
CITY OF KELOWNA
MEMORANDUM

DATE: June 25, 2007

TO: City Manager

FROM: Planning and Development Services Department

APPLICATION NO. Z07-0008

OWNER: 0758587 B.C. Ltd.
(ICE Developments)

AT: 290 & 300 Asher Road
315 McIntosh Road

APPLICANT: S2 Architecture

PURPOSE: TO OBTAIN A ZONE AMENDMENT, A DEVELOPMENT PERMIT AND A DEVELOPMENT VARIANCE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 4-STOREY 40-UNIT MULTI-UNIT RESIDENTIAL DEVELOPMENT

EXISTING ZONE: RU6 - Two Dwelling Housing

PROPOSED ZONE: RM5 – Medium Density Multiple Housing

REPORT PREPARED BY: Corine (Cory) Gain, MCIP, CPT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0008 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 19, 20 and 21 Section 26 Township 26 Osoyoos Division Yale District Plan 9924, located on Asher and McIntosh Roads, Kelowna BC from RU6 - Two Dwelling Housing Zone to RM5 – Medium Density Multiple Housing Zone be considered by Council;

THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of Development Permit DP07-0016 on the subject property;

THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of Development Variance Permit DVP07-0017 on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works and Utilities Department being completed to their satisfaction.

2.0 SUMMARY

The applicant is proposing to construct a 40-unit, 4-storey multi-family residential building on the subject properties that complies with the proposed RM-5 zoning designation.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of June 5, 2007 it was resolved:

THAT the Advisory Planning Commission support Rezoning Application No. Z07-0008, for 290 and 300 Asher Road; 315 McIntosh Road, Lots 19, 20 and 21, Plan 9924, Sec. 26, Twp. 26, ODYD, by S2 Architecture (D. Symons), to rezone from the RU6-Two Dwelling Housing zone to the RM5-Medium Density Multiple Housing zone to allow for construction of a 4 storey, 40 unit, multi family residential development.

3.0 BACKGROUND

The property under application is located on the southwest corner of Asher and McIntosh Roads in the Rutland Urban Centre area. Three RU6 zoned properties that are currently occupied by two existing single-family dwellings will be consolidated to form one .27 ha. lot (after required road dedication). The Official Community Plan designation of the properties is MRM – Multiple Unit Residential – Medium Density. This designation supports the rezoning request. The Planning and Development Services Department has successfully worked with the applicant to revise the development plans to eliminate the need for all but one variance to the Zoning Bylaw.

4.1 The Proposal

The proposed building has been designed with due consideration to the characteristics of the surrounding neighbourhood, one that is currently in transition to a predominantly multi-family area. It is expected that the proposed project will be a positive addition to the community, compatible in function with other residential development and the nearby commercial and recreational opportunities.

The subject property is nearly flat and allows for construction of an underground parking structure to a depth of 3 m. The proposed parking structure to the 4-storey, 40-unit multi-family residential building will be accessed by way of the existing lane that runs parallel to Asher Road. Four floors of residential units will be constructed over the underground parkade. The proposed building would consist of 34 two-bedroom units ranging in size from 83.8 m² to 101.3 m² and six one-bedroom units ranging in size from 62.5 m² to 88.2 m². The permitted maximum floor area ratio of 1.30 has been utilized by this proposed development. The proposed building footprint of 1018.8 m² would result in a site coverage of 37.2% and a total site coverage of 50% including buildings, patios and driveways. Both of these proposed site coverages are within the maximum allowable under the Zoning Bylaw. The zoning bylaw parking requirement for a total of 59 vehicle parking stalls; 20 Class I and 4 Class II bicycle parking spaces have also been satisfied by the proposal. Six visitor parking spaces will be provided in a secured portion of the parkade structure. All parking spaces dedicated to resident parking are proposed to be located in an additionally secured portion of the parkade. The applicant has made provision for residents to admit visitors to the building via the proposed security system.

The applicant has provided a Geotechnical Report that addresses the potential effects on stability, retention and rehabilitation of the property; a schedule of proposed construction (proposed to commence immediately upon approval with completion anticipated by the end of 2008), a letter from the Landscape Architects describing the attributes of the proposed plan, including the selection of low water intake and native species and a 'Design Brief' report addressing Crime Prevention through Environmental Design. All documents submissions have been prepared by registered professionals

with due attention to the applicable best practices in their fields of expertise. Modifications have been made to the original proposal submission to address issues of form and character, including location of the main entry, lighting, landscaping, parking and provision of private amenity space.

The applicant has incorporated most of the requested changes with the exception of the proposed use of vinyl siding over the stated preference for hardiboard products. The developer has provided correspondence addressing this issue specifically, a copy of which is attached as Attachment 'Q' for your information and reference. Also included in Attachment 'Q' is further correspondence from the applicant dated June 20, 2007 the reinforces the applicant's position with respect to vinyl siding as the appropriate material choice rather than hardiboard siding.

The colour board provided with the application respects the Planning and Development Services Department preference for timeless earth tones colours typical of the Okanagan landscape. The use of two types of cultured stone will provide added interest to the façade of the building.

Extensive information regarding both the interior and exterior of the building are attached to this report for your reference. A thorough review of the zoning bylaw requirements has confirmed that the proposed development satisfies applicable provisions with the exception of the rear lot line setback requirement of the RM5 Medium Density Housing Zone as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Site Area (m ²)	2,737 m ² /.27 ha.	1400 m ²
Site Width (m)	48.717 m	30 m
Site Depth (m)	56.423 m	35 m
Site Coverage (%)	37.2% (50% Total)	50% (60% including buildings, driveways and parking areas)
F.A.R.	1.3	1.3
Height (m)	12.98 m	13 m
Storeys (#)	4 storeys (< 16.5 m)	4 storeys or 16.5 m
Setbacks (m)		
- Front/McIntosh (North)	6.0 m	6.0 m
- Flanking Street/Asher (East)	6.0 m	6.0 m
- Side (West)	7.5 m	7.5 m
- Rear (South)(Technically the rear lot line, functionally a side lot line)	7.5 m *Variance required*	9.0m or 7.5m where this is a rear lane
Private Open Space	952.6 m ²	6 units x 15m ² 34 units x 25m ² TOTAL: 940 m²
Parking Stalls (#)	59 spaces	6 units x 1.25 spaces per unit 34 units x 1.5 spaces per unit Total Required: 59 spaces
Bicycle Stalls (#)	36 spaces	Class I: 0.5/dwelling (20 spaces) Class II: 0.1 per unit (4 spaces) Total Required: 24 spaces
Length of continuous building frontage	Acceptable	Maximum 40 m for a 4 storey building

4.2 Site Context

Adjacent zones and land uses are:

North - RU6 – Two Dwelling Housing

East - RM3– Low Density Multiple Housing & RM5 – Medium Density Multiple Housing and RU6 – Two Dwelling Housing

South - RU6 – Two Dwelling Housing & RM3 – Low Density Multiple Housing
West - RU6 – Two Dwelling Housing

4.3 Site Location Map (See Attachment A)

Subject Property: 290 & 290 Asher Road and 315 McIntosh Road

4.4 Current Development Policy

4.4.1 Official Community Plan (OCP)

8.1.36 **Apartment and Townhouses** states: “Encourage development to contribute to the City’s goal of, over the 2000 – 2020 timeframe, having 53% of new residential units be in the form of apartments, townhouses (and cluster housing), or other multiple unit buildings.”

8.1.40 **Housing Variety** states: “Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna’s diverse population and satisfies a range of lifestyle choices.”

8.1.43 **Integration** states: “Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities.”

8.2 **Development Permit Guidelines for Form and Character of Multiple Unit Development:** Objectives for Multiple Unit Residential Development:

- “All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development within Urban Centres and Village Centres should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, and community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED)”

6.9 **Guidelines for Development within Urban Centres Issues** to be considered:

- Design should facilitate pedestrian and bicycle access
- Vehicle access and on-site circulation should minimize interference with pedestrian movement
- Vehicle access from arterial or collector roads is discouraged. Where possible, such access should be achieved from a local road or lane.

- Loading, garbage and other ancillary services should be located at the rear of buildings.
- Within multiple-unit residential developments, variation between architectural bays within each façade is encouraged.
- Guidelines for Crime Prevention through Environmental Design Guidelines (CPTED) should be followed.
- Lighting shall be used to create a safe and comfortable environment for pedestrians.
- Parking areas should, wherever possible and safe, be located either under buildings or at the rear of side of main buildings.
- Within multiple-unit residential projects, first storey units should ideally provide ground-level access and outdoor amenity space
- Within multiple-unit residential projects, the principle front entranceway should be clearly identified and in scale with the development.

5.0 TECHNICAL COMMENTS

5.1 Ministry of Transportation

Interests unaffected. Refer to correspondence contained in Attachment 'R'.

5.2 Works and Utilities Department

- a. Requirements of Rezoning Application No. Z07-0008 must be satisfied before approval of the development permit;
- b. Generally on-site related variances do not compromise Works and Utilities servicing requirements; and
- c. Access to the underground parking from the rear lane to this development meets the City's transportation objectives.

Refer to Attachment 'S' for further details.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The proposed zoning respects the Official Community Plan designation of the Rutland Urban Centre area. One variance for the proposed setback to the southern (technically defined as the rear lot line, functionally defined as a side lot line) will be required for the project to proceed. The Planning and Development Services Department supports the proposed setback variance because it is consistent with the intention of the bylaw for property lines that function as side lot lines.

Modifications have been made to the original submission to address issues of form and character, including location of the main entry, lighting, landscaping, parking and provision of private amenity space. The Planning and Development Services Department is generally satisfied that the applicant has given due consideration to the Development Permit Form and Character Guidelines for multi-unit residential development with respect to the subject application notwithstanding a preference for vinyl siding over hardiboard exterior cladding materials. In particular the following issues have been addressed in the design of the development:

- Vehicle access is from the lane;
- Garbage services are located at the rear of the building;

- Variation between architectural bays within each façade have been incorporated;
- Crime Prevention through Environmental Design Guidelines (CPTED) have been addressed;
- Lighting has been included to create a safe and comfortable environment for pedestrians;
- Parking areas are located under the building;
- First storey units have ground-level access and outdoor amenity space on patios; and
- The principal front entranceway has been clearly identified and is in scale with the development.

The applicant has confidence in the development as presented and has requested that the Planning and Development Services Department forward the application to Council for consideration without further modification.



