
CITY OF KELOWNA
MEMORANDUM

Date: January 17, 2017
File No.: Z16-0080
To: Community Planning Supervisor (RR)
From: Development Engineering Manager (SM)
Subject: 105-115 Hwy 33 W

SCHEDULE

A

This forms part of application
Z16-0080

Planner
Initials

EW

City of
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COMMUNITY PLANNING



C4 to RM6

The Development Engineering Department has the following comments and requirements associated with this application to rezone the property at 105-115 Hwy 33 W from C4 to RM6.

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. General

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

2. Domestic Water and Fire Protection

The property is located within the Rutland Water District (RWD) 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 RWD staff for any service improvements and the decommissioning of existing services. Only one water service will be permitted to a consolidated lot.

3. Sanitary Sewer

The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Records indicate the property is currently serviced with a 150mm diameter sanitary service. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service, if required, at the applicants cost.

4. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, identify minimum basement elevation (MBE), overland drainage routes, floodplain elevations and setbacks, and provision of a storm drainage service for the lot and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage systems may be connected to the existing municipal drainage system in Rutland Road with an overflow service.

5. Road Improvements

- a) Approximately 2.5 m Highway Reserve along Rutland Road is required to align with the property line to the south.
- b) Further information from MOTI regarding turning movement requirements is needed. 12m property corner rounding radius has been dedicated on the other three corners of this intersection for future channelization improvements. Additional consultation will determine corner rounding requirements for this property.
- c) The footprint of the proposed addition indicates potential conflict with required Highway Reserve.
- d) Grant Statutory Rights Of Way if required for utility services.

6. Electric Power and Telecommunication Services

All proposed service connections are to be installed underground. 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.

7. 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.

8. Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) 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.

9. Development Permit and Site Related Issues

- (a) Access and Manoeuvrability
 - (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
 - (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.


Steve Muenz, P. Eng.
Development Engineering Manager
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SCHEDULE		A
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SHEET INDEX		
ID	Name	Published
A-001	COVER SHEET	00
A-101	1st FLOOR PLAN	00
A-102	2nd FLOOR PLAN	00
A-103	MEZANINE PLAN	00
A-104	Roof Plan	00
A-201	NORTH ELEVATION	00
A-202	EAST ELEVATION	00
A-203	SOUTH ELEVATION	00
A-204	WEST ELEVATION	00



② Ly Building Image 1
SCALE: 1" = 14'



③ Ly Building Image 2
SCALE: 1" = 14'



④ Ly Building Image 3
SCALE: 1" = 14'

Ly Building

Lot A, Sec 23, TWP 26, OYDC Plan 8678

Address: 105-115 Hwy 33 West

Current Zoning: C-4

Proposed Zoning: RM-6

Lot Area: 378 m² (4070 s.f.)
Allowable F.A.R.: 1.5 = 567 m² (6105 s.f.)
Proposed F.A.R.: 1.5 = 551 m² (5935 s.f.)

Building Area:
Main: 301 m² (3250 s.f.)
2nd: 240 m² (2585 s.f.)
Total: 551 m² (5935 s.f.)

Private Open Space:
Required: 7m² (75 s.f.) Bachelor,
12m² (130 s.f.) 1 Brm
Proposed: 14 m² (144 s.f.)

Proposed Variances:
Lot Size
Lot Coverage
Required Yards
Fee in lieu of Parking
Highway Setback

