
CITY OF KELOWNA

MEMORANDUM

ATTACHMENT

A

This forms part of application

DP17-0066

Planner
Initials

AC



Date: June 30, 2017
File No.: DP17-0066
To: Community Planning (AC)
From: Development Engineering Manager (SM)
Subject: 1580 Ellis Street *REVISED II*

Mixed Use Development

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of the building permit. The Development Engineering Technologist for this project is Jason Angus.

1. Domestic Water and Fire Protection

- (a) This lots are two 50mm water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) The applicant, at the developer's cost, will arrange for the installation of a metered water service. If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (c) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at the developer's cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- (a) This lot is serviced with three small diameter services. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size of the new service. Only one service will be permitted for this development. The applicant, at the developer's cost, will arrange for the installation of a new service.
- (b) A downstream flow analysis check is required by a consulting civil engineer to determine the impact of additional flow contributions on the existing pipe system. If it is determined that upgrades to the existing facilities must be made, additional bonding will be required.



3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- (b) This lot is serviced with two small diameter services. Only one overflow service will be permitted for this development.
- (c) Storm drainage systems for the site will be reviewed and approved by Engineering when design drawings are submitted.

4. Road Improvements

- (a) Ellis Street fronting this development site is urbanized but the existing curb and sidewalk is in a deteriorated state. The upgrades will require curb, gutter and sidewalk removal and reconstruction, boulevard streetscape and traffic signal upgrades as well as the re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- (b) Lawrence Ave fronting this development site is urbanized but the existing curb and sidewalk is in a deteriorated state. The upgrades will require curb, gutter and sidewalk removal and reconstruction, boulevard streetscape as well as the re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- (c) *Lane thru this development site will require reconstruction to a paved commercial standard including the extension of the piped drainage system. Re-location or adjustment of existing utility appurtenances to accommodate the upgrading construction will be required.*
- (d) *The City of Kelowna requested a 0.8m road dedication from the development to facilitate the widening of the lane to 7.6m. It was agreed upon that if the development could prove out the turning movements from the development to the lane without conflicts, that the City would accept the existing conditions of the lane width at 6.0m.*

5. Subdivision

By registered plan to provide the following:

- (a) Lot consolidation.
- (b) Grant statutory rights-of-way if required for utility services.
- (c) *Dedicate a 4.5m corner rounding at the intersection of Ellis Street and Lawrence Ave.*

6. Electric Power and Telecommunication Services

- a) The electrical services to this development must be installed in an underground duct system, and the building must be connected by an underground service. Existing distribution and service connections, on that portion of a road

immediately adjacent to the site, are to be relocated and installed underground as this site is located within the City Centre urban town centre.

- b) 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. 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.

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. 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.

ATTACHMENT		A
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# DP17-0066		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

10. Geotechnical Report

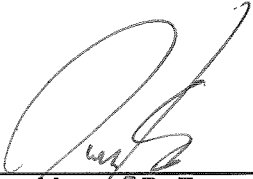
As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (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.

11. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.

