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**CITY OF KELOWNA  
MEMORANDUM**

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DATE: September 20, 2008  
TO: City Manager  
FROM: Planning & Development Services Department  
APPLICATION NO. Z08-0030 APPLICANTS: Paul Warnock  
AT: 1230 Brookside Avenue OWNER: Paul Warnock  
1220 – 1222 Brookside  
Avenue  
PURPOSE: TO REZONE PORTIONS OF THE SUBJECT PROPERTIES FROM  
THE RU6 - TWO DWELLING HOUSING ZONE TO THE RM5 -  
MEDIUM DENSITY MULTIPLE HOUSING ZONE AND P3 – PARKS  
AND OPEN SPACE IN ORDER TO ACCOMMODATE 41  
RESIDENTIAL, ASSISTED-LIVING UNITS FOR SENIORS.  
EXISTING ZONE: RU6 – TWO DWELLING HOUSING ZONE  
PROPOSED ZONES: RM5 - MEDIUM DENSITY MULTIPLE HOUSING ZONE & P3 – PARKS  
& OPEN SPACE ZONE  
REPORT PREPARED BY: NELSON WIGHT

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**1.0 RECOMMENDATION**

THAT Rezoning Application No. Z08-0030 to rezone portions of Lot 5, Block 2, District Lot 137, O.D.Y.D., Plan 5042 and Lot 1, District Lot 137, O.D.Y.D., Plan 4386 located on Brookside Avenue, from RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing and P3 – Parks and Open Space, in accordance with Map "A", attached to the Planning and Development Services Report, dated September 20, 2008 be considered by Council;

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

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

AND THAT final adoption of the zone amending bylaw be considered subsequent to the lane closure, lot consolidation, and dedication of park, to the satisfaction of the subdivision approving officer;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the registration of a "no disturb" Section 219 Covenant to effectively preserve the Mill Creek Riparian Management Areas, and a Section 219 Covenant to save harmless the Province and the City of Kelowna from damages due to flooding;

AND FURTHER THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property.

**2.0 SUMMARY**

The applicant intends to construct a senior's housing project on the two subject properties, incorporating a portion of the lane along the north side as well. This rezoning application addresses the proposed change in use from RU6 to RM5. A development permit application has not been made at this time, but would be required in the future to address the form and character of the proposed building.

### 3.0 ADVISORY PLANNING COMMISSION

At a meeting held on August 26, 2008, the Advisory Planning Commission passed the following motion:

THAT the Advisory Planning Commission support Rezoning Application No. Z08 0030, for 1230 Brookside Avenue, Lot 1, Plan 4386, Sec. 19, Twp. 26, ODYD by P. Warnock, to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing and P3 - Parks and Open Space zone in order to accommodate +/-40 residential, assisted-living units for seniors.

### 4.0 BACKGROUND

There are existing residences on each of the subject properties today, which would need to be demolished to accommodate this project. Pedestrian and vehicle access can be provided to the site via the lane on the north, and Brookside Avenue to the south.

The applicant has provided some preliminary drawings that illustrate the concept of development proposed for the subject properties (see attached drawing set).

The site is located adjacent to Mill Creek, with the south west corner extending beyond the bank of Mill Creek. The properties are in a residential area, wherein previous development has significantly modified the riparian area from its natural condition (e.g. retaining wall constructed along the creek channel). The preliminary site plans indicate that all proposed structures will be constructed outside of the 15 m riparian management area setback, as prescribed by the OCP. An environmental assessment report has been submitted, with recommendations and measures to restore the natural integrity of terrestrial and aquatic communities. The conclusion indicates that if the development is constructed as proposed, and the recommendations contained within the report are implemented, no significant impacts to fish or wildlife are anticipated, and improvements could be made to enhance the riparian area.

The proposed development meets the requirements of the RM5 – Medium Density Multiple Housing zone, as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
<b>Subdivision Regulations</b>		
Lot Area (m <sup>2</sup> )	2,987 m <sup>2</sup> (1.4 ac).	1,400 m <sup>2</sup>
Lot Width (m)	60 m	30.0 m
Lot Depth (m)	65 m	35.0 m
<b>Development Regulations</b>		
Floor Area Ratio	0.8	1.3 (1.1 + 0.2 bonus for underground parking)
Site Coverage	33% 38%	40% (buildings) 60% (buildings, parking areas, and driveways)

Height	13.5 m 4 storeys	16.5 m or 4 storeys
Front Yard (Brookside Ave.)	7.1 m	6.0 m
Rear Yard (north)	7.5 m <sup>A</sup>	9.0 m
Side Yard (east)	7.4 m <sup>B</sup>	4.5 m (< 2 ½ storeys) 7.5 m (> 2 ½ storeys)
Side Yard (west)	8.4 m	4.5 m (< 2 ½ storeys) 7.5 m (> 2 ½ storeys)
Projections	2.5 m <sup>C</sup>	maximum 0.6 m
<b>Other Regulations</b>		
Minimum Parking Requirements	20 spaces	1 per principal dwelling, plus 1 stall per three bed spaces and 1 per resident staff member Total required: (1 resident staff x 1 + (41 bed spaces / 3 = 14) = 15 spaces
Small Car Parking Spaces	5 small car spaces	Maximum 40% small car 15 x 40% = maximum 6
Continuous Building Frontage	(meets requirements)	No continuous building frontage shall exceed 40.0 m for a 3 or 4 storey building
Bicycle Parking	Inside: 64 Outside: 7	Residential Inside: 0.5/unit = 34 Outside: 0.1/unit = 7
Private Open Space	(meets requirements)	A minimum area of 7.5 m <sup>2</sup> of private open space shall be provided congregate housing bedroom 7.5 m <sup>2</sup> x 41 = 308 m <sup>2</sup>
Landscaping	(meets requirements)	Level 2 and 3 buffer required.

<sup>A</sup> The applicant will need to apply for a development variance permit to address this conflict or alter the building to comply with the regulation.