ATTACHMENT A

This forms part of application

Z16-0080

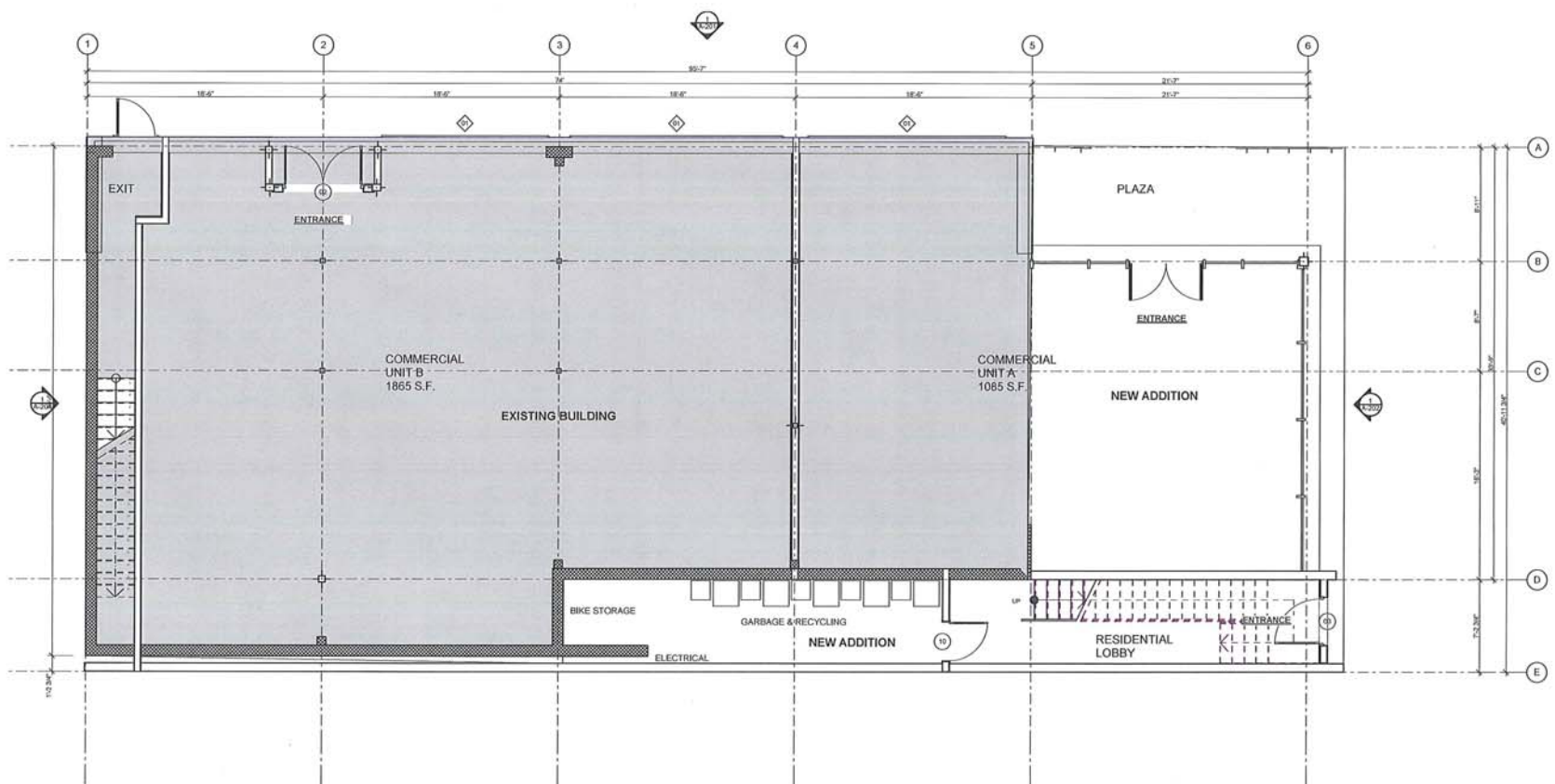
Planner
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Ly Building	510 West Ave Kelowna BC V1Y 4Z4 foxarchitecture.ca 778.464.3595
	16-081
PRELIMINARY	105-115 Hwy 33 Kelowna BC
	11.24.16
COVER SHEET	A-001



1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

ATTACHMENT A

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510 West Ave
Kelowna BC V1Y 4Z4
foxarchitecture.ca
778.484.3696