*J and
PN*


Steve Muenz, P. Eng.
Development Engineering Manager

SS/JA

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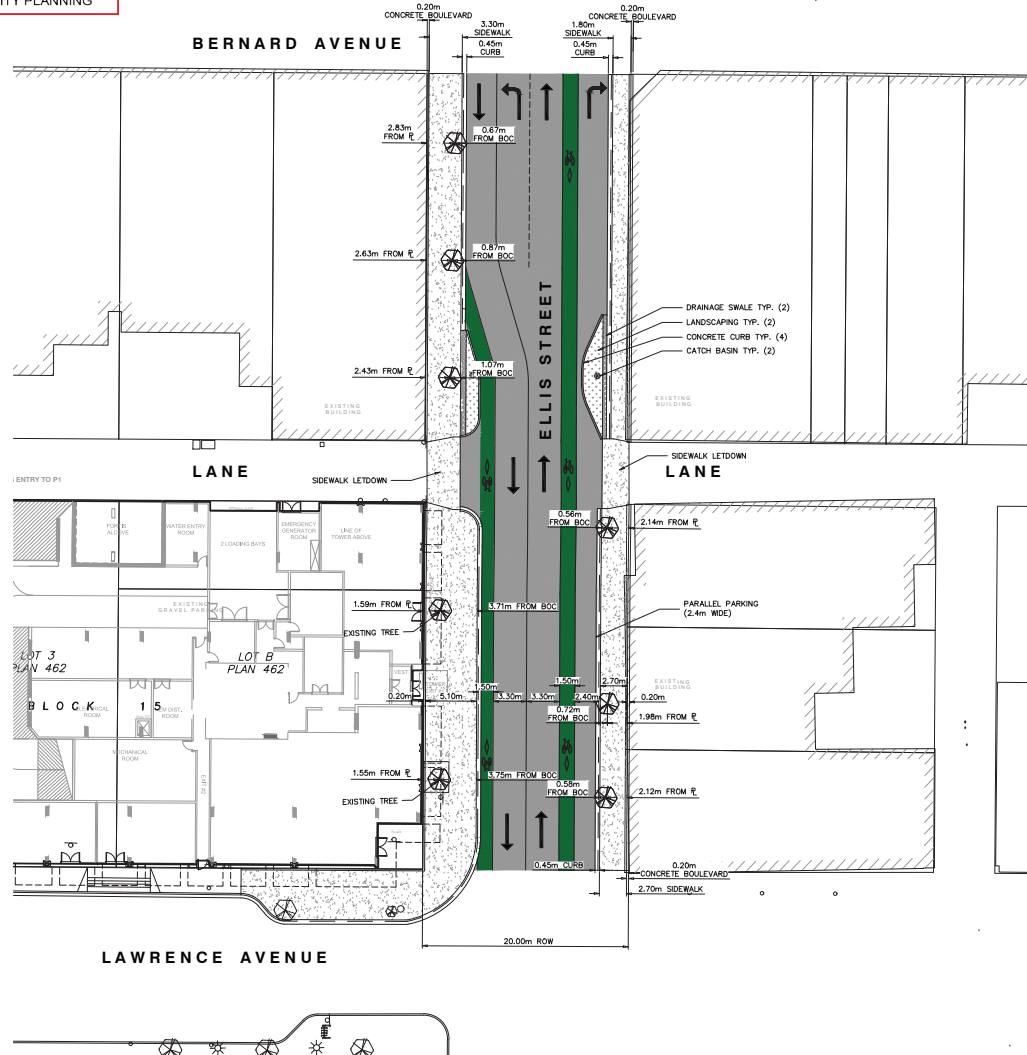
ATTACHMENT B

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DP17-0066

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Initials AC

City of
Kelowna
COMMUNITY PLANNING



Applicant responsible for road improvements up to centreline of Road (both Ellis & Lawrence).

LEGEND	
WATER	MANHOLE
SAN. SEWER	UTILITY POLE
STORM SEWER	POWER POLE
GAS	LAMP STANDARD
U/G TELEPHONE	CATCH BASIN
U/G ELECTRICAL	HYDRANT
	TREES
	SURVEY MONUMENT

NAD 83
 LOCATION AND DIMENSIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE NOT GUARANTEED TO BE ACCURATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. THE CITY OF KELLOWNA DOES NOT GUARANTEE THE ACCURACY OF THESE DIMENSIONS OR THE LOCATION OF UTILITIES SHOWN ON THIS PLAN. THE CITY OF KELLOWNA ACCEPTS NO LIABILITY FOR USE OF THESE DATA OR INFORMATION.

APLIN MARTIN
 454 Leon Avenue, Kelowna, B.C. Canada V1Y 6J3
 Tel: (250) 448-0157, Fax: (778) 436-2312, Email: general@aplinmartin.com

