



CITY OF KELOWNA
MEMORANDUM

Date: August 14, 2017
File No.: Z17-0074
To: Urban Planning (LK)
From: Development Engineering Manager (JK)
Subject: 9590 McCarthy Road Zone: I3 to I2

The Development Engineering Department has the following comments and requirements associated with this 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 Ryan O'Sullivan

1. **General**

These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.

2. **Domestic Water and Fire Protection**

- a) The property is located within the City of Kelowna North Industrial service area. Any existing connections to the DoLC water distribution system must be removed.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.
- c) Arrange for individual lot connections before submission of the subdivision plan.
- d) Remove or relocate any existing service connections encroaching on the proposed lots. One water service is permitted to each lot.

3. Sanitary Sewer

- a) An inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost. 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 Ryan O'Sullivan, by email rosullivan@kelowna.ca or phone, 250-469-8519.
- b) The subject property is located within Connection Area # 32 and the City of Kelowna wastewater collection system has been extended on Jim Bailey Road up to McCarthy Road. A 150mm PVC service stub from Sanitary main is provided. A third party work order will extend stub to Property line with IC and cost will be subtracted from Sewer connection area fee's. 1.945 Acers = 7.367 EDU = \$19,162.00.
- c) Abandon and backfill existing septic tanks in accordance with Building Department requirements. Identify, on the Lot Grading Plan, the location of the existing tanks and fields.

4. Storm Drainage

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.

5. Road Improvements and Dedication

- (a) All frontage improvements are complete for this property.

6. 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.

7. Design and Construction

- (b) 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.
- (c) 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.
- (d) 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).
- (e) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

- (f) 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.

8. Servicing Agreements for Works and Services

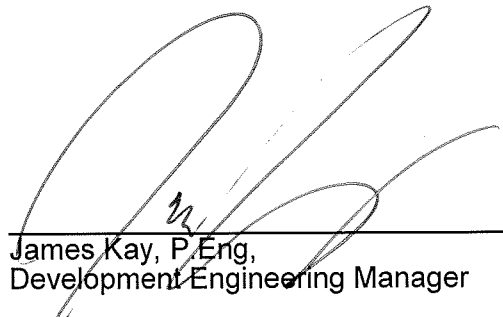
- (a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. 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.

9. 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 affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

10. 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. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.
- (ii) 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.



James Kay, P.Eng,
Development Engineering Manager

RO

SITE PLAN OF LOT A, SECTIONS 10 AND 11,
TOWNSHIP 20, ODYD, PLAN KAP69077.

SCALE 1:500 METRIC

LEGEND

Lot dimensions shown are derived from field survey measurements and may vary with land title office records.

Elevations shown are based upon geodetic datum.

