

SCHEDULE A - PROPOSED TEXT AMENDMENTS TO ZONING BYLAW 8000 - TA17-0011

Zoning Bylaw 8000 - Amending C4 - Urban Centre Commercial Zone				
No.	Section	Existing Text	Proposed Text	Rationale
1.	14.4.5 (a) iii - Development Regulations	Where all required parking spaces are located below natural grade and where there is a co-op/ car sharing program provided, a bonus of 0.84 may be added to the floor area ratio . This density bonus is only applicable to properties located in the South Pandosy Urban Centre	Where all parking spaces are located within a structured parkade and where there is a co-op/ car sharing program provided, a bonus of 0.84 may be added to the floor area ratio . This density bonus is only applicable to properties located in the South Pandosy Urban Centre	See Report


CITY OF KELOWNA
MEMORANDUM

Date: August 17, 2017
File No.: OCP17-0017
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 1083-1089 KLO Road

The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

1. **General**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0069.



James Kay, P. Eng.
Development Engineering Manager

JA

ATTACHMENT		A
This forms part of application		
# Z17-0069 OCP17-0017 &		
TA17-0011		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>

CITY OF KELOWNA

MEMORANDUM

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The Development Engineering comments and requirements regarding this Text Amendment application are as follows:

1. General.

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0069.



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# Z17-0069 OCP17-0017 &		
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CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application

Z17-0069 OCP17-0017 &
TA17-0011

Planner
Initials

AC



Date: August 17, 2017
File No.: Z17-0069
To: Community Planning (AC)
From: Development Engineering Manager(JK)
Subject: 1083 – 1089 KLO Rd

RM3 to C4

Development Engineering has the following 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 Jason Angus.

1. Domestic Water and Fire Protection

- (a) The development site is presently serviced with a smaller diameter (25-mm) water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- (b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. This property is currently serviced with a 100mm diameter sanitary service. Only one service per lot will be permitted for this development. 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.

3. Storm Drainage

- (a) 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.

4. Road Improvements

- (a) KLO Road fronting this development has been upgraded to a full urban standard therefore no further works are required.
- (b) Decommissioning of the east driveway will be required c/w restoration to the curb and gutter, sidewalk, and landscaping.

5. Road Dedication and Subdivision Requirements

- (a) By registered plan to provide the following:
 - (i) Grant statutory rights-of-way if required for utility services as needed.

6. Electric Power and Telecommunication Services

- (a) The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by underground ducting. 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

- (a) 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 Works & Utilities 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

10. Survey Monuments and Iron Pins

- (a) 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. Security bonding will not be released until restitution is made.

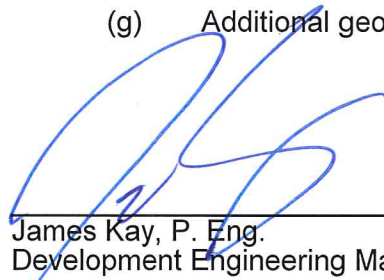
11. Development Permit and Site Related Issues

- (a) Access and Manoeuvrability
 - (i) An SU-9 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) Driveway access to a property with one access shall be max. 11.0m. KLO Road access will be a right in/right out only access due to the raised concrete median.
 - (iii) 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

12. Geotechnical Report

- (a) As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:
- (b) Area ground water characteristics, including water sources on the site.
- (c) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (d) 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.
- (e) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (f) A comprehensive geotechnical report was provided at the time of subdivision and extensive soil remediation was carried out.

- (g) Additional geotechnical survey may be necessary for building foundations, etc.



James Kay, P. Eng.
Development Engineering Manager

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# Z17-0069 OCP17-0017 & TA17-0011		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

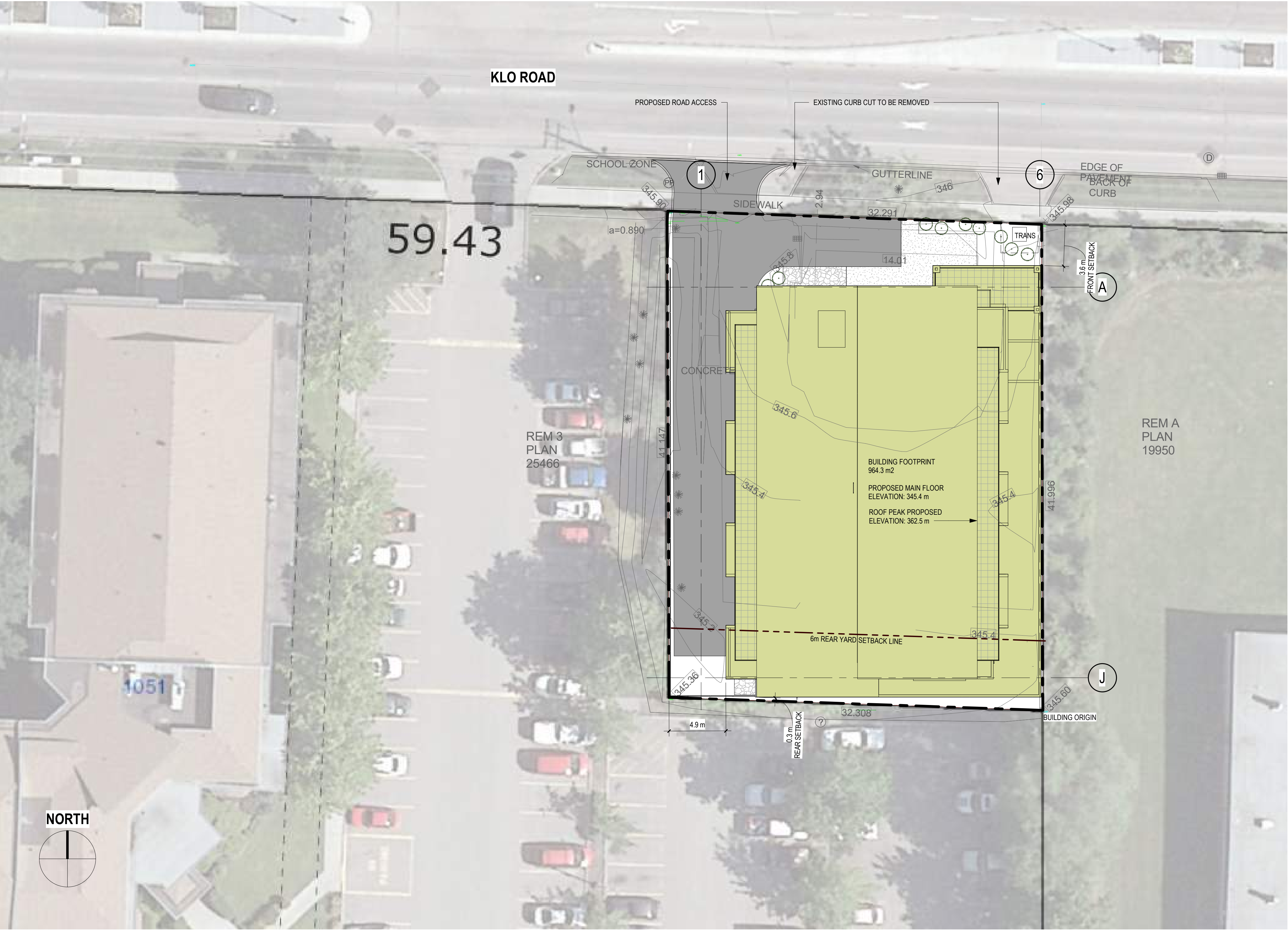
PROJECT STATISTICS

ADDRESS
1083 KLO ROAD, KELOWNA, BC
LOT 2 DL 135 ODYD PLAN 25466

ZONING
RM3 LOW DENSITY MULTIPLE HOUSING
PROPOSED REZONING - C4
PROPOSED USE: MIXED USE DEVELOPMENT (RESIDENTIAL AND COMMERCIAL)

