing sewer main. Any legal, survey or other fees associated with discharging the SROW and decommissioning of the existing 200mm sewer main will be paid for by the developer.
- b) The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. If adequately sized for the ultimate service needs, the applicant may use a portion of the existing sewer main at the south east corner of the property for the sanitary service needs of the project.

4. 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) This development must include the design and construction of a piped drainage system for Mills Road fronting the subject lot. The existing main is shown on drawing: A-4227-1.

5. Road Improvements

- a) Mills Road is identified in the 2030 Transportation Servicing Plan as a 2 Lane Major Collector.
- b) The applicant must have a civil engineering consultant submit a design for Mills Road to be upgraded to an urban standard (SS-R5) along the full frontage of the subject property; including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Estimate will also be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.

6. Development Permit and Site Related Issues

- a) Direct the roof drains into on-site rock pits or splash pads.
- b) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.

7. 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.

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. 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.



Steve Muenz, P. Eng.
Development Engineering Manager