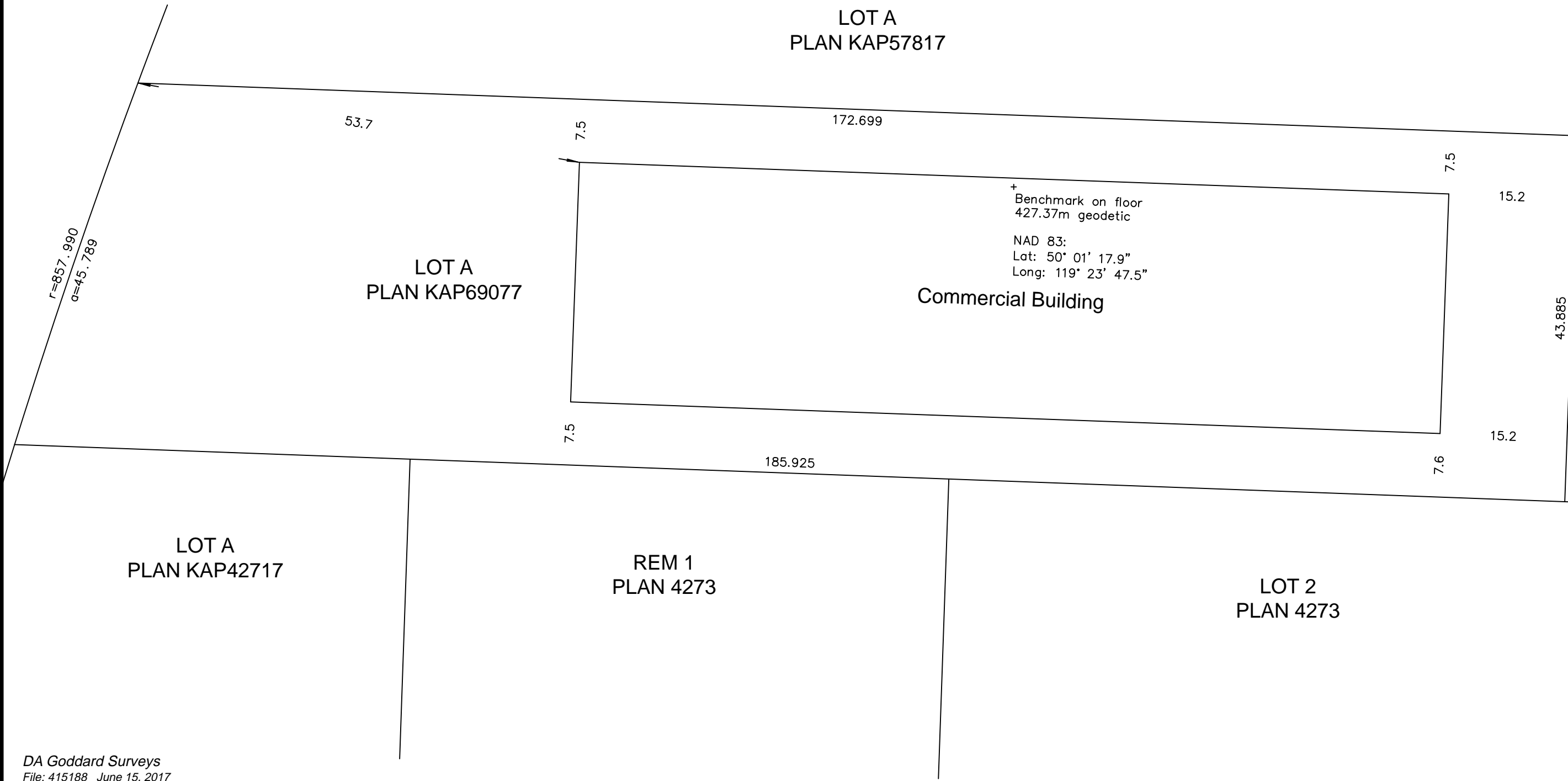
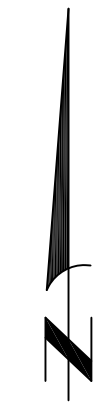
The plan is based upon surveys completed in January 2010 and June 2017.

ATTACHMENT B

This forms part of application

Z17-0074

Planner Initials LK



| | |
|---------------------------------------|---|
| ZONING SUMMARY | |
| ZONING: | I2 - GENERAL INDUSTRIAL, FAR 1.5, SITE COVERAGE 60%, MAXIMUM HEIGHT 14m, SETBACKS: front 7.5m, south side 4.5m, north side 0m, rear 0m. |
| CIVIC ADDRESS: | UNIT A 9590 MCCARTHY ROAD, LAKE COUNTRY, BC |
| LEGAL DESCRIPTION: | LOT A, PLAN KAP69077, SEC/S 10 & 11, TP. 20 O.D.Y.D. |
| LOT AREA: | 7870 m² (84,712 ft²) |
| EXISTING GROSS FLOOR AREA: | 2986m² [32,141 ft²] |
| PROPOSED ADDITIONAL FLOOR AREA: | 4930m² [53,066 ft²] |
| TOTAL: | 7916m² [85,207 ft²] |
| PROPOSED TOTAL BUILDING AREA: | 3980m² [42,840 ft²] |
| PROPOSED FAR: | 1.00 |
| PROPOSED SITE COVERAGE: | 50% |
| EXISTING BUILDING HEIGHT (unchanged): | 9.7m [32 ft] |