Shelley Gambacort
Current Planning Supervisor

Approved for Inclusion

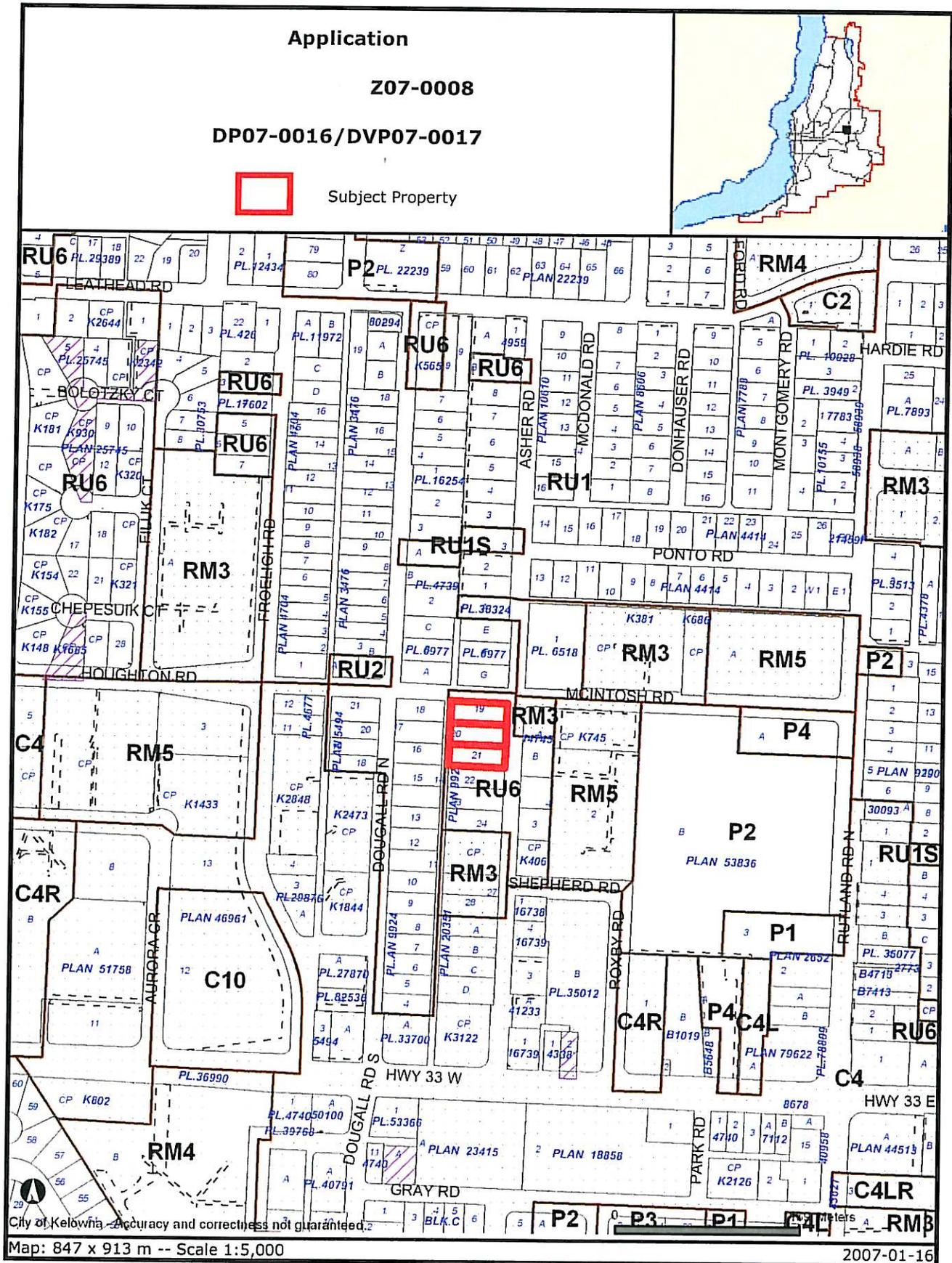
MB



Ron Dickinson
Inspection Services Manager

ATTACHMENTS

- A – Location Map
- B - Cover Sheet (Drawing DP0.0)
- C - Site Plan (Drawing DP1.1)
- D - Landscape Plan (Drawing DP1.2)
- E - Site Details (Drawing DP1.3)
- F - Site Pictures (Drawing DP1.4)
- G - Parkade Plan (Drawing DP2.1)
- H - Main Floor Plan (Drawing DP2.2)
- I - Second Floor Plan (Drawing DP2.3)
- J - Roof Plan (Drawing DP2.6)
- K - Elevations (Drawing DP4.1)
- L - Elevations (Drawing DP4.2)
- M - Colour Elevations (Drawing DP4.3)
- N - Sections (Drawing DP5.1)
- O - Sections (Drawing DP5.2)
- P - Exterior Materials (DP-MB)
- Q – Letter from Ice Developments Ltd. dated April 12, 2007 and E-mail from Ken Shamen, S2Architecture dated June 20, 2007
- R – Letter from Ministry of Transportation dated February 27, 2007
- S – Works & Utilities Department comments



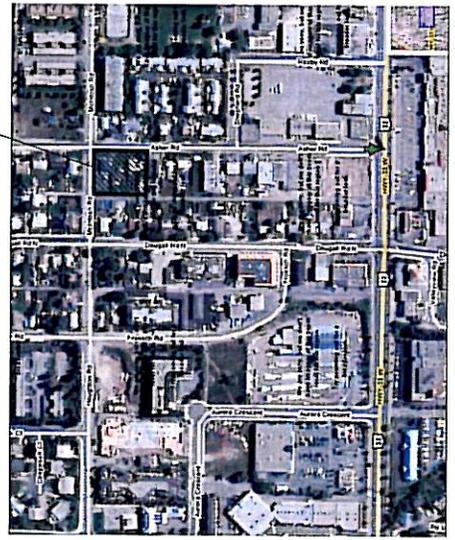
RECEIVED

MAY 02 2007
CITY OF KELOWNA
PLANNING DEPT.

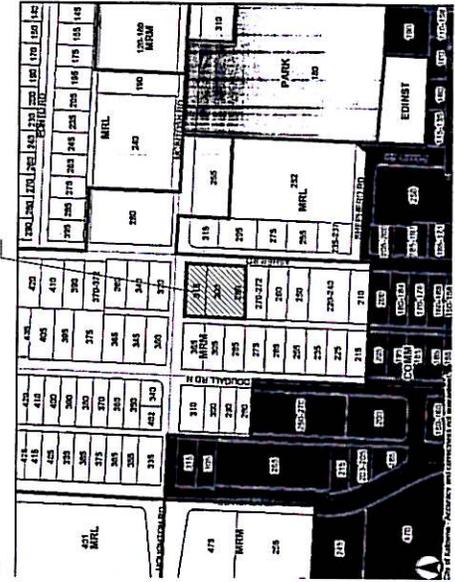
GENERALIZED CURRENT ZONING MAP



AERIAL VIEW



LAND USE PLAN



DRAWING LIST

- DP 00 - COVER SHEET
- DP 01 - SITE LAYOUT
- DP 02 - SITE PLAN
- DP 03 - LANDSCAPE PLAN
- DP 04 - SITE DETAILS
- DP 05 - SITE SECTION
- DP 06 - PARKING PLAN
- DP 07 - MAIN FLOOR PLAN
- DP 08 - SECOND FLOOR PLAN
- DP 09 - THIRD FLOOR PLAN
- DP 10 - FOURTH FLOOR PLAN
- DP 11 - ROOF PLAN
- DP 12 - LOT FENCE
- DP 13 - ELEVATIONS
- DP 14 - CALCULATIONS
- DP 15 - SECTION
- DP 16 - SECTION
- DP 17 - DETAILS

PROJECT DATA

CLIENT
 DEVELOPMENTS
 1000 UNIVERSITY AVENUE
 CALGARY, ALBERTA T2C 1P7
 PHONE: (403) 241-4771 FAX: (403) 241-4720
 EMAIL: info@developments.ca

ARCHITECT
 DAVID SYMONS ARCHITECT
 SUITE 200, 115 52 AVENUE SW
 CALGARY, ALBERTA T2C 1P7
 PHONE: (403) 241-4771 FAX: (403) 241-4720

LANDSCAPE ARCHITECT
 CAPLAN DESIGN
 1000 UNIVERSITY AVENUE
 CALGARY, ALBERTA T2C 1P7
 PHONE: (403) 241-4771 FAX: (403) 241-4720

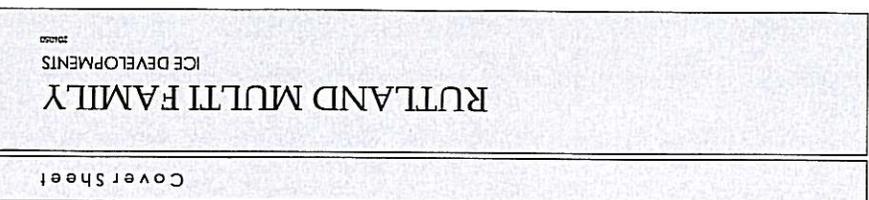
SURVEYOR
 G. SCOTT & ASSOCIATES INC.
 1000 UNIVERSITY AVENUE
 CALGARY, ALBERTA T2C 1P7
 PHONE: (403) 241-4771 FAX: (403) 241-4720

SITE STATISTICS

GENERAL DATA
 LOCAL ADDRESS: 1000 UNIVERSITY AVENUE SW, SUITE 200, CALGARY, ALBERTA T2C 1P7
 PROJECT NAME: DEVELOPMENTS
 PROJECT NUMBER: 1000 UNIVERSITY AVENUE SW, SUITE 200, CALGARY, ALBERTA T2C 1P7
 PROJECT DATE: 2007

GENERAL DATA
 TOTAL FLOOR AREA: 100,000 SQ. FT.
 TOTAL FLOOR AREA (INCLUDING PARKING): 100,000 SQ. FT.
 NET FLOOR AREA: 100,000 SQ. FT.
 G.A. (BASED ON NET FLOOR AREA): 100,000 SQ. FT.
 MAX ALLOWABLE (BASED ON NET FLOOR AREA): 100,000 SQ. FT.
 PROPOSED BASED ON CURRENT ZONING AREA: 100,000 SQ. FT.
 SET BACKS (MINIMUM ALLOWABLE): 100,000 SQ. FT.
 SET BACKS (PROPOSED): 100,000 SQ. FT.
 SET BACKS (MINIMUM ALLOWABLE): 100,000 SQ. FT.
 SET BACKS (PROPOSED): 100,000 SQ. FT.

GENERAL DATA
 MAXIMUM HEIGHT: 100,000 FT.
 BUILDING HEIGHT: 100,000 FT.
 TOTAL LOT COUNT: 100,000
 REQUIRED PARKING: 100,000
 PROVIDED PARKING: 100,000
 REQUIRED VEHICLE PARKING: 100,000
 PROVIDED VEHICLE PARKING: 100,000
 REQUIRED AMPLIFIED AREA: 100,000
 PROVIDED AMPLIFIED AREA: 100,000
 TOTAL: 100,000



DATE	DEC 29 2006
BY	DP 01 SUBMITTAL
DATE	FEB 23 2007
BY	DP 02 DRAWING SUBSTITUTION
DATE	MAY 02 2007
BY	DP 03 DRAWING SUBSTITUTION
DATE	APR 23 2007
BY	DP 04 DRAWING SUBSTITUTION

SCALE: AS SHOWN
 DATE: 01 MAY 2007 11:44:38 AM
 DRAWN BY: DL
 CHECKED BY: [blank]
 DRAWING NO: DP0.0

ATTACHMENT B

PROJECT NUMBER: PROJECT 1000 UNIVERSITY AVENUE SW, SUITE 200, CALGARY, ALBERTA T2C 1P7
 PROJECT NAME: DEVELOPMENTS
 PROJECT NUMBER: 1000 UNIVERSITY AVENUE SW, SUITE 200, CALGARY, ALBERTA T2C 1P7
 PROJECT DATE: 2007

This drawing represents proposed work. It is not to be used for any other purpose without the written consent of the architect.

