
CITY OF KELOWNA

MEMORANDUM

Date: June 20, 2017

File No.: Z17-0040

To: Urban Planning Management (LK)

From: Development Engineering Manager (SM)

Subject: 1065 & 1075 Leathead Rd, 500 Fleming Rd RU1 to RM4

The Development Engineering Department has the following comments and requirements associated with this rezoning application for the properties at 1065, 1075 Leathead Road and 500 Fleming Road to accommodate development of a multiple dwelling housing complex. 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 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 Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID 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 BMID.
- 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 properties are currently within Sanitary Sewer Specified Area # 20 and is serviced by the municipal sanitary sewer collection system. The developer will be responsible to cash commute, pay in full, the specified area charges for this development. The charge is currently set at \$2045.50 per Equivalent Dwelling Unit (EDU).
- b) Our records indicate that these properties are currently serviced with individual 100mm-diameter sanitary sewer service lines. 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 required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost. Contact Jason Ough (250 469 4519) for service work estimate.

ATTACHMENT		A
This forms part of application		
# Z17-0040		
Planner Initials	LK	 City of Kelowna COMMUNITY PLANNING

4. **Storm Drainage**

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.

5. **Road Improvements**

- a) The applicant must have a civil engineering consultant submit a design for Fleming Road to be upgraded to an urban standard (SS-R5) along the full frontage of the subject property; including curb and gutter, sidewalk, LED street lighting, landscaped boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.
- b) Provided approximately 1m of Highway Reserve along the entire frontage of Leathead Road to achieve a minimum 20m road right of way for future OCP arterial road improvement project.

6. **Subdivision and Dedication**

- a) The developer is required to consolidate the two subject properties.
- 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.

7. **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.

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.



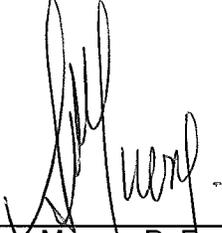
9. Design and Construction

- 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.

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:

- f) Area ground water characteristics.
- g) Site suitability for development, unstable soils, etc.
- h) 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.
- i) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- j) Additional geotechnical survey may be necessary for building foundations, etc.



 Steve Muenz, P. Eng.
 Development Engineering Manager



CITY OF KELOWNA
MEMORANDUM

Date: June 20, 2017
File No.: DP17-0096
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 1065 & 1075 Leathead Rd, 500 Fleming Rd

The Development Engineering Department has the following comments and requirements associated with this Development Application Permit to evaluate the form and character of a proposed multiple dwelling housing complex development at 1065 & 1075 Leathead Rd and 500 Fleming Rd.

The Development Engineering Technologist for this project is Jason Ough

1. **General.**

All offsite infrastructure and services upgrades have been addressed in the Rezoning Application Engineering Report under file Z17-0040.