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|-----------------------|--------------------------------------|---|
| PARKING BYLAW SUMMARY | | |
| | REQUIRED: | PROPOSED: |
| GENERAL INDUSTRIAL: | 2.0 PER 100m² GFA - 126 STALLS | LIMITED STAFF: 1 PER EMPLOYEE ON DUTY = 60 STALLS |
| BICYCLE PARKING: | CLASS 2 - .3 per 100m² = 15 STALLS | 8 STALLS |
| LOADING: | 1 PER 1900m² GFA | 4 REQUIRED, 4 PROVIDED |
| TOTAL PARKING STALLS: | CAR = 126 STALLS BIKE = 15 STALLS | 69 STALLS (INCLUDING LOADING) 8 BIKE STALLS |

ATTACHMENT **B**

This forms part of application
Z17-0074

Planner Initials **LK**

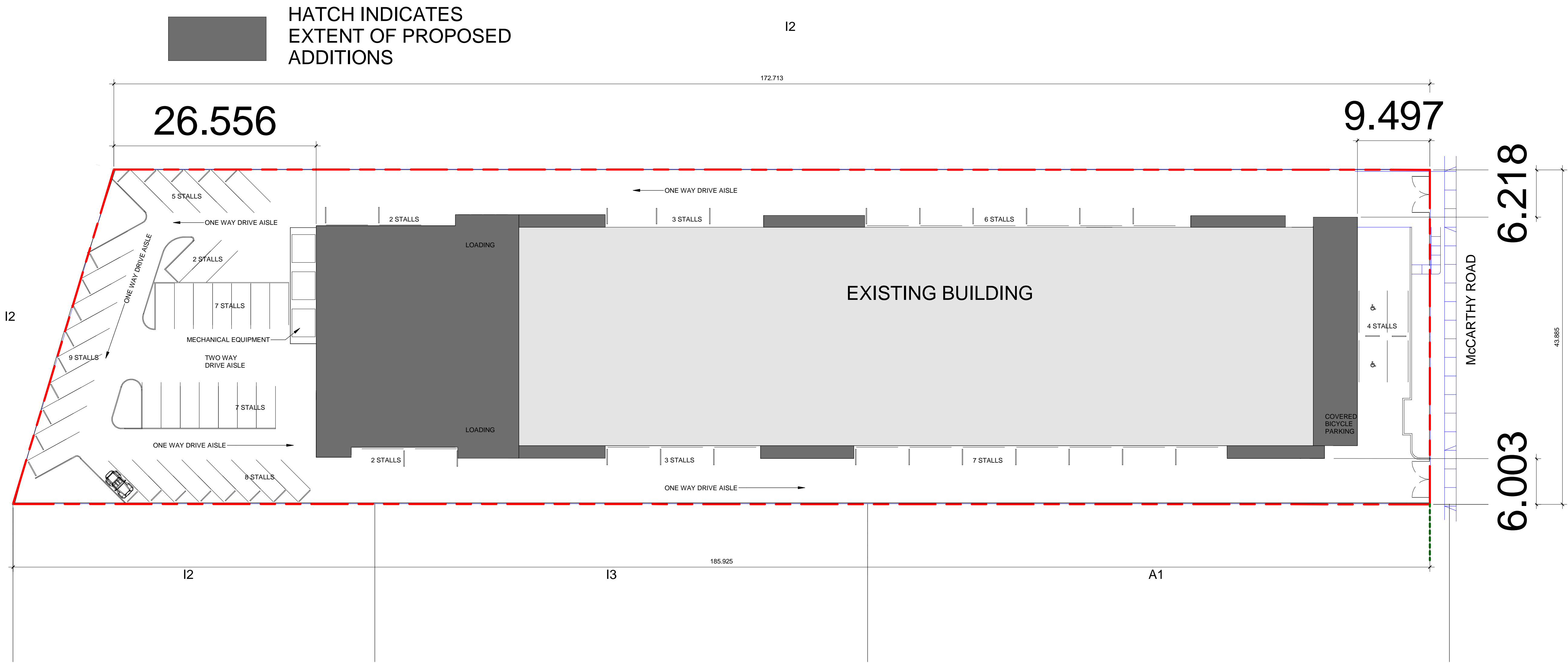
City of Kelowna
COMMUNITY PLANNING

201 - 75 FRONT STREET
PENTICTON, B.C. V2A 9S2
TEL: 250.482.3143
EMAIL: PEN-MAIL@SHAW.CA

233 BERNARD AVENUE
KELOWNA, B.C. V1Y 6N2
TEL: 250.762.3004
EMAIL: KEL-MAIL@SHAW.CA

m+m

MEIKLEJOHN ARCHITECTS INC.



