



CITY OF KELOWNA

MEMORANDUM

Date: December 12, 2016
File No.: Z16-0064
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 280 Nickel Rd RU1 to RM1

The Development Engineering Division 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 Jason Ough.

1. Domestic Water and Fire Protection

The property is located within the Black Mountain Irrigation District (BMID) 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 BMID staff for any service improvements and, if necessary, the decommissioning of existing services.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Jason Ough, by email jough@kelowna.ca or phone, 250-469-8721.

3. Storm Drainage

- (a) Development Engineering cannot support the proposed driveway location because of conflict with existing catch basins.
- (b) A Geotechnical Report will determine whether an overflow storm service is required.

4. 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 pisometers 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.

5. Road Improvements

Nickel Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, asphalt fillet, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$4,163.00 not including utility service cost.**

Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Rose Ave fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

<u>Item</u>	<u>Cost</u>
Curb &Gutter	\$ 1,830.00
Road Fillet	\$ 801.00
Bldv Landscaping	\$ 915.00
Street Lighting	\$ 618.00
Total	\$ 4,163.00

6. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Provide a 2.5m road dedication along the full frontage of Nickel Road.
- (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.

7. **Development Permit and Site Related Issues**

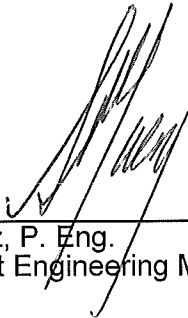
- (a) Direct the roof drains into on-site rock pits or splash pads.
- (b) Provide for parking onsite.

8. **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.

9. **Bonding and Levy Summary**

- | | | |
|-----|-----------------------------------|--------------------|
| (a) | Nickel Road frontage improvements | \$ 4,163.00 |
| (b) | Service upgrades | To be determined |



Steve Muenz, P. Eng.
Development Engineering Manager

jo

CLINT SENKO

280 NICKEL ROAD
KELOWNA, B.C.

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280 NICKEL ROAD
KELOWNA, B.C.

14 SEPTEMBER 2016

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GENERAL NOTES:

- ALL CONSTRUCTION TO MEET OR EXCEED LOCAL AND NATIONAL BUILDING CODES.
- ENG. FLOOR JOISTS, TRUSSES AND LVL BEAMS AND LINTELS TO BE ENGINEERED BY P.ENG LICENSED TO PRACTICE IN SASKATCHEWAN.
- GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO CADvantage Design Ltd. IMMEDIATELY.
- DRAWING MAY BE SCALED FOR APPROXIMATE DIMENSIONS ONLY. DIMENSIONS AND NOTES SHALL GOVERN.
- HEATING CONTRACTOR TO DETERMINE EXACT LOCATION OF FURNACE AND HWT ON SITE WITH OWNER.
- ALL LINTELS TO BE 2 PLY 2X10 SPRUCE UNLESS NOTED OTHERWISE. LINTELS LONGER THAN 6'-0" TO BE ENGINEERED BY SUPPLIER.
- TOTAL NUMBER OF PLYS IN A BUILT UP WOOD COLUMN TO BE NO LESS THAN THE NUMBER OF PLYS OF THE FRAMING MEMBER THAT THE COLUMN IS SUPPORTING.
- PROVIDE PREF. METAL FLASHING OVER ALL EXTERIOR WINDOWS AND DOORS.
- SECURE EXTERIOR DOOR UNTIL COMPLETION OF DECK(IF APPLICABLE)
- ROOM SIZES SHOWN ON PLANS ARE APPROXIMATE. ACTUAL DIMENSIONS MAY VARY WITH FINAL CONSTRUCTION.
- MIRRORRED GLASS DOORS ARE NOT PERMITTED ON ANY WALK IN CLOSET.
- EXTERIOR DOORS TO BE C/W DEAD BOLTS TO PROVIDE RESISTANCE TO FORCED ENTRY INTO HOME.
- ALL WINDOWS LESS THAN 2m TO GRADE TO COMPLY WITH CAN/CSA-A440-M FOR RESISTANCE TO FORCED ENTRY.

- ALL STAIRS, HANDRAILS & GUARDS TO CONFORM TO THE N.B.C.C. 9.8
- INTERIOR GUARDS MUST BE A MINIMUM: 900mm HIGH INCLUDING LANDINGS OVER STAIRS 900mm HIGH ABOVE STAIR NOSINGS MAXIMUM OPENINGS 100mm.
- GUARDRAILS MUST BE A MINIMUM HEIGHT OF 900mm FOR DECKS MORE THAN 600mm ABOVE GRADE AND 1070mm FOR DECKS MORE THAN 1.8m ABOVE GRADE. MAXIMUM OPENINGS 100mm.
- ALL BEDROOMS MUST HAVE AN OPENABLE WINDOW WITH AN UNOBSTRUCTED OPENING OF NOT LESS THAN 380mm IN HEIGHTS AND WIDTH AND A MINIMUM TOTAL UNOBSTRUCTED OPENABLE AREA OF 0.35 SQUARE METERS.
- ALL DOORS FROM GARAGE TO HOUSE SHALL BE C/W A SELF CLOSER AND WEATHERSTRIPPING.
- PROVIDE SAFETY GLASS AROUND ALL TUB & SHOWER ENCLOSURES, ENTRANCE DOORS, SIDELIGHTS AND GUARDS.
- PROVIDE WATER RESISTANT FLOORING IN ALL BATHROOMS
- PROVIDE WATERPROOF WALL FINISH IN ACCORDANCE TO N.B.C.C. 9.29.2
- ALL ATTIC ACCESSES SHOWN TO BE C/W WEATHER STRIPPING