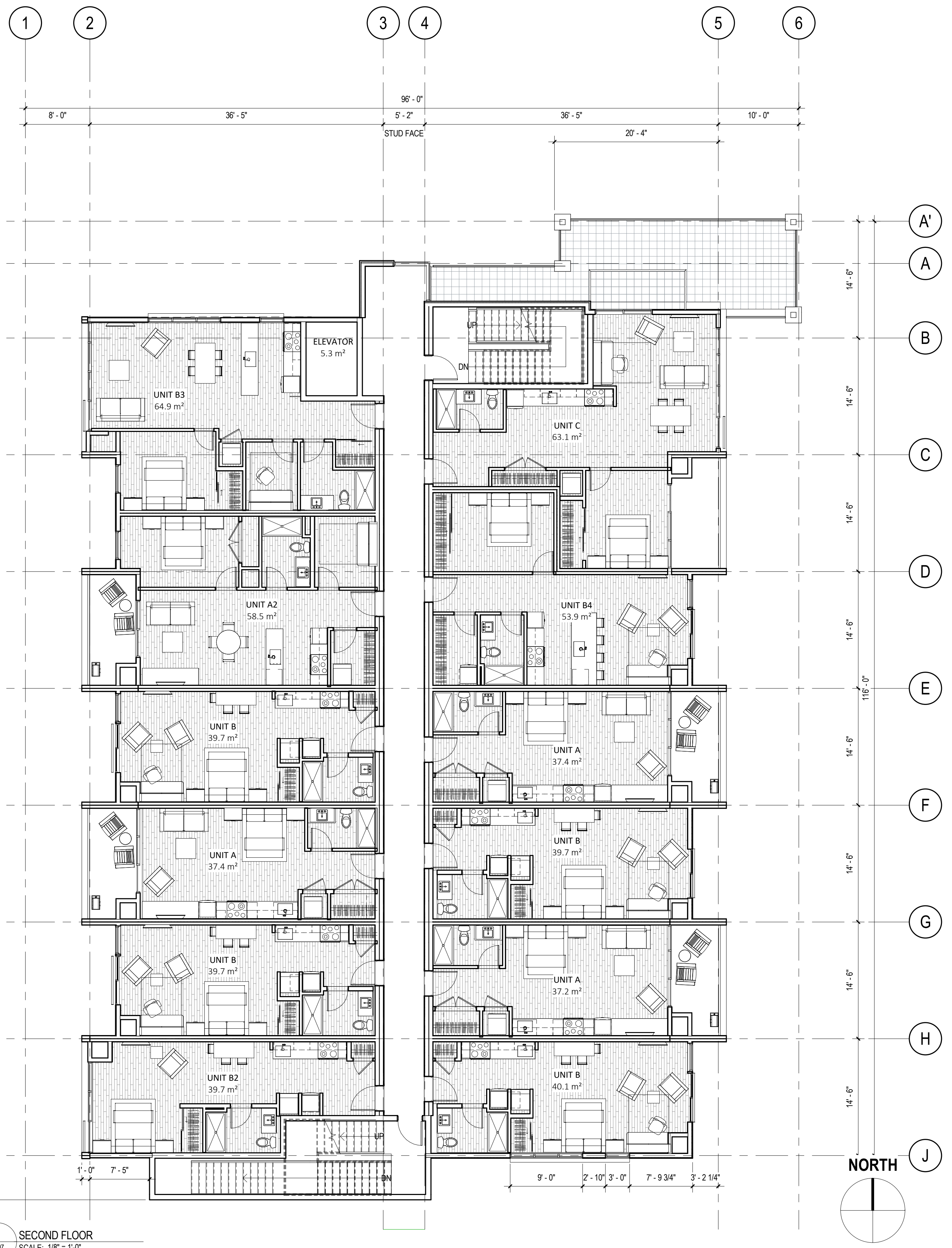
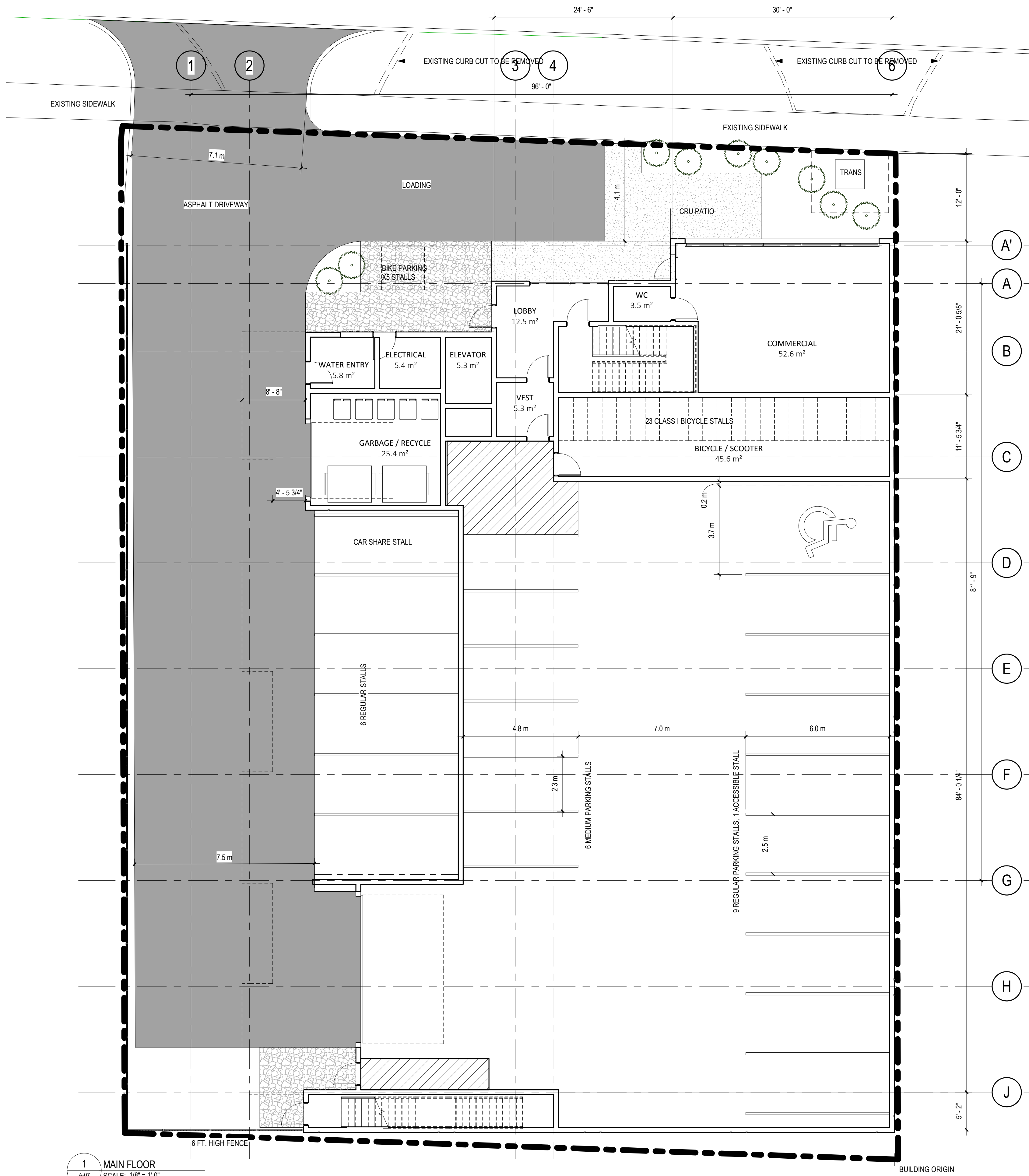
ITEM	REQUIRED	PROVIDED
1. SITE DETAILS		
SITE AREA (m2)	1300	1357.4 m²
SITE WIDTH (m)	40.0	32.3
SITE DEPTH (m)	30.0	41.1
BUILDING SITE COVERAGE	75% (MAX)	71.0%
TOTAL SITE COVERAGE		93.5%
2. DEVELOPMENT REGULATIONS		
TOTAL DWELLING UNITS		40 RES, 1 CRU
3 BEDROOM UNITS		1
2 BEDROOM UNITS		3
1 BEDROOM UNITS		12
BACHELOR UNITS		24
FLOOR AREA (GROSS)	/	3877 m²
FLOOR AREA (NET)	/	2317 m²
FLOOR SPACE RATIO	1.3-2.35 (BONUS DEPENDENT)	1.70
HEIGHT	4 STOREYS / 15.0 m (MAX)	5.0 STOREYS / 17.2 m