1 SITE PLAN FOR REZONING APPLICATION
A202 1 : 300

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| No. | DATE | REVISION |
|-----|------------|------------------------|
| 1 | 2017-02-09 | 50% COORDINATION |
| 2 | 2017-06-26 | ISSUED FOR REZONING |
| 3 | 2017-07-03 | ISSUED FOR REZONING |
| 4 | 2017-07-21 | RE-ISSUED FOR REZONING |
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PROJECT TITLE

9590 + 9590A
McCarthy Road

DRAWING NUMBER

A202

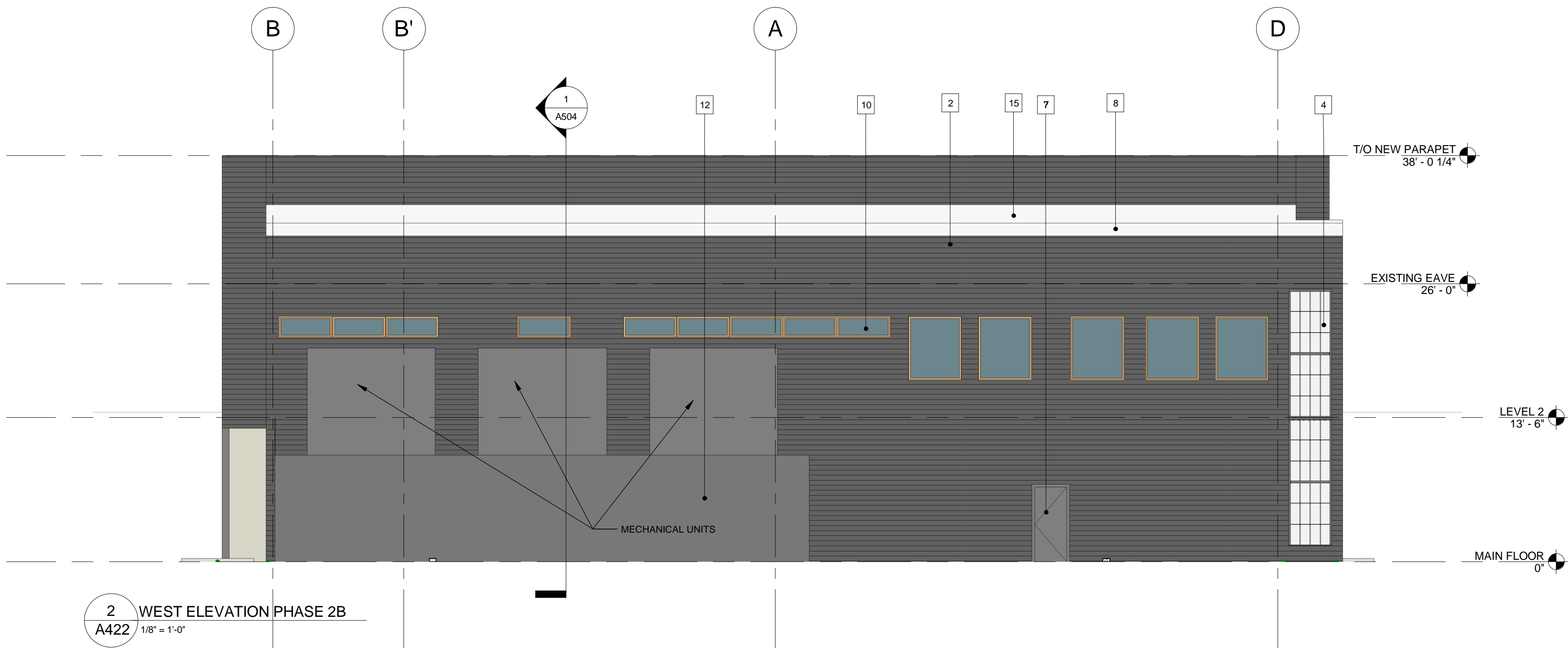
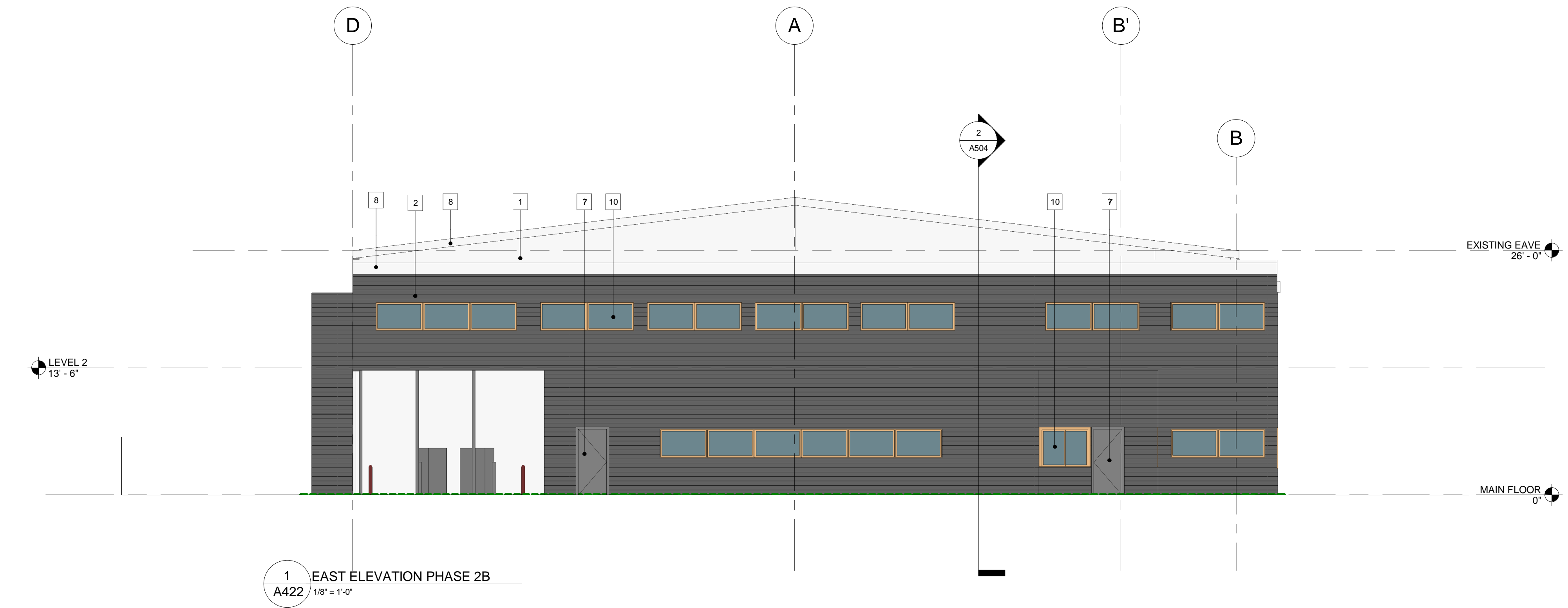
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