LIST OF DRAWINGS:

- | | |
|------|--------------------|
| A1.1 | - COVER PAGE |
| A2.1 | - SITE PLAN |
| A2.2 | - LANDSCAPE PLAN |
| A3.1 | - MAIN FLOOR PLAN |
| A3.2 | - UPPER FLOOR PLAN |
| A3.3 | - BASEMENT LAYOUT |
| A4.1 | - ELEVATIONS |
| A4.2 | - ELEVATIONS |

ABBREVIATIONS:

- | | |
|--------|---------------------------|
| BU | - BUILT UP |
| FFF | - FROM FINISHED FLOOR |
| GYP BD | - GYPSUM BOARD |
| HB | - HOSE BIBB |
| LB | - LOAD BEARING |
| LVL | - LAMINATED VENEER LUMBER |
| MV | - MECHANICAL VENT |
| PC | - PULL CHAIN |
| PREF | - PREFINISHED |
| WP | - WEATHER PROOF |
| U.N.O. | - UNLESS NOTED OTHERWISE |



#110 4002 ARTHUR ROSE AVENUE
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A1.1

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CLIENT:
CLINT SENKO

PROJECT ADDRESS:
**280 NICKEL ROAD
KELOWNA, B.C.**

DATE:
14 SEPTEMBER 2016

REVISIONS:
02SEPT16 - P1 ISSUED FOR REVIEW - NBC
12SEPT16 - P2 ISSUED FOR REVIEW - NBC
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GENERAL CONTRACTOR:

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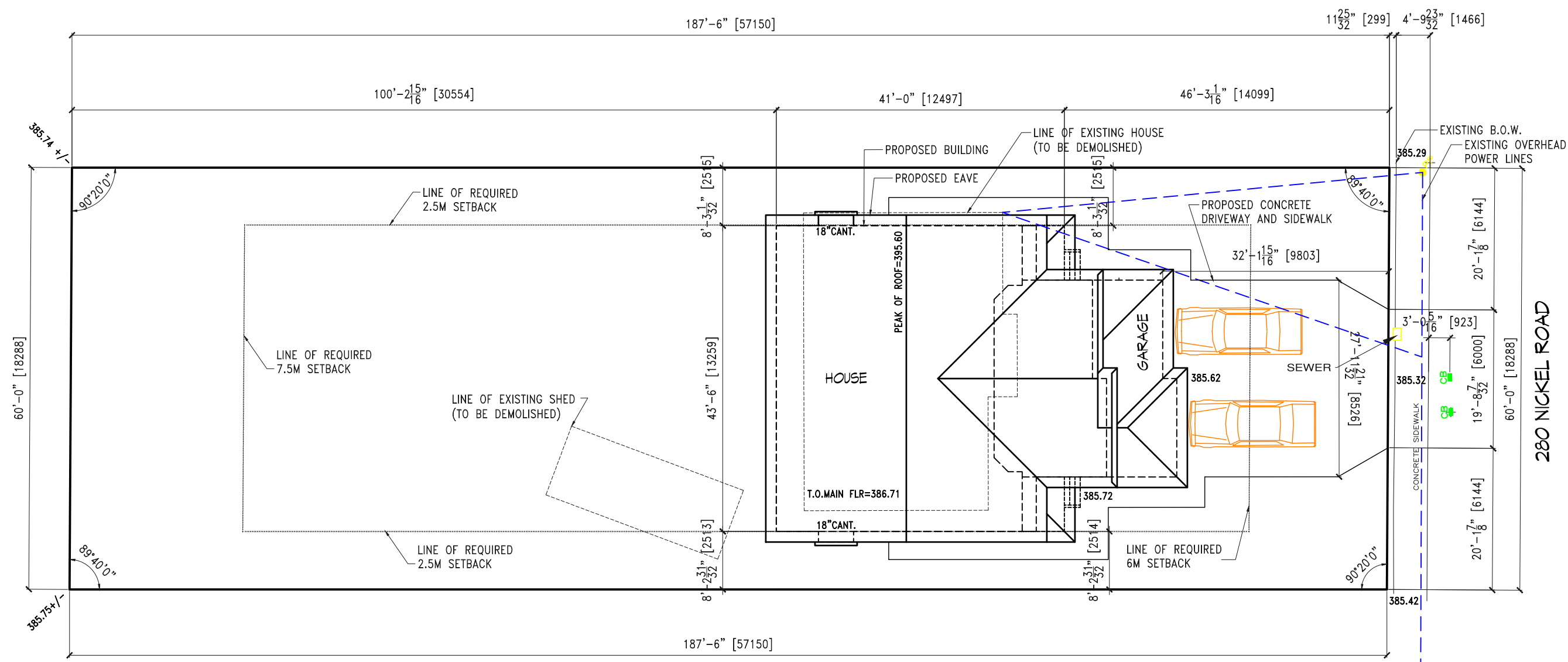

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CADvantage Reference No.:
16135WD

DRAWING TITLE:
SITE PLAN

DRAWING NO.:
A2.1



LEGAL DESCRIPTION:
LOT 4, SECTION 27, TOWNSHIP 26
O.D.Y.D. PLAN 8839
PID NO. 009-781-366
ADDRESS: 280 NICKEL RD.
KELOWNA, B.C.
ZONING: MRL TO BE REZONED TO RM1

NOTE:
- SURVEYOR TO CONFIRM SIZE AND SHAPE OF LOT PRIOR TO CONSTRUCTION.
- SURVEYOR TO CONFIRM SIZE AND LOCATION OF ALL EASEMENTS, IF ANY.

