

Memo



Date: April 8, 2010
To: City Manager
From: Community Sustainability Division
File No: Z07-0070 **Applicant:** Protech Consultants Ltd.
At: 455 Cavell Pl **Owners:** Sundowner Holdings Ltd. & Woodlawn Projects Inc.
Purpose: Supplemental Report - To rezone a portion of the subject property from the A1 - Agriculture 1 zone to the RU1h - Large Lot Housing (Hillside Area) zone to facilitate a residential subdivision.

Report Prepared by: Andrew Browne

1.0 RECOMMENDATION

THAT Council receives for information the Supplemental Report of the Community Sustainability Division dated April 8, 2010 with respect to the information requested from Staff for Z07-0070;

THAT Rezoning Application No. Z07-0070 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot 2 Section 24 Township 28 SDYD Plan 41091 Except Plan KAP80779, located on 455 Cavell Place, Kelowna, B.C. from the A1 - Agriculture 1 zone to the RU1h - Large Lot Housing (Hillside Area), as shown on Map "A" attached to the report of Community Sustainability Division, dated April 8, 2010, 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 issuance of a Hazardous Condition Development Permit, acceptable to the Director of Land Use Management;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the receipt of a subdivision plan, in registerable form, acceptable to the Approving Officer;

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch and Parks Planning Branch being completed to their satisfaction;

2.0 COUNCIL DIRECTION

At the October 19, 2009 regular meeting of Council, the following resolution was adopted:

THAT Council defer consideration of Rezoning Application No. Z07-0070 pending receipt of the following information from staff:

- a concept of the visual impact of the proposed zoning as presented; and
- a concept, from staff's perspective, of what cluster housing would look like on the site.

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3.0 AMENDED TECHNICAL COMMENTS

3.1 Subdivision Approving Officer

From the perspective of subdivision and hillside development, the updated development proposal represents a substantial improvement. In addition, the visual analysis exercise that the applicant undertook has helped to demonstrate to staff that the updated layout is as sensitive to the hillside as possible given the constraints that exist. No additional concerns exist at this time from the Subdivision Approvals Branch.

4.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Consideration of the rezoning application was deferred by Council in October, pending further information as to the extent of visual impact that could result as well as alternate development scenarios that may reduce visual impact (e.g. cluster housing).

The City has been working to implement improved hillside development via the recently adopted Hillside Development Guidelines, and the principal tenets of this vision include:

- Recognition of viable alternative hillside standards for development engineering.
- Mitigation of visual impact.
- Reduction in grading and site disturbance.
- Stringent geotechnical and hydro-geological report and subdivision design standards.
- Mitigation of impact on the natural environment.
- High streetscape standards and narrower local roads with lower design speeds.
- Housing forms that better interact with existing topography.

The applicant and the landowner/proponent met with staff on several occasions and, through collaborative review, significant improvements to the project were achieved by way of relatively minor tweaks that serve to reduce grading and visual impact disturbances. This was accomplished by using 3-D modeling software to visually represent the proposed subdivision at the time of lot grading, and after a period of approximately 15 years with mature vegetation. The attached images represent sample massing only for the buildings, as the 3D visual impact analysis did not include this level of design and architectural detail. Changes include:


- Slight lot line adjustments to better accommodate grading and retaining wall locations.
- The breaking up of larger, graded fill slopes into a number of less visually obtrusive elements, complete with native rock boulder-style retaining walls and landscaping (e.g. Wilden).
- Adjustments to front and side yards, building envelopes, and main/basement floor elevations to reduce the potential visual impact of structures and to more sensitively locate structures on a lot.
- Provision for precise building envelopes to be established at the time of subdivision and executed through a Statutory Building Scheme on title.

Staff are recommending that the rezoning application proceed, should Council choose to advance the application forward, to a public hearing and that final adoption would ultimately be conditional on the parallel processes of subdivision and the hazardous condition Development Permit at a staff level. A more fine-grained level of detail (landscape bonding, particulars of retaining wall design, et al) can be included within these processes but not typically under the auspices of a rezoning.

This collaborative review process has resulted in a much more sensitive hillside development relative to the adjacent parcels that have previously established the required road alignment. Land Use Management Department staff recommend support for the application on the basis of compliance with the Official Community Plan and the lessening of potential visual impacts.