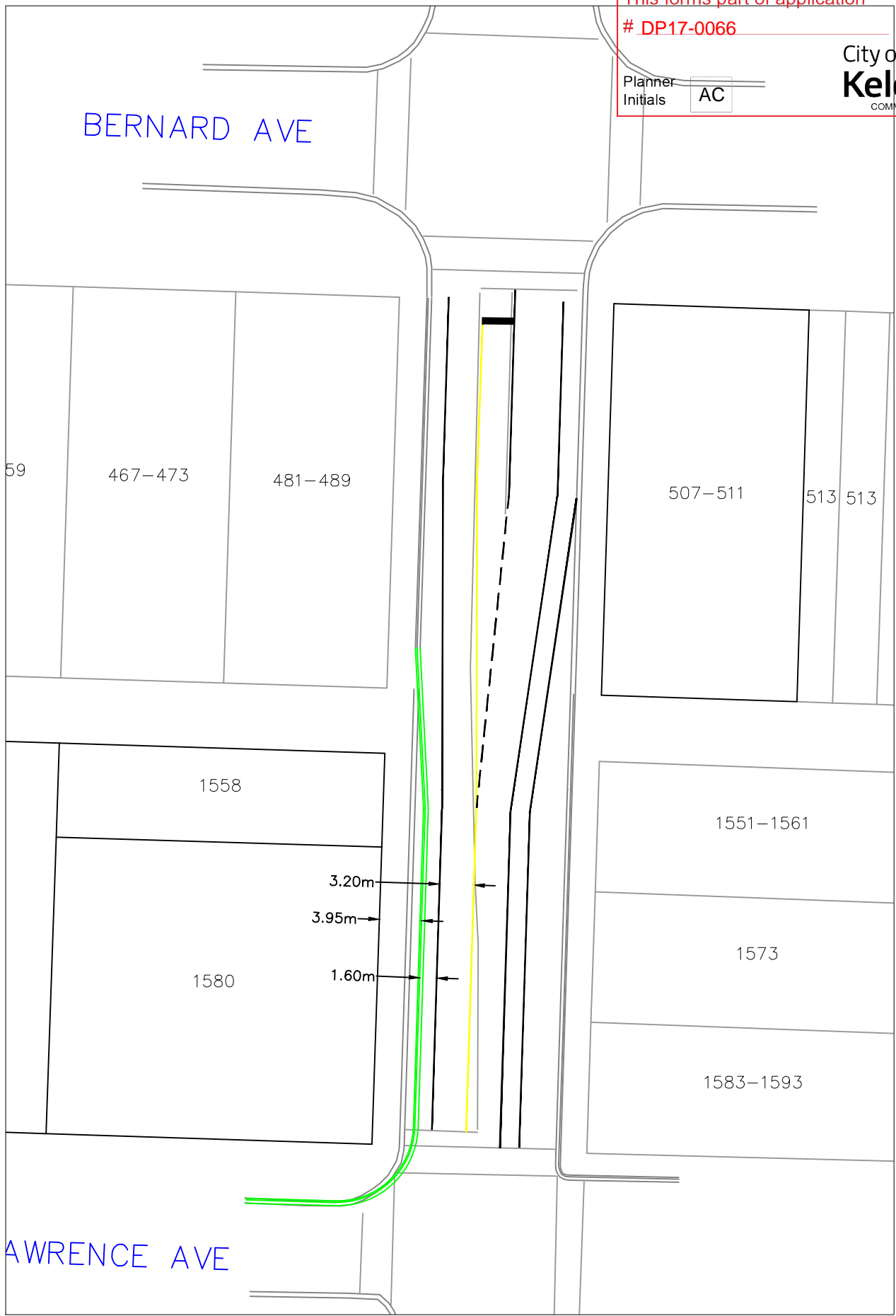
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BASE	DESIGN
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SCALE NOT ACCURATE OVER LONG DISTANCES	

THE CITY OF KELLOWNA
 DESIGN AND CONSTRUCTION
 ELLA TOWER PROJECT
ELLIS STREET ROAD LAYOUT

DIVISION	DRAWING NO.	REV NO.
	16-653-030	0
CITY DRAWING NO.		

0 2 1:250 12m



DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT (DP17-0066) / DEVELOPMENT VARIANCE PERMIT (DVP17-0067)

Issued To: Mission Group
Site Address: 1580 & 1558 Ellis St
Legal Description: Lot 3, Block 15, District Lot 139, ODYD, Plan 462 & Lot A, District Lot 139, ODYD, Plan 17140
Zoning Classification: C7 – Central Business Commercial
Development Permit Area: COMPREHENSIVE DEVELOPMENT PERMIT AREA

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP17-0066 for Lot 3, Block 15, District Lot 139, ODYD, Plan 462, located at 1580 Ellis St, Kelowna, BC, & Lot A, District Lot 139, ODYD, Plan 17140, located at 1588 Ellis St, Kelowna, BC, to allow for the construction the development be approved subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A, B, & C":

Section 14.7.5 Development Regulations (h)

To vary the maximum height of a building before a 3 metre setback is required from 16 metres to 17.1 metres.