- IF PROJECT IS LOCATED IN AN ESTABLISHED NEIGHBOURHOOD CONTRACTOR TO PROVIDE A SITE SECURITY FENCE AT TIME OF EXCAVATION.

SITE COVERAGE:
SITE AREA = 1045.14 SQ.M.
HOUSE + GARAGE = 206.23 SQ.M.
COVERAGE (HOUSE) = 19%
COVERAGE (HOUSE + DRIVEWAY) = 29%

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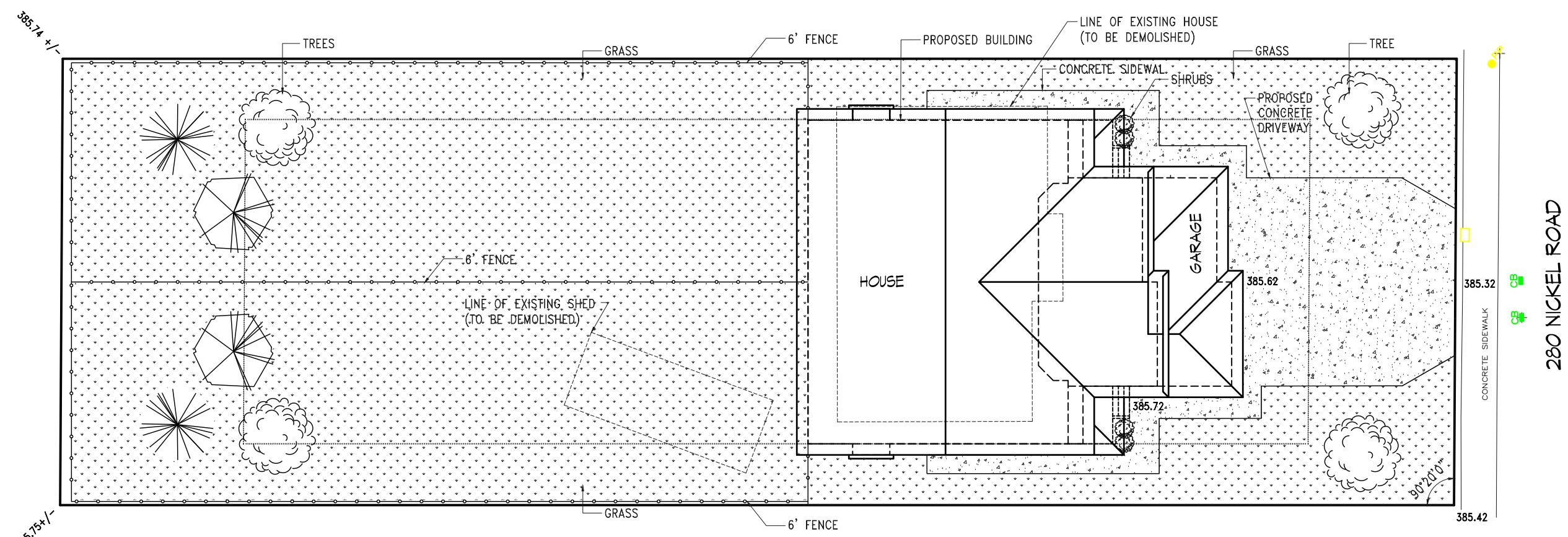


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CADvantage Reference No.:
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DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NO.:
A2.2



1 LANDSCAPE PLAN
1:200

LEGAL DESCRIPTION:
LOT 4, SECTION 27, TOWNSHIP 26
O.D.Y.D. PLAN 8839
PID NO. 009-781-366
ADDRESS: 280 NICKEL RD.
KELOWNA, B.C.
ZONING : MRL TO BE REZONED TO RM1

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- SURVEYOR TO CONFIRM SIZE AND LOCATION OF ALL EASEMENTS, IF ANY.
- IF PROJECT IS LOCATED IN AN ESTABLISHED NEIGHBOURHOOD CONTRACTOR TO PROVIDE A SITE SECURITY FENCE AT TIME OF EXCAVATION.
- IT IS THE RESPONSIBILITY OF THE BUILDING PERMIT APPLICANT TO ENSURE THAT THE PROPOSED STRUCTURE WILL NOT ENCRUCH ON ANY ELECTRICAL, GAS LINES OR OTHER ASSESSMENTS REGISTERED AGAINST THE PROPERTY IN QUESTION.