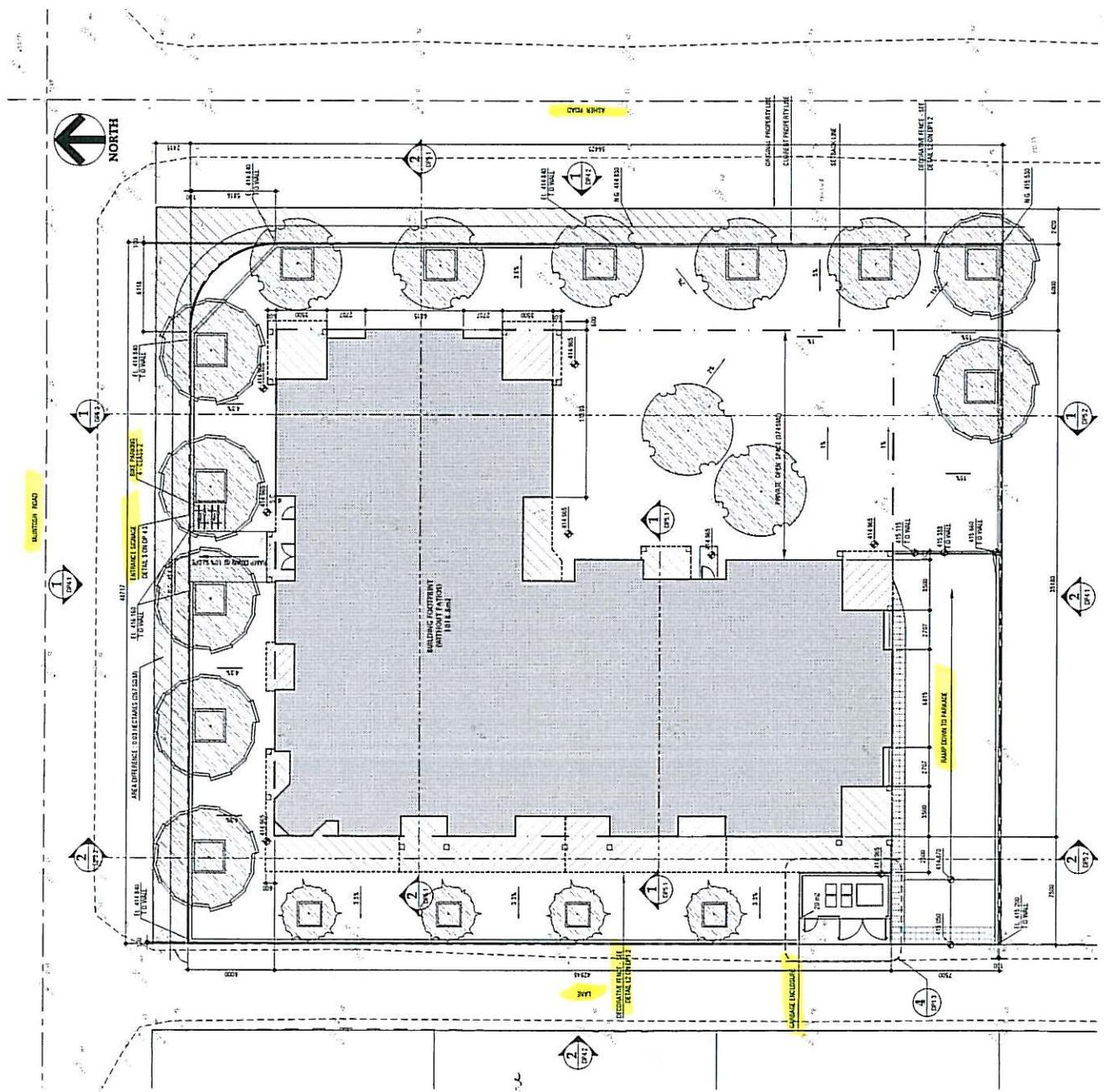
Any work shown on this drawing is to be done in accordance with the latest edition of the International Building Code and the latest edition of the International Mechanical Code. The architect is not responsible for the accuracy of the information provided on this drawing. The architect is not responsible for the accuracy of the information provided on this drawing.

REVISIONS	DATE
1	DEC 20 2024
2	DEC 20 2024
3	DEC 20 2024
4	DEC 20 2024
5	DEC 20 2024
6	DEC 20 2024
7	DEC 20 2024
8	DEC 20 2024
9	DEC 20 2024
10	DEC 20 2024
11	DEC 20 2024
12	DEC 20 2024
13	DEC 20 2024
14	DEC 20 2024
15	DEC 20 2024
16	DEC 20 2024
17	DEC 20 2024
18	DEC 20 2024
19	DEC 20 2024
20	DEC 20 2024
21	DEC 20 2024
22	DEC 20 2024
23	DEC 20 2024
24	DEC 20 2024
25	DEC 20 2024
26	DEC 20 2024
27	DEC 20 2024
28	DEC 20 2024
29	DEC 20 2024
30	DEC 20 2024
31	DEC 20 2024
32	DEC 20 2024
33	DEC 20 2024
34	DEC 20 2024
35	DEC 20 2024
36	DEC 20 2024
37	DEC 20 2024
38	DEC 20 2024
39	DEC 20 2024
40	DEC 20 2024
41	DEC 20 2024
42	DEC 20 2024
43	DEC 20 2024
44	DEC 20 2024
45	DEC 20 2024
46	DEC 20 2024
47	DEC 20 2024
48	DEC 20 2024
49	DEC 20 2024
50	DEC 20 2024
51	DEC 20 2024
52	DEC 20 2024
53	DEC 20 2024
54	DEC 20 2024
55	DEC 20 2024
56	DEC 20 2024
57	DEC 20 2024
58	DEC 20 2024
59	DEC 20 2024
60	DEC 20 2024
61	DEC 20 2024
62	DEC 20 2024
63	DEC 20 2024
64	DEC 20 2024
65	DEC 20 2024
66	DEC 20 2024
67	DEC 20 2024
68	DEC 20 2024
69	DEC 20 2024
70	DEC 20 2024
71	DEC 20 2024
72	DEC 20 2024
73	DEC 20 2024
74	DEC 20 2024
75	DEC 20 2024
76	DEC 20 2024
77	DEC 20 2024
78	DEC 20 2024
79	DEC 20 2024
80	DEC 20 2024
81	DEC 20 2024
82	DEC 20 2024
83	DEC 20 2024
84	DEC 20 2024
85	DEC 20 2024
86	DEC 20 2024
87	DEC 20 2024
88	DEC 20 2024
89	DEC 20 2024
90	DEC 20 2024
91	DEC 20 2024
92	DEC 20 2024
93	DEC 20 2024
94	DEC 20 2024
95	DEC 20 2024
96	DEC 20 2024
97	DEC 20 2024
98	DEC 20 2024
99	DEC 20 2024
100	DEC 20 2024

SCALE	AS SHOWN
DATE	01 MAR 2025 11:03:30 AM
DRAWN BY	CL
CHECKED BY	CL

DRAWING NO: DP1.1

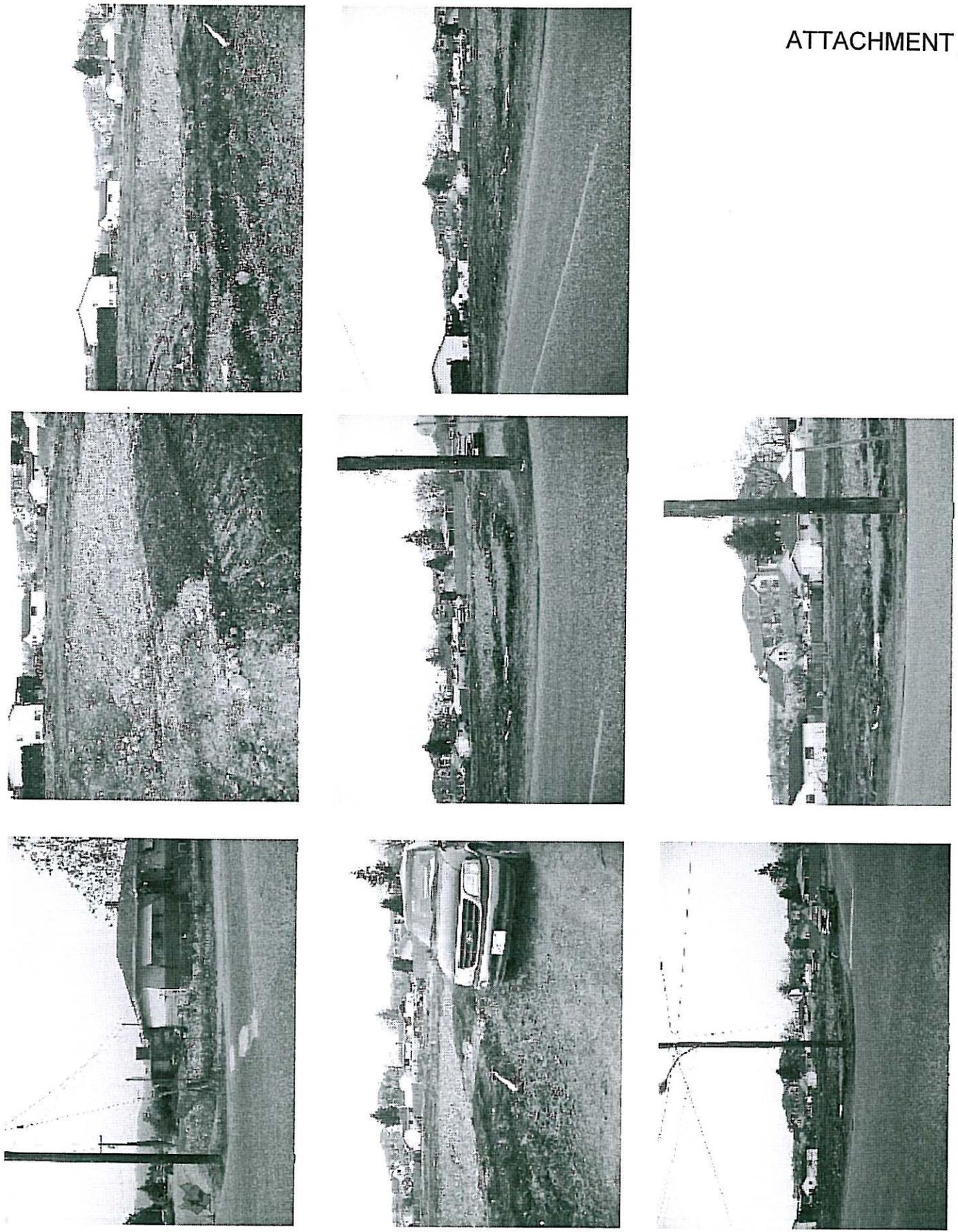
ATTACHMENT C



1 SITE PLAN
SCALE 1:150

<p>The design depicted herein is preliminary. It is not intended to be used for construction. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.</p>	
REVISIONS	DATE
△	02-20-2006
△	03-20-2007
△	04-15-2007
△	04-15-2007
△	04-15-2007
SCALE	1" = 20'
DESIGNED BY	DAVID SYMONS
CHECKED BY	DAVID SYMONS
DRAWING NO.	DP1.4