Section 14.7.5 Development Regulations (a)

To vary the maximum height from 58 metres to 61 metres.

AND FURTHER THAT this Development Permit / Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$ 65,828.75 OR
- b) A Certified Cheque in the amount of \$ 65,828.75 OR
- c) An Irrevocable Letter of Credit in the amount of \$ 65,828.75 .

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.

- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

SCHEDULE **A**

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IBI GROUP
ARCHITECTS (CANADA) INC.
700 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

Development Permit Application #2
2017.07.07



ELLA - MISSION GROUP
1580- 1588 Ellis Street, Kelowna, BC

SCHEDULE A

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DP17-0066

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CLIENT MISSIONGROUP.CA Kelowna, BC	
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SUBCONSULTANT

PRIME CONSULTANT



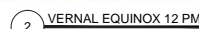
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1580/1588 Ellis Street

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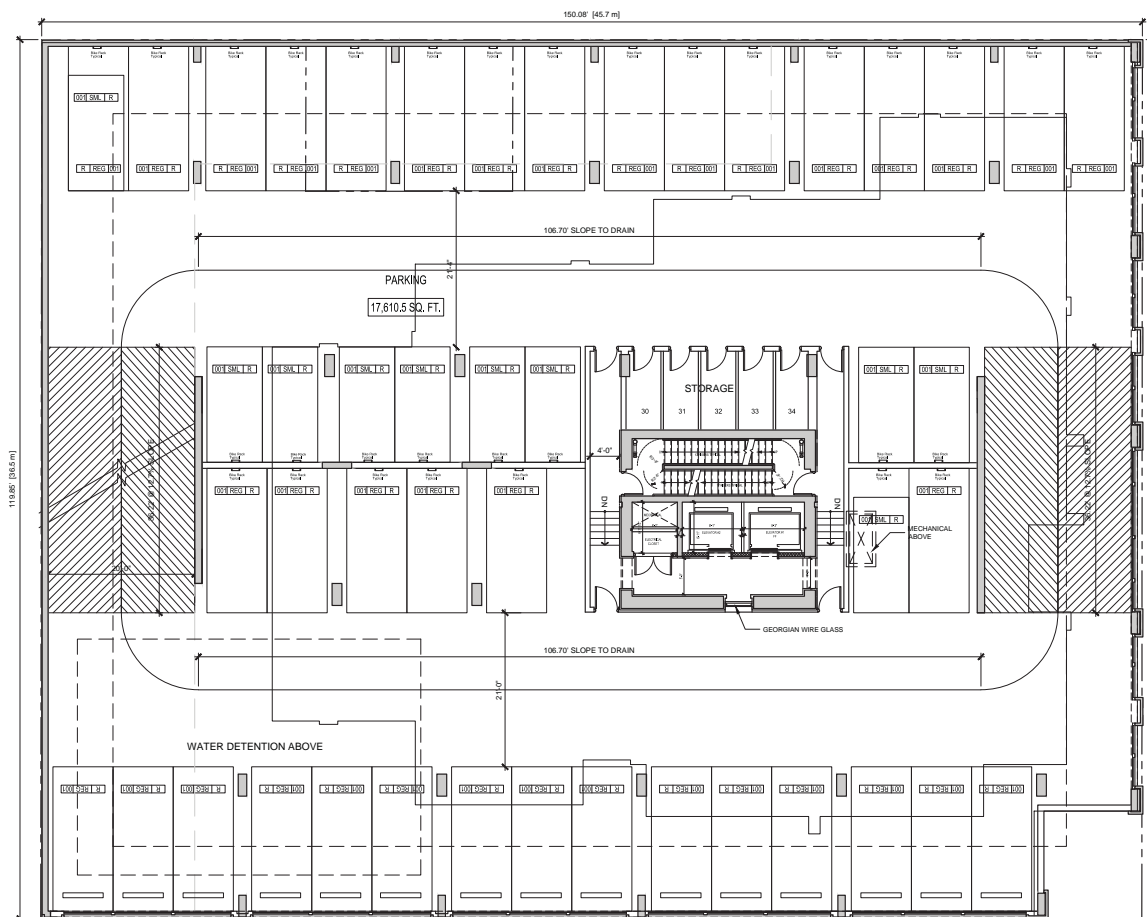