SITE COVERAGE:
SITE AREA = 1045.14 SQ.M.
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COVERAGE (HOUSE) = 19%
COVERAGE (HOUSE + DRIVEWAY) = 29%

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DRAWING TITLE:
FLOOR PLAN(S)

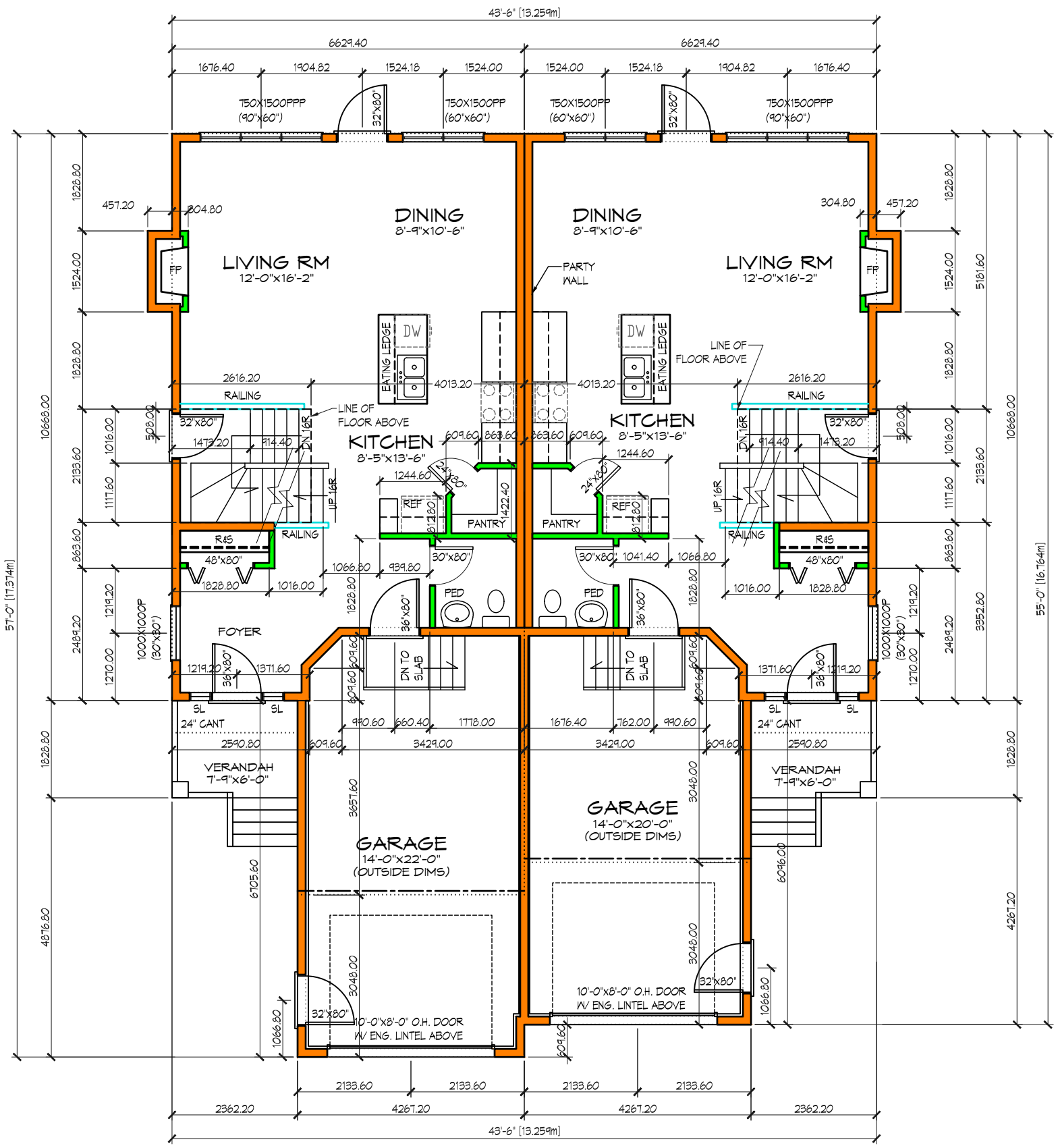
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A3.2

WALL STYLE LEGEND:

- PARTIAL HEIGHT WALL (HEIGHT AS INDICATED)
- 2x2 WALL (GREY COLOR)
- 2x4 WALL (GREEN COLOR)
- 2x6 WALL (ORANGE COLOR)
- 2x8 WALL (YELLOW COLOR)

NOTE:

- WALL TYPES AROUND BATHROOMS AND LAUNDRY ROOMS MAY NEED TO BE CHANGED TO ACCOMMODATE PLUMBING.
- GENERAL CONTRACTOR TO REVIEW THE DRAWINGS WITH PLUMBING CONTRACTOR PRIOR TO FRAMING WALLS.