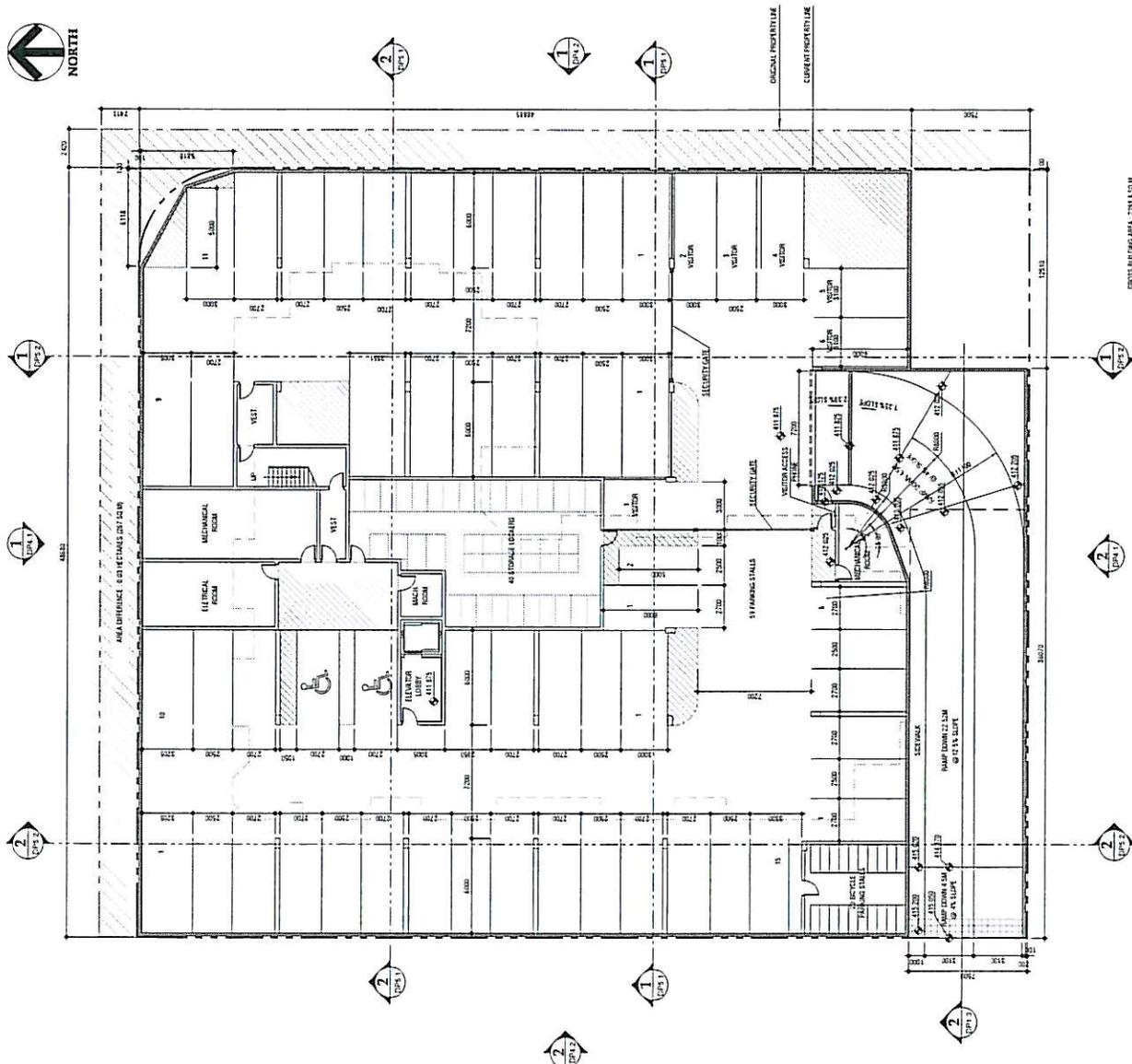
ATTACHMENT **E**



REVISIONS	DATE
1. SP. PLUMBING	DEC 22 2024
2. SP. PLUMBING DISTRIBUTION	FEB 23 2025
3. SP. PLUMBING DISTRIBUTION	MAY 05 2025
4. SP. PLUMBING DISTRIBUTION	APR 05 2027

TITLE	ICE DEVELOPMENTS
DATE	01 MAR 2021 12:58 PM
DRAWN BY	DL
CHECKED BY	
DRAWING NO.	DP2.1

ATTACHMENT **G**



1 PARKADE PLAN
SCALE 1:150

PROJECT NO. 2008 MULTI-FAMILY DEVELOPMENT - 1100 W. 11TH STREET, PORTLAND, OREGON 97204. DESIGN & CONSTRUCTION BY DAVID SYMONS ARCHITECT. 01/11/2008. 1100 W. 11TH STREET, PORTLAND, OREGON 97204. 503.228.1100. WWW.DAVID-SYMONS.COM

The Owner represents and warrants that the lot lines shown on this drawing are based on the most recent survey of the lot. The Owner represents and warrants that the lot lines shown on this drawing are based on the most recent survey of the lot. The Owner represents and warrants that the lot lines shown on this drawing are based on the most recent survey of the lot.

REVISION	DATE
1	08.20.2018
2	09.10.2018
3	10.10.2018
4	11.10.2018
5	12.10.2018
6	01.10.2019
7	02.10.2019
8	03.10.2019
9	04.10.2019
10	05.10.2019
11	06.10.2019
12	07.10.2019
13	08.10.2019
14	09.10.2019
15	10.10.2019
16	11.10.2019
17	12.10.2019
18	01.10.2020
19	02.10.2020
20	03.10.2020
21	04.10.2020
22	05.10.2020
23	06.10.2020
24	07.10.2020
25	08.10.2020
26	09.10.2020
27	10.10.2020
28	11.10.2020
29	12.10.2020
30	01.10.2021
31	02.10.2021
32	03.10.2021
33	04.10.2021
34	05.10.2021
35	06.10.2021
36	07.10.2021
37	08.10.2021
38	09.10.2021
39	10.10.2021
40	11.10.2021
41	12.10.2021
42	01.10.2022
43	02.10.2022
44	03.10.2022
45	04.10.2022
46	05.10.2022
47	06.10.2022
48	07.10.2022
49	08.10.2022
50	09.10.2022
51	10.10.2022
52	11.10.2022
53	12.10.2022
54	01.10.2023
55	02.10.2023
56	03.10.2023
57	04.10.2023
58	05.10.2023
59	06.10.2023
60	07.10.2023
61	08.10.2023
62	09.10.2023
63	10.10.2023
64	11.10.2023
65	12.10.2023
66	01.10.2024
67	02.10.2024
68	03.10.2024
69	04.10.2024
70	05.10.2024
71	06.10.2024
72	07.10.2024
73	08.10.2024
74	09.10.2024
75	10.10.2024
76	11.10.2024
77	12.10.2024
78	01.10.2025
79	02.10.2025
80	03.10.2025
81	04.10.2025
82	05.10.2025
83	06.10.2025
84	07.10.2025
85	08.10.2025
86	09.10.2025
87	10.10.2025
88	11.10.2025
89	12.10.2025
90	01.10.2026
91	02.10.2026
92	03.10.2026
93	04.10.2026
94	05.10.2026
95	06.10.2026
96	07.10.2026
97	08.10.2026
98	09.10.2026
99	10.10.2026
100	11.10.2026
101	12.10.2026
102	01.10.2027
103	02.10.2027
104	03.10.2027
105	04.10.2027
106	05.10.2027
107	06.10.2027
108	07.10.2027
109	08.10.2027
110	09.10.2027
111	10.10.2027
112	11.10.2027
113	12.10.2027
114	01.10.2028
115	02.10.2028
116	03.10.2028
117	04.10.2028
118	05.10.2028
119	06.10.2028
120	07.10.2028
121	08.10.2028
122	09.10.2028
123	10.10.2028
124	11.10.2028
125	12.10.2028
126	01.10.2029
127	02.10.2029
128	03.10.2029
129	04.10.2029
130	05.10.2029
131	06.10.2029
132	07.10.2029
133	08.10.2029
134	09.10.2029
135	10.10.2029
136	11.10.2029
137	12.10.2029
138	01.10.2030
139	02.10.2030
140	03.10.2030
141	04.10.2030
142	05.10.2030
143	06.10.2030
144	07.10.2030
145	08.10.2030
146	09.10.2030
147	10.10.2030
148	11.10.2030
149	12.10.2030
150	01.10.2031
151	02.10.2031
152	03.10.2031
153	04.10.2031
154	05.10.2031
155	06.10.2031
156	07.10.2031
157	08.10.2031
158	09.10.2031
159	10.10.2031
160	11.10.2031
161	12.10.2031
162	01.10.2032
163	02.10.2032
164	03.10.2032
165	04.10.2032
166	05.10.2032
167	06.10.2032
168	07.10.2032
169	08.10.2032
170	09.10.2032
171	10.10.2032
172	11.10.2032
173	12.10.2032
174	01.10.2033
175	02.10.2033
176	03.10.2033
177	04.10.2033
178	05.10.2033
179	06.10.2033
180	07.10.2033
181	08.10.2033
182	09.10.2033
183	10.10.2033
184	11.10.2033
185	12.10.2033
186	01.10.2034
187	02.10.2034
188	03.10.2034
189	04.10.2034
190	05.10.2034
191	06.10.2034
192	07.10.2034
193	08.10.2034
194	09.10.2034
195	10.10.2034
196	11.10.2034
197	12.10.2034
198	01.10.2035
199	02.10.2035
200	03.10.2035
201	04.10.2035
202	05.10.2035
203	06.10.2035
204	07.10.2035
205	08.10.2035
206	09.10.2035
207	10.10.2035
208	11.10.2035
209	12.10.2035
210	01.10.2036
211	02.10.2036
212	03.10.2036
213	04.10.2036
214	05.10.2036
215	06.10.2036
216	07.10.2036
217	08.10.2036
218	09.10.2036
219	10.10.2036
220	11.10.2036
221	12.10.2036
222	01.10.2037
223	02.10.2037
224	03.10.2037
225	04.10.2037
226	05.10.2037
227	06.10.2037
228	07.10.2037
229	08.10.2037
230	09.10.2037
231	10.10.2037
232	11.10.2037
233	12.10.2037
234	01.10.2038
235	02.10.2038
236	03.10.2038
237	04.10.2038
238	05.10.2038
239	06.10.2038
240	07.10.2038
241	08.10.2038
242	09.10.2038
243	10.10.2038
244	11.10.2038
245	12.10.2038
246	01.10.2039
247	02.10.2039
248	03.10.2039
249	04.10.2039
250	05.10.2039
251	06.10.2039
252	07.10.2039
253	08.10.2039
254	09.10.2039
255	10.10.2039
256	11.10.2039
257	12.10.2039
258	01.10.2040
259	02.10.2040
260	03.10.2040
261	04.10.2040
262	05.10.2040
263	06.10.2040
264	07.10.2040
265	08.10.2040
266	09.10.2040
267	10.10.2040
268	11.10.2040
269	12.10.2040
270	01.10.2041
271	02.10.2041
272	03.10.2041
273	04.10.2041
274	05.10.2041
275	06.10.2041
276	07.10.2041
277	08.10.2041
278	09.10.2041
279	10.10.2041
280	11.10.2041
281	12.10.2041
282	01.10.2042
283	02.10.2042
284	03.10.2042
285	04.10.2042
286	05.10.2042
287	06.10.2042
288	07.10.2042
289	08.10.2042
290	09.10.2042
291	10.10.2042
292	11.10.2042
293	12.10.2042
294	01.10.2043
295	02.10.2043
296	03.10.2043
297	04.10.2043
298	05.10.2043
299	06.10.2043
300	07.10.2043
301	08.10.2043
302	09.10.2043
303	10.10.2043
304	11.10.2043
305	12.10.2043
306	01.10.2044
307	02.10.2044
308	03.10.2044
309	04.10.2044
310	05.10.2044
311	06.10.2044
312	07.10.2044
313	08.10.2044
314	09.10.2044
315	10.10.2044
316	11.10.2044
317	12.10.2044
318	01.10.2045
319	02.10.2045
320	03.10.2045
321	04.10.2045
322	05.10.2045
323	06.10.2045
324	07.10.2045
325	08.10.2045
326	09.10.2045
327	10.10.2045
328	11.10.2045
329	12.10.2045
330	01.10.2046
331	02.10.2046
332	03.10.2046
333	04.10.2046
334	05.10.2046
335	06.10.2046
336	07.10.2046
337	08.10.2046
338	09.10.2046
339	10.10.2046
340	11.10.2046
341	12.10.2046
342	01.10.2047
343	02.10.2047
344	03.10.2047
345	04.10.2047
346	05.10.2047
347	06.10.2047
348	07.10.2047
349	08.10.2047
350	09.10.2047
351	10.10.2047
352	11.10.2047
353	12.10.2047
354	01.10.2048
355	02.10.2048
356	03.10.2048
357	04.10.2048
358	05.10.2048
359	06.10.2048
360	07.10.2048
361	08.10.2048
362	09.10.2048
363	10.10.2048
364	11.10.2048
365	12.10.2048
366	01.10.2049
367	02.10.2049
368	03.10.2049
369	04.10.2049
370	05.10.2049
371	06.10.2049
372	07.10.2049
373	08.10.2049
374	09.10.2049
375	10.10.2049
376	11.10.2049
377	12.10.2049
378	01.10.2050
379	02.