<sup>B</sup> The applicant will need to apply for a development variance permit to address this conflict or alter the building to comply with the regulation.

<sup>C</sup> The applicant will need to apply for a development variance permit to address this conflict or alter the building to comply with the regulation.

## **5.0 Zoning and Uses of Adjacent Property**

North	RU6 – Two Dwelling Housing
East	RM5 – Medium Density Multiple Housing
South	RM5 – Medium Density Multiple Housing
West	RU6 – Two Dwelling Housing

## **6.0 TECHNICAL COMMENTS**

(See attached)

## **7.0 CURRENT DEVELOPMENT POLICY**

### **7.1.1 Kelowna Official Community Plan (OCP)**

#### **Future Land Use**

The subject properties are designated "Multiple Unit Residential – Medium Density" in the OCP. Consequently, the proposal to rezone to the RM5 – Medium Density Multiple Housing zone is consistent with that designation.

#### **Objectives for 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 should contribute to a sense of community identity and sense of place (integration of development within larger community belonging, 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);

#### **Housing Policies:**

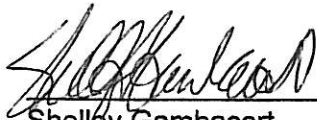
- Housing Agreements: Support the use of housing agreements to assist in creating affordable and special needs housing;
- Affordable and Special Needs Housing: Encourage the private sector to provide housing that is innovative and affordable and that is targeted to groups identified in the Housing Study, a Housing Reserve Fund Bylaw, or a list published by the City;

## **8.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS**

Staff has no concerns with the rezoning of these properties to the RM5 zone. Those portions of subject properties north of Mill Creek are of sufficient area to accommodate the density proposed for the site in a manner that functions well. Furthermore, the proposed density is supported by the Generalized Future Land Use Map within the OCP. Those portions of the subject lands south of Mill Creek are designated for "major park/open space", and will need to be zoned P3 – Parks and Open Space. Another condition of final adoption would be approval of a subdivision plan to address the dedication of the necessary park land, the closure and consolidation of the lane, and consolidation of the two lots.

Staff has requested that the applicant hire an architect to explore an alternate building form that better satisfies the multi-family residential development objectives detailed in Section 4.11 above, to provide an appropriate response to this unique site. Staff will continue to work with the applicant to refine the project to address "form and character" issues once formally submitted.

It should also be noted that possible changes to Brookside Avenue may have significant implications both to Mill Creek and the siting of the proposed building. These issues would, of course, need to be resolved with Staff prior to final adoption of the zone amending bylaw and consideration of a development permit.