1 MAIN FLOOR PLAN
1:100 16135WD

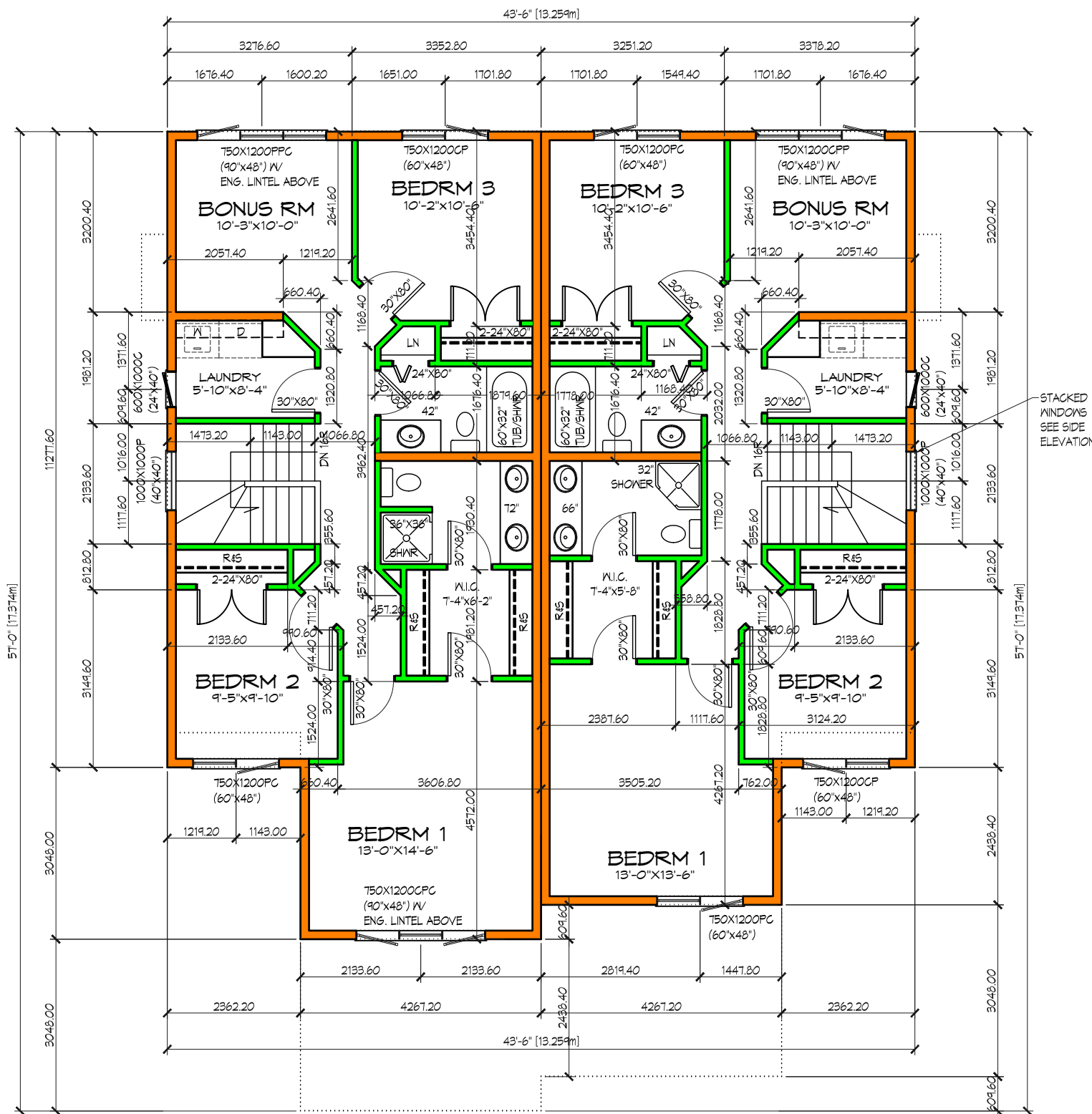
AREA SCHEDULE	
NAME	AREA
Main Floor	710 SF
Second Floor	883 SF
Open Space	60 SF
SIDE 'A'	1654 SF

Verandah	47 SF
Garage	359 SF

AREA SCHEDULE	
NAME	AREA
Garage	710 SF
Second Floor	857 SF
Open Space	60 SF
SIDE 'B'	1627 SF

Garage	331 SF
Verandah	47 SF

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1 UPPER FLOOR PLAN
1/8"=1'-0" 16107P

WALL STYLE LEGEND:

- PARTIAL HEIGHT WALL (HEIGHT AS INDICATED)
- 2x2 WALL (GREY COLOR)
- 2x4 WALL (GREEN COLOR)
- 2x6 WALL (ORANGE COLOR)
- 2x8 WALL (YELLOW COLOR)

NOTE:

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FLOOR PLAN(S)

DRAWING NO.:

A3.2

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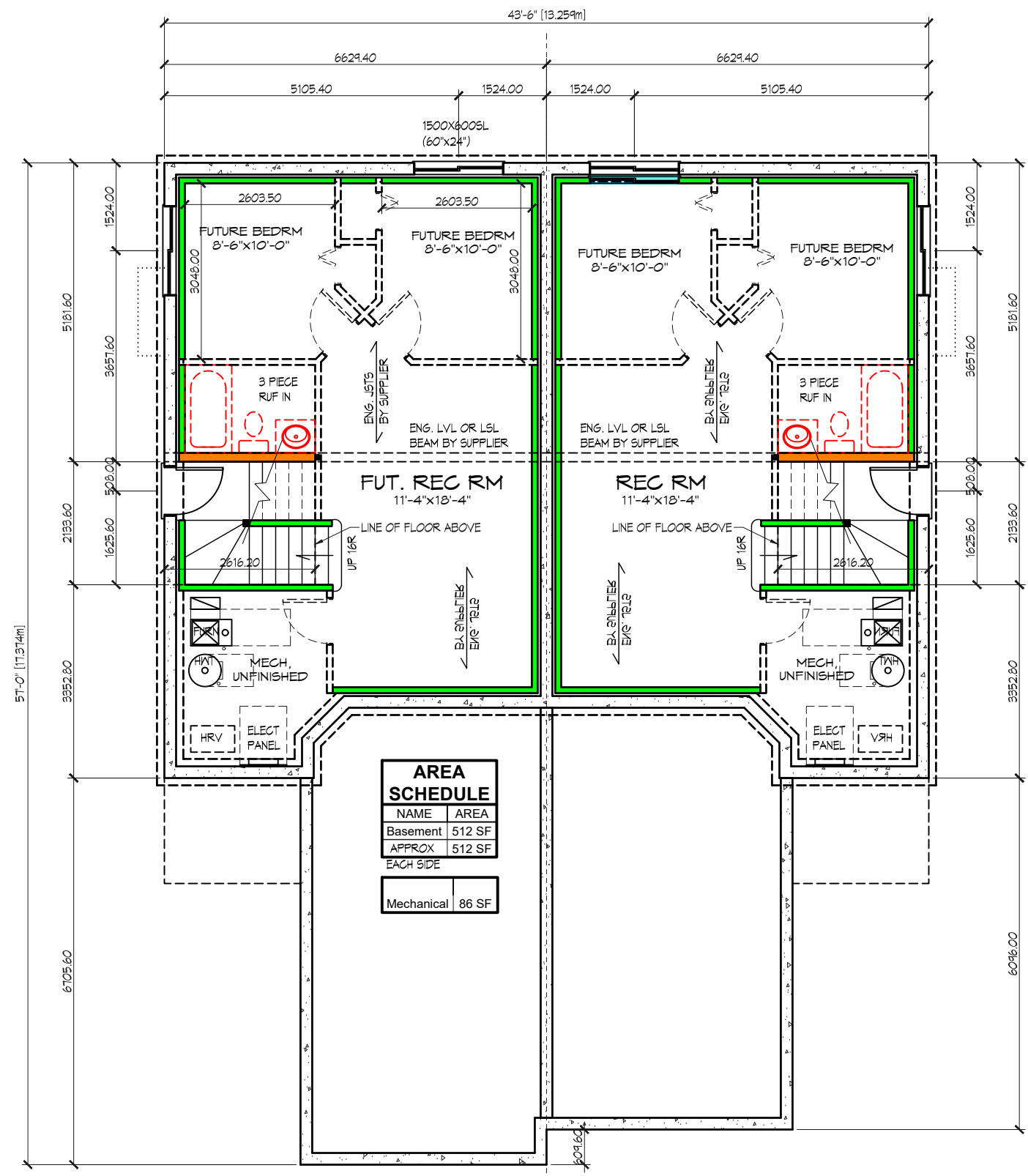


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DRAWING TITLE:
BASEMENT

DRAWING NO.:
A3.3



AREA SCHEDULE	
NAME	AREA
Basement	512 SF
APPROX	512 SF
EACH SIDE	
Mechanical	86 SF