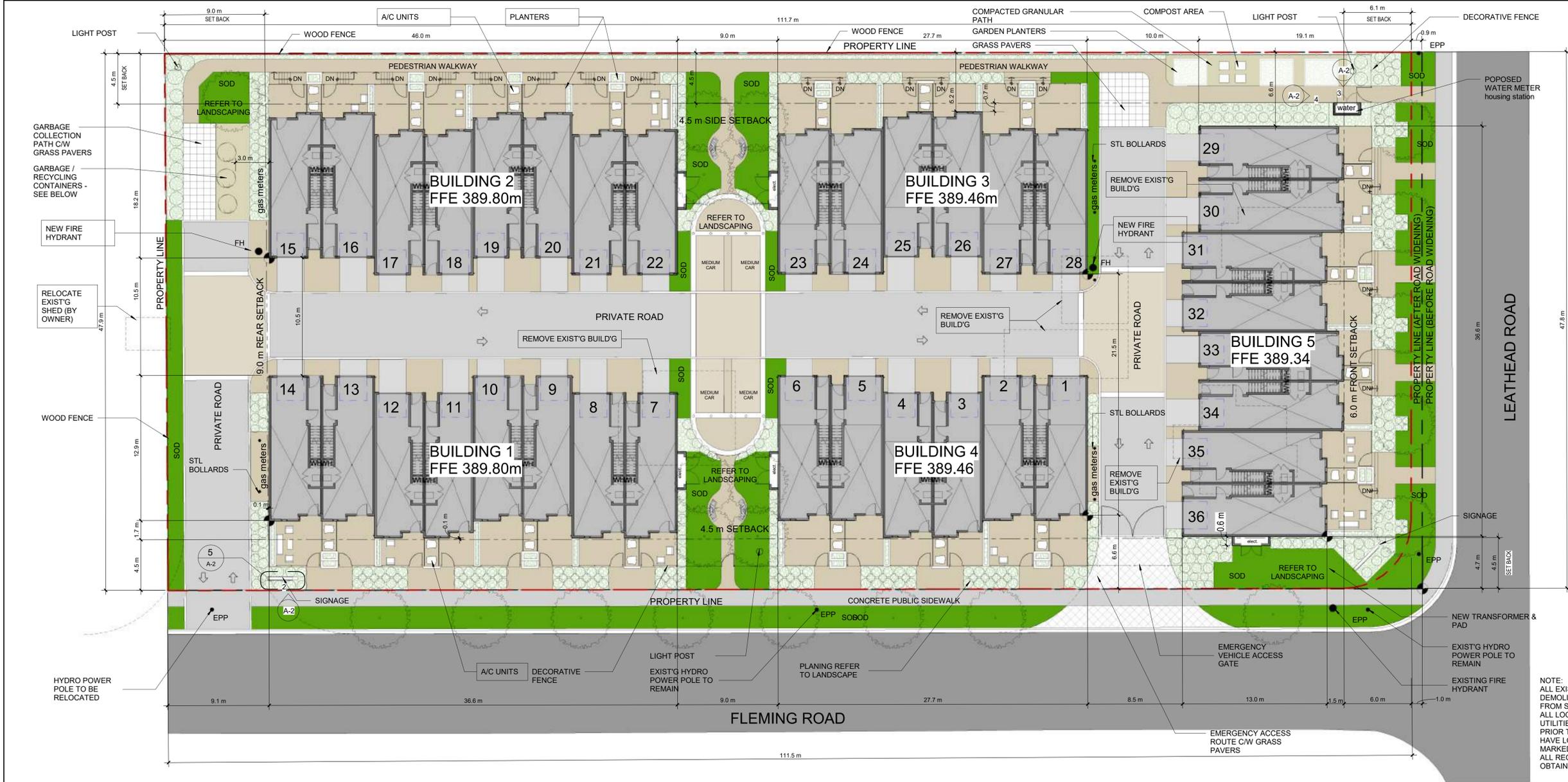


Steve Muenz, P. Eng.
Development Engineering Manager

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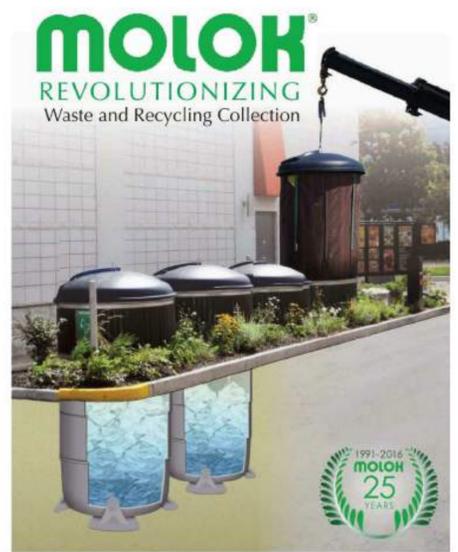
ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA. This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. This drawing must not be scaled. Verify all dimensions and datums prior to commencement of work. Report all errors and omissions to the Architect.

SCHEDULE A
This forms part of application # Z17-0040
City of Kelowna
Planner Initials LK

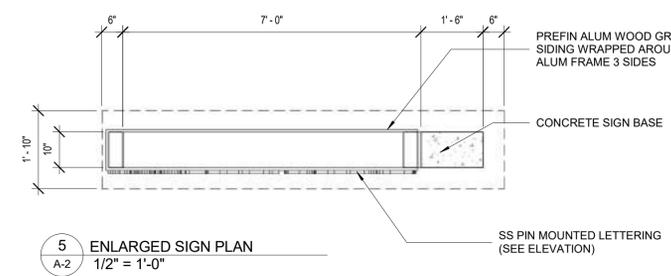


NOTE: ALL EXISTING BUILDINGS TO BE DEMOLISHED AND REMOVED FROM SITE. ALL LOCAL SERVICES / UTILITIES TO BE CONTACTED PRIOR TO DEMOLITION TO HAVE LOCATES IDENTIFIED AND MARKED. ALL REQUIRED PERMIT TO BE OBTAINED PRIOR.