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DP17-0066

Planner Initials AC



City of Kelowna
COMMUNITY PLANNING



PARKING TYPICAL
46 CAR STALLS
36 REGULAR STALLS
10 SMALL STALLS

SCHEDULE A

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DP17-0066

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



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SEAL

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PRIME CONSULTANT



PROJECT TITLE
Ella
1580/1588 Ellis Street

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SCHEDULE		A
This forms part of application		
# DP17-0066		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

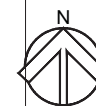
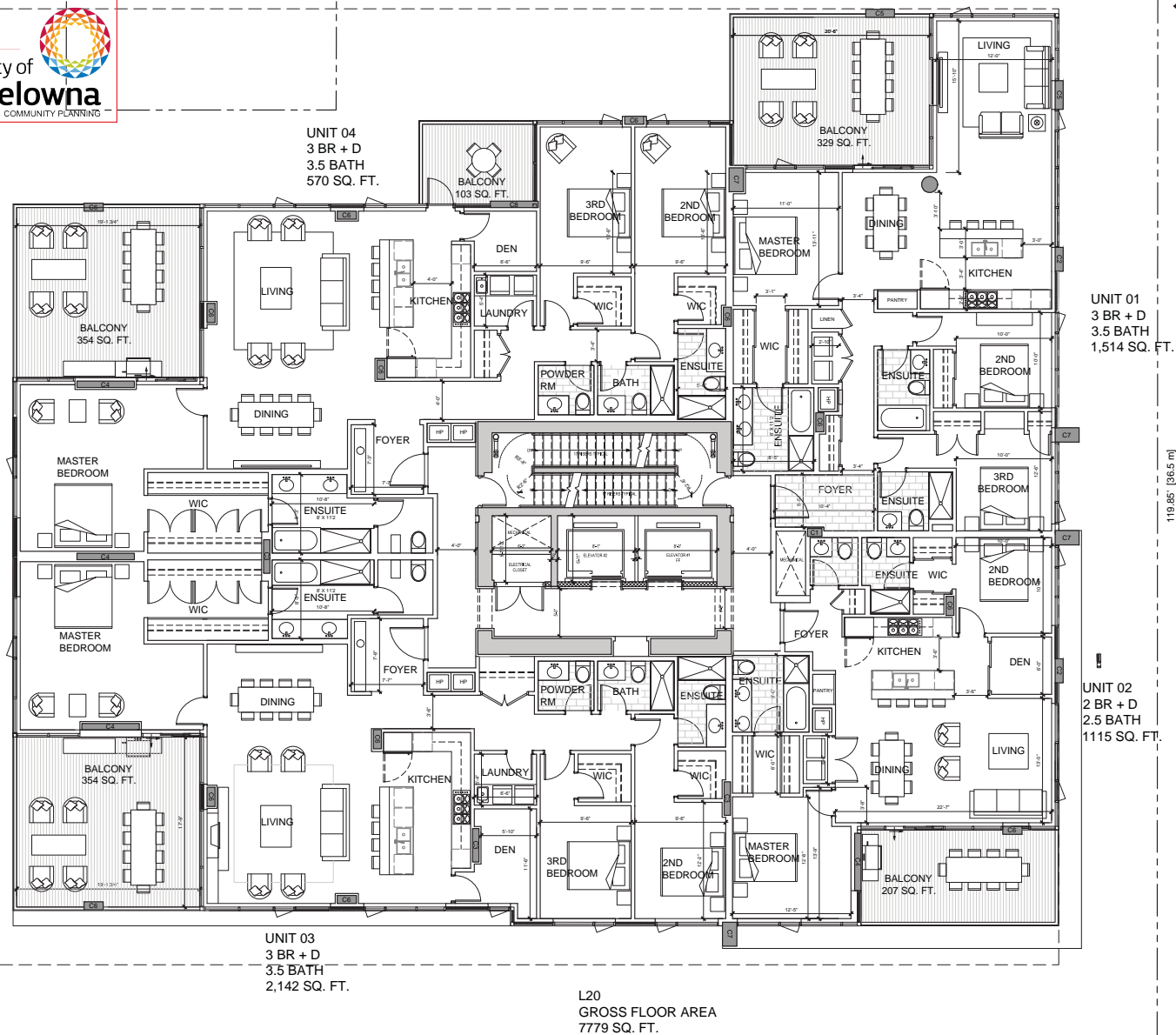
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REVISIONS			