1 BASEMENT LAYOUT
1:100 16135WD

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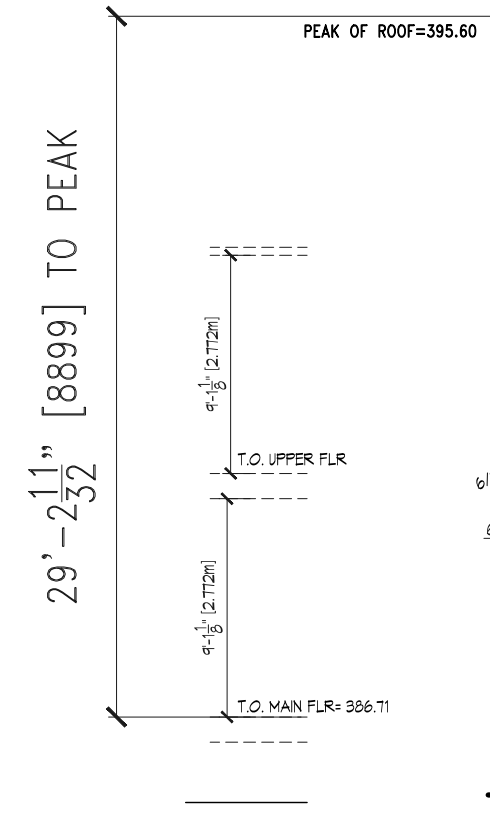
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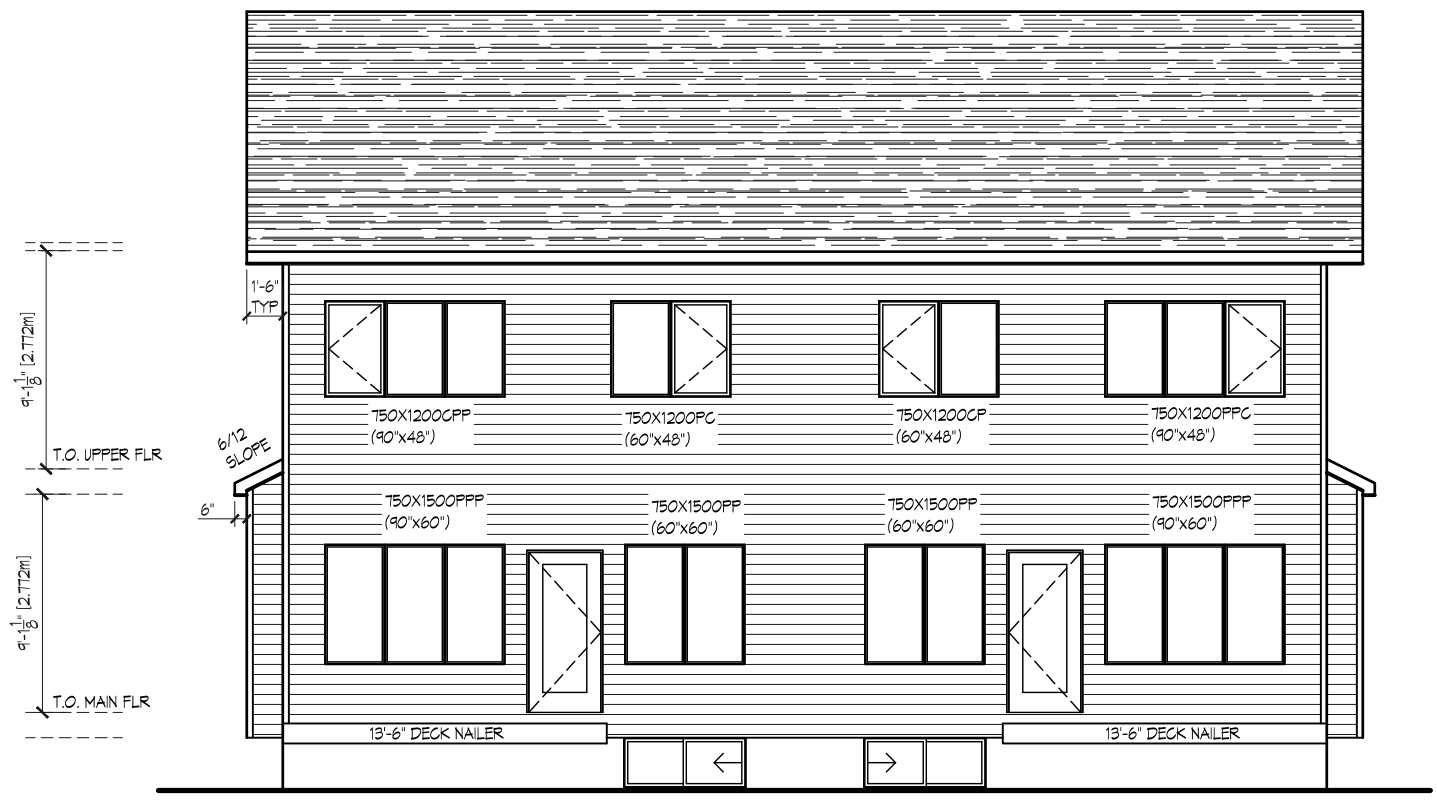
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DRAWING TITLE:
ELEVATION(S)

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1 FRONT ELEVATION
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2 REAR ELEVATION
1:100 16135WD

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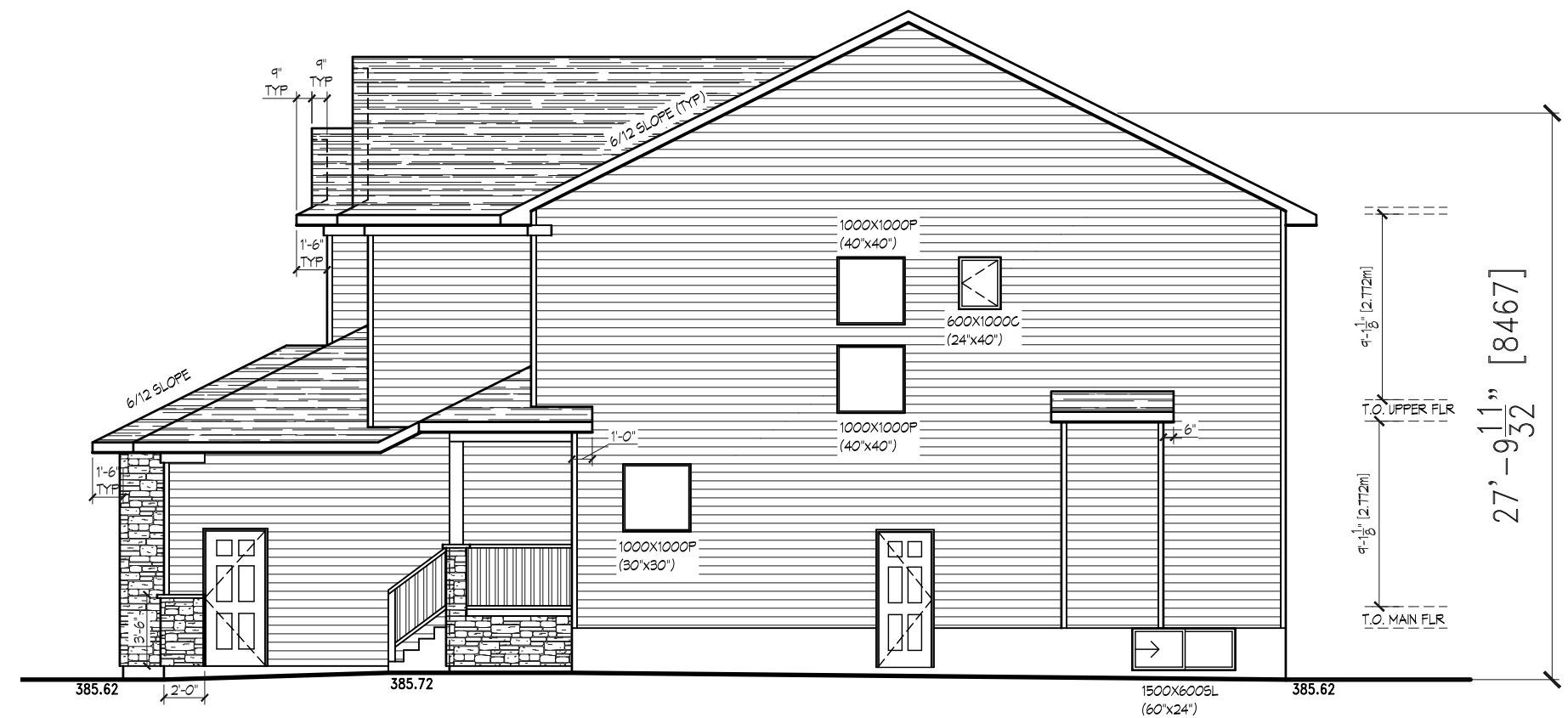