Shelley Gambacort

Planning and Development Services

NW/nw

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#### **ATTACHMENTS**

Location of subject property

Drawing Set

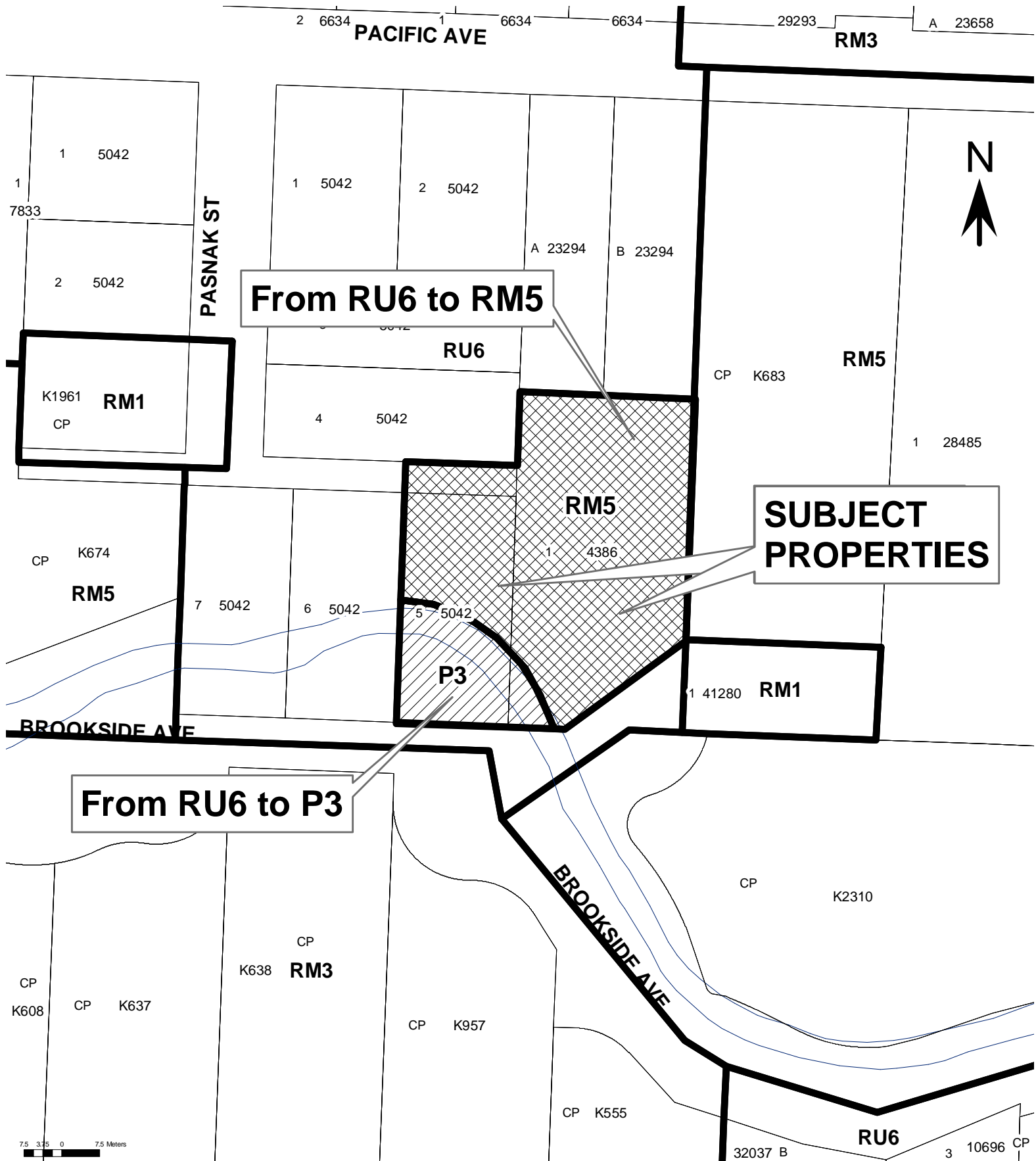
Air Photo

Technical Comments

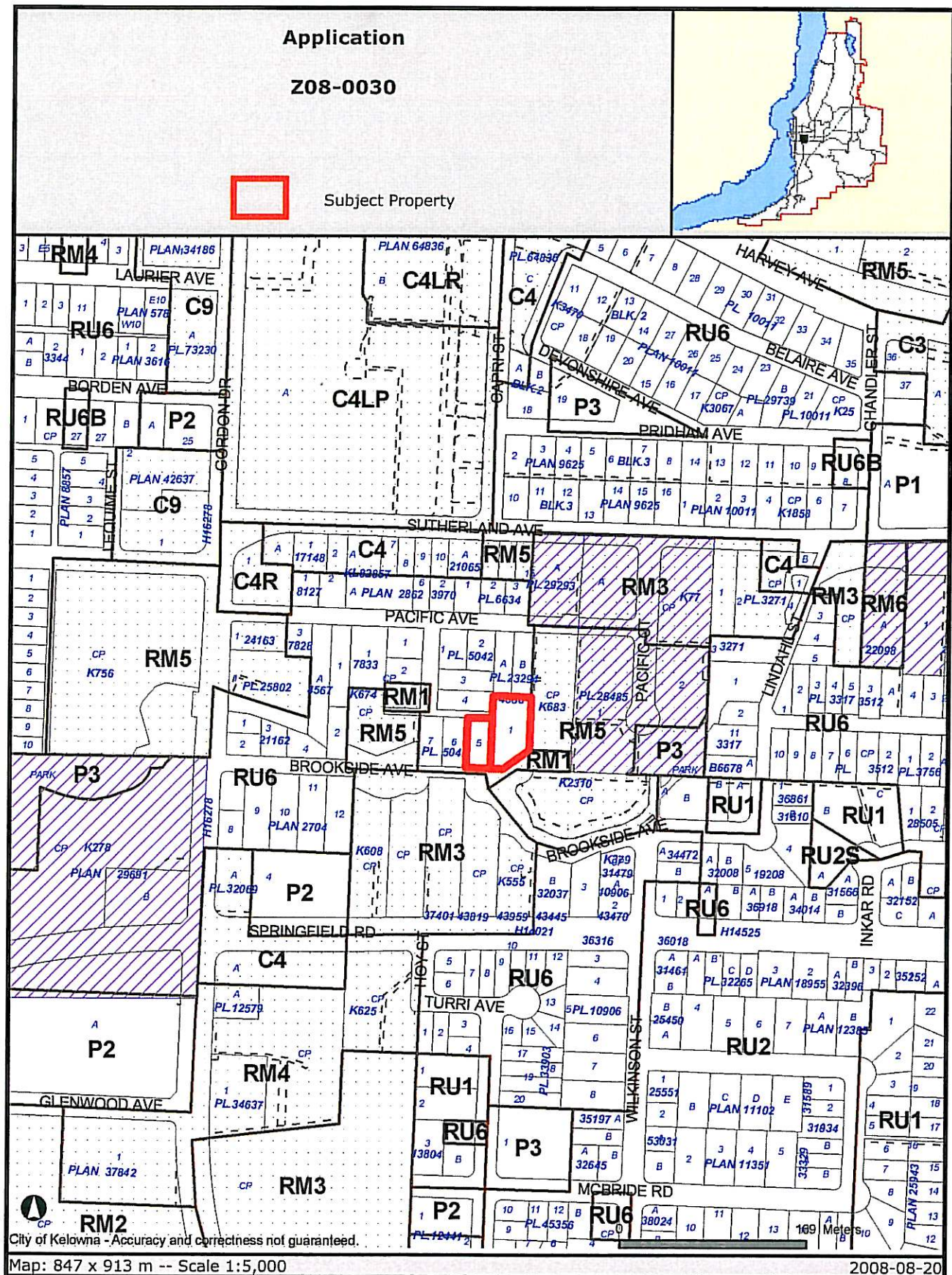
Works and Utilities Department Memo

# MAP "A"

## Zoning





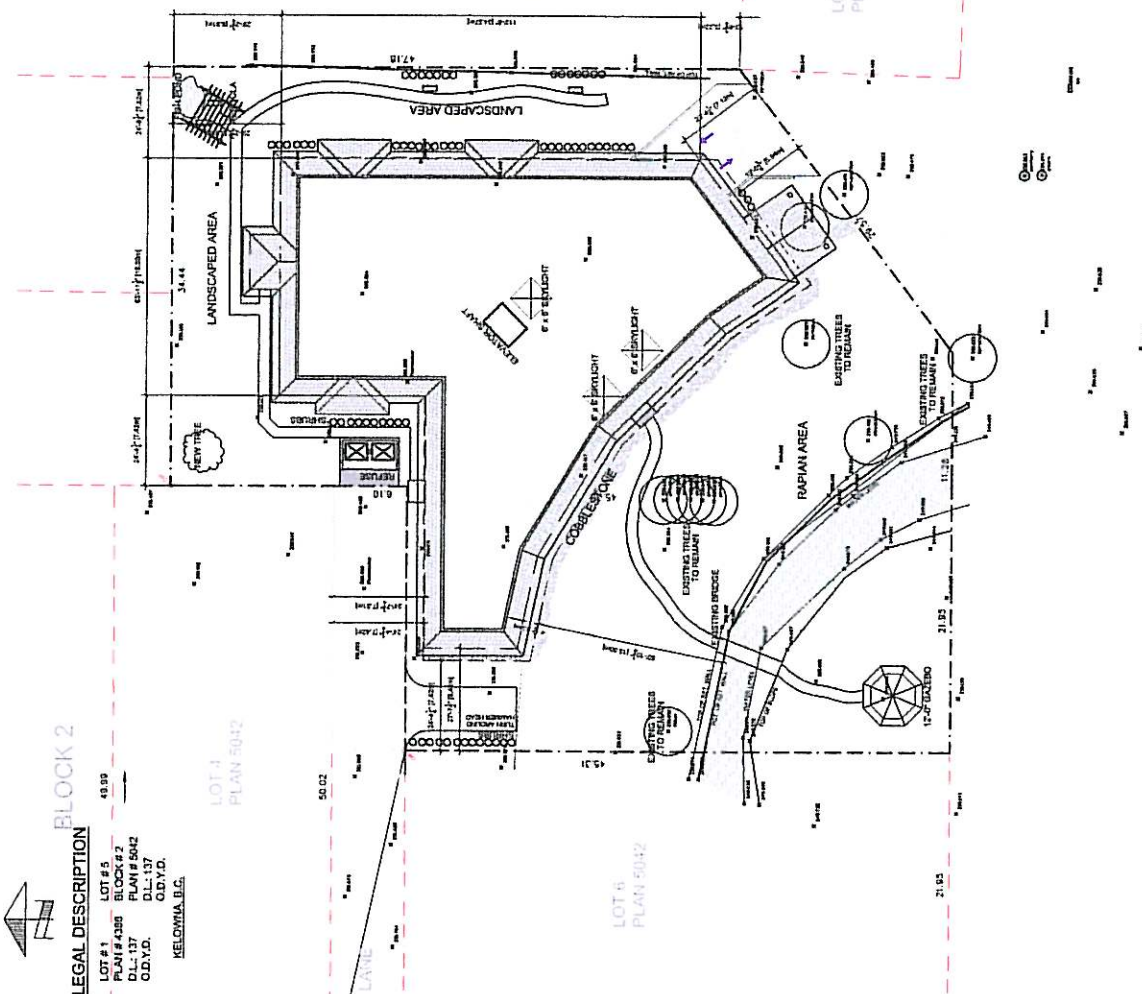


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



LOT # 1      LOT # 5  
PLAY # 4380      BLOCK # 2  
D.L.: 137      PLAY # 5042  
O.D.Y.D.      D.L.: 137  
O.D.Y.D.      O.D.Y.D.

KELOWNA, B.C.



First Floor		Second Floor		Third Floor		Fourth Floor		Fifth Floor		Sixth Floor		Seventh Floor		Eighth Floor		Ninth Floor		Tenth Floor		Eleventh Floor		Twelfth Floor		Thirteenth Floor		Fourteenth Floor		Fifteenth Floor		Sixteenth Floor		Seventeenth Floor		Eighteenth Floor		Nineteenth Floor		Twentieth Floor																																																													
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[illegible][illegible][illegible]

\* Does not include representable vegetable space

Partials	Partials Area By Usage
Partials	100 sq. ft.
Partials	016 sq. ft.
Partials	420 sq. ft.
Partials	388 sq. ft.
Partials	200 sq. ft.

**SITE CALCULATIONS:**

207612	RM-5	33,154 S.F. / 2.987 A2
GROSS SITE AREA		
BUILDING AREA:		
MANAGE	10,509 S.F. / 0.783 A2	