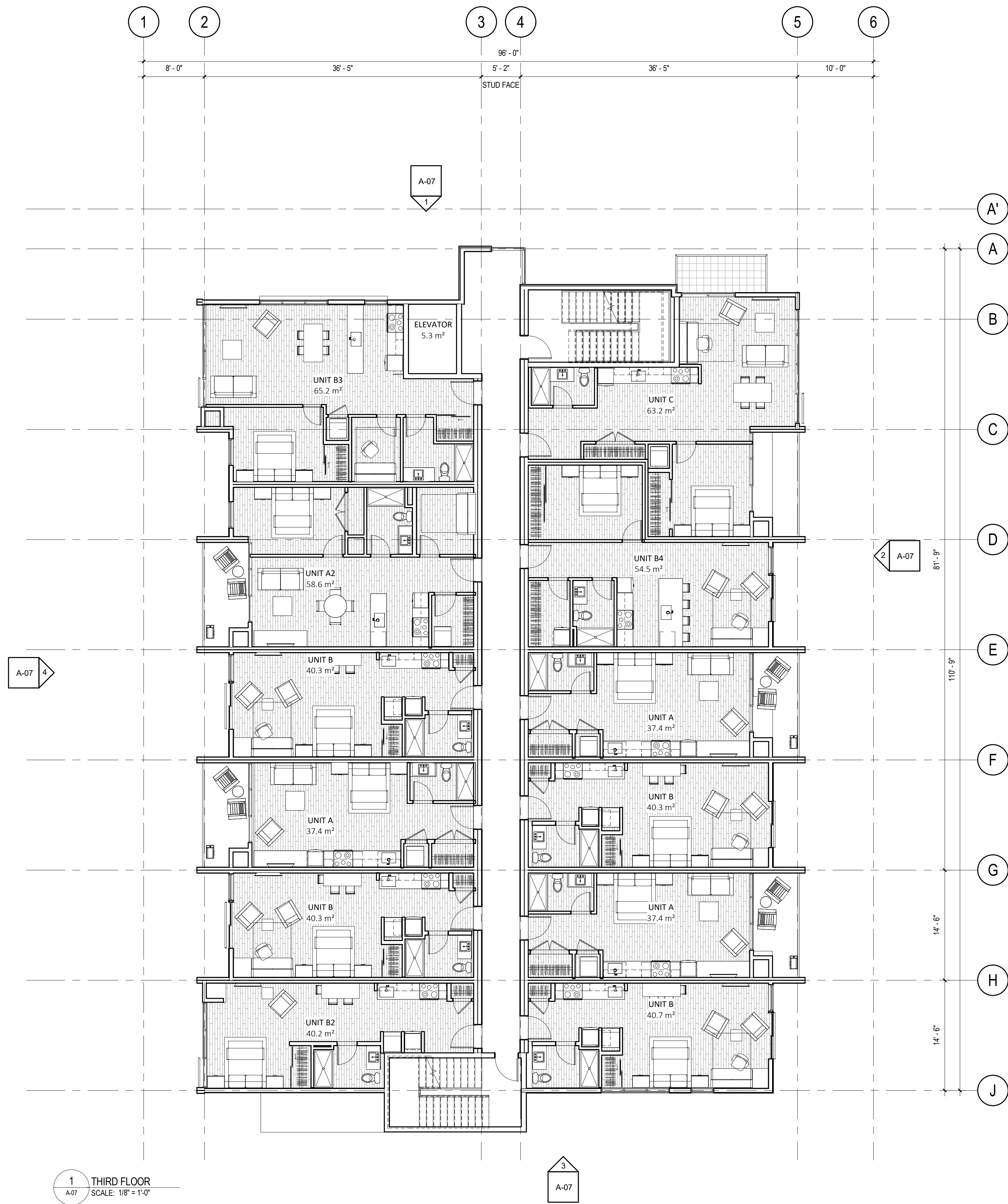
ITEM	REQUIRED	PROVIDED
3. BUILDING SETBACKS		
FRONT YARD (NORTH)	0.0 m	1.59 m
SIDE YARD (EAST)	0.0 m	0.0 m
SIDE YARD (WEST)	2.0 m (RM5 Zone)	2.71 m
REAR YARD (SOUTH)	6.0 m (RM5 Zone)	0.2 m
4. PARKING		
TOTAL PARKING	54	23
TOTAL LOADING SPACES	1	0
FRONT YARD (NORTH)		3.6 m
SIDE YARD (EAST)		0.0 m
SIDE YARD (WEST)		4.9 m
REAR YARD (SOUTH)		0.3 m
DRIVE AISLE WIDTH		7.0 m - 6.7 m
5. BICYCLE PARKING		
TOTAL BICYCLE PARKING (CLASS I)	22	23
TOTAL BICYCLE PARKING (CLASS II)	5	5
6. PRIVATE OPEN SPACE AREA		
PRIVATE OPEN SPACE AREA	392.5 m2	526 m2

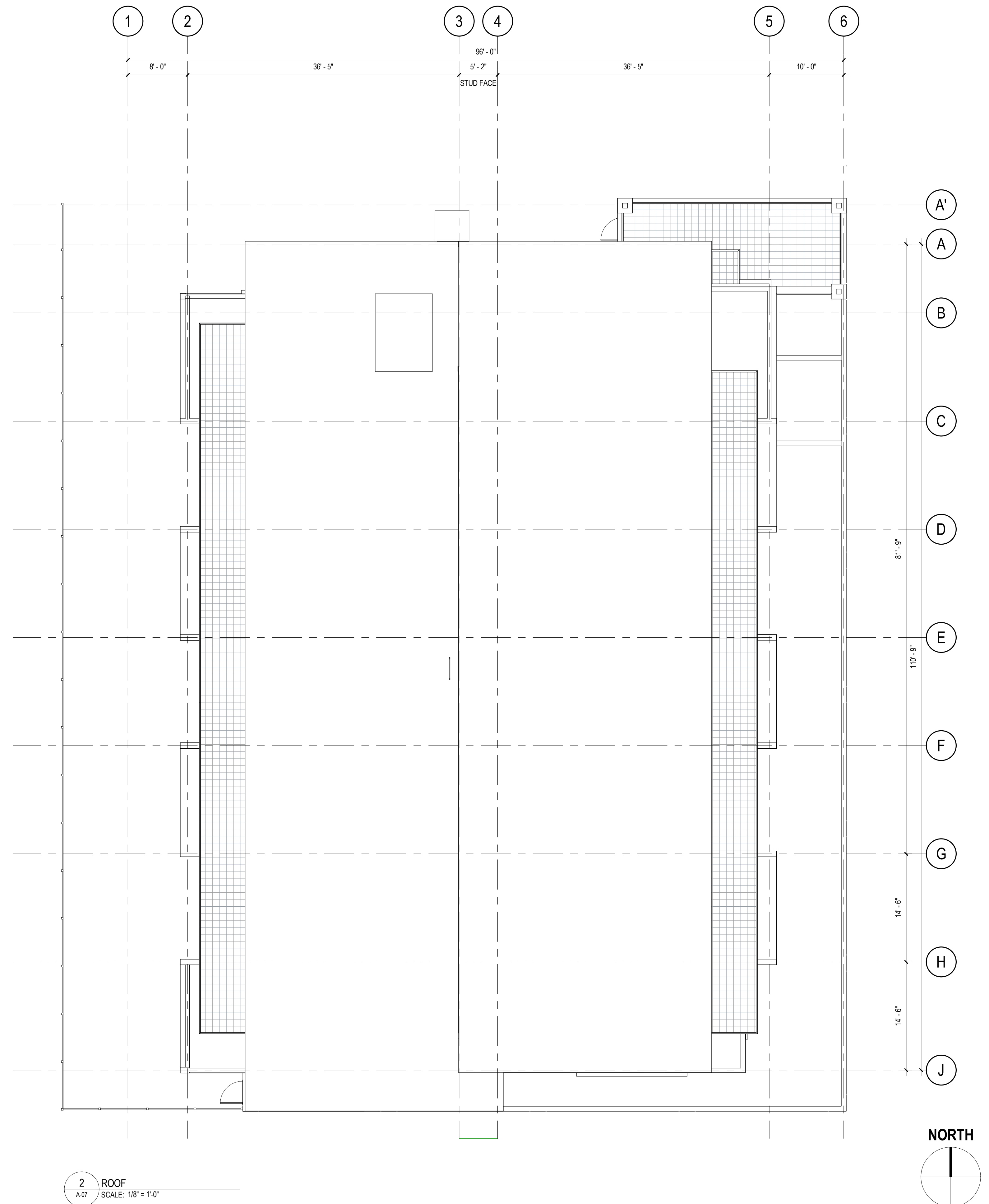
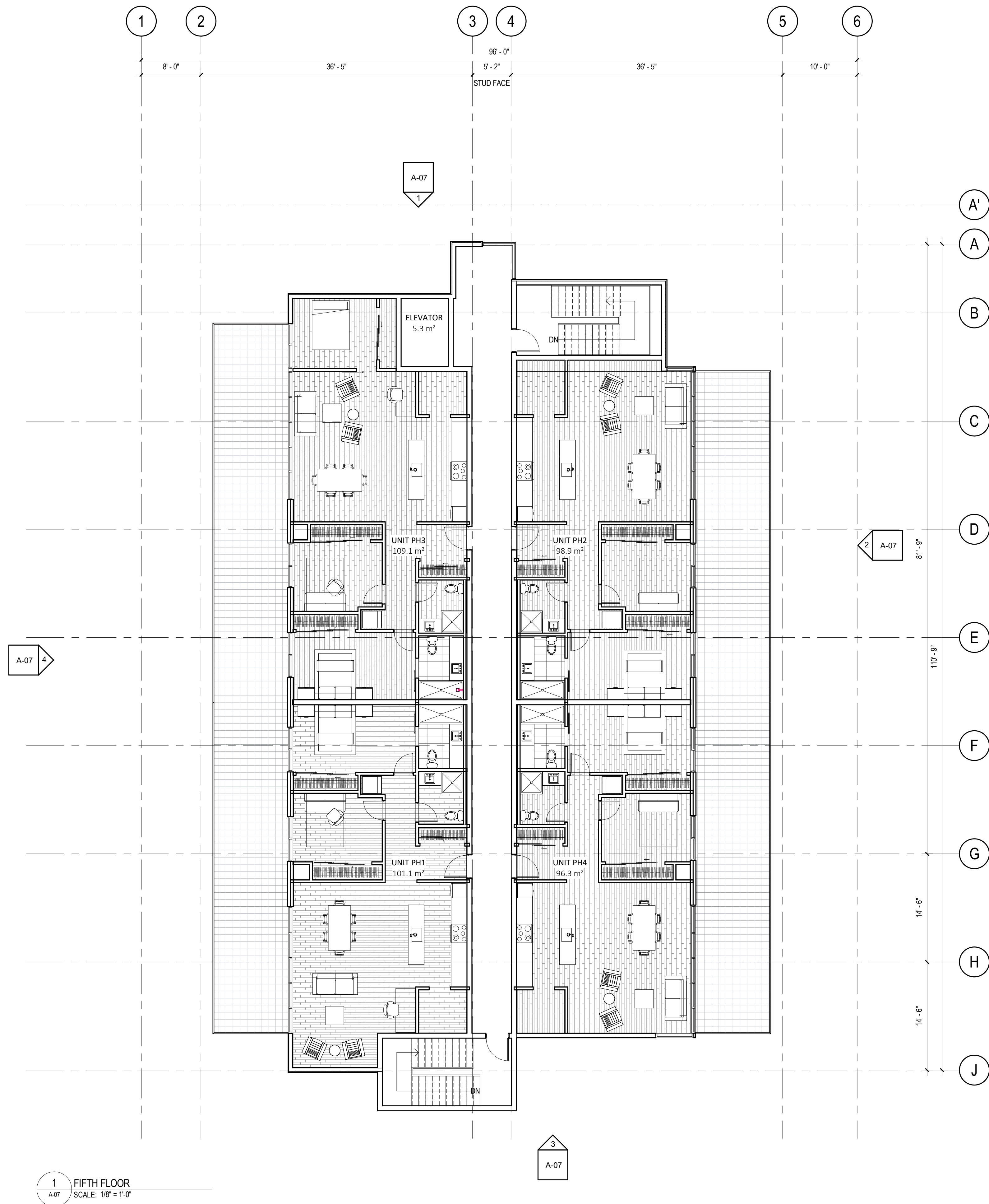