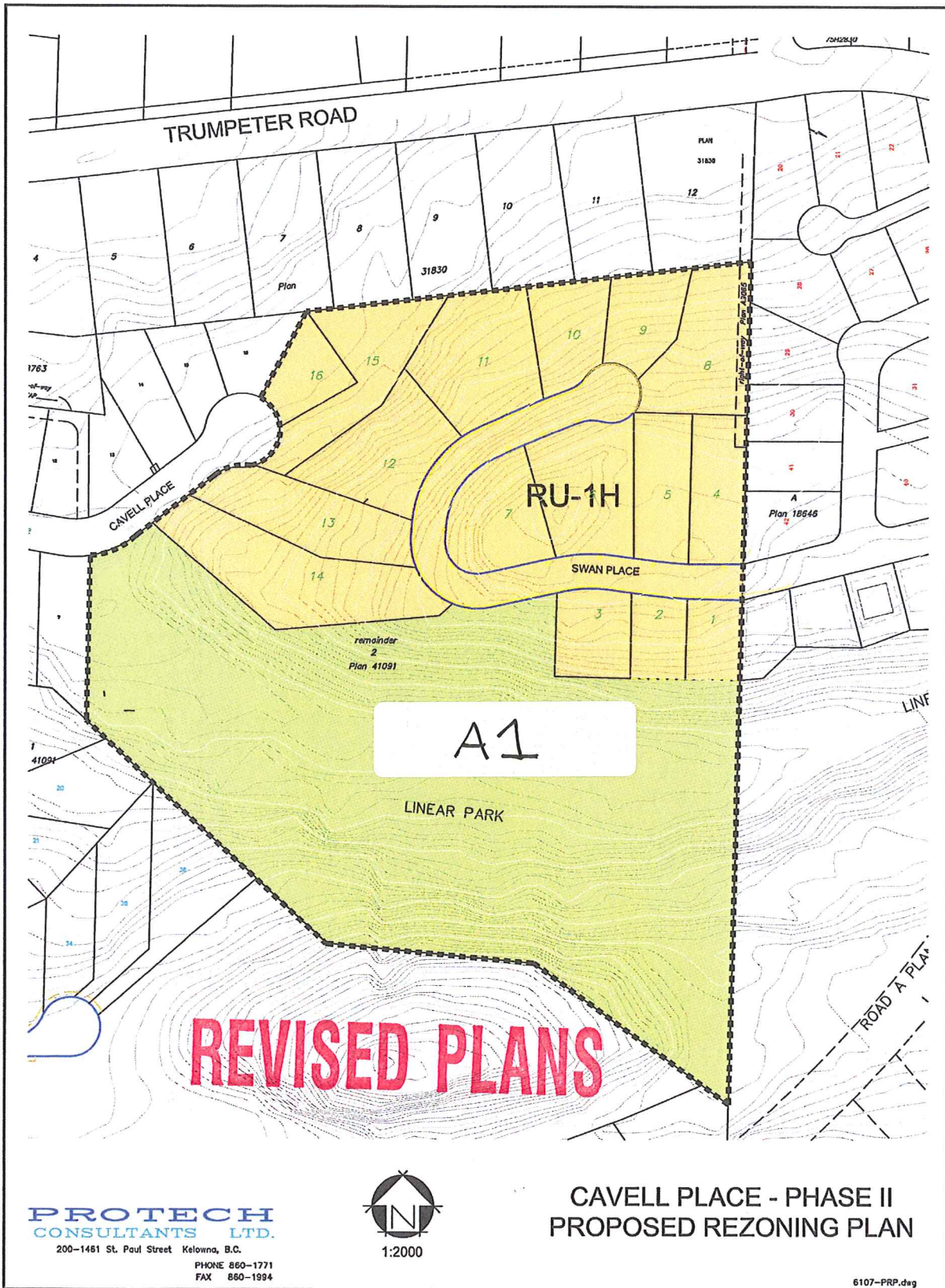


Danielle Noble
Manager, Urban Land Use

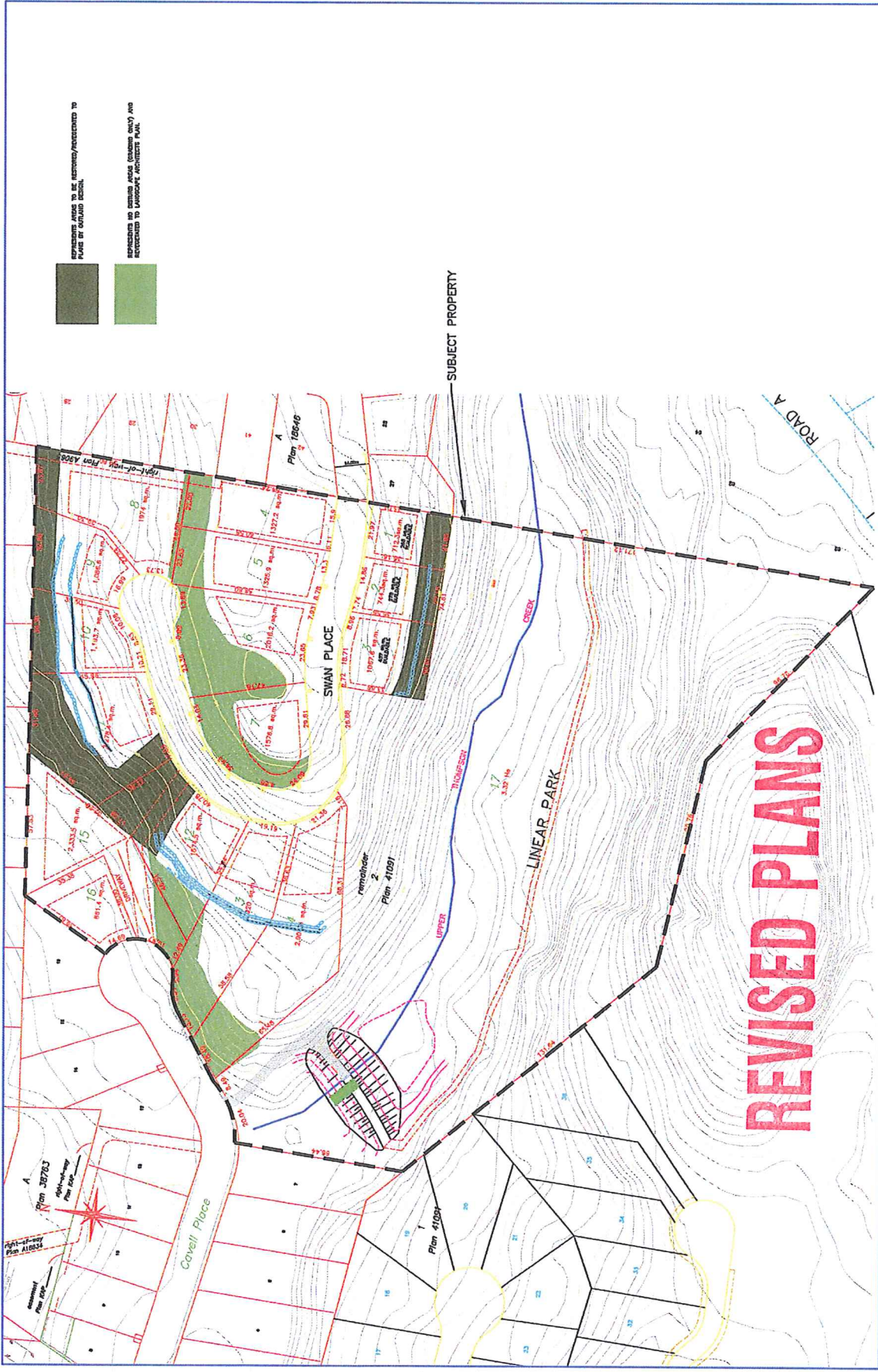
Approved for inclusion: 
Shelley Gambacort
Director, Land Use Management

Attachments

- Map "A" - Proposed rezoning plan (revised)
- Proposed subdivision plan (revised)
- Lot grading plan (revised)
- Retaining wall examples (3 pages)
- Pre-subdivision views of site (2 pages)
- Simulated post-subdivision views of site (8 pages)
- Original report to Council from the Community Sustainability Division dated October 5, 2009



Map "A" – Proposed rezoning plan (revised)