REVISIONS	

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SUB-CONSULTANT

PRIME CONSULTANT



PROJECT TITLE
Ella
1580/1588 Ellis Street

PROJECT NO: 10203

DRAWN BY: Usa

CHK'D BY: Use

SCALE: 1:1

DATE: YY/MM/DD

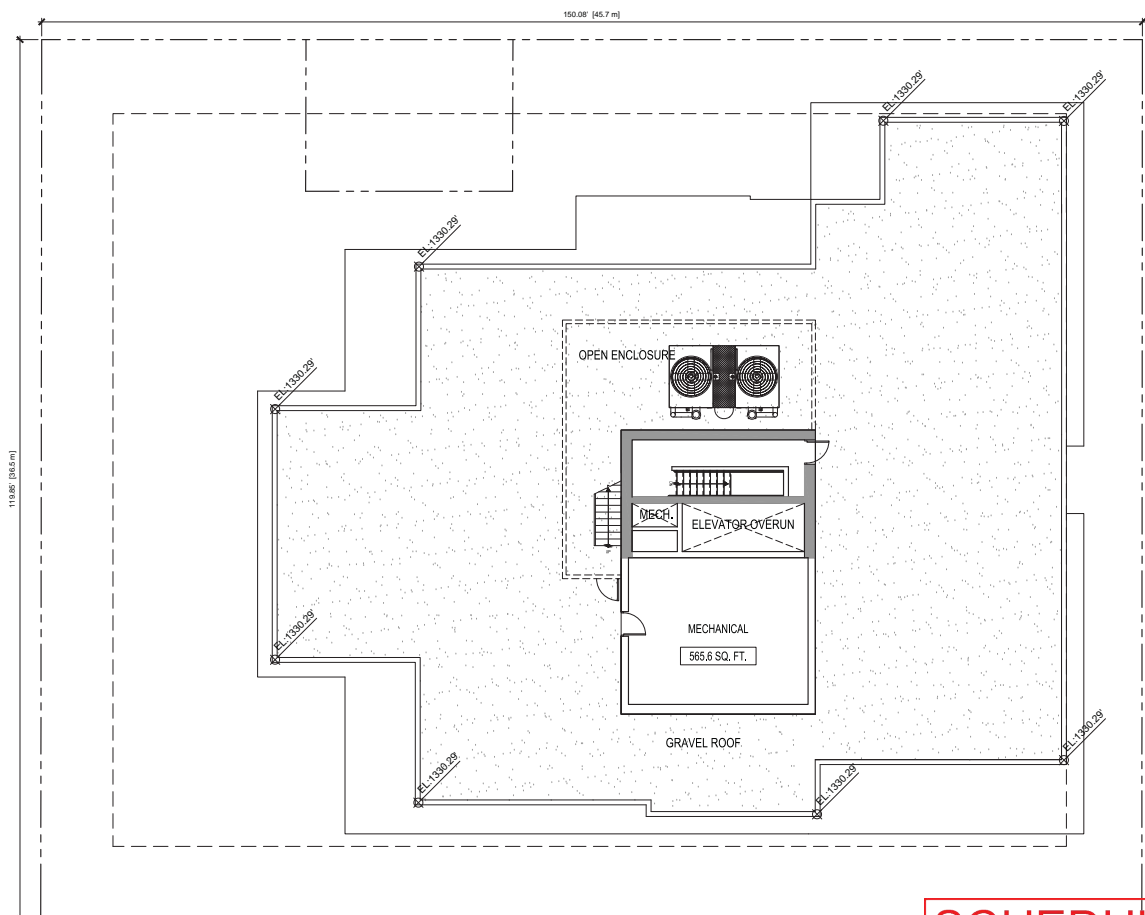
SHEET TITLE
LEVEL 20 PH

SHEET NUMBER

A1.06

1 OF 1

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SCHEDULE

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DP17-0066

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NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	APPR.	DESCRIPTION