FAR AREA SCHEDULE			
Level	Name	FAR Type	Area
MAIN FLOOR			
MAIN FLOOR	PARKADE	EXCLUDED	536.7 m²
MAIN FLOOR	LOBBY/CIRCULATION	EXCLUDED	48.1 m²
MAIN FLOOR	SERVICE	EXCLUDED	14.1 m²
MAIN FLOOR	GARBAGE	EXCLUDED	28.6 m²
MAIN FLOOR	BIKE/SCOOTER	EXCLUDED	49.3 m²
MAIN FLOOR	CIRCULATION	EXCLUDED	17.9 m²
SECOND FLOOR			
SECOND FLOOR	CIRCULATION	EXCLUDED	116.4 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.0 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.4 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	18.2 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	19.2 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	39.9 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	18.1 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	17.3 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	19.2 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	15.7 m²
SECOND FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	20.0 m²
THIRD FLOOR			
THIRD FLOOR	CIRCULATION	EXCLUDED	107.0 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	7.0 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	6.9 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.4 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.0 m²
THIRD FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	6.8 m²
FOURTH FLOOR			
FOURTH FLOOR	CIRCULATION	EXCLUDED	107.0 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.0 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	8.4 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	6.9 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	7.0 m²
FOURTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	6.8 m²
FIFTH FLOOR			
FIFTH FLOOR	CIRCULATION	EXCLUDED	107.1 m²
FIFTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	87.5 m²
FIFTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	82.4 m²
EXCLUDED			1560.2 m²
MAIN FLOOR			
MAIN FLOOR	COMMERCIAL	NET AREA	62.2 m²
SECOND FLOOR			
SECOND FLOOR	SUITES	NET AREA	307.6 m²
SECOND FLOOR	SUITES	NET AREA	301.6 m²
THIRD FLOOR			
THIRD FLOOR	SUITES	NET AREA	307.6 m²
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FOURTH FLOOR			
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FOURTH FLOOR	SUITES	NET AREA	301.6 m²
FIFTH FLOOR			
FIFTH FLOOR	SUITES	NET AREA	221.6 m²
FIFTH FLOOR	SUITES	NET AREA	205.8 m²
NET AREA			2317.0 m²
Grand total			3877.2 m²

UNIT LIST		
ROOM		REMARKS
NO.	NAME	Area
Not Placed		
202	UNIT B	Not Placed
302	UNIT B	Not Placed
305	UNIT B	Not Placed
402	UNIT B	Not Placed
506	UNIT A	Not Placed
507	UNIT B	Not Placed
MAIN FLOOR		
101	LOBBY	12.5 m²
102	VEST	5.3 m²
103	COMMERCIAL	52.6 m²
104	WC	3.5 m²
105	ELECTRICAL	5.4 m²
106	WATER ENTRY	5.8 m²
107	GARBAGE / RECYCLE	25.4 m²
108	BICYCLE / SCOOTER	45.6 m²
EL-1	ELEVATOR	5.3 m²
SECOND FLOOR		
201	UNIT B3	64.9 m²
203	UNIT C	63.1 m²
204	UNIT A2	58.5 m²
205	UNIT B	39.7 m²
206	UNIT A	37.4 m²
207	UNIT B4	53.9 m²
208	UNIT B	39.7 m²
209	UNIT A	37.4 m²
210	UNIT B2	39.7 m²
211	UNIT A	37.2 m²
213	UNIT B	39.7 m²
505	UNIT B	40.1 m²
THIRD FLOOR		
301	UNIT B3	65.2 m²
303	UNIT C	63.2 m²
304	UNIT A2	58.6 m²
306	UNIT B	40.3 m²
307	UNIT B4	54.5 m²
308	UNIT A	37.4 m²
309	UNIT A	37.4 m²
310	UNIT B2	40.2 m²
311	UNIT A	37.4 m²
312	UNIT B	40.3 m²
313	UNIT B	40.7 m²
508	UNIT B	40.3 m²
FOURTH FLOOR		
401	UNIT B3	65.2 m²
403	UNIT C	63.2 m²
404	UNIT A2	58.6 m²
405	UNIT B4	54.5 m²
406	UNIT B	40.3 m²
407	UNIT A	37.4 m²
408	UNIT A	37.4 m²
409	UNIT B	40.3 m²
410	UNIT B2	40.2 m²
411	UNIT B	40.7 m²
412	UNIT B	40.3 m²
413	UNIT A	37.4 m²
FIFTH FLOOR		
501	UNIT PH3	109.1 m²
502	UNIT PH2	98.9 m²
503	UNIT PH1	101.1 m²
504	UNIT PH4	96.3 m²