MAIN FLOOR PLAN	10,509 S.F.	
SECOND FLOOR PLAN	12,823 S.F.	0.743 A2
THIRD FLOOR PLAN	1,448 S.F.	0.174 A2
FOURTH FLOOR PLAN	18,309 S.F.	0.872 A2
TOTAL FLOOR AREA		
	42,109 S.F.	0.747 A2

UNIT STYLE	UNIT AREA
UNIT A	60.3 S.F.
UNIT B	57.9 S.F.
UNIT C	62.3 S.F.
UNIT D	62.3 S.F.

UNIT E UNIT F	UNIT A	UNIT
MAIN FLOOR PLAN	1	5
SECOND FLOOR PLAN	1	7
THIRD FLOOR PLAN	1	7
FOURTH FLOOR PLAN	1	7
TOTAL	4	26

## PROPERTY SETBACK

[illegible]

MAX. BUILDING SITE COVERAGE ALLOWED	40 %
PROPOSED	32.7 %
MAX. SITE COVERAGE ALLOWED	50%
PROPOSED	38%

MAX. HEIGHT ALLOWED	PROPOSED
12.5 M or 4 STOREYS	12.5 M or 4 STOREYS

UNIT C	UNIT D	UNIT E	UNIT F
0	0	0	0
2	1	0	0
2	1	0	1
2	1	1	0
0	1	1	1

Researcher's name and affiliation

**Partendo**

LOT 6  
PLAN 5042

	a
	b
	c
	d

Activity	#	Days	Est. Weight Loss (lb.)/week
A	1	1	0
B	8	8	0
C	1	1	0

Amount	%	Item	Measurement of Progress

Supplies Expense

Funds allocated by an instrument of services, such as a contract, for the purchase of supplies, materials, or other goods, that is not a contract for the purchase of services.

1

**WARNOCK**  
CONTRACTING CO.

Phone: 210-451-1000  
Fax: 210-213-7178  
N.D.D.



**DRAUGHTING & CIVIL ENGINEERING**  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904,

**THOMAS CRICK DEVELOPMENT**

**PROJECT**

**# 04 16-078-2002**

**19000 mcdmington**

SPROCKETS AVENUE  
KELLOWNA, B.C.