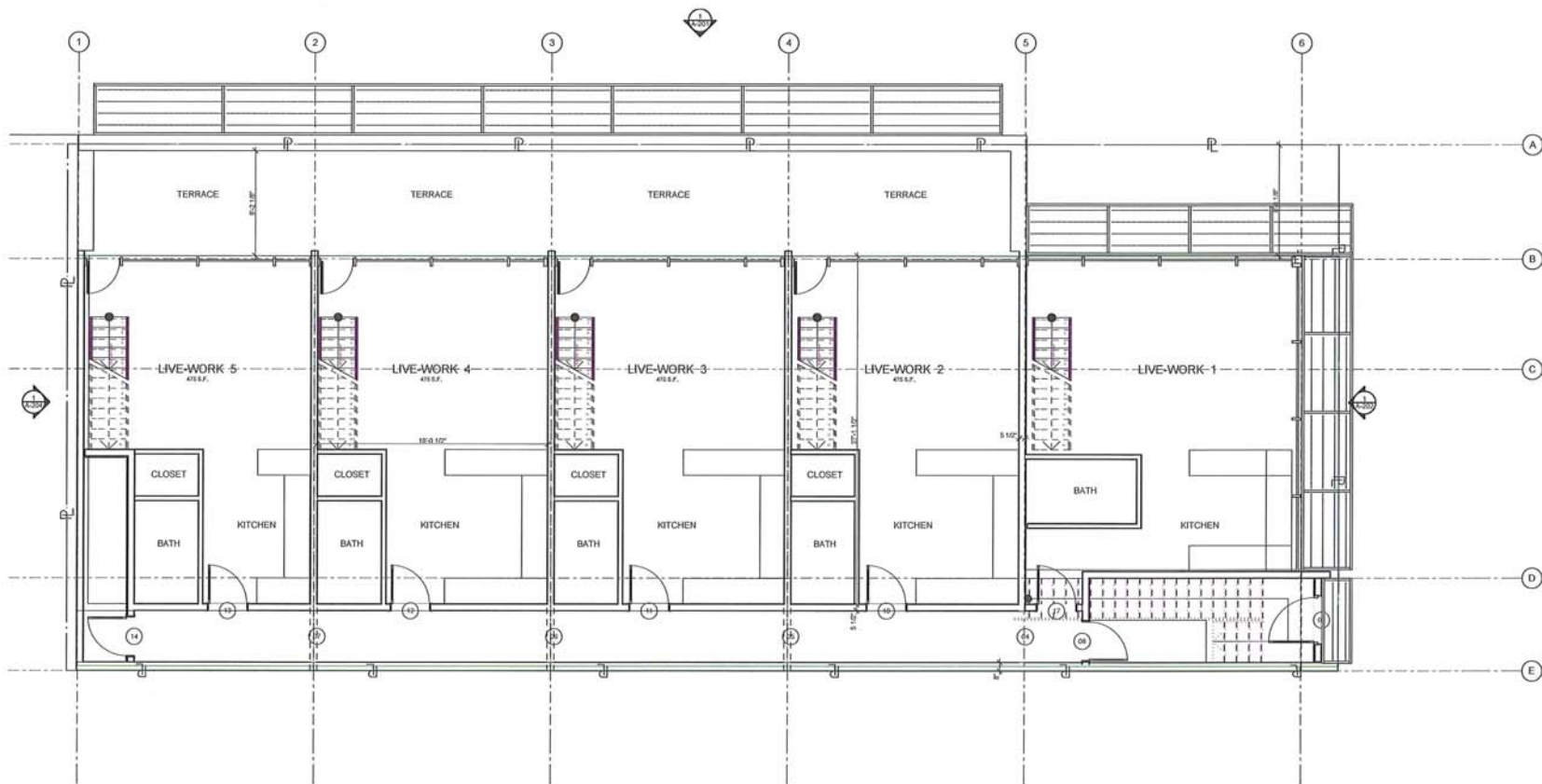
16-081

Ly Building
105-115 Hwy 33
Kelowna BC

PRELIMINARY

1st FLOOR PLAN
11.24.19

A-101