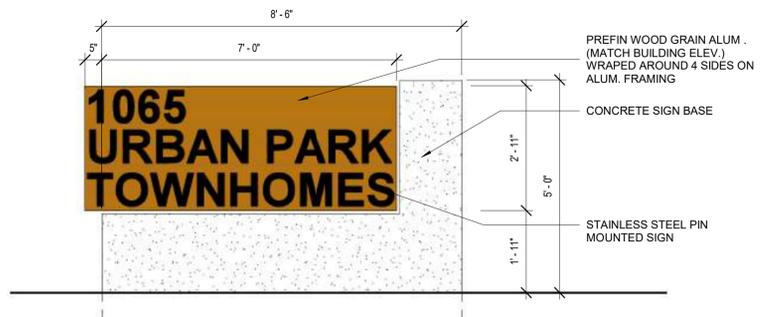
Revision No	Date	Description



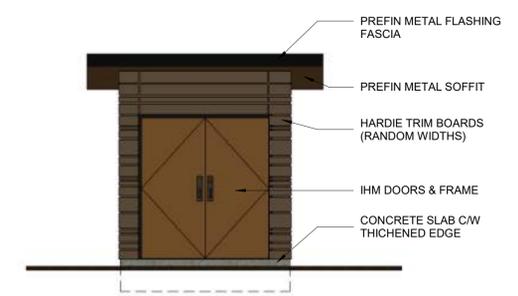
MOLOK WASTE & RECYCLING COLLECTION SYSTEM



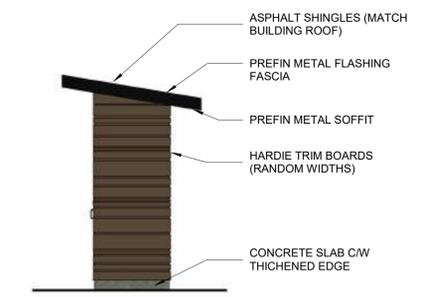
5 ENLARGED SIGN PLAN
1/2" = 1'-0"



2 Typical Sign Elevation
1/2" = 1'-0"



3 Elevation - Water Meter Station
1/4" = 1'-0"



4 Elevation - Water Meter Station Side Elevation
1/4" = 1'-0"



project title
LEATHEAD TH
project address
**LEATHEAD ROAD
KELOWNA, B.C.**
project no. 4007
file no.
drawing title
SITE PLAN

designed scale As Indicated
drawn M.M.
checked R.Y.
drawing no.

A-2

plotted 9/5/2017 9:56:01 AM



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SCHEDULE B

This forms part of application # Z17-0040

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

SEAL

Revision

No	Date	Description



project title
LEATHEAD TH

project address
**LEATHEAD ROAD
KELOWNA, B.C.**

project no. 4007

file no.

drawing title
IMAGES

designed _____ scale _____

drawn _____ J.K.

checked _____ R.Y.

drawing no.
A-0.2

plotted 9/5/2017 10:50:52 AM

NOT FOR CONSTRUCTION



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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Planner Initials LK

SEAL

Revision

No	Date	Description



project title
LEATHEAD TH

project address
**LEATHEAD ROAD
KELOWNA, B.C.**

project no. 4007

file no.

drawing title
IMAGES

designed _____ scale _____

drawn _____ J.K.

checked _____ R.Y.

drawing no.