DRAWING TITLE

REZONING FROM I3
TO I2

| | |
|---------|--------------|
| DATE | MAR. 8, 2017 |
| JOB NO. | 16-1753 |
| SCALE | As indicated |
| DRAWN | Author |
| CHECKED | Checker |

| MATERIAL KEYNOTE LEGEND | |
|-------------------------|------------------------------------|
| 1. | EXISTING METAL CLADDING |
| 2. | NEW METAL CLADDING: VIOWEST |
| 3. | CONCRETE COLUMN |
| 4. | KALWAL TRANSLUCENT INSULATED PANEL |
| 5. | BICYCLE RACK |
| 6. | OVERHEAD LOADING DOOR |
| 7. | PAINTED METAL MANDOOR |
| 8. | PAINTED METAL FLASHING |
| 9. | PAINTED METAL GUARDRAIL |
| 10. | FIXED GLAZING C/W SECURITY SCREEN |
| 11. | METAL FASCIA MOLDING |
| 12. | CHAIN LINK FENCE |
| 13. | OPERABLE SECURITY WINDOW |
| 14. | EXISTING METAL ROOF |
| 15. | NEW METAL ROOF TO MATCH EXISTING |



ATTACHMENT C

This forms part of application

Z17-0074

Planner Initials LK

City of Kelowna COMMUNITY PLANNING

201 - 75 FRONT STREET
PENTICTON, B.C. V2A 9B2
TEL: 250.482.3143
EMAIL: PEN-MAI@SHAW.CA

233 BERNARD AVENUE
KELOWNA, B.C. V1Y 6N2
TEL: 250.762.3004
EMAIL: KEL-MAI@SHAW.CA

m+m

MEIKLEJOHN ARCHITECTS INC.

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| No. | DATE | REVISION |
|-----|------------|---------------------|
| 1 | 2017-08-17 | Issued for Rezoning |
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PROJECT TITLE