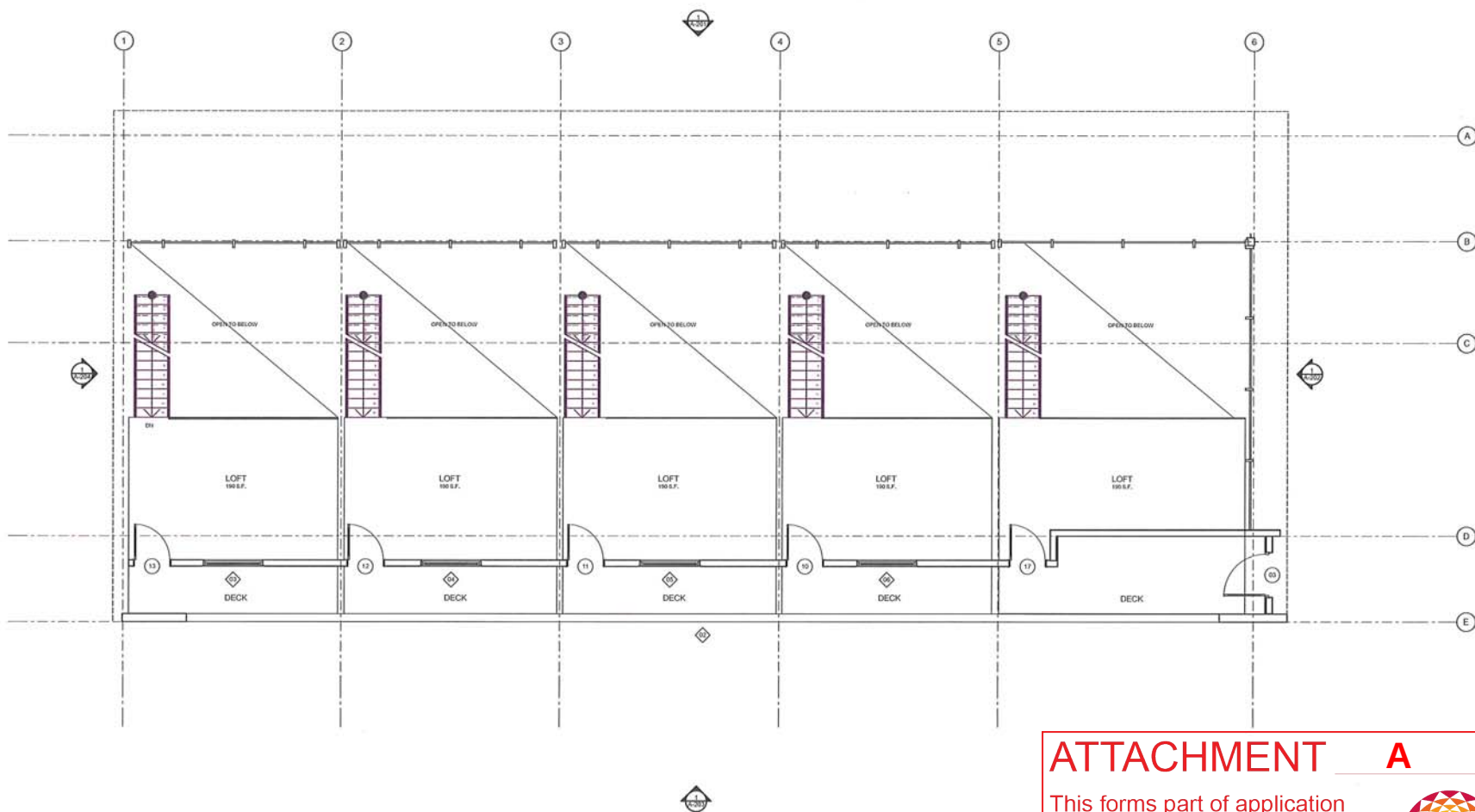
1 N 2nd Floor
SCALE: 1/8" = 1'-0"

ATTACHMENT A

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1 Mezzanine
SCALE: 1/8" = 1'-0"