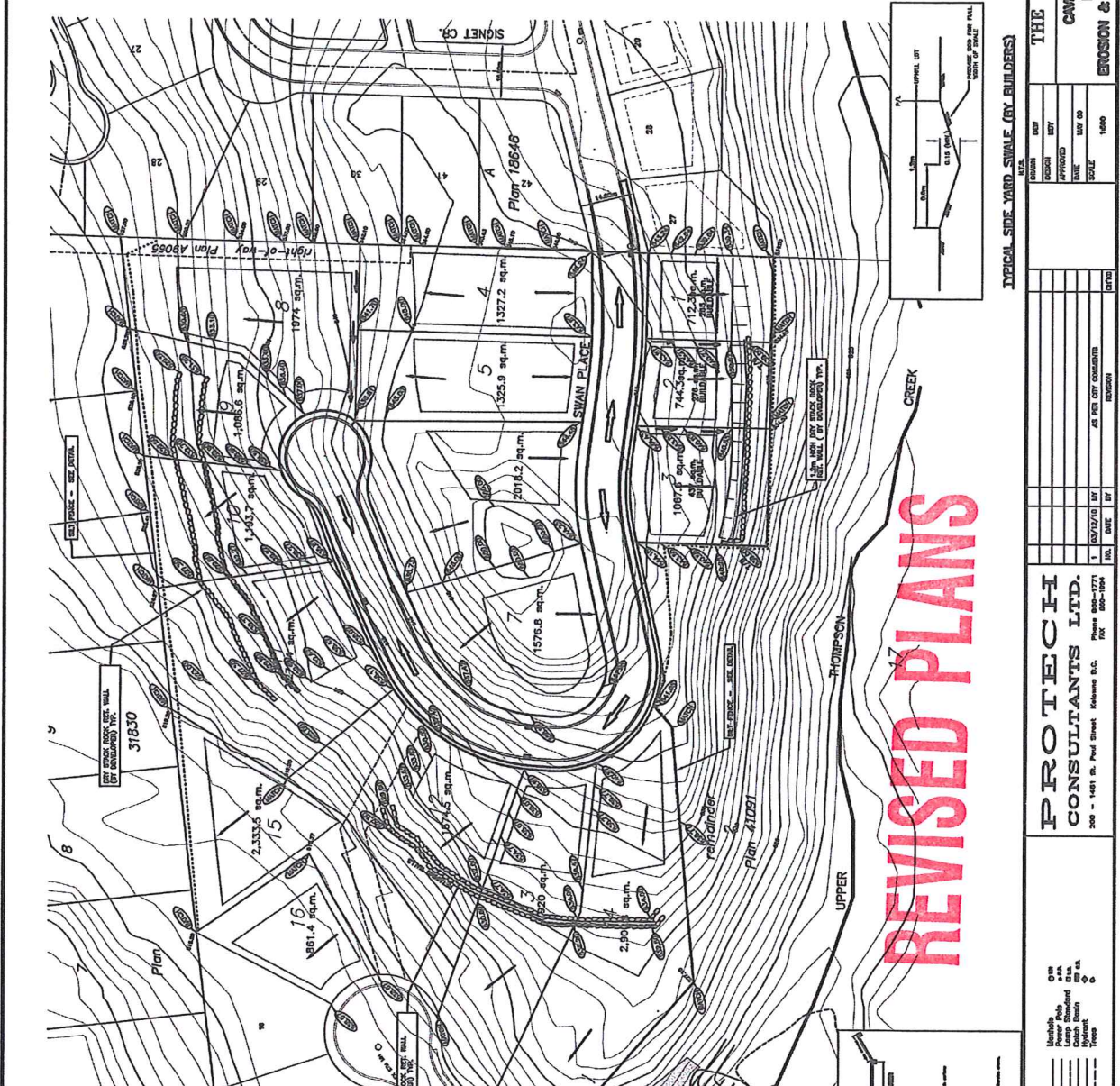
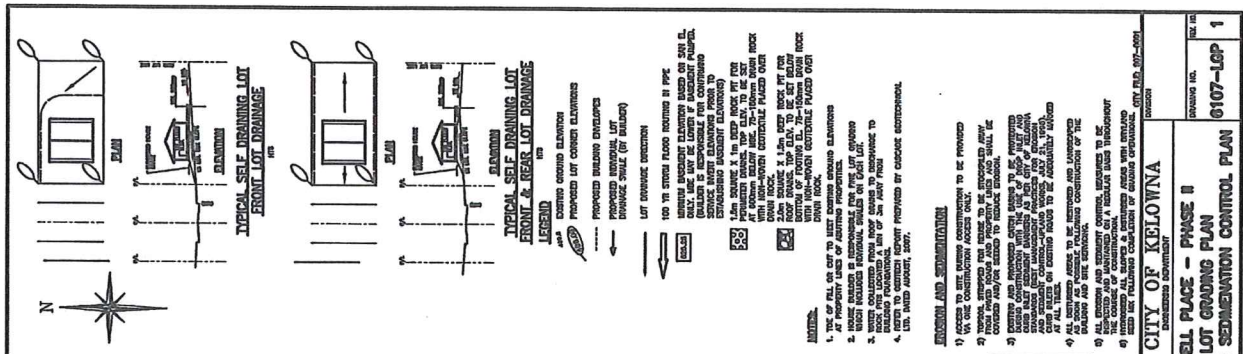
REPRESENTATION SHALL BE AS SHOWN/INDICATED TO
 PLANS BY OWNERS ONLY.

REPRESENTATIONS AS SHOWN/INDICATED ONLY AND
 INDICATED TO LANDSCAPE ARCHITECTURE PLAN.

SUBJECT PROPERTY

REVISED PLANS

Legend Manhole: 6" or 8" Storm Sewer: 18" or 24" Catch Basin: U.C. Telephone: U.C. Electrical:		PROTECH CONSULTANTS LTD. 200 - 1461 St. Paul Street Victoria B.C. Phone: 250-1271 Fax: 250-1291	
Revision 1 2 3 4 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	DATE 1998	REVISIONS	REVISIONS
THE CITY OF KELOWNA CAVELL PLACE PHASE II PROPOSED SUBDIVISION PLAN LOT 2, SECT 24, TWP 28 PLAN 41091, EXCEPT PLAN K4P80779		APPROVED BY DATE SCALE 1/8" = 1'-0"	SHEET NO. 6107-PLA 2



REVISED PLANS

NOTES

1. THE CITY OF KANSAS CITY IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURES OR DEVICES DESCRIBED HEREON.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES AND DEVICES DESCRIBED HEREON.
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EROSION AND SEDIMENTATION

- 1) ACCESS TO SITE DURING CONSTRUCTION IS TO BE PROVIDED AT ALL TIMES.
- 2) EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- 3) SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- 4) ALL EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KANSAS CITY EROSION CONTROL MANUAL.
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TYPICAL SIDE YARD SWALE (BY BUILDERS)