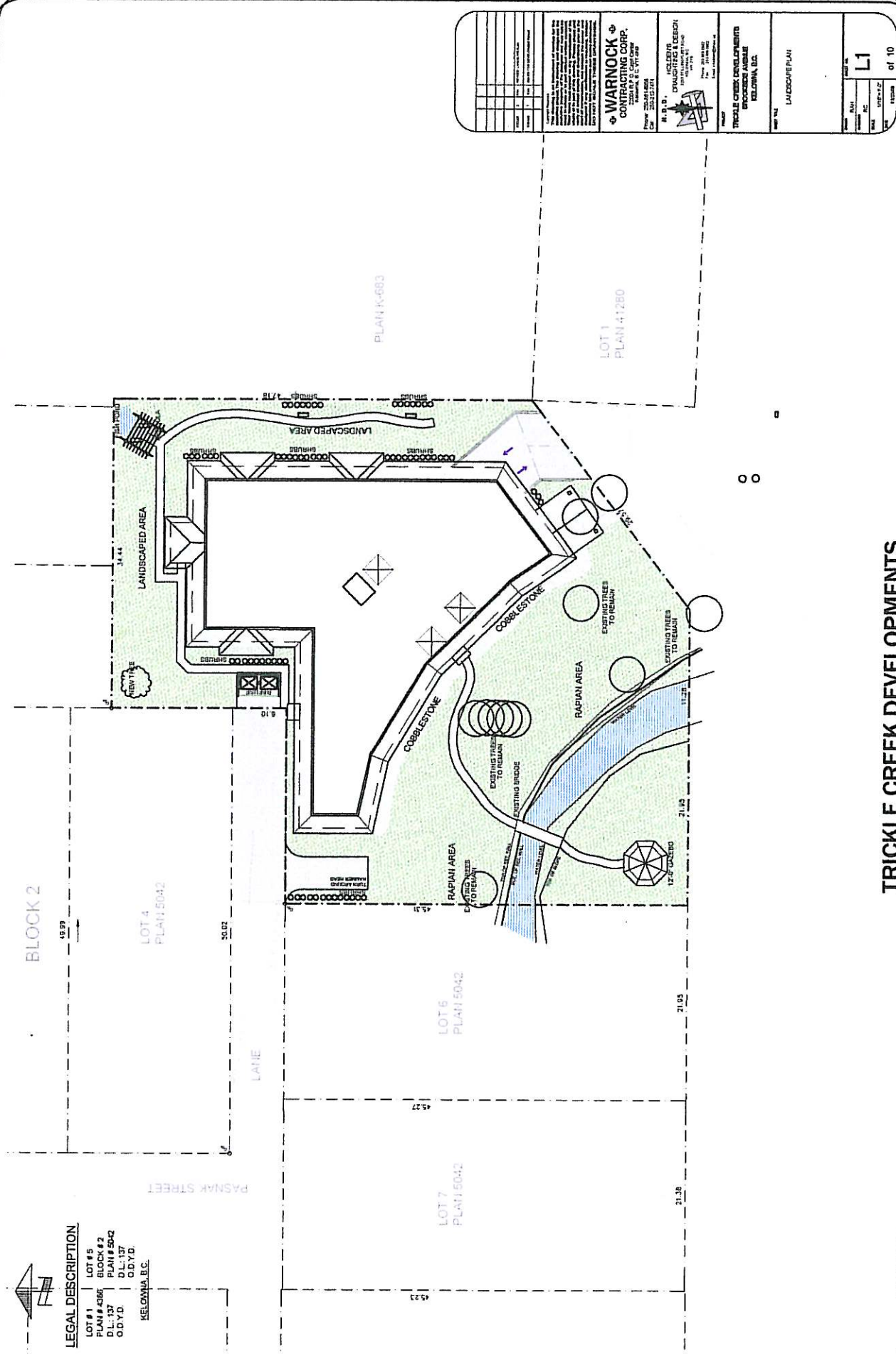
DATE PLANNED  
GENERAL BUILDING  
BUILDING MATERIAL

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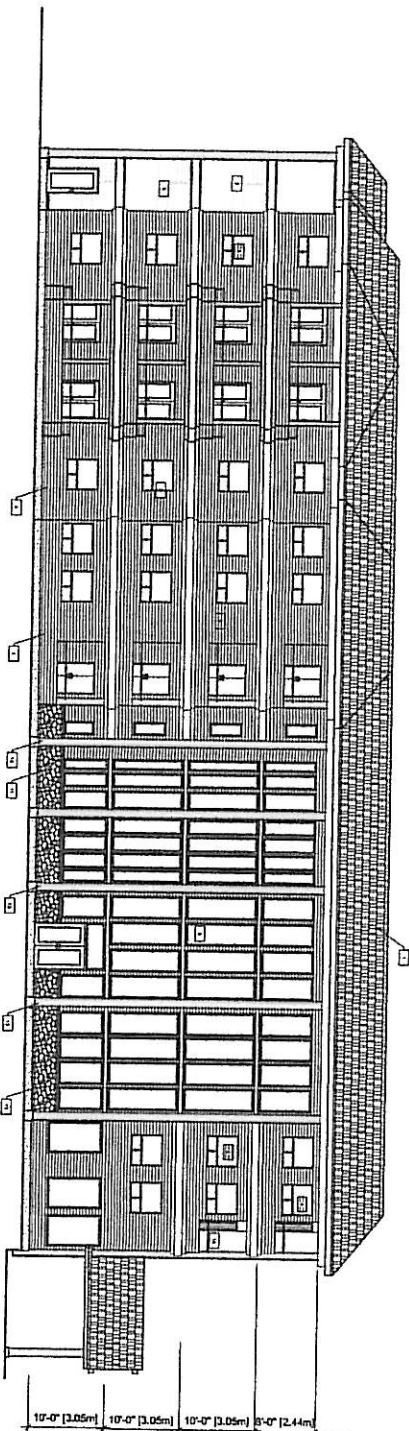
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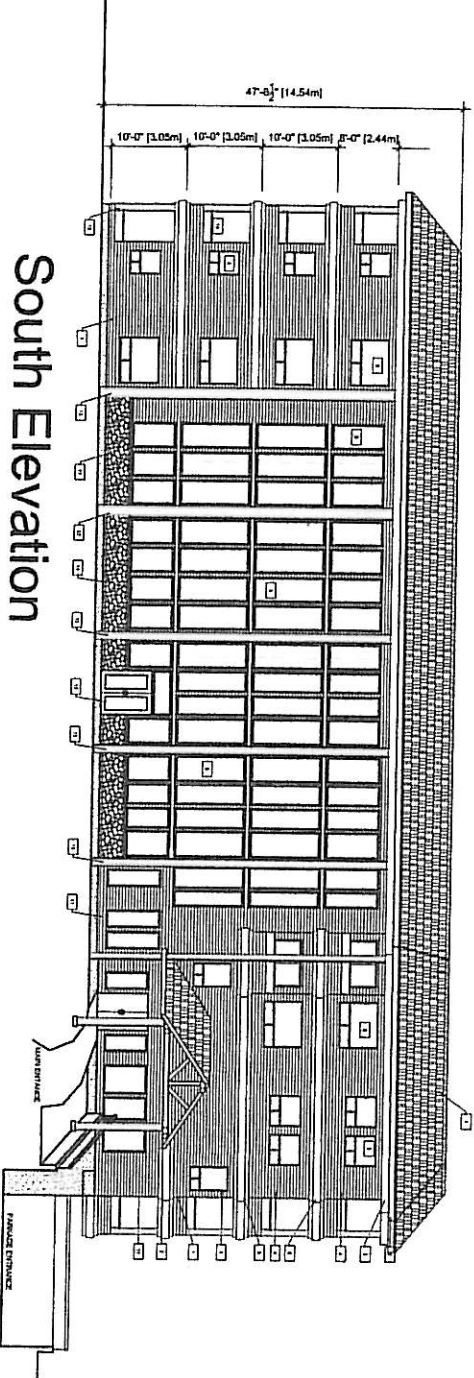