ATTACHMENT A

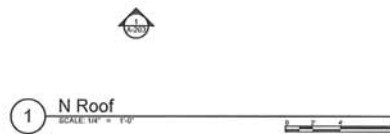
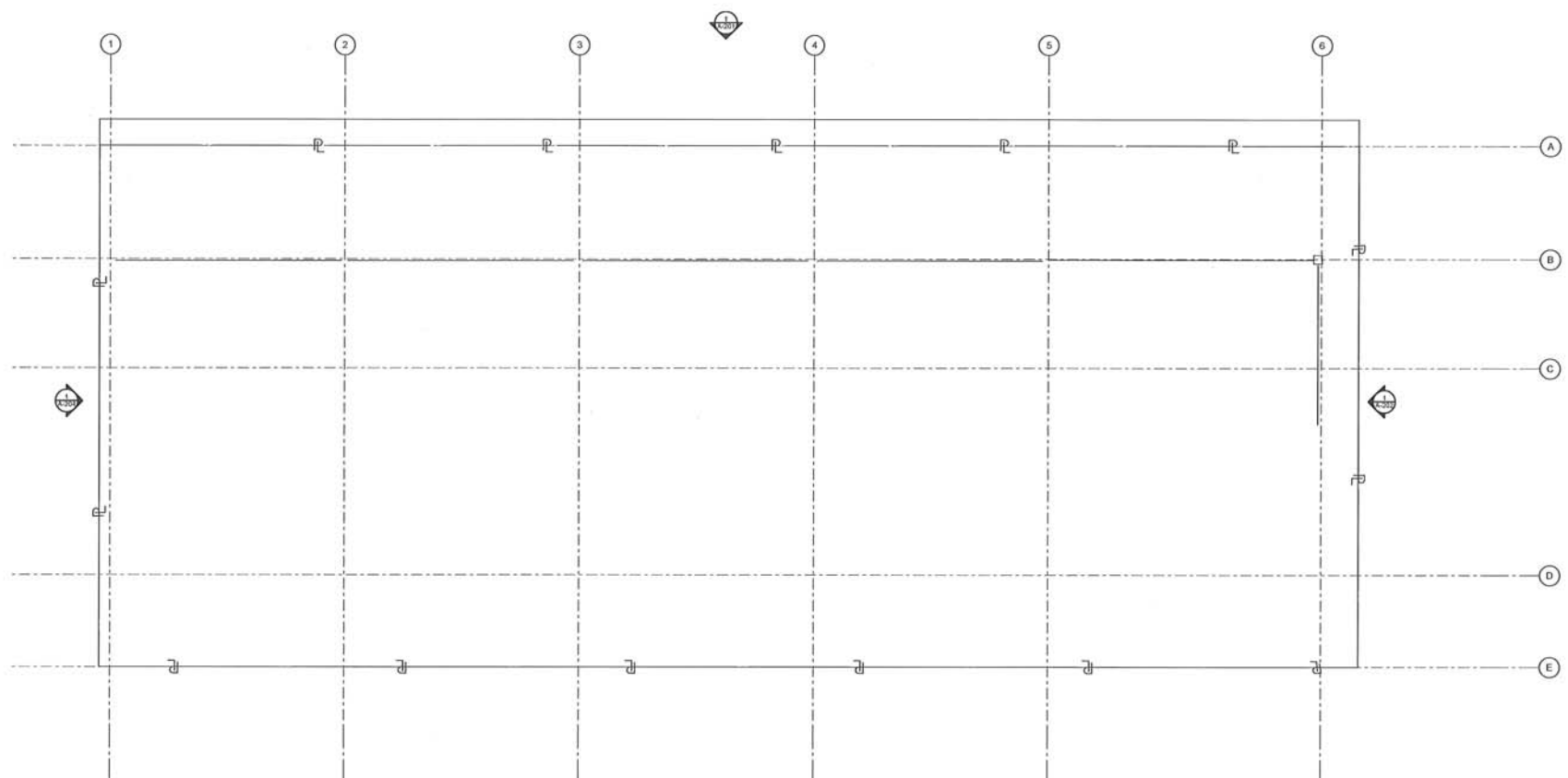
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510 West Ave Kelowna BC V1Y 4Z4 foxarchitecture.ca 778.484.3696	16-081 Ly Building 105-115 Hwy 33 Kelowna BC	Mezzanine Plan 11.24.16 A-103
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ATTACHMENT A

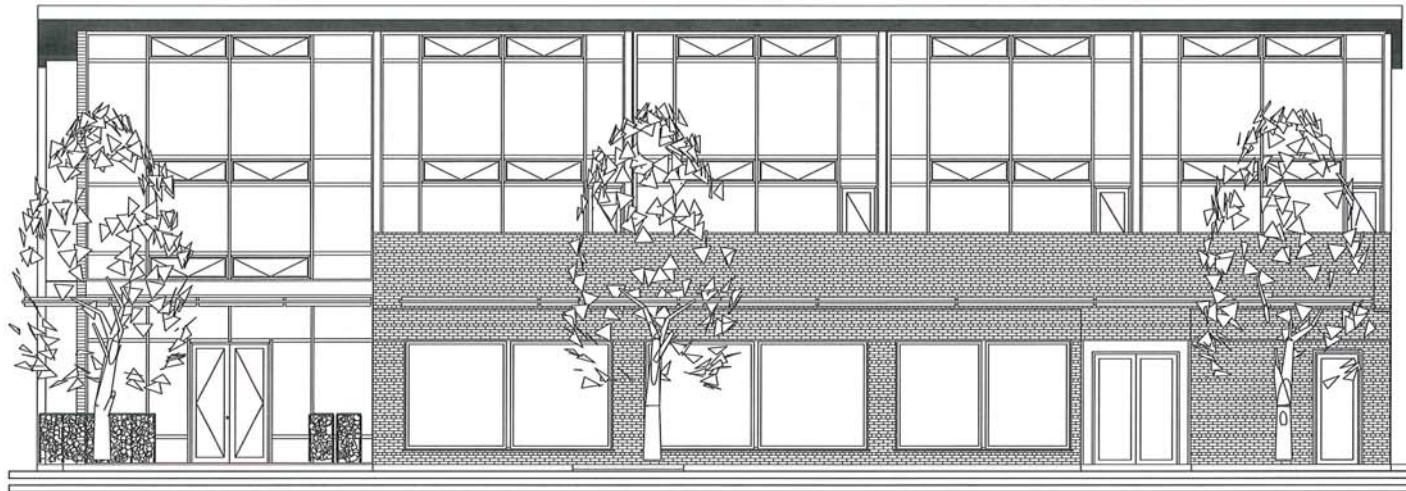
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Roof Plan	11.24.19	PRELIMINARY	Ly Building 105-115 Hwy 33 Kelowna BC	16-081	510 West Ave Kelowna BC V1Y 4Z4 foxarchitecture.ca 778.484.3696