9590 + 9590A
McCarthy Road

DRAWING NUMBER

A422

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

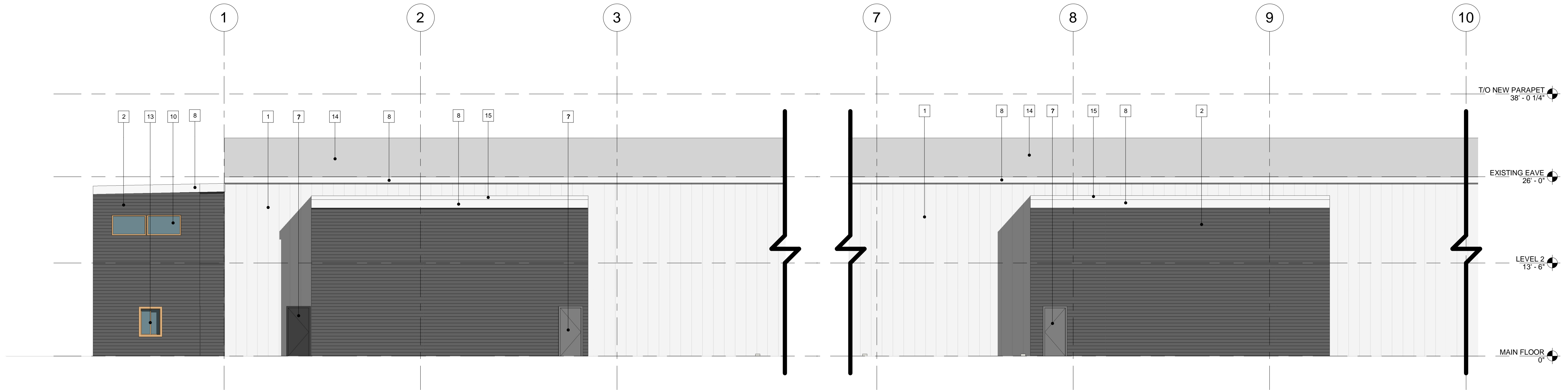
DRAWING TITLE

EAST AND WEST
ELEVATIONS
PHASE 2B

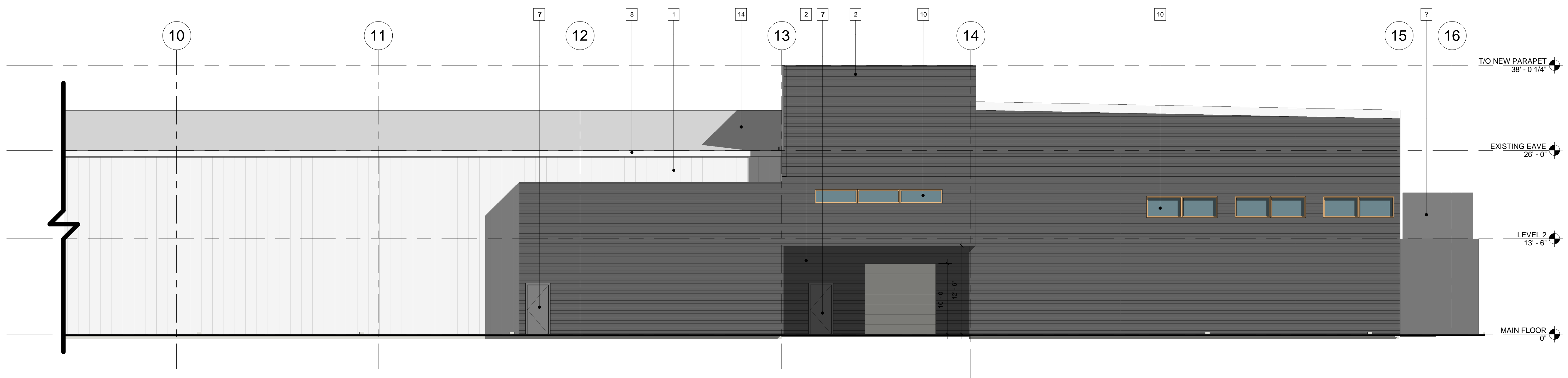
| | |
|---------|--------------|
| DATE | MAR. 8, 2017 |
| JOB NO. | 16-1753 |
| SCALE | As indicated |
| DRAWN | Author |
| CHECKED | Checker |

MATERIAL KEYNOTE LEGEND

1. EXISTING METAL CLADDING
2. NEW METAL CLADDING: VICWEST
3. CONCRETE COLUMN
4. KALWAL TRANSLUCENT INSULATED PANEL
5. BICYCLE RACK
6. OVERHEAD LOADING DOOR
7. PAINTED METAL MANDOOK
8. PAINTED METAL FLASHING
9. PAINTED METAL GUARDRAIL
10. FIXED GLAZING CW SECURITY SCREEN
11. METAL FASCIA MOLDING
12. CHAIN LINK FENCE
13. OPERABLE SECURITY WINDOW
14. EXISTING METAL ROOF
15. NEW METAL ROOF TO MATCH EXISTING



1 NORTH ELEVATION PHASE 2B
A420 1/8" = 1'-0"



2 NORTH ELEVATION PHASE 2B - Dependent 1
A420 1/8" = 1'-0"

201 - 75 FRONT STREET
PENTICTON, B.C. V2A 9B2
TEL: 250.482.3143
EMAIL: PEN-MAI@SHAW.CA
233 BERNARD AVENUE
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m+m
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| No. | DATE | REVISION |
|-----|------------|---------------------|
| 1 | 2017-08-17 | Issued for Rezoning |
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PROJECT TITLE

9590 + 9590A
McCarthy Road

DRAWING NUMBER

A420

DRAWINGS ARE NOT TO BE SCALED.
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DRAWING TITLE

NORTH ELEVATION
PHASE 2B

| | |
|---------|--------------|
| DATE | MAR. 8, 2017 |
| JOB NO. | 16-1753 |
| SCALE | As indicated |
| DRAWN | Author |
| CHECKED | Checker |

MATERIAL KEYNOTE LEGEND

1. EXISTING METAL CLADDING
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3. CONCRETE COLUMN
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14. EXISTING METAL ROOF
15. NEW METAL ROOF TO MATCH EXISTING