This drawing represents proposed work. It may not be used for any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others.

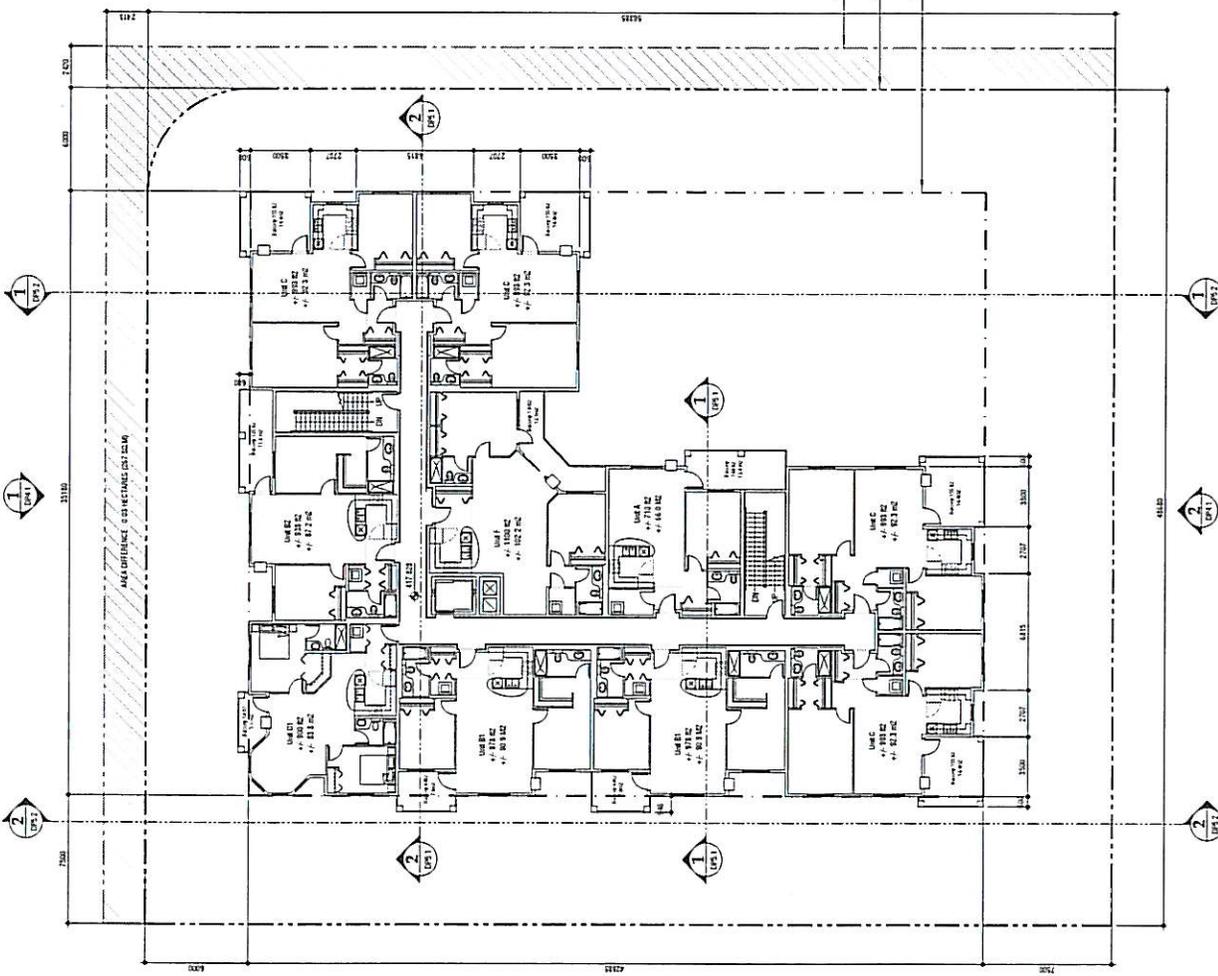
REVISIONS	DATE
1. INITIAL DESIGN	DEC 20 2024
2. PERMIT SUBMISSION	FEB 20 2025
3. PERMIT SUBMISSION	MAY 05 2025
4. PERMIT SUBMISSION	JUN 25 2025

SCALE: AS SHOWN
 DRAWN BY: [NAME]
 CHECKED BY: [NAME]
 DATE: [DATE]

DP2.3

ATTACHMENT 7

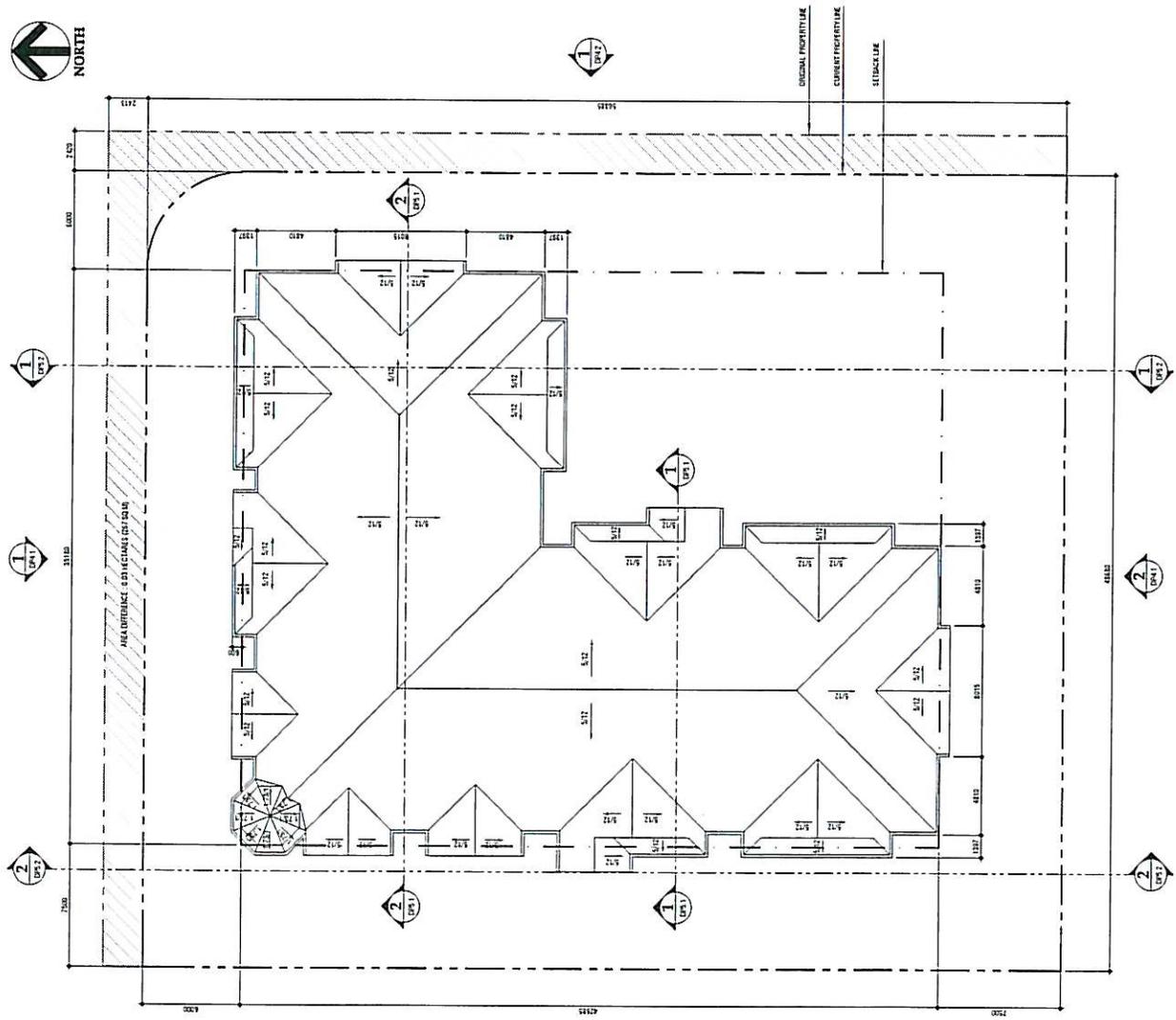
ONE BEDROOM: 1
 TWO BEDROOM: 9
 GROSS BUILDING AREA (WITHOUT BALCONIES): 1013.1 SQ.M
 GROSS BUILDING AREA (WITH BALCONIES 115.3 SQ.M): 1128.4 SQ.M
 NET BUILDING AREA: 886.1 SQ.M



1 SECOND FLOOR PLAN
 SCALE 1:150

<p>The owner is responsible for providing all necessary information for the design of this project. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.</p>	
REVISIONS	DATE
1	DEC 20 2008
2	DEC 20 2008
3	MARCH 2007
4	APRIL 23 2007
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	

ATTACHMENT J



1 ROOF PLAN
 SCALE 1:150

The owner represents and warrants that the information provided herein is true and correct to the best of their knowledge and belief.