DATE: 01/18/10
 DRAWN: [Name]
 CHECKED: [Name]
 SCALE: 1"=60'

THE CITY OF KELOWNA
 ENGINEERING DIVISION
 CABEL PLACE - PHASE II
 LOT GRADING PLAN
 EROSION & SEDIMENTATION CONTROL PLAN

PROJECT NO. 6107-10P 1

PROTECH CONSULTANTS LTD.
 200 - 1401 St. Paul Street Kelowna B.C. Phone 666-1777
 FAX 666-1864

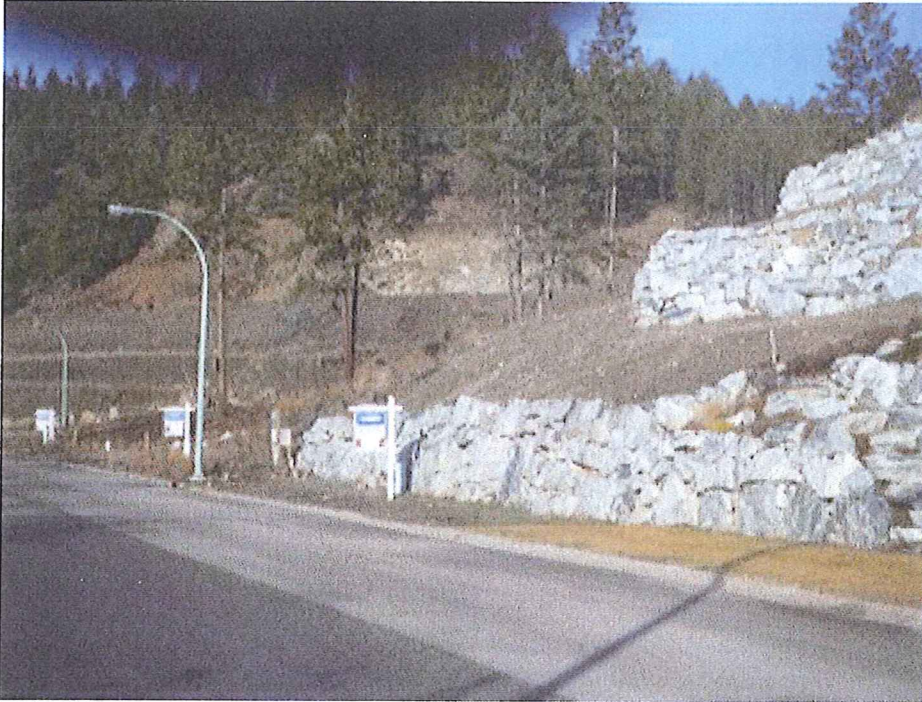
DATE: 01/13/10
 BY: [Name]
 CHECKED BY: [Name]