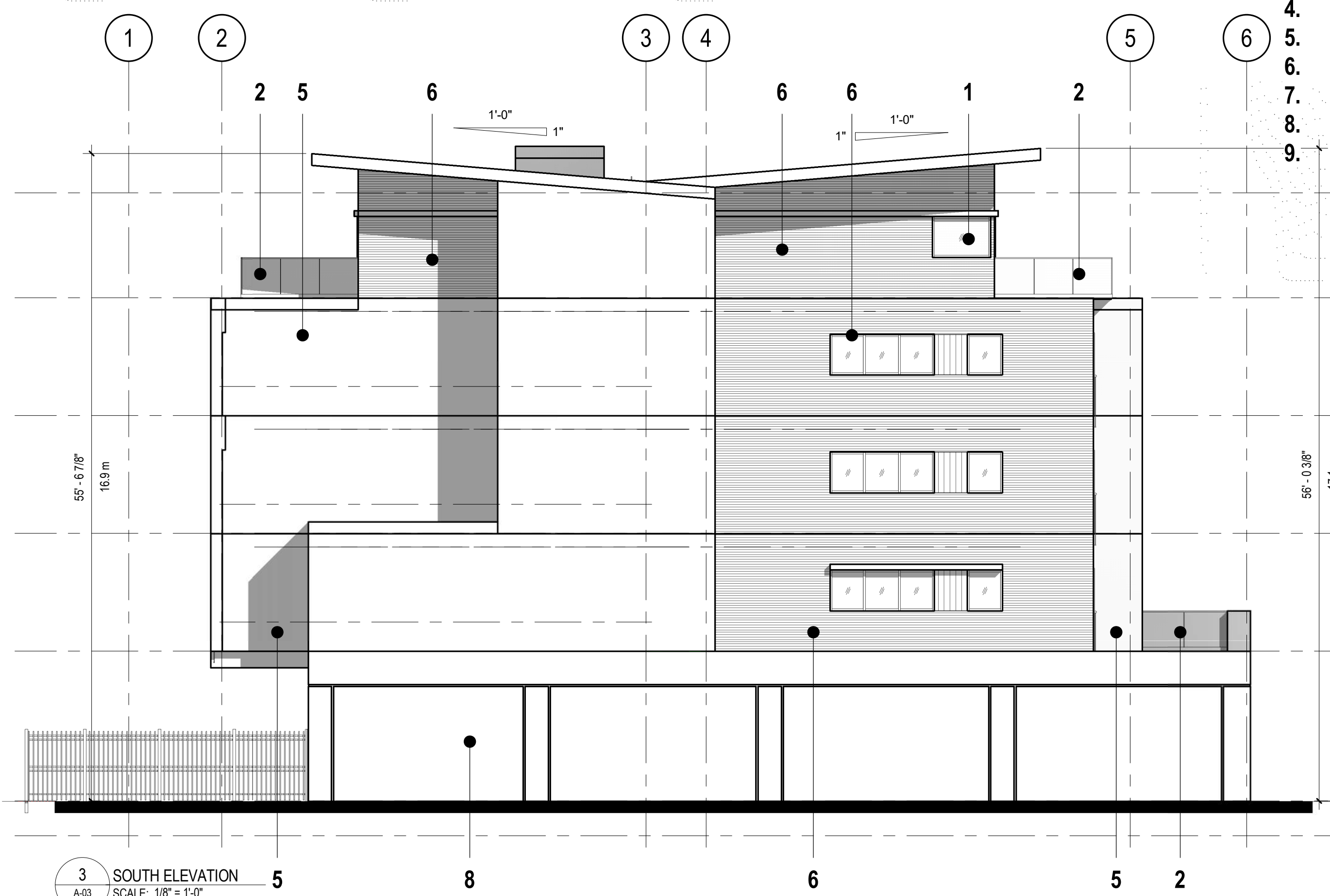
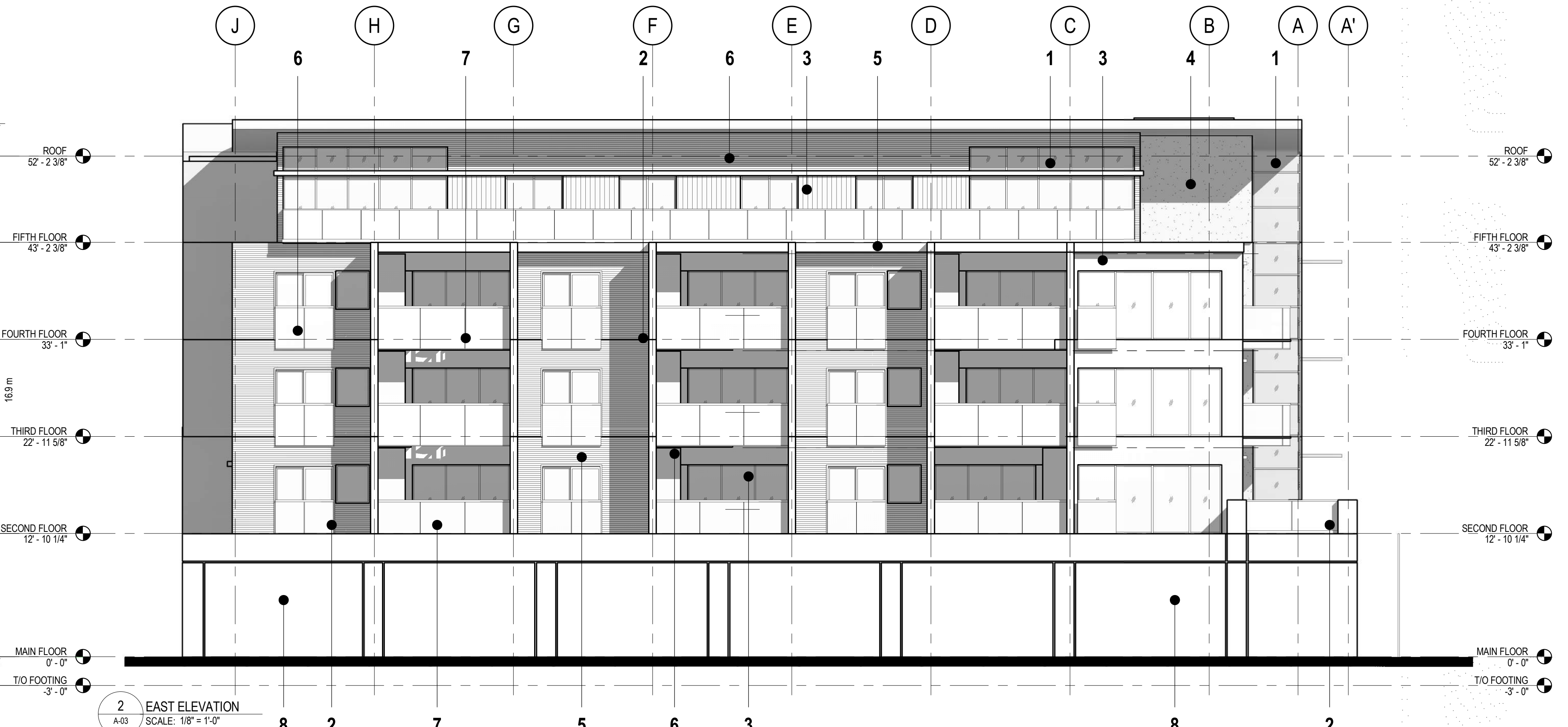
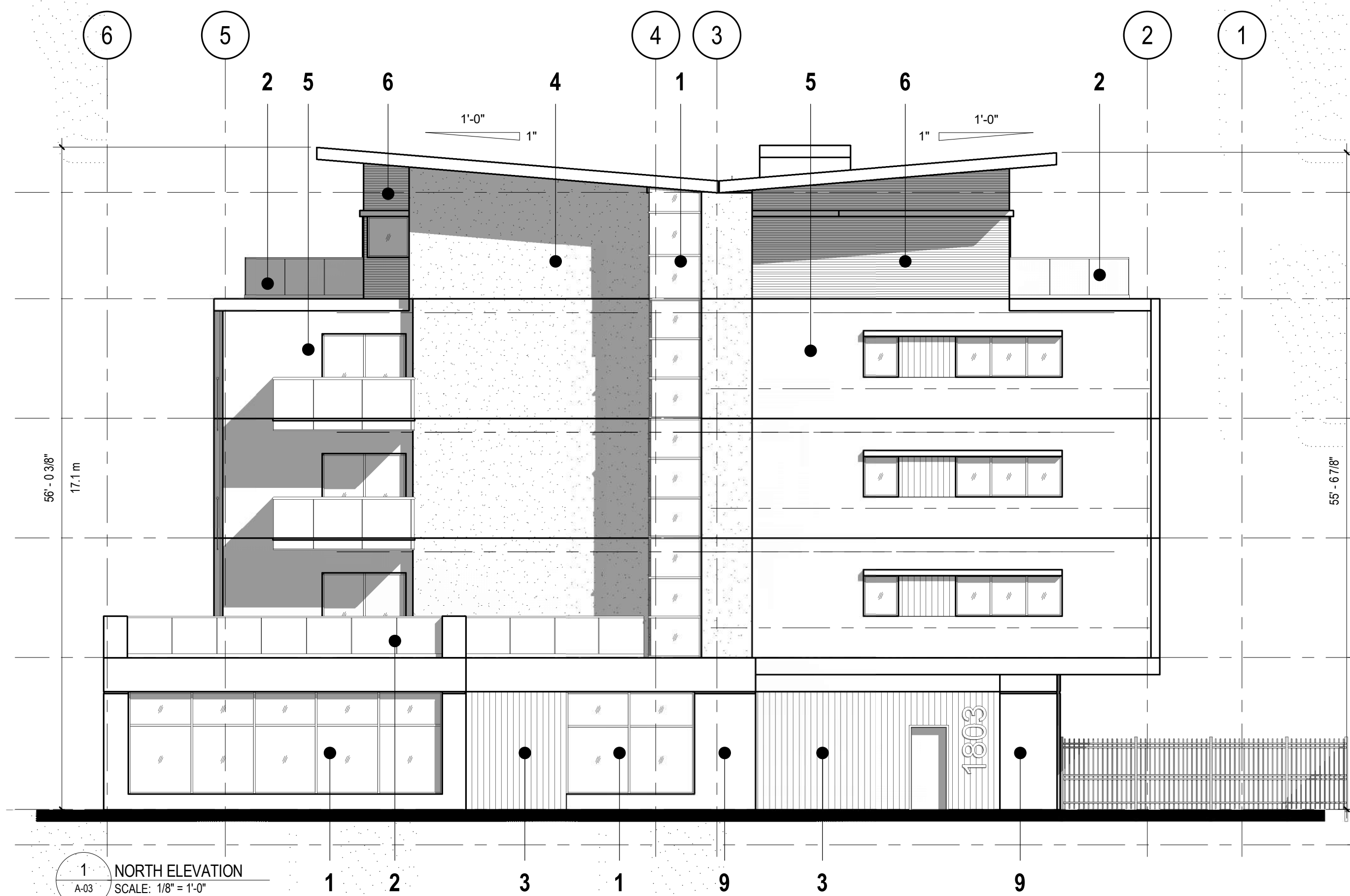