ICE DEVELOPMENTS, ARCHITECT AND ENGINEER, IS NOT PROVIDING ANY DESIGN SERVICES TO THE OWNER OR ANY OTHER PARTY. THE ARCHITECT AND ENGINEER IS PROVIDING DESIGN SERVICES TO THE OWNER AND ANY OTHER PARTY. THE ARCHITECT AND ENGINEER IS NOT PROVIDING ANY DESIGN SERVICES TO THE OWNER OR ANY OTHER PARTY.

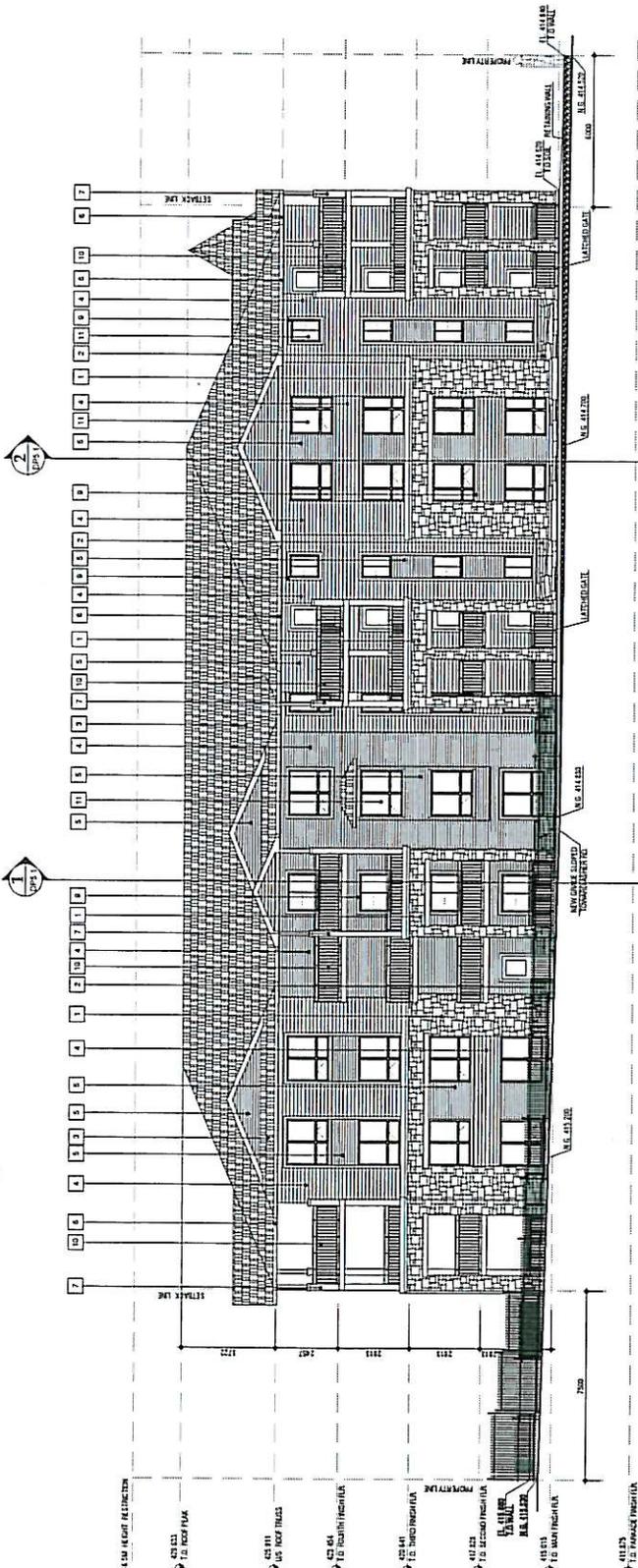
REVISION	DATE
1	DEC 20 2016
2	DEC 20 2016
3	DEC 20 2016
4	DEC 20 2016
5	DEC 20 2016
6	DEC 20 2016
7	DEC 20 2016
8	DEC 20 2016
9	DEC 20 2016
10	DEC 20 2016
11	DEC 20 2016
12	DEC 20 2016
13	DEC 20 2016
14	DEC 20 2016
15	DEC 20 2016
16	DEC 20 2016
17	DEC 20 2016
18	DEC 20 2016
19	DEC 20 2016
20	DEC 20 2016
21	DEC 20 2016
22	DEC 20 2016
23	DEC 20 2016
24	DEC 20 2016
25	DEC 20 2016
26	DEC 20 2016
27	DEC 20 2016
28	DEC 20 2016
29	DEC 20 2016
30	DEC 20 2016
31	DEC 20 2016
32	DEC 20 2016
33	DEC 20 2016
34	DEC 20 2016
35	DEC 20 2016
36	DEC 20 2016
37	DEC 20 2016
38	DEC 20 2016
39	DEC 20 2016
40	DEC 20 2016
41	DEC 20 2016
42	DEC 20 2016
43	DEC 20 2016
44	DEC 20 2016
45	DEC 20 2016
46	DEC 20 2016
47	DEC 20 2016
48	DEC 20 2016
49	DEC 20 2016
50	DEC 20 2016
51	DEC 20 2016
52	DEC 20 2016
53	DEC 20 2016
54	DEC 20 2016
55	DEC 20 2016
56	DEC 20 2016
57	DEC 20 2016
58	DEC 20 2016
59	DEC 20 2016
60	DEC 20 2016
61	DEC 20 2016
62	DEC 20 2016
63	DEC 20 2016
64	DEC 20 2016
65	DEC 20 2016
66	DEC 20 2016
67	DEC 20 2016
68	DEC 20 2016
69	DEC 20 2016
70	DEC 20 2016
71	DEC 20 2016
72	DEC 20 2016
73	DEC 20 2016
74	DEC 20 2016
75	DEC 20 2016
76	DEC 20 2016
77	DEC 20 2016
78	DEC 20 2016
79	DEC 20 2016
80	DEC 20 2016
81	DEC 20 2016
82	DEC 20 2016
83	DEC 20 2016
84	DEC 20 2016
85	DEC 20 2016
86	DEC 20 2016
87	DEC 20 2016
88	DEC 20 2016
89	DEC 20 2016
90	DEC 20 2016
91	DEC 20 2016
92	DEC 20 2016
93	DEC 20 2016
94	DEC 20 2016
95	DEC 20 2016
96	DEC 20 2016
97	DEC 20 2016
98	DEC 20 2016
99	DEC 20 2016
100	DEC 20 2016

DATE: DEC 20 2016
 DRAWN BY: [Name]
 CHECKED BY: [Name]

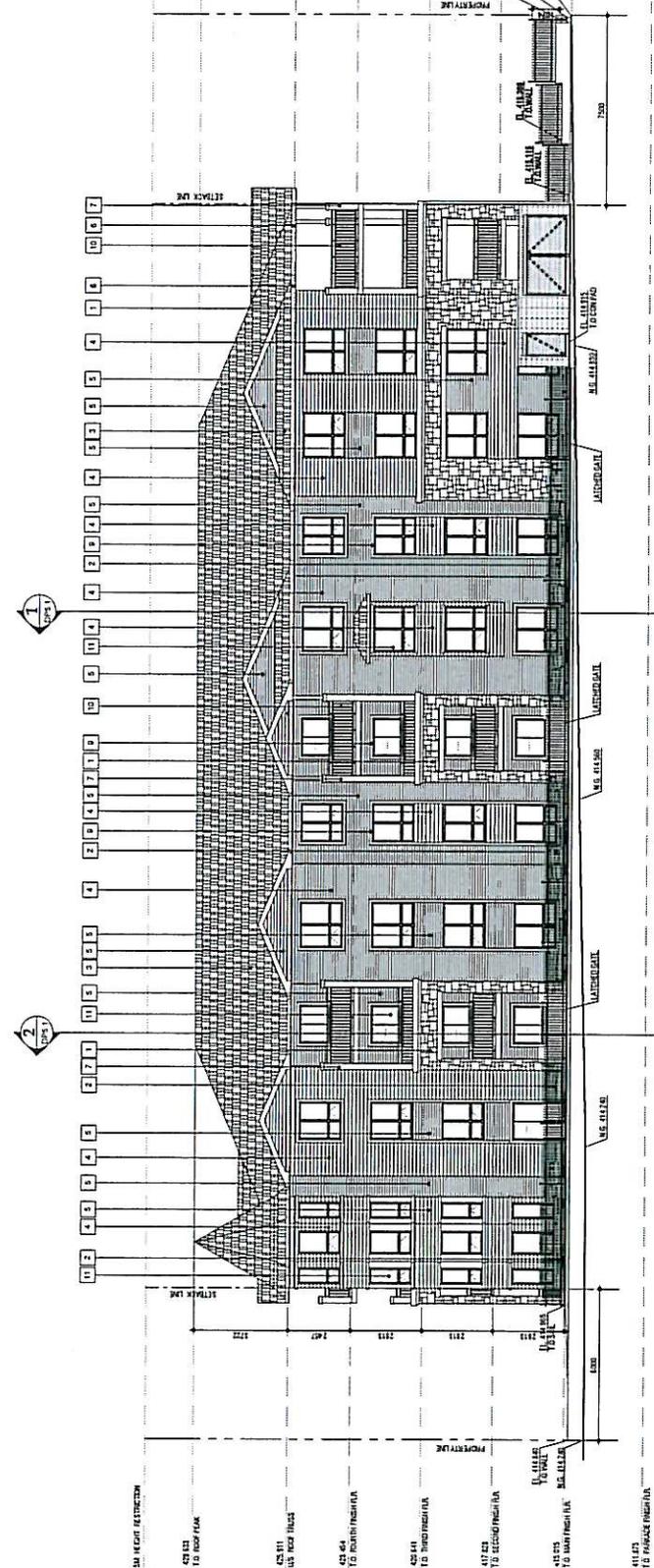
DRAWING NO: DP4.2

ATTACHMENT 7

- MATERIAL LEGEND:**
- TYPE 1 SIDE WITH SIDE OP
 - TYPE 2 SIDE
 - ASPHALT GRANULES
 - VINYL SIDING-DARK COLOUR
 - VINYL SIDING-LIGHT COLOUR
 - ALUMINUM SIDING AND FASCIA
 - PREPARED ROOF
 - LOGS/WOOD
 - TERRAZZO
 - METAL HANDRAIL
 - CLEAR GLAZING IN VINYL WINDOW FRAME