# TRICKLE CREEK DEVELOPMENTS



West Elevation

- GENERAL NOTES:**
- 1. APPLICABLE TO BOTH ELEVATIONS
  - 2. 1" = 1" SCALE BOARD
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South Elevation

TRICKLE CREEK DEVELOPMENTS

**WARNOCK CONTRACTING CORP.**

1111 S. O. OAK STREET  
TAMPA, FL 33606  
TEL: 813-281-1111  
FAX: 813-281-1112

**TRICKLE CREEK DEVELOPMENTS**

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TAMPA, FL 33606  
TEL: 813-281-1111  
FAX: 813-281-1112

WEST & SOUTH ELEVATION

Sheet No. **A8**

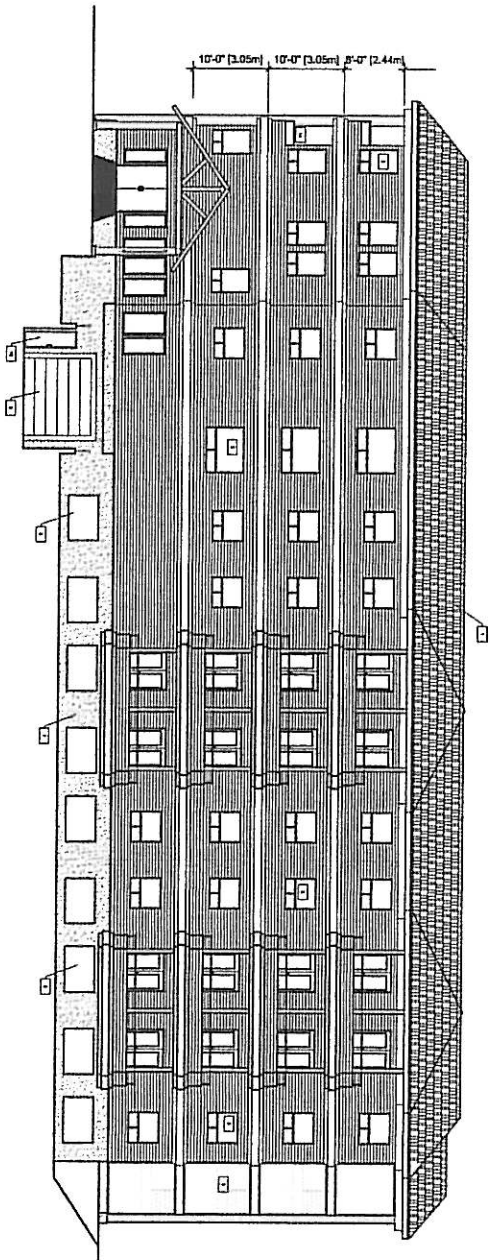
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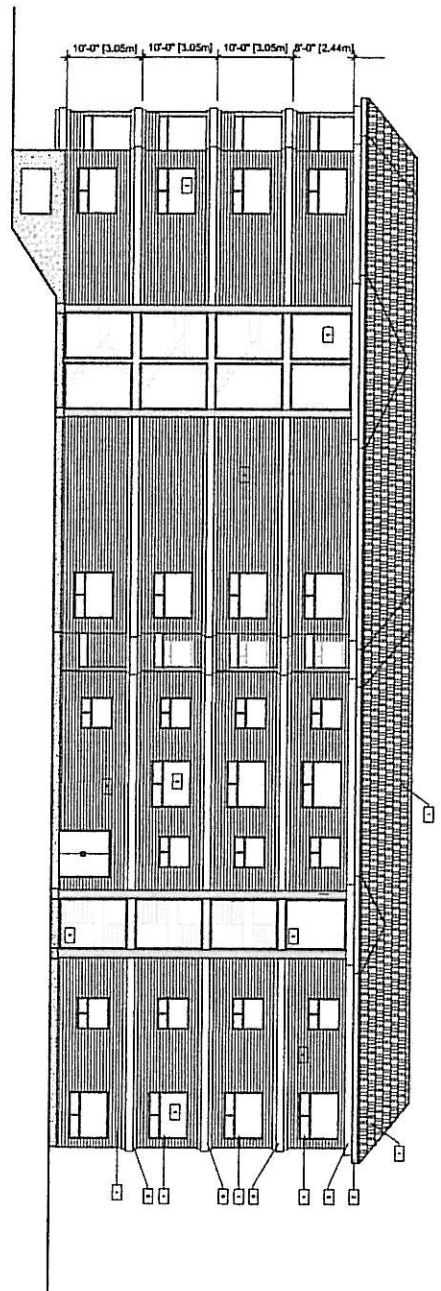
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APPROVED: [Signature]