1. BUILDING GLAZING - CLEAR
2. BALCONY GLAZING - BLUE TINT
3. WOOD ACCENT
4. STUCCO - OFF WHITE
5. FIBRE CEMENT - CHARCOAL GREY
6. CORRUGATED METAL - SILVER
7. BALCONY GLAZING - YELLOW TINT
8. CONCRETE - SEALED
9. BRICK

MAIN FLOOR ELEVATION 0'-0" =
345.4 m GEODETIC

MQN
ARCHITECTS

SUITE 100 - 3313 32ND AVE.
VERNON, BC V1T 2M7
(250) 542-1199

ELEVATIONS

SOLE ON KLO

1083 KLO ROAD, KELOWNA, BC -- LOT 2 DL 135 ODYD PLAN 25466

DRAWING: **A-07**
PROJECT: 17116
DATE: 2017/10/03
SCALE: 1/8" = 1'-0"



1. BUILDING GLAZING -
CLEAR LOW-E GLASS



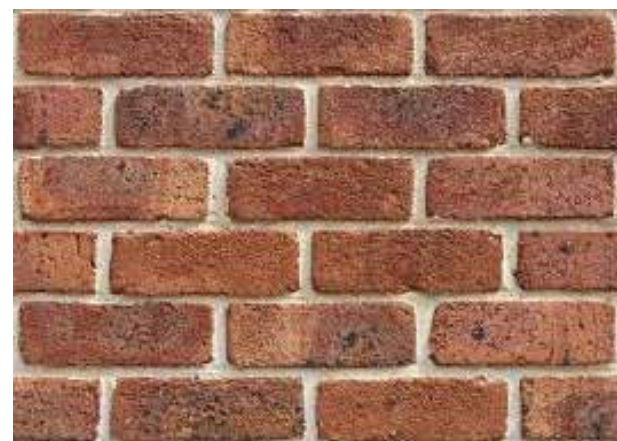
2. BALCONY GLAZING -
BLUE TINT GLAZING