A-0.3

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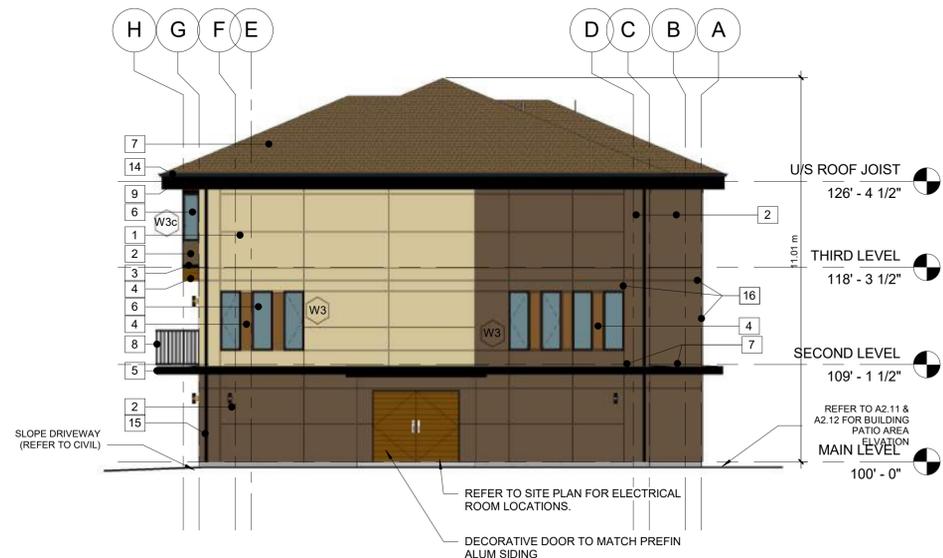
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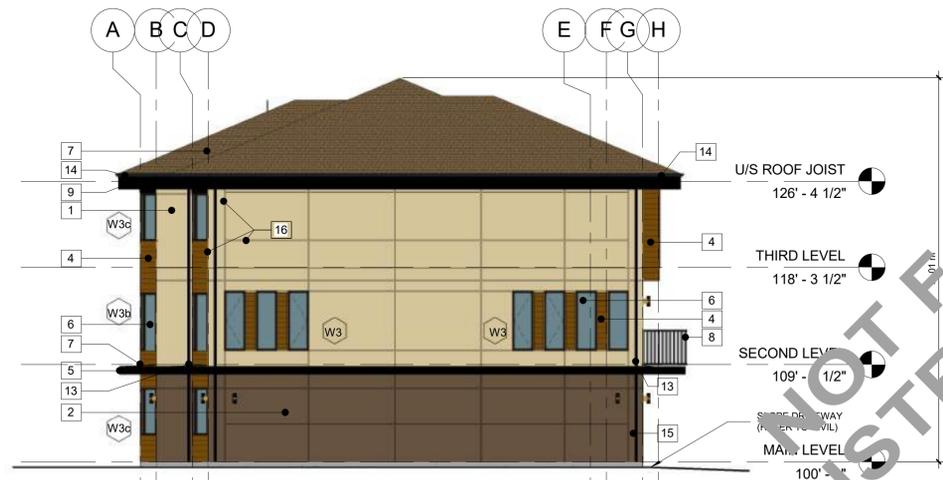
4 FRONT ELEVATION DP
1/8" = 1'-0"



3 BACK ELEVATION DP
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION DP
1/8" = 1'-0"



1 LEFT SIDE ELEVATION DP
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

-  HARDIE PANELS - BEIGE
COLOUR: NAVAJO BEIGE
-  HARDIE PANELS - BROWN/GREY
HARDIE SOFFIT PANELS
COLOUR: TIMBERBARK
-  LUX ALUMINUM SIDING - WOOD GRAIN
COLOUR: CEDAR
-  HARDIE TRIM BOARDS / FASCIA BOARD - BLACK
COLOUR: PAINTED BLACK
PREFINISHED METAL FLASHING -
COLOUR: BLACK TO MATCH WINDOWS/DOORS,
EXTERIOR RAILINGS & GUTTER/DOWNSPOUT
FIBER PANEL TRIM / REVEALS

MATERIAL KEYNOTE

1. HARDIE PANELS - BEIGE
2. HARDIE PANELS - BROWN/GREY
3. HARDIE TRIM - COLOUR - BLACK
4. LUX ALUMINUM SIDING - WOOD GRAIN C/W ALL REQUIRED TRIM
5. HARDIE PANELS - COLOUR - BLACK
6. VINYL WINDOWS (NAILING FLANGE) - COLOUR BLACK
7. ASPHALT SHINGLE ROOF - BROWN
8. ALUMINUM GUARDRAIL - BLACK
9. HARDIE (FASCIA) TRIM BOARD - COLOUR BLACK
10. SOLID PAINTED DOOR - COLOR MATCH HARDIE PANELS GREY/BROWN
11. OVERHEAD DOOR - COLOR MATH HARDIE PANELS BEIGE
12. GLAZED SLIDING DOOR
13. PROVIDE SLEEVE C/W FLASHING SEAL TO ALLOW FOR DOWNSPOUT TO PASS THROUGH. CLOUR - BLACK
14. PREFIN SEAMLESS ALUM. GUTTER C/W ALL REQUIRED HARDWARE & LEAF PROTECTION. COLOUR - BLACK
15. PREFIN ALUMN. 3 X 4 DOWNSPOUT C/W BRACKETS, DRAIN EXTENSION CONNECT TO STORM WATER COLLECTION SYSTEM. COLOUR BLACK (REFER TO MECH. / CIVIL DWG'S)
16. PREFINISHED REVEALS, TRIMS, INSIDE/OUTSIDE CORNERS, TRANSITIONS, WINDOWS/DOORS & SOFFIT TO SUIT HARDIE PANELS. COLOUR - BLACK

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SCHEDULE B

This forms part of application # Z17-0040
City of Kelowna
Planner Initials LK

SEAL

Revision

No	Date	Description
1	AUG 30, 2017	REISSUED FOR DP



project title
LEATHEAD TH

project address
**LEATHEAD ROAD
KELOWNA, B.C.**

project no. 4007

file no.

drawing title

6 UNIT ELEVATIONS

designed scale As indicated

drawn J.K.

checked R.Y.

drawing no.

A-1.4

plotted 9/5/2017 10:51:11 AM

NOT FOR CONSTRUCTION



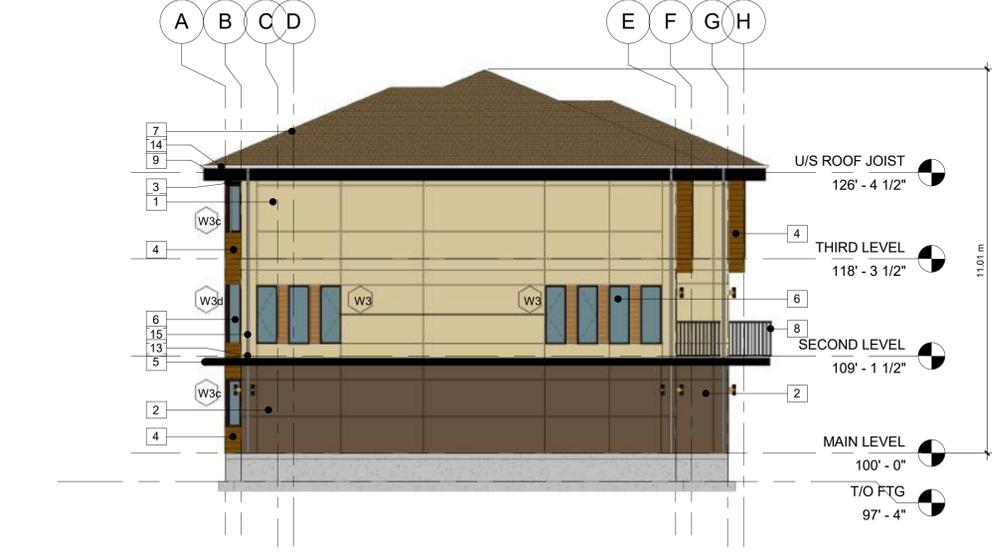
1 BACK ELEVATION DP
1/8" = 1'-0"



2 FRONT ELEVATION DP
1/8" = 1'-0"



4 RIGHT ELEVATION DP
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3 LEFT ELEVATION DP
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

	HARDIE PANELS - BEIGE COLOUR: NAVAJO BEIGE
	HARDIE PANELS - BROWN/GREY COLOUR: TIMBERBARK HARDIE TRIM - BROWN/GREY COLOUR: TIMBERBARK
	LUX ALUMINUM SIDING - WOOD GRAIN COLOUR: CEDAR
	PREFINISHED METAL FLASHING - COLOUR: BLACK TO MATCH WINDOWS/DOORS, EXTERIOR RAILINGS & GUTTER/DOWNSPOUT

MATERIAL KEYNOTE LEGEND

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- PREFINISHED REVEALS, TRIMS, INSIDE/OUTSIDE CORNERS, TRANSITIONS, WINDOWS/DOORS & SOFFIT TO SUIT HARDIE PANELS. COLOUR - BLACK

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SEAL

Revision

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1	AUG 30, 2017	REISSUED FOR BP



project title
LEATHEAD TH

project address
**LEATHEAD ROAD
KELOWNA, B.C.**

project no. 4007

drawing title
**8 UNIT BUILDING
ELEVATIONS**

designed scale As indicated
drawn J.F.
checked R.Y.
drawing no.

A1.10
plotted DEC 12, 2016 9/4/2017 1:51:07 PM

NOT FOR CONSTRUCTION