- GENERAL NOTES:
- 1. APPROX. 1000000 SQUARE FEET
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# North Elevation

## TRICKLE CREEK DEVELOPMENTS

**WARNOCK CONTRACTING CORP.**  
 1111 N. 10th St.  
 Oklahoma City, Oklahoma 73102  
 Phone: (405) 231-1111  
 Fax: (405) 231-1112  
 E-mail: warnock@warnockcorp.com

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 E-mail: warnock@warnockcorp.com









File: Z08-0030

Application

File: Z08-0030

Type: REZONING

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only) 2008-03-27 2008-03-27
				Community Development & Real Estate Mgr 2008-03-27 2008-04-07
			SALEXANC	CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 ? x 11 copy, of any survey plans.
				Environment Manager 2008-05-30 2008-06-05
				The Environment Division is generally satisfied with the proposed site plan (Sheet A1, Trickle Creek Developments, dated March 20, 2008) submitted by Warnock Contracting Corp; however, there are some concerns that need to be addressed as follows:
				" The Environment Division requests that the proponent provide a draft no build/no disturb Section 219 Restrictive Covenant, which is to be registered under the Land Title Act against the title of the subject property to effectively preserve the Mill Creek Riparian Management Areas.
				" The proponent needs to provide a draft Section 219 Restrictive Covenant to be registered under the Land Title Act against the title of the subject property to save harmless the Province and the City of Kelowna from damages due to flooding.
				" The Environment Division requests that the proponent provide a Riparian Restoration Landscape plan that details how the riparian area will be naturalized to sustain aquatic habitat, since this area will be covenanted as a no build and no disturb area. The riparian restoration is also important in the areas where several buildings will be demolished to make room for the proposed development. The landscape plan must be approved and stamped by a Registered Professional Biologist.
				Fire Department 2008-03-27 2008-05-02
			MNEID	Before DP approval we need a detailed code analysis and drawings pertaining to occupancy (group C or group B2), type of construction, Fire Department access, access route and route design, exiting (there are dead end corridors), fire flows, there are limited city hydrants in the area so hydrant placement needs to be shown with consideration to water volume, and location and type of fire protection needs to be shown.
				FortisBC 2008-03-27 2008-05-23
				Inspections Department 2008-03-27 2008-04-29
			RREADY	All retaining walls and lot grading design to be dealt with prior to DP approval. Registered architect to prepare DP and BP drawings. Parkade level appears to be underground, not in compliance with 1:200 flood plain construction requirements, to be addressed prior to issuance of DP. Nursing room designated on 1st floor indicates possible care facility service which building is to be designed as a Group B.2 classification not a Group C classification, registered professional to clarify this issue prior to issuance of DP. Additional exit stair shaft required to meet requirements of BCBC 2006 (dead end corridors). Main entrance appears not to be disabled accessible.
				Mgr Policy, Research & Strategic Plannin 2008-03-27 2008-03-31
				Ministry of Transportation 2008-03-27 2008-04-17
				Park/Leisure Services Dir. (info only) 2008-03-27 2008-03-27
				Parks Manager 2008-03-27 2008-04-18
			TBARTON	In order to adequately protect the riparian area on the south side of Mill Creek, we recommend that the land be transferred to the City and maintained by the Parks Division.
				Public Health Inspector 2008-03-27 2008-04-25
				RCMP 2008-03-27 2008-04-11
				Shaw Cable 2008-03-27 2008-04-04
				Telus 2008-03-27 2008-04-22
				Terasen Utility Services 2008-03-27 2008-04-17
				Works & Utilities 2008-03-27 2008-06-27
				Food service plans have been forwarded to area Health Inspector for review and comment to the applicant
				no comment.
				Owner/developer to supply and install underground conduit system
				TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
				No comment
				see documents tab



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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** June 24, 2008  
**File No.:** Z08-0030

**To:** Planning & Development Services Department (NW)

**From:** Development Engineering Manager (SM)

**Subject:** Proposed 41 Unit Assisted Living Building 1230 Brookside Dr. Lot 1 Plan 4386, Lot 5 Plan 5042 ODYD

The Works & Utilities Department have the following comments and requirements associated with this application to rezone from RU-6 to RM-5. The road and utility upgrading requirements outlined in this report will be a requirement of this rezoning.

The Development Engineering Technologist for this project is Derek Corning EIT.

1. Domestic Water and Fire Protection

- (a) The developer must engage a consulting civil / mechanical engineer to determine the domestic and fire flow requirements of this development. The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw. Water computations will be required to determine the demands for the identified land use designations, to determine water supply needs.
- (b) The existing lots are serviced with small diameter (13-mm) copper water services. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing services and the installation of one larger metered water service. The estimated cost of these improvements for bonding purposes is **\$10,000.00**.
- (c) The boulevard irrigation system must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- (a) The existing two lots are connected with sewer services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs.
- (b) The applicant, at his cost, will arrange for the installation of one larger service, as well as capping of all existing unused services at the mains. Only one service will be permitted for this development. The estimated cost for construction for bonding purposes is **\$5,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation

(MBE), and recommendations for onsite drainage containment and disposal systems.

- (b) Storm drainage systems for the site will be reviewed and approved when a site design is submitted.
- (c) Provide a lot-grading plan.