3. WOOD ACCENT



4. STUCCO - OFF WHITE



BRICK



SBS ROOFING - GREY



5. FIBRE CEMENT PLANK -
CHARCOAL GREY



6. CORRUGATED METAL
PANEL - HORIZONTAL
CONFIGURATION SILVER
METALLIC FINISH

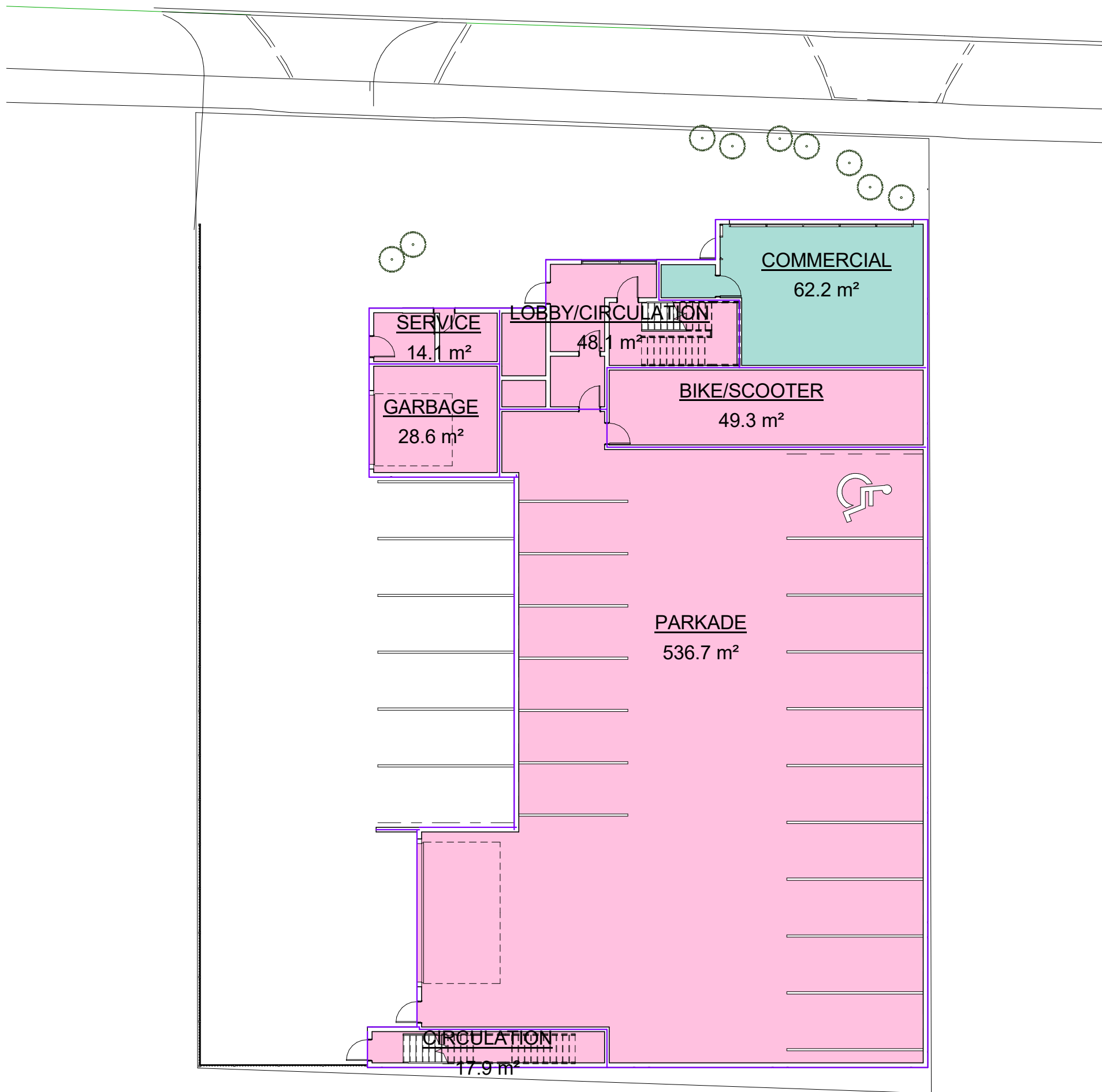


7. BALCONY GLAZING -
YELLOW TINT GLAZING

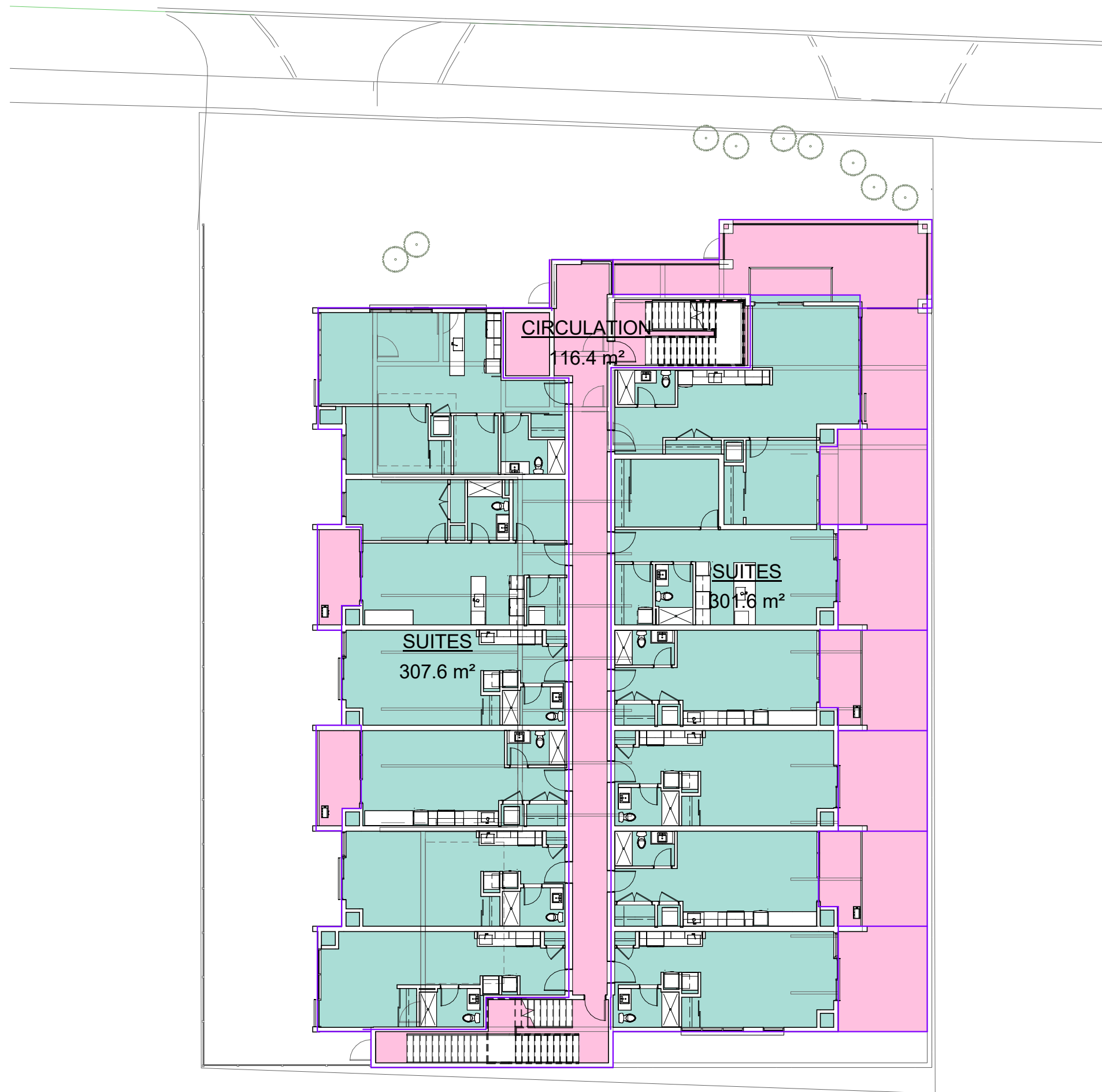


8. CONCRETE WALL -
CLEAR SEALED

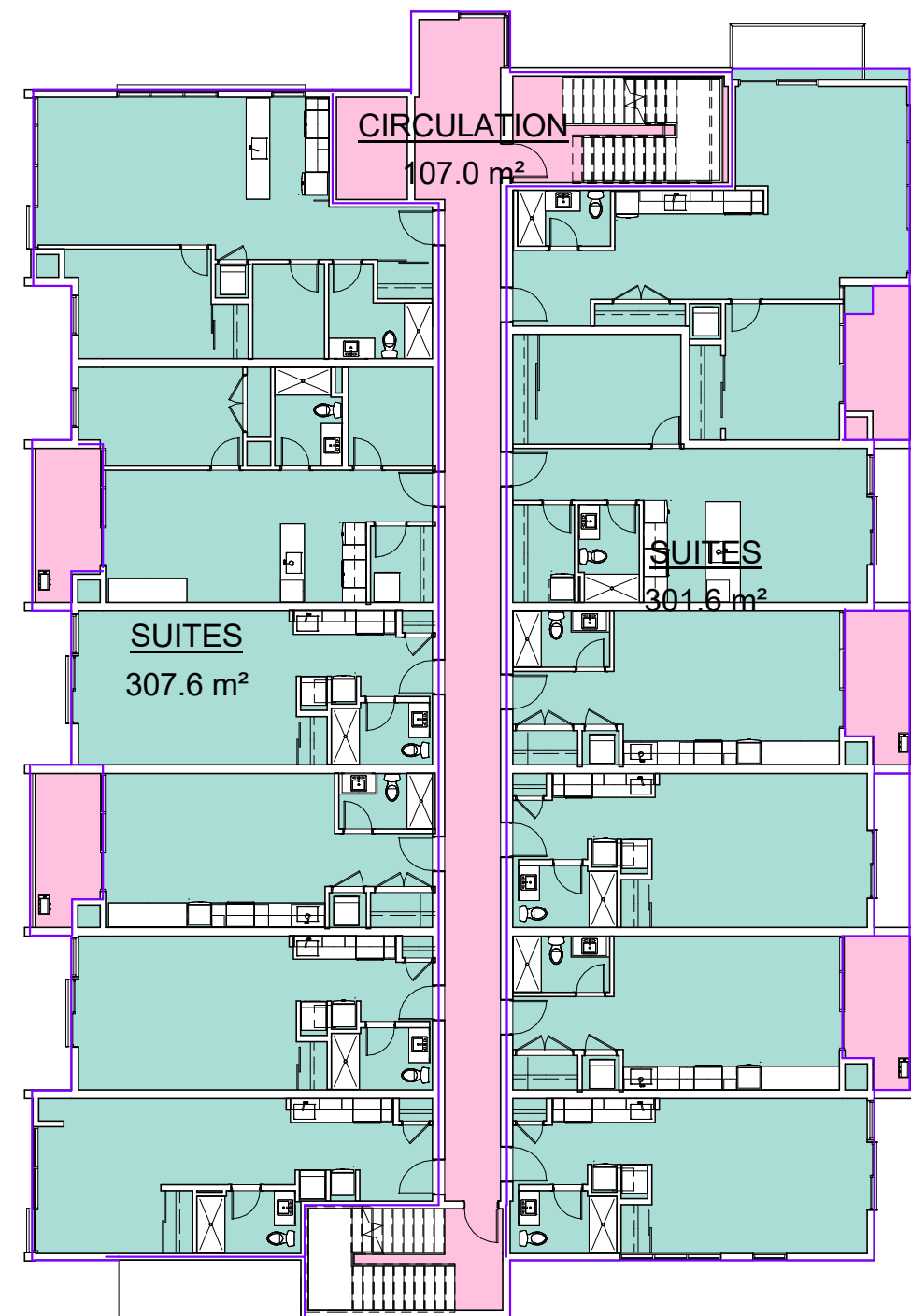




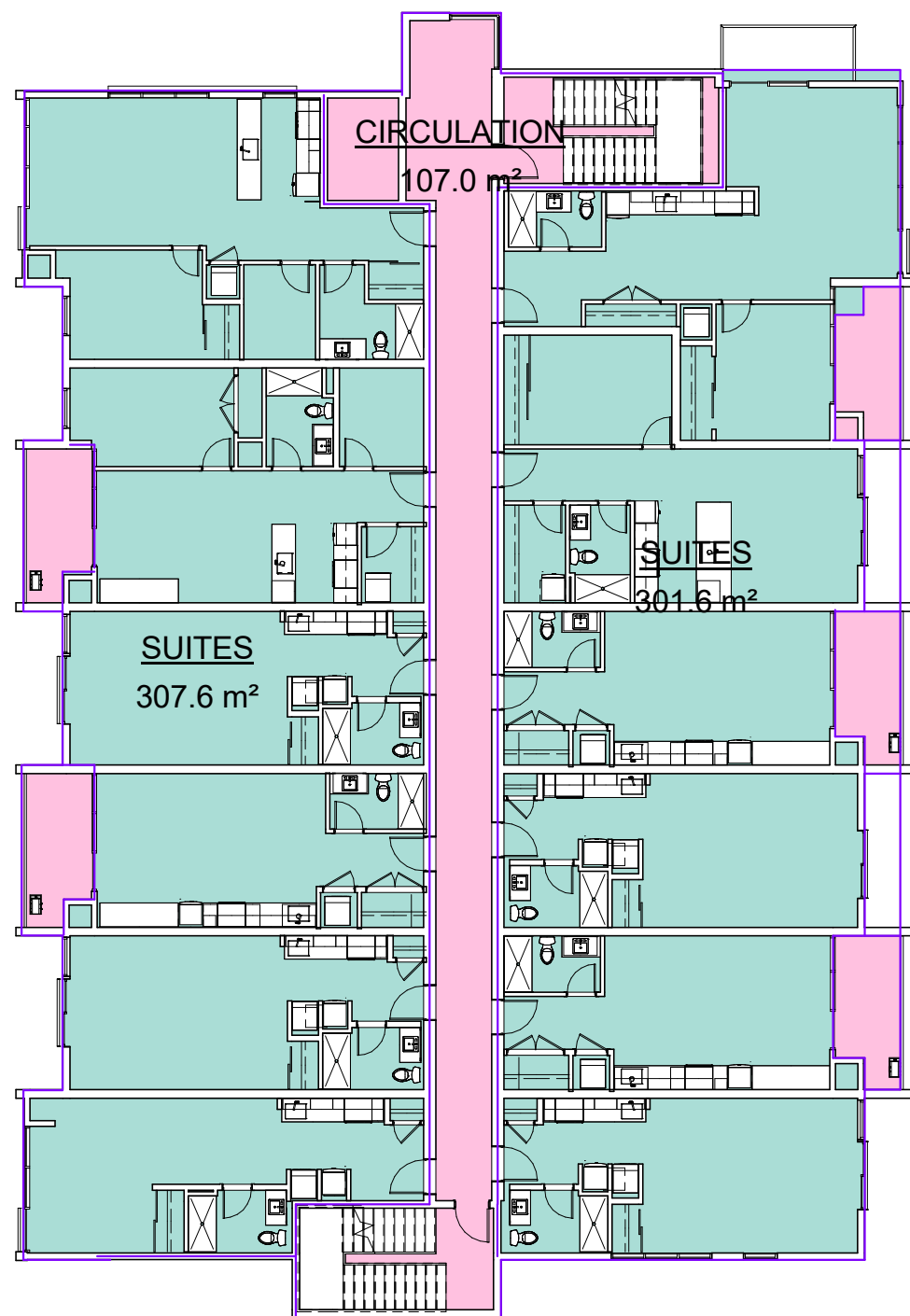
1 MAIN FLOOR
A-07 SCALE: 1/16" = 1'-0"



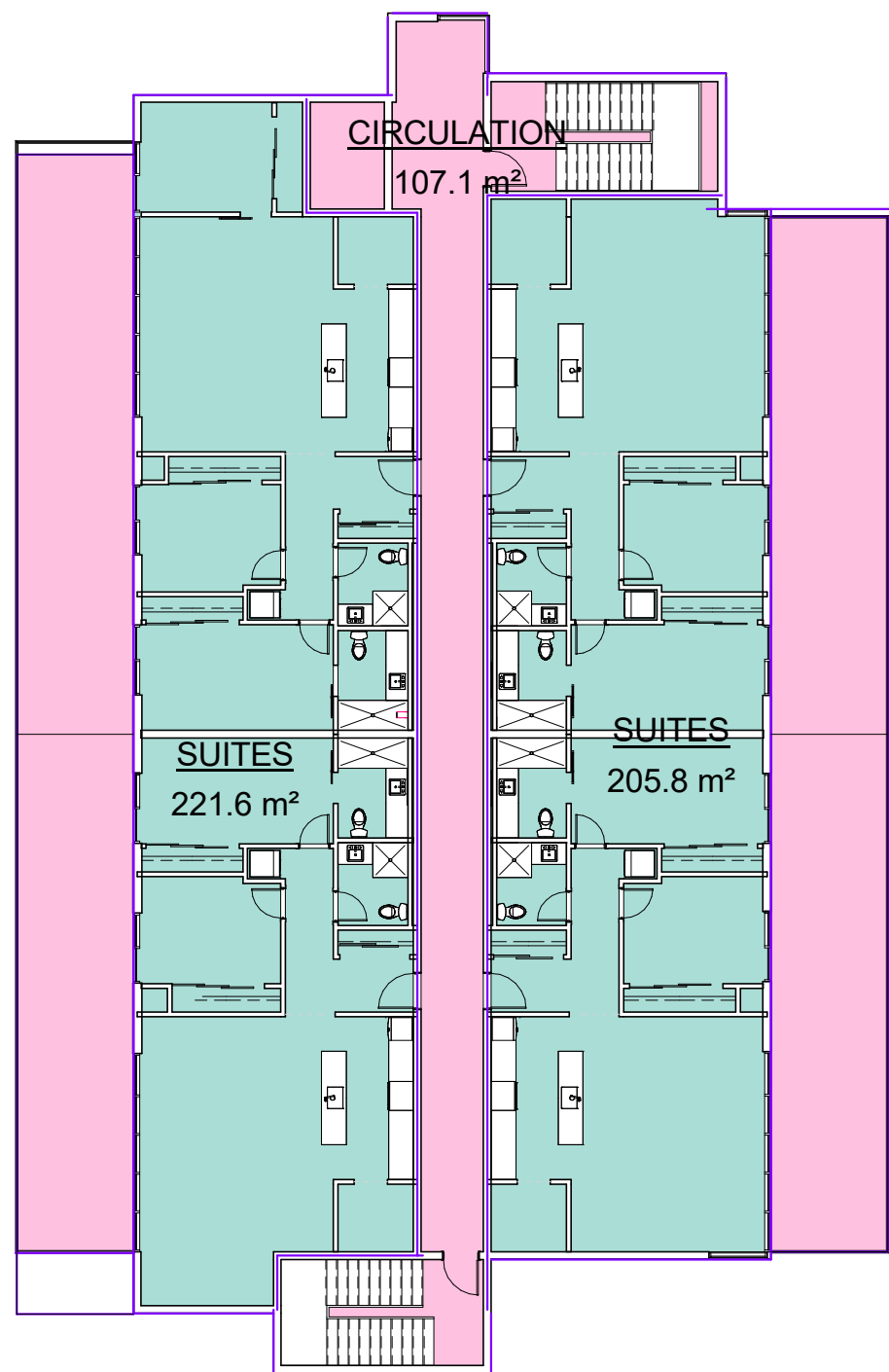
2 SECOND FLOOR
A-07 SCALE: 1/16" = 1'-0"



3 THIRD FLOOR
A-07 SCALE: 1/16" = 1'-0"



4 FOURTH FLOOR
A-07 SCALE: 1/16" = 1'-0"



5 FIFTH FLOOR
A-07 SCALE: 1/16" = 1'-0"

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FIFTH FLOOR	PRIVATE OUTDOOR AREA	EXCLUDED	82.4 m²
EXCLUDED			1560.2 m²
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MAIN FLOOR	COMMERCIAL	NET AREA	62.2 m²
SECOND FLOOR			
SECOND FLOOR	SUITES	NET AREA	307.6 m²
SECOND FLOOR	SUITES	NET AREA	301.6 m²
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NET AREA			2317.0 m²
Grand total			3877.2 m²

FAR CALCULATION

TOTAL SITE AREA 1357.4m2
TOTAL NET FLOOR AREA: 2317.0m2

FLOOR AREA RATIO: 1.70

Building Area Legend

- EXCLUDED
- NET AREA
- Calculating...