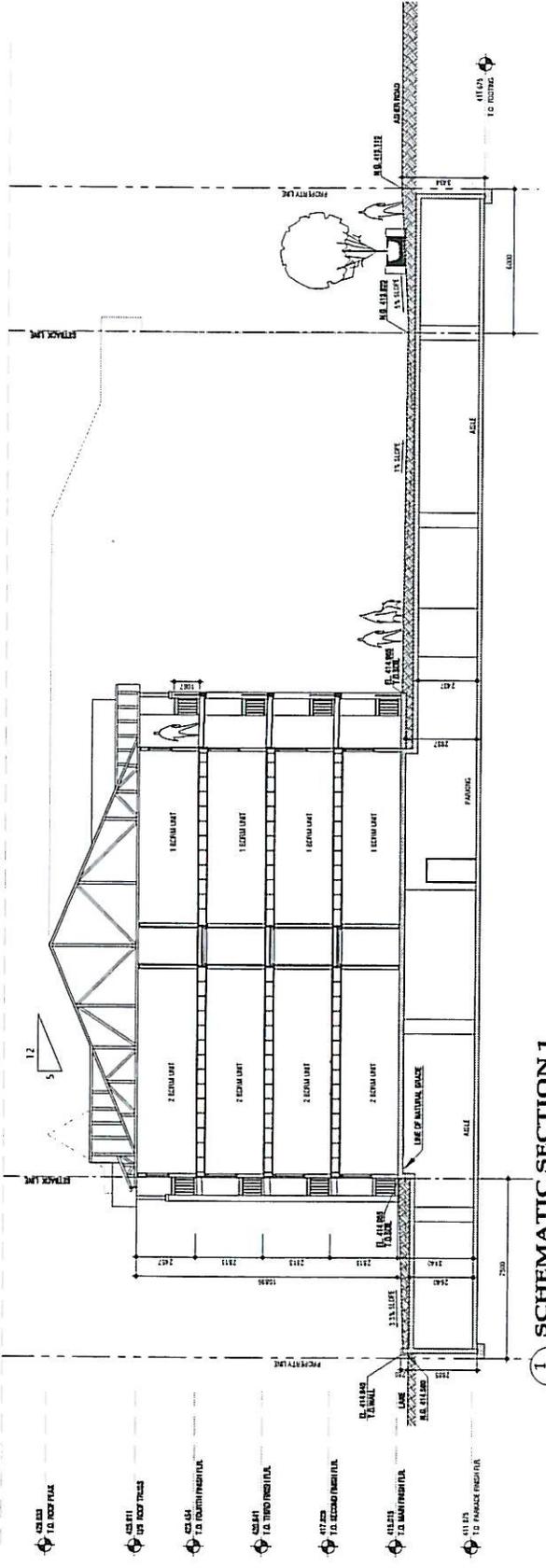
1 EAST ELEVATION
SCALE 1:100



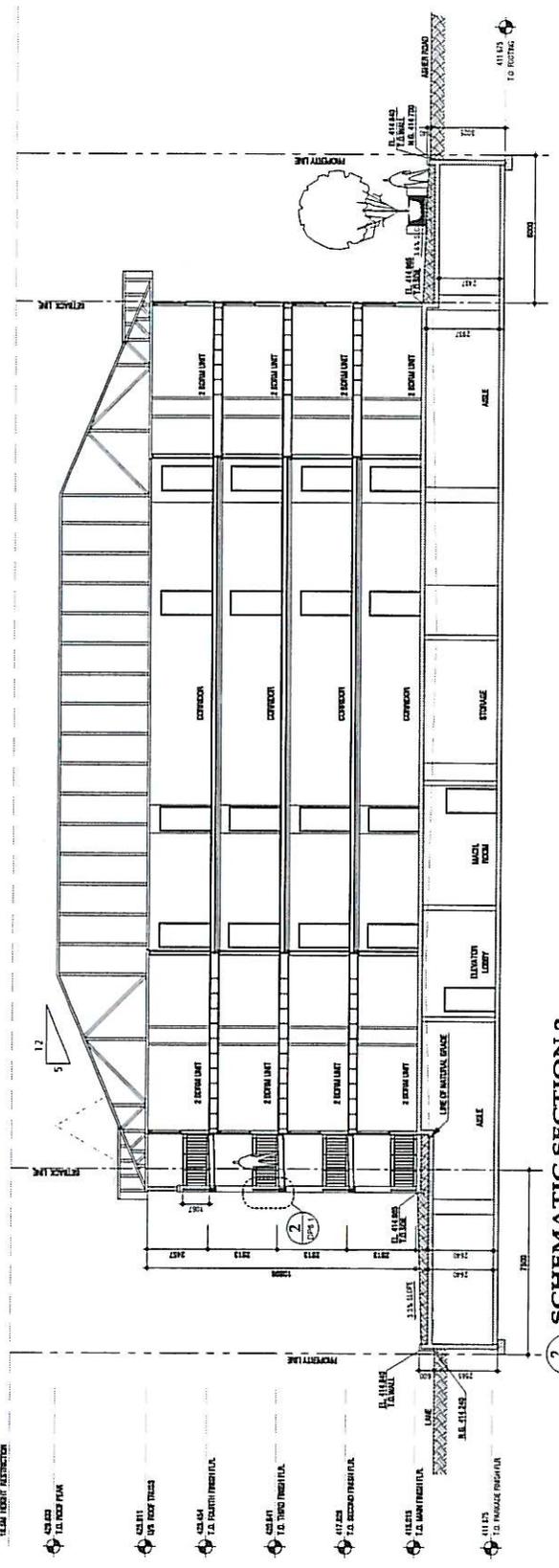
2 WEST ELEVATION
SCALE 1:150

This drawing represents a conceptual design and is not to be used for construction. It is intended to illustrate the general form and character of the proposed project. It is not intended to be used for any other purpose. All dimensions are approximate and subject to change. All dimensions are shown in feet and inches. All dimensions are shown to the center of the member unless otherwise noted. All dimensions are shown to the face of the member unless otherwise noted. All dimensions are shown to the center of the member unless otherwise noted. All dimensions are shown to the face of the member unless otherwise noted.

REVISION	DATE
1.0	DEC 20 2024
2.0	DEC 20 2024
3.0	DEC 20 2024
4.0	DEC 20 2024
5.0	DEC 20 2024
6.0	DEC 20 2024
7.0	DEC 20 2024
8.0	DEC 20 2024
9.0	DEC 20 2024
10.0	DEC 20 2024
11.0	DEC 20 2024
12.0	DEC 20 2024
13.0	DEC 20 2024
14.0	DEC 20 2024
15.0	DEC 20 2024
16.0	DEC 20 2024
17.0	DEC 20 2024
18.0	DEC 20 2024
19.0	DEC 20 2024
20.0	DEC 20 2024
21.0	DEC 20 2024
22.0	DEC 20 2024
23.0	DEC 20 2024
24.0	DEC 20 2024
25.0	DEC 20 2024
26.0	DEC 20 2024
27.0	DEC 20 2024
28.0	DEC 20 2024
29.0	DEC 20 2024
30.0	DEC 20 2024
31.0	DEC 20 2024
32.0	DEC 20 2024
33.0	DEC 20 2024
34.0	DEC 20 2024
35.0	DEC 20 2024
36.0	DEC 20 2024
37.0	DEC 20 2024
38.0	DEC 20 2024
39.0	DEC 20 2024
40.0	DEC 20 2024
41.0	DEC 20 2024
42.0	DEC 20 2024
43.0	DEC 20 2024
44.0	DEC 20 2024
45.0	DEC 20 2024
46.0	DEC 20 2024
47.0	DEC 20 2024
48.0	DEC 20 2024
49.0	DEC 20 2024
50.0	DEC 20 2024
51.0	DEC 20 2024
52.0	DEC 20 2024
53.0	DEC 20 2024
54.0	DEC 20 2024
55.0	DEC 20 2024
56.0	DEC 20 2024
57.0	DEC 20 2024
58.0	DEC 20 2024
59.0	DEC 20 2024
60.0	DEC 20 2024
61.0	DEC 20 2024
62.0	DEC 20 2024
63.0	DEC 20 2024
64.0	DEC 20 2024
65.0	DEC 20 2024
66.0	DEC 20 2024
67.0	DEC 20 2024
68.0	DEC 20 2024
69.0	DEC 20 2024
70.0	DEC 20 2024
71.0	DEC 20 2024
72.0	DEC 20 2024
73.0	DEC 20 2024
74.0	DEC 20 2024
75.0	DEC 20 2024
76.0	DEC 20 2024
77.0	DEC 20 2024
78.0	DEC 20 2024
79.0	DEC 20 2024
80.0	DEC 20 2024
81.0	DEC 20 2024
82.0	DEC 20 2024
83.0	DEC 20 2024
84.0	DEC 20 2024
85.0	DEC 20 2024
86.0	DEC 20 2024
87.0	DEC 20 2024
88.0	DEC 20 2024
89.0	DEC 20 2024
90.0	DEC 20 2024
91.0	DEC 20 2024
92.0	DEC 20 2024
93.0	DEC 20 2024
94.0	DEC 20 2024
95.0	DEC 20 2024
96.0	DEC 20 2024
97.0	DEC 20 2024
98.0	DEC 20 2024
99.0	DEC 20 2024
100.0	DEC 20 2024



1 SCHEMATIC SECTION 1
SCALE 1:100



2 SCHEMATIC SECTION 2
SCALE 1:100

DAVID SYMONS ARCHITECT

RUTLAND MULTI FAMILY ICE DEVELOPMENTS

Exterior Materials

DATE: 11/15/2016
 DRAWN BY: P. J. JONES
 CHECKED BY: P. J. JONES

DP-MB



ASPHALT SHINGLE

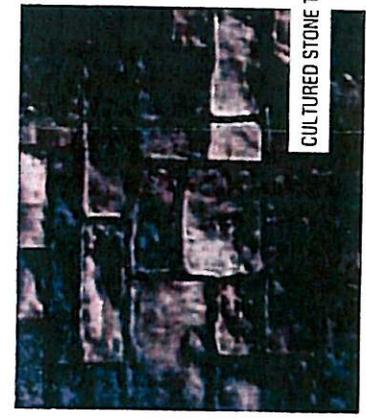


ALUMINUM SOFFIT AND FASCIA

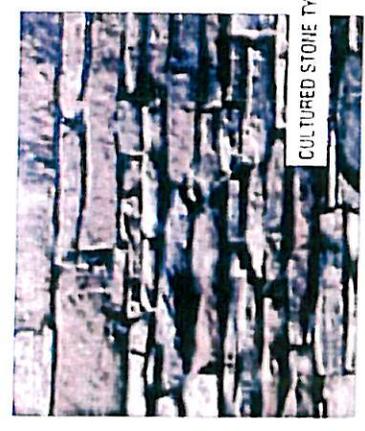


TRIM & RAILINGS

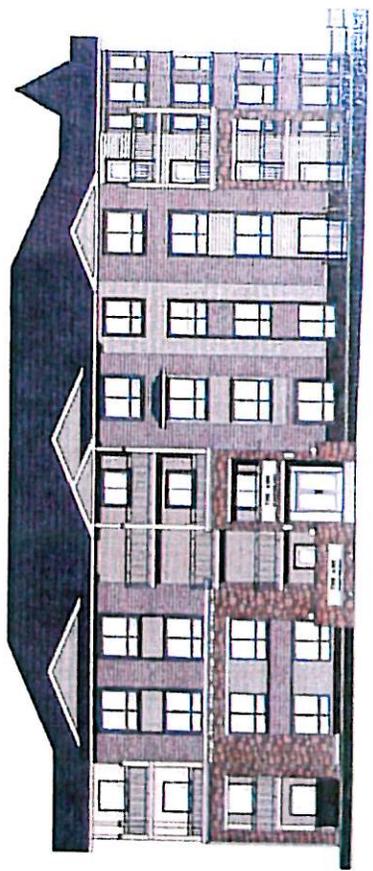
PAINTED WOOD POST



CULTURED STONE TYPE 2



CULTURED STONE TYPE 1



VINYL SIDING - LIGHT



VINYL SIDING - DARK

Ice Developments Ltd
#210 - 347 Leon Avenue
Kelowna, B.C. V1Y 8C7

REC'D/RECEIVED
26 -04- 2007

April 12th, 2007

City Of Kelowna
Planning and Development Services
1435 Water Street
Kelowna, B.C.
V1Y 1J4

RECEIVED
MAY 02 2007
CITY OF KELOWNA
PLANNING DEPT.

Attn: Corey Gain (Development Manager)

Dear Cory,

Re: DP Application – File # Z07-008/DP07-0016/DVP07-0017

Further to the Design Review Committee comments, particularly item 1.9 "Exterior finish details with preference to hardi-plank type finish over vinyl siding", please find below, our comments, as to why we have not included for this type of exterior finish product to this building.

First and foremost, is the fact that hardi-plank type products present a potential health hazard, as the products contain silica (see below), for installers, other workers in the vicinity of the product being installed, as well as future owners and/or tenants should the dust from cutting and drilling find it's way into cavities, ducting, etc, or simply having the dust airborne. We understand that the siding industry is having a difficult time in finding trades people to install this type of product due to the silica component. We wish not to put anyone in harms way.

Silica (SiO₂) is a common ingredient in hardi type building products. In an intact state, these products do not pose a silica risk. However, when cut, drilled, or abraded during installation, the resulting smaller, silica-containing dust, can pose a potential health hazard as inhalation of excessive quantities over an extended duration can cause silicosis, lung cancer, or other lung-related diseases, potentially leading to death.

We have also found that vinyl products provide better details at window and door jambs, do not require extensive caulking which need regular maintenance, joints are lapped not butted, etc. and also offer equivalent warranties.

Should any additional information be required please contact me at your convenience.

Yours truly,
Ice Developments Ltd. / 0758587 B.C. Ltd.
Steve Brown, Partner



Cory Gain

From: Ken Shaman [K.Shaman@s2architecture.com]
Sent: Wednesday, June 20, 2007 12:13 PM
To: Cory Gain
Subject: The Ash - APC Report 6050/1.2

Cory,

We have reviewed the comments from the June 5, 2007 APC meeting and our responses are listed below:

Visitor Parking - We have provided secured Visitor Parking.

Lane Access - Very early in the design process, we were directed by the transportation and planning departments to locate our access off of the lane and it is our understanding that this is in keeping with sound transportation policy and principles by keeping the site access away from the intersections and separating pedestrian realm from vehicular realm.

Landscaping - The landscaping design including fencing, has been reworked several times in conjunction with the planning department and we believe it is an attractive and functional design with lots of interesting features and amenity areas and as such we do not favour further revisions at this time.

Building Articulation - The building facade is well articulated and every unit has a significant change in plane ranging from 1.3m to 3.5m. In addition to the change in plane each unit also has 2-4 changes of colour and/or material. We do not favour further revisions at this time

At-Grade Entrances - In order to protect the privacy and security of the future residents, additional access and accentuation of the patio doors is not in keeping with the design intent of the project.

Siding Material - We are still of the position that vinyl siding is an appropriate material choice rather than Hardi-board for the following reasons:

- as suggested in the letter from the client dated April 12, 2007, the silica dust is a health risk and is indicated as such in the manufacturer's literature

(attached Hardiplank Info.pdf) as taken from the James Hardi Website

<http://www.jameshardie.com/>

- Hardi Board requires regular maintenance in terms of painting and caulking as indicated in the manufacturer's literature and on their website

- from a distance both vinyl and Hardi Board have the same appearance. Please see the attached images of houses 1 & A.

- in order to promote a broad based community made up of various types of housing options, multi-family residences appeal to the entry level

target market which also suggests that in some cases more affordable finishing materials be considered

- we are not aware of any architectural guidelines which prohibit the use of vinyl siding for this area

Please let us should you require any further information prior to the submission of the report coming out of the APC meeting. We look forward to receiving the report upon its completion.

Regards,

Ken Shaman

M.Arch
Intern Architect

S2 Architecture

Suite 900, 110 - 12 Avenue SW
Calgary, Alberta, Canada, T2R 0G7

D 403.670.7050 x 1071

T 403.670.7000

F 403.670.7051

K.Shaman@s2architecture.com

www.s2architecture.com

6/20/2007



CG

POSTED

Our File: 02-081-21856
Your File: Z07-0008

February 27, 2007

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Dear Ms. Benmore:

**Re: Rezoning Application No. Z07-0008 – ICE Developments.
Asher & McIntosh Roads – Rutland area**

Thank you for the opportunity to provide comments on the above noted rezoning application.

Upon our review of the material submitted, we are pleased to inform you that our interests are unaffected and as such, the Ministry of Transportation has no concerns or objections to the amendment bylaw that proposes to amend the property from RU6 to RM5.

Kindly quote File No. 02-081-21856 when sending the Bylaw after third reading for the Ministry's approval pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions or concerns, please call or email me directly.

Yours truly,

Robert Bilte
District Development Technician
e-mail: rob.bilte@gov.bc.ca

RB

Ministry of Transportation	Okanagan Shuswap District Southern Interior Region	Mailing Address: #300 – 1358 St. Paul Street Kelowna, BC V1Y 2E1	Telephone: (250) 712-3662 Facsimile: (250) 712-3669 Web Address: www.gov.bc.ca/tran
-----------------------------------	---	--	---

Development Approvals Website: http://www.gov.bc.ca/Development_Approvals/home.htm

Permits Website: <http://www.th.gov.bc.ca/permits>

CITY OF KELOWNA
MEMORANDUM

Date: February 19, 2007
File No.: Z07-0008
To: Planning & Development Services Department (CG)
From: Development Engineer Manager (SM)
Subject: 200 Asher Road – Lots 19, 20 and 21 Plan 9924, Sec. 26, Twp. 26 ODYD

The Works & utilities Department comments and requirements regarding this application are as follows:

These are W. & U. initial comments and they may be subject to MOT requirements

1. Subdivision
 - a) Provide easements as may be required.
 - b) Consolidate the lots.
 - c) Dedicate approximately 2.50 m. along the McIntosh Road frontage to achieve an ultimate 20.0 m. road right of way.
 - d) Dedicate approximately 2.50 m. along the Asher Road frontage to achieve an ultimate 20.0m. road right of way.
 - e) Dedicate a 6.0m. radius at North-East corner of the property for the corner of McIntosh Road and Asher Road.
 - f) Dedicate a 3.0m. truncation at the North-West corner of the property for the corner of the lane and McIntosh Road.
2. Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- a) Overall site suitability for development.
- b) Presence of ground water and/or springs.
- c) Presence of fill areas.
- d) Presence of swelling clays.
- e) Presence of sulfates.
- f) Potential site erosion.
- g) Provide specific requirements for footings and foundation construction.
- h) Provide specific construction design sections for roads and utilities over and above the City's current construction standards

3. Domestic water and fire protection.

This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements for the zone currently applied for under this application.

A watermeter is mandatory as well as a sewer credit meter to measure all the irrigation water. Watermeters must be housed in an above-ground, heated, accessible and secure building, either as part of the main site buildings or in a separate building. Remote readers units are also mandatory on all meters.

4. Sanitary Sewer.

- a) The subject property is serviced by the Municipal wastewater collection system and is located within specified area #1.
- b) A new sanitary service, sized and conveniently located to accommodate the proposed development will be required. All the redundant 100 mm. diameter services must permanently be disconnected. The cost of disconnecting the old services and installing a new service will be determined when an application for the new service is received by the City Inspection Services Department

5. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application. The drainage study should indicate the size and location of the ground recharge system. This plan can become part of the geotechnical study to identify possible ground recharge/detention areas.

6. Power and Telecommunication Services.

The subject property is located within the Rutland Town Centre. The services to this development and adjacent overhead distribution are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

7. Road improvements.

a) McIntosh Road

The applicant is responsible for the upgrade of McIntosh Road to a paved urban collector standard (SS-R5). The construction consists of curb, gutter and sidewalk, fillet paving, storm drainage works, removal and/or relocation of utilities as may be required, etc. The estimated cost for this work, for bonding purpose, would be **\$42,100.00**, inclusive of a bonding contingency (Utility poles relocation not included).

b) Asher Road

The applicant is responsible for the upgrade of Asher Road to a paved urban collector standard (SS-R5). The construction consists of curb, gutter and sidewalk, fillet paving, storm drainage works, removal and/or relocation of utilities as may be required, etc. The estimated cost for this work, for bonding purpose, would be **\$64,300.00**, inclusive of a bonding contingency (Utility poles relocation not included).

c) Lane

The applicant is responsible for the paving of the lane to current City standard complete with storm drainage and relocation of existing utilities if required. The estimated cost for this work, for bonding purpose, would be **\$41,200.00**, inclusive of a bonding contingency (Utility poles relocation not included).

8. Engineering.

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 and MOT for the work on Hwy 33

9. DCC Credits.

None of the required improvements qualify for DCC credit consideration, as these upgradings are not identified in the current DCC schedules.

10. Bonding and Levies Summary.

a) Performance Bonding

Houghton Road frontage upgrading	\$ 42,100.00
Asher Road frontage upgrading	\$ 64,300.00
Lane reconstruction	<u>\$ 41,200.00</u>
Total Bonding	<u>\$147, 600.00</u>

Steve Muenz, P.Eng.
Development Engineering Manager

BB