ATTACHMENT C

This forms part of application
Z17-0074

Planner
Initials LK

City of Kelowna
COMMUNITY PLANNING

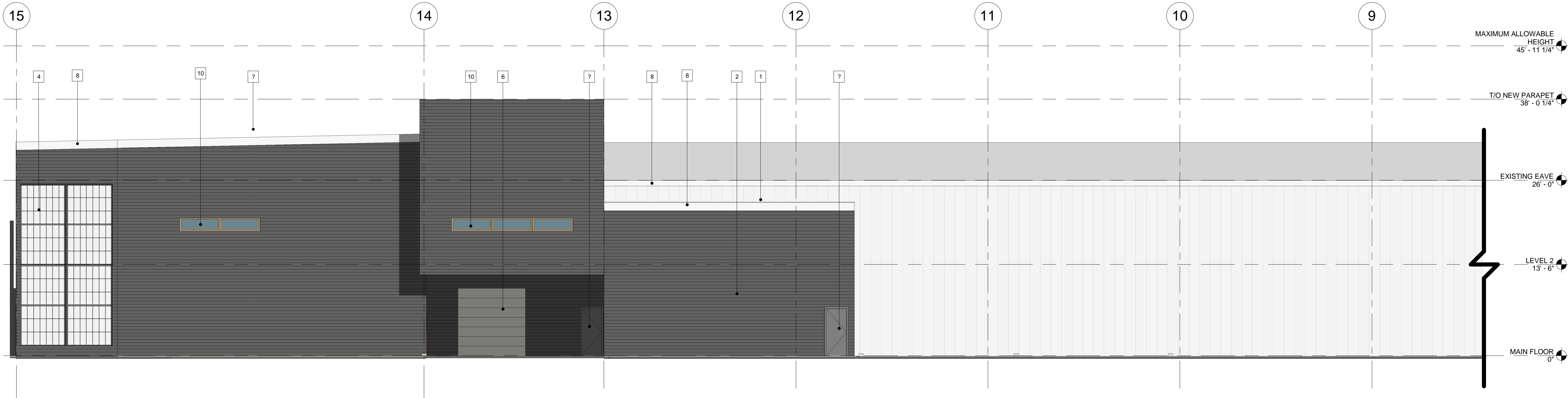
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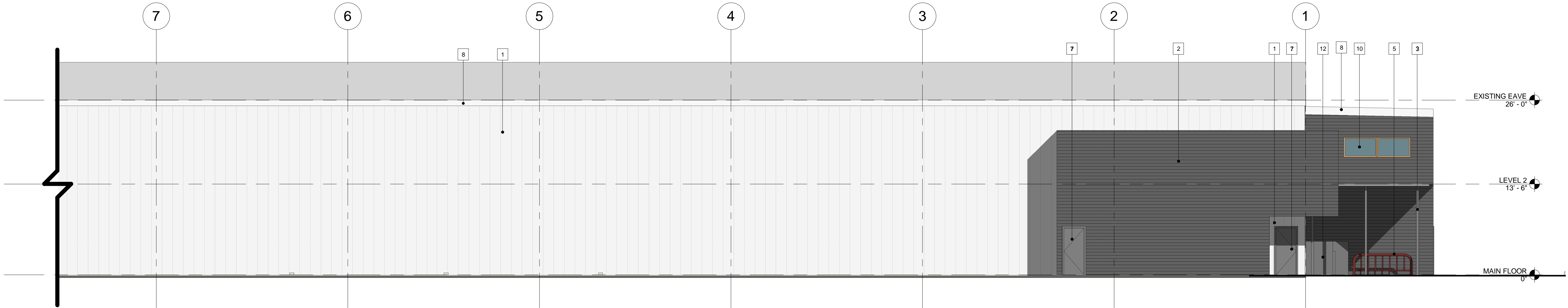
a

m+m

MEIKLEJOHN ARCHITECTS INC.



1 SOUTH ELEVATION PHASE 2B - Dependent 1
A421 1/8" = 1'-0"



2 SOUTH ELEVATION PHASE 2B
A421 1/8" = 1'-0"

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| No. | DATE | REVISION |
|-----|------------|---------------------|
| 1 | 2017-08-17 | Issued for Rezoning |
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PROJECT TITLE

9590 + 9590A
McCarthy Road

DRAWING NUMBER

A421

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

DRAWING TITLE

SOUTH
ELEVATIONS
PHASE 2B

| | |
|---------|--------------|
| DATE | MAR. 8, 2017 |
| JOB NO. | 16-1753 |
| SCALE | As indicated |
| DRAWN | Author |
| CHECKED | Checker |