Legend

- Water
- Storm Sewer
- Storm Drain
- U.S. Telephone
- U.S. Boundary

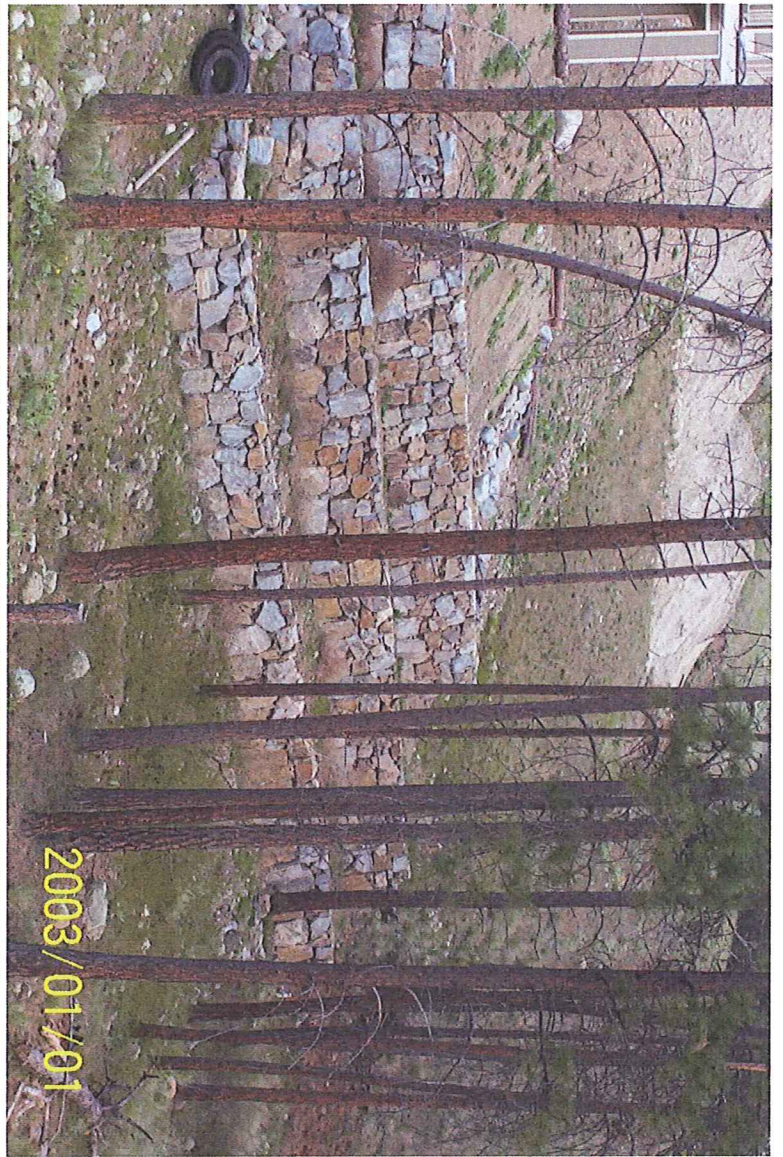
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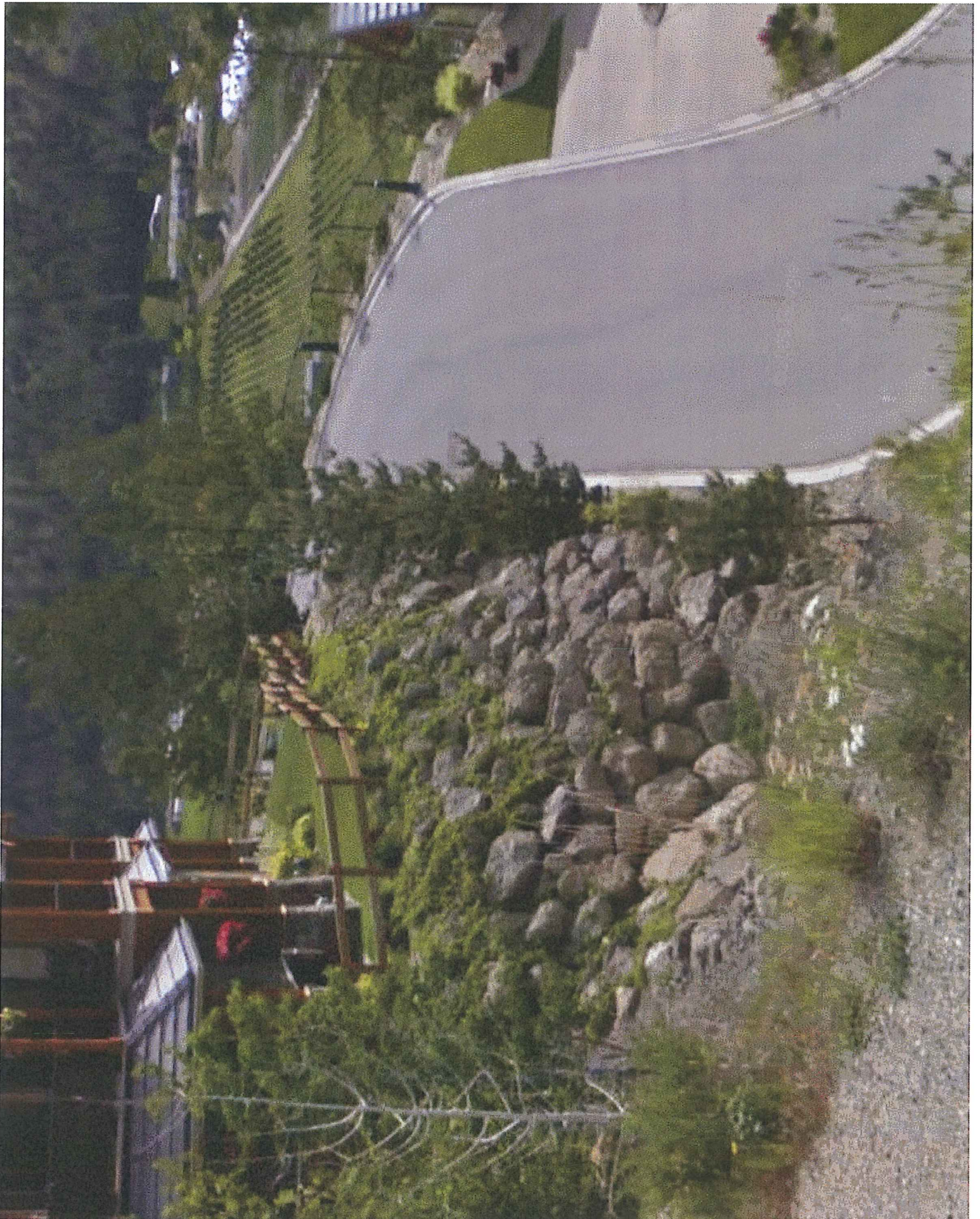
Addition of retaining walls similar to those shown in this photograph will be used to limit hillside disturbance, visual impact and fill/cut slopes. The use of these retaining walls shorten longer fillslopes, thereby having less of a visual impact.