REVISIONS

SEAL

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PRIME CONSULTANT
IBI GROUP ARCHITECTS (CANADA) INC.
700 - 1280 West Pender Street
Vancouver BC V6E 4E1 Canada
tel 604 683 8737 fax 604 683 0462
ibigroup.com

PROJECT TITLE
Ella
1580/1588 Ellis Street

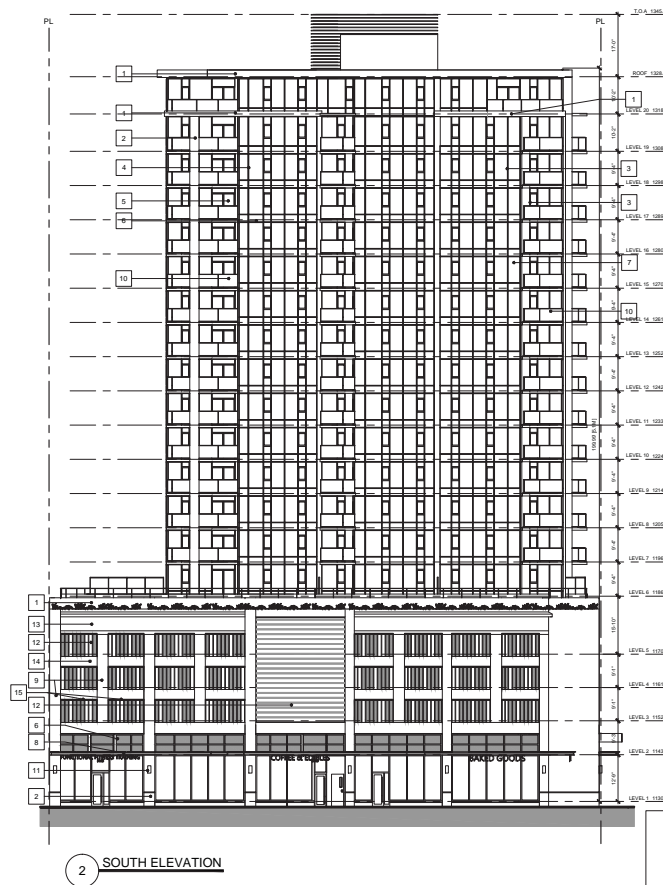
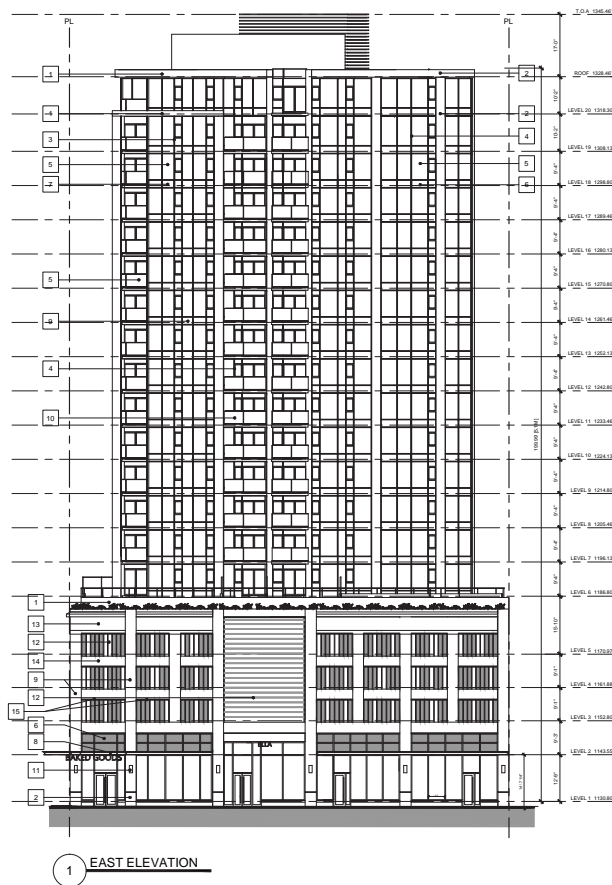
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CHK'D BY: User
SCALE: 1:1
DATE: YYMMDD