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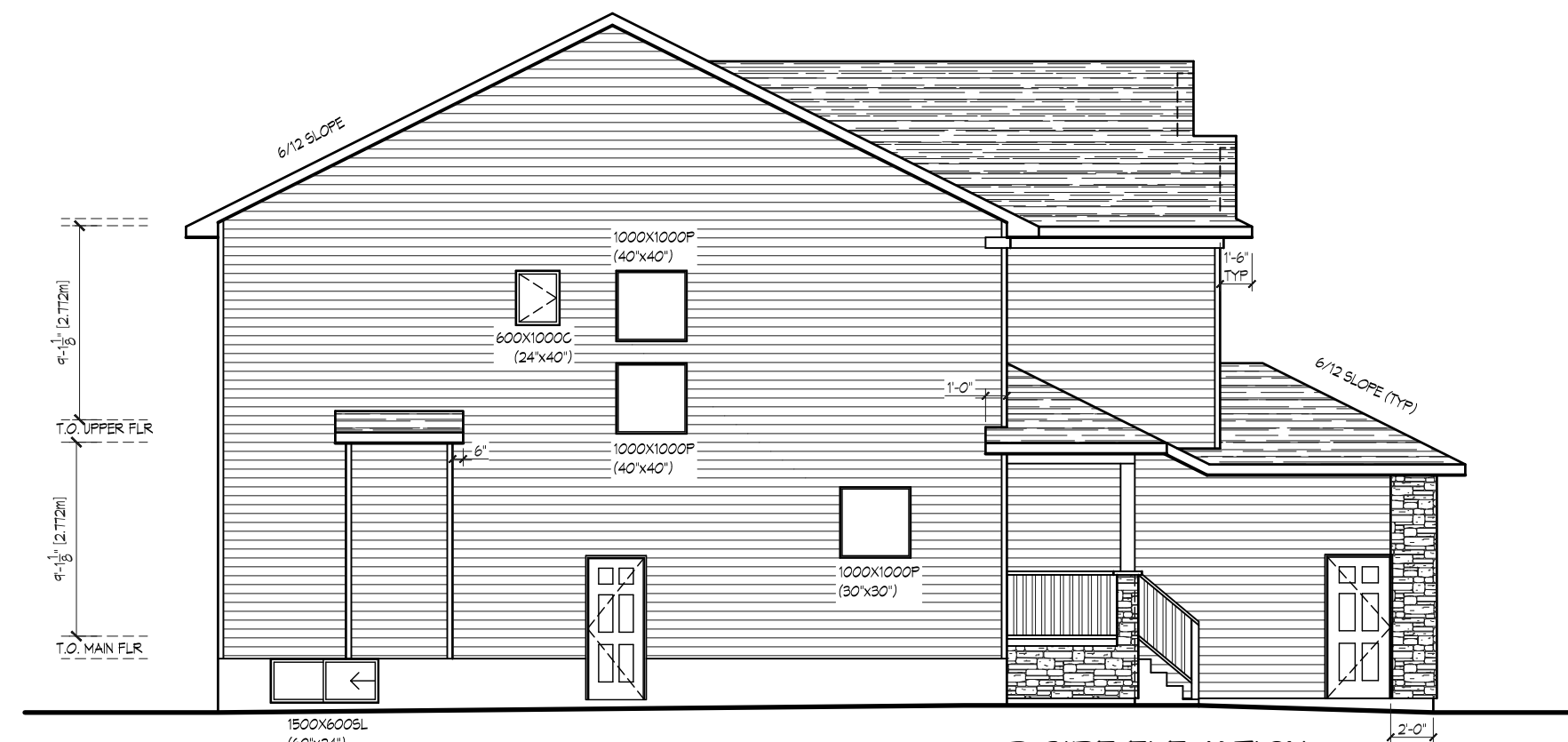
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ELEVATION(S)

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1 SIDE ELEVATION
1:100 16135WD



2 SIDE ELEVATION
1:100 16135WD