#### 4. Road Improvements

- (a) The applicant will be responsible for upgrading Brookside Avenue to a local residential cul-de-sac standard (SS-R17), for reference two sketches have been attached showing potential layouts. Drawing 1 will require addition road dedication from 1250-1252 Brookside Drive and Drawing 2 is an option which all additional road dedication required would be attained from the subject property. Bonding security will be required from the applicant for the construction of the cul-de-sac, including curb and gutter, pavement widening, landscaped boulevard complete with underground irrigation system, street lights as required and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The City has collected deferred revenue which can be used towards the costs of the cul-de-sac construction.
- (b) It should be noted this construction will be within an environmentally sensitive area and all appropriate permits must be provided.
- (c) As a requirement of this report the applicant must engage a civil consultant, specializing in bridge structures, to provide a bridge assessment report. This report is to ensure the anticipated and existing volumes and loads using the existing city bridge are within it's capacity. If it is determined that the bridge is under designed for the proposed use, the applicant is responsible for the necessary upgrades.

#### 5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Provide a road dedication widening for the frontage of Brookside Avenue to achieve the right-of-way necessary for the local residential cul-de-sac (SS-R17).
- (b) Lot consolidation is required
- (c) Provide statutory rights-of-way if required for utility services.

#### 6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by underground services. 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. Street Lighting

Street lighting including underground ducts must be installed on all roads fronting on the proposed development. The cost of this requirement is included in the roads upgrading item.

## 8. Design and Construction

- a) Design, construction supervision and inspection of all 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 named on the insurance policy as an additional insured.

## 10 Geotechnical Report

As a requirement of this application and/or prior to issue of a building permit, the applicant must provide a modified geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site and overland surface drainage courses traversing across or influencing this property.
- (b) Site suitability for development; unstable soils, etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyze soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.



- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

8. Survey Monuments and Iron Pins

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.

9. Bonding and Levy Summary

(a) Bonding

Brookside Avenue frontage upgrading	TBD
Service upgrades	\$ 15,000.00

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

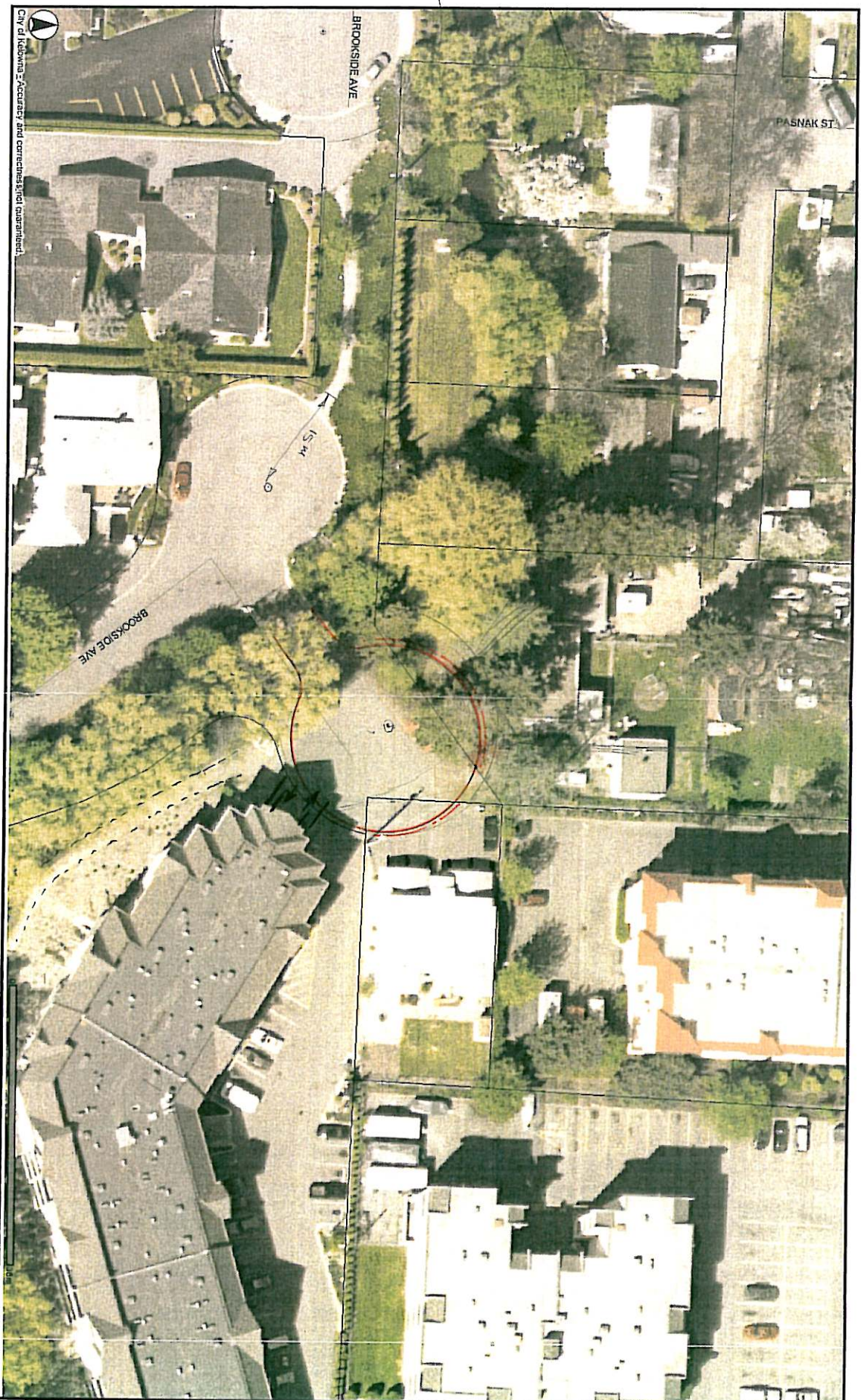
The owner must also enter into a servicing agreement in a form provided by the City prior to 4<sup>th</sup> reading of the zone amending bylaw.

10. Development Permit and Site Related Issues

- (a) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.
- (b) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.

11. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST).



City of Kelowna - Accuracy and correctness not guaranteed.

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

1.500

Aug. 1





This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

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