SHEET TITLE
MECHANICAL LVL

SHEET NUMBER	REV
A1.07	---
1 OF 1	---

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MATERIAL LEGEND	
1	Painted Concrete (White)
2	Painted Concrete (Charcoal Grey)
3	Aluminum Mullions (White)
4	Aluminum Mullions (Charcoal Grey)
5	Glass -Double Glazed Window (Clear)
6	Spandrel Glass (Grey)
7	Spandrel Glass (White)
8	Translucent Glass
9	Brick
10	Glass Railing (Clear)
11	Light Fixture
12	Kalzip Panel
13	Metal Panel (Charcoal Grey)
14	Metal Panel (White)
15	Sun Shade

SCHEDULE B

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DP17-0066

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Initials

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NO.	DATE	DESCRIPTION

NO. DATE DESCRIPTION

REVISIONS

NO.	DATE	APPR	DESCRIPTION

REVISIONS

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PROJECT TITLE

PROJECT NO.

DRAWN BY:

CHECK BY:

SCALE:

DATE:

SHEET TITLE

ELEVATION SOUTH & EAST

SHEET NUMBER

A2.01

1 OF 1

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JCSJ JEC		

NO.	DATE	APPR	DESCRIPTION
REVISIONS			

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SUB-CONSULTANT

PRIME CONSULTANT



PROJECT TITLE
Ella
1580/1588 Ellis Street

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PROJECT NO.	102031
DRAWN BY:	Hase

CHICK BY: User

SCALE: 1/16" = 1'-0"

DATE: YY/MM/DD

SHEET TITLE

Sections

SHEET NUMBER	REV:
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1001

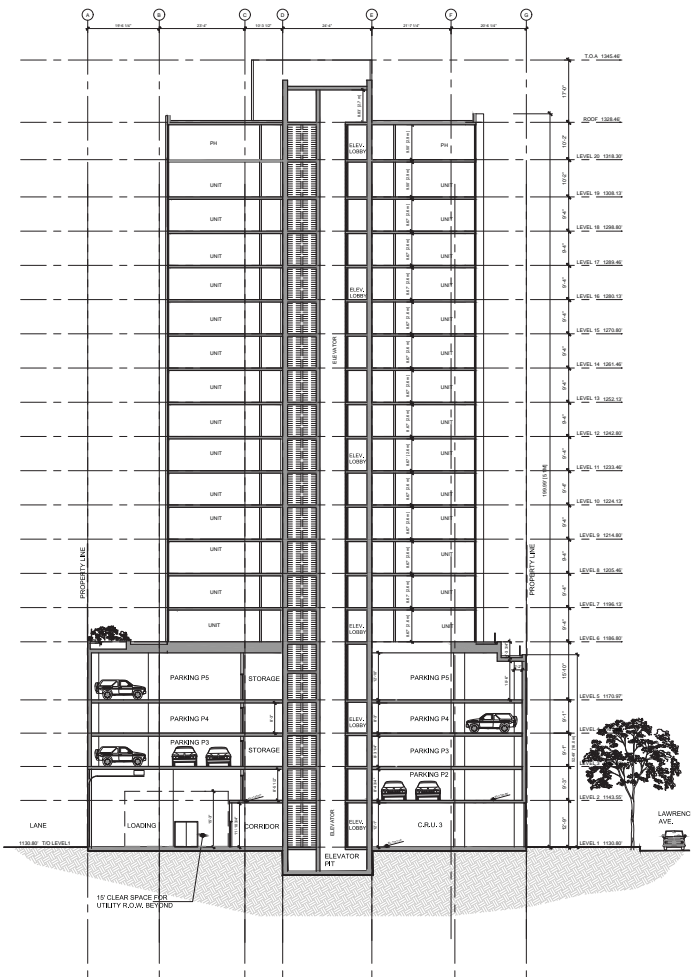
A.3.01 .--

1 OF 1

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1 SECTION A
1/16"=1'-0"



1 SECTION B
1/16"=1'-0"

<h1>SCHEDULE B</h1> <p>This forms part of application</p> <p># DP17-0066</p>		 <p>City of Kelowna COMMUNITY PLANNING</p>
Planner Initials	<div style="border: 1px solid black; padding: 5px; display: inline-block;">AC</div>	

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