A-104



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

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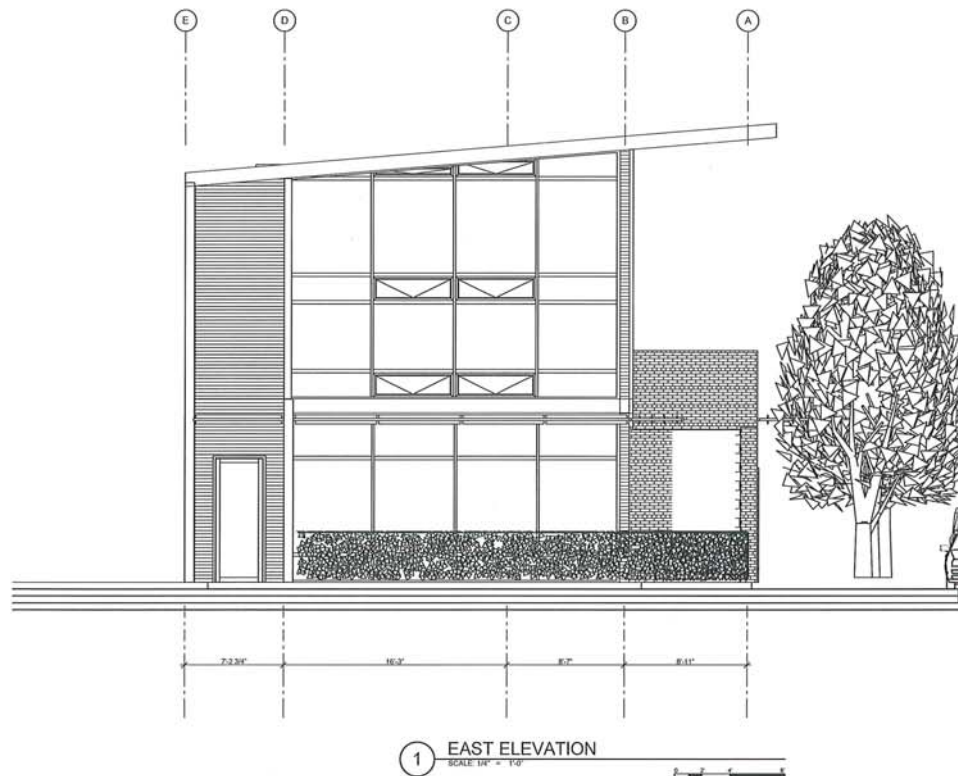
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510 West Ave Kelowna BC V1Y 4Z4 fovarchitecture.ca 778.484.3696	16-081 Ly Building 105-115 Hwy 33 Kelowna BC	NORTH ELEVATION 11.24.16 A-201
PRELIMINARY		