Access point to our subdivision off of Swan Drive.

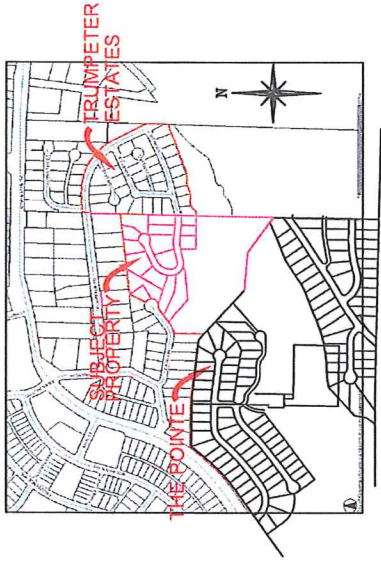




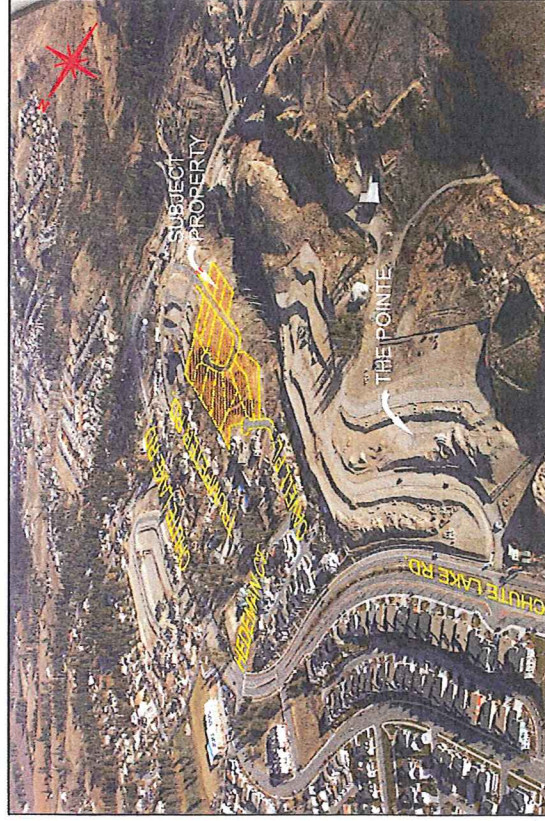




VIEW OF SUBJECT PROPERTY



KEY PLAN

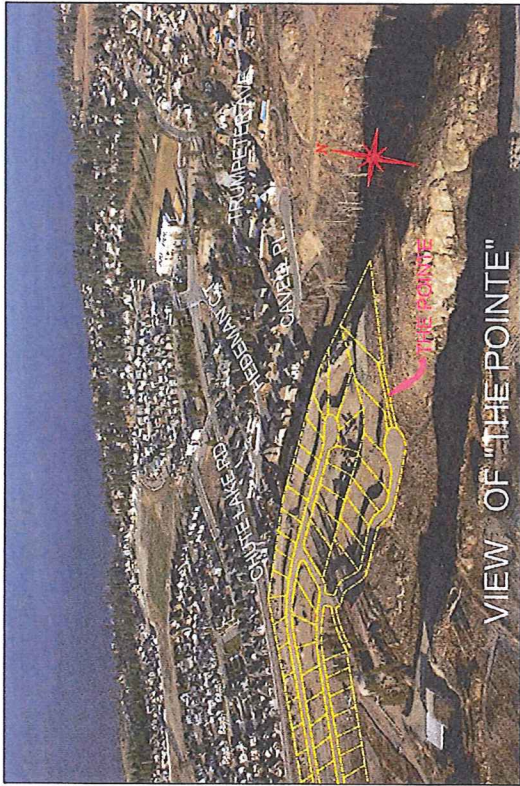


VIEW OF SUBJECT PROPERTY

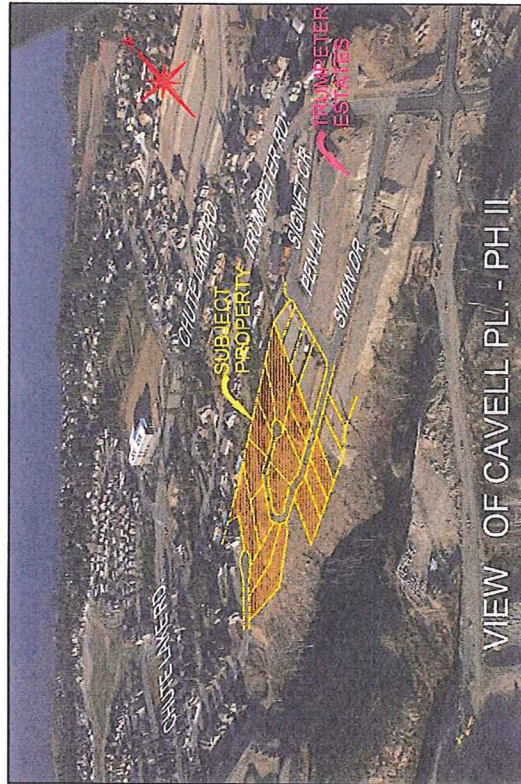
CAVELL PLACE - PHASE II

REVISED PLANS

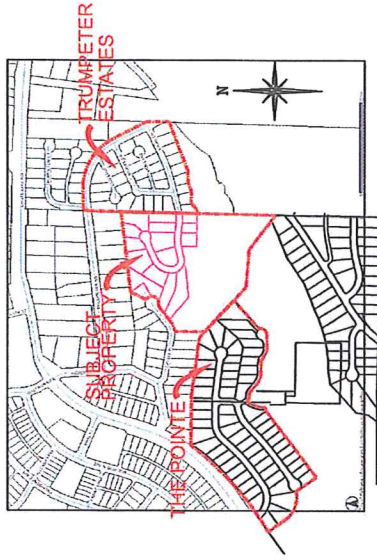
PROTECH
CONSULTANTS LTD.
 200-1461 St. Paul Street Kilmarnock, A.C.
 PHONE 030-1771
 FAX 030-1094



VIEW OF "THE POINTE"



VIEW OF CAVELL PL. - PH II



KEY PLAN

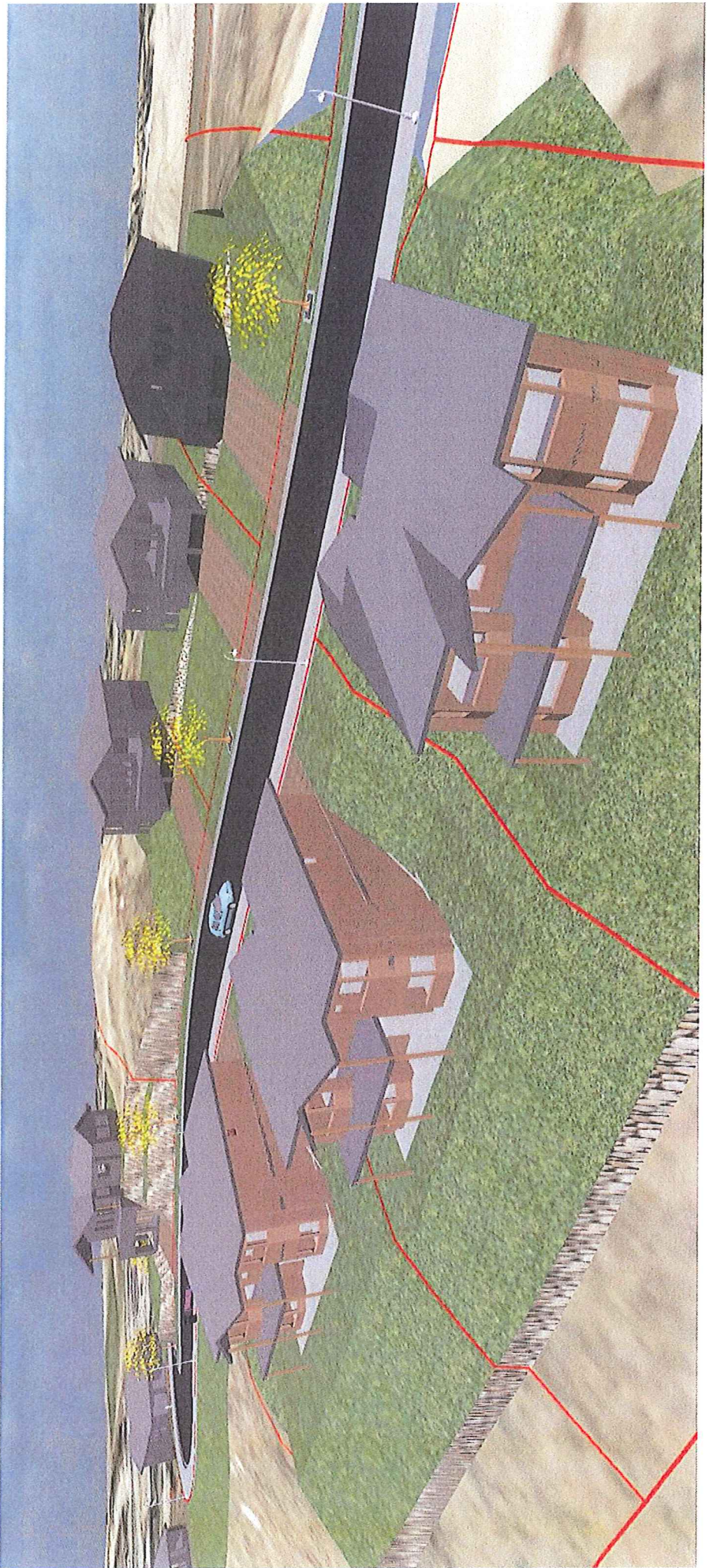