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EAST ELEVATION
11/24/16

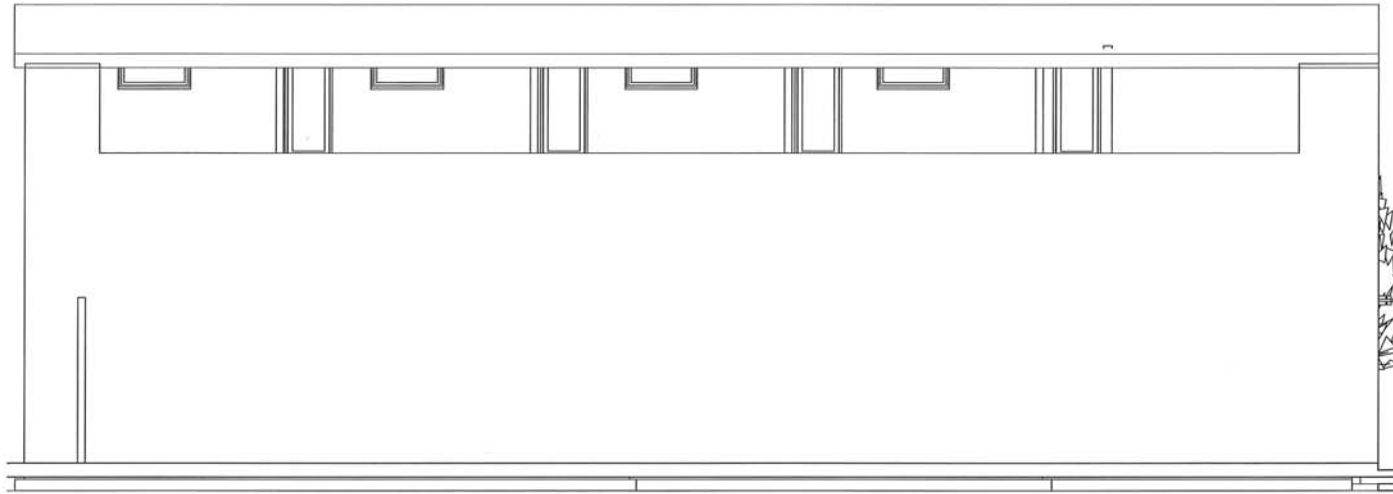
A-202

Ly Building
105-115 Hwy 33
Kelowna BC

510 West Ave
Kelowna BC V1Y 4Z4
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16-081

PRELIMINARY



① SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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SOUTH ELEVATION
11.24.16

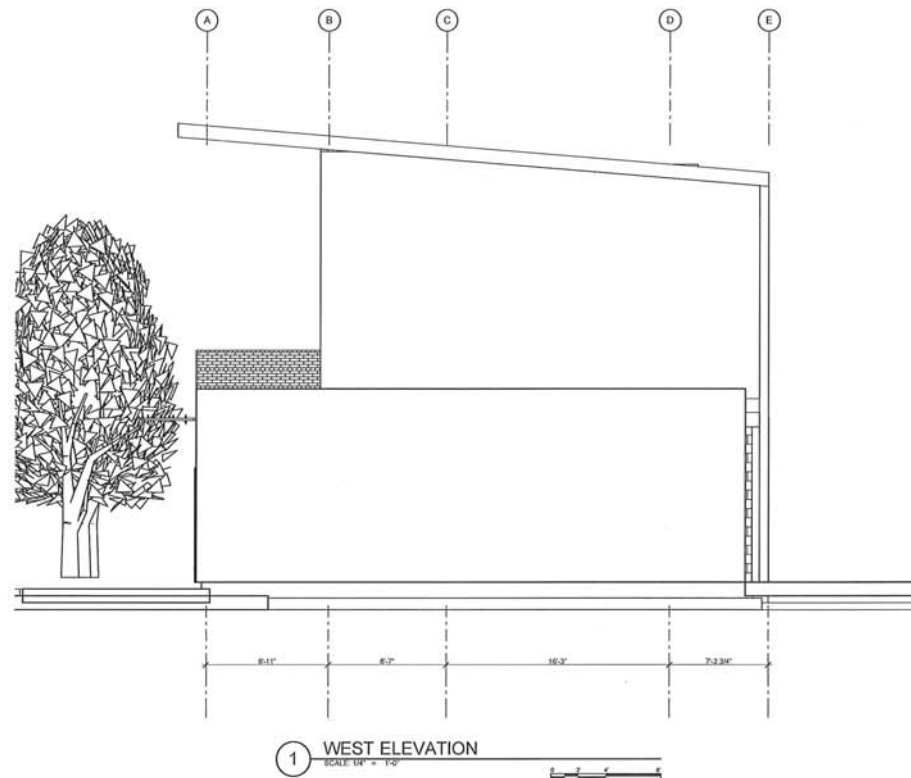
A-203

PRELIMINARY

Ly Building
105-115 Hwy 33
Kelowna BC

16-081

510 West Ave
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510 West Ave Kelowna BC V1Y 4Z4 foxarchitecture.ca 778.484.3696	16-081
Ly Building 105-115 Hwy 33 Kelowna BC	PRELIMINARY
WEST ELEVATION 11.24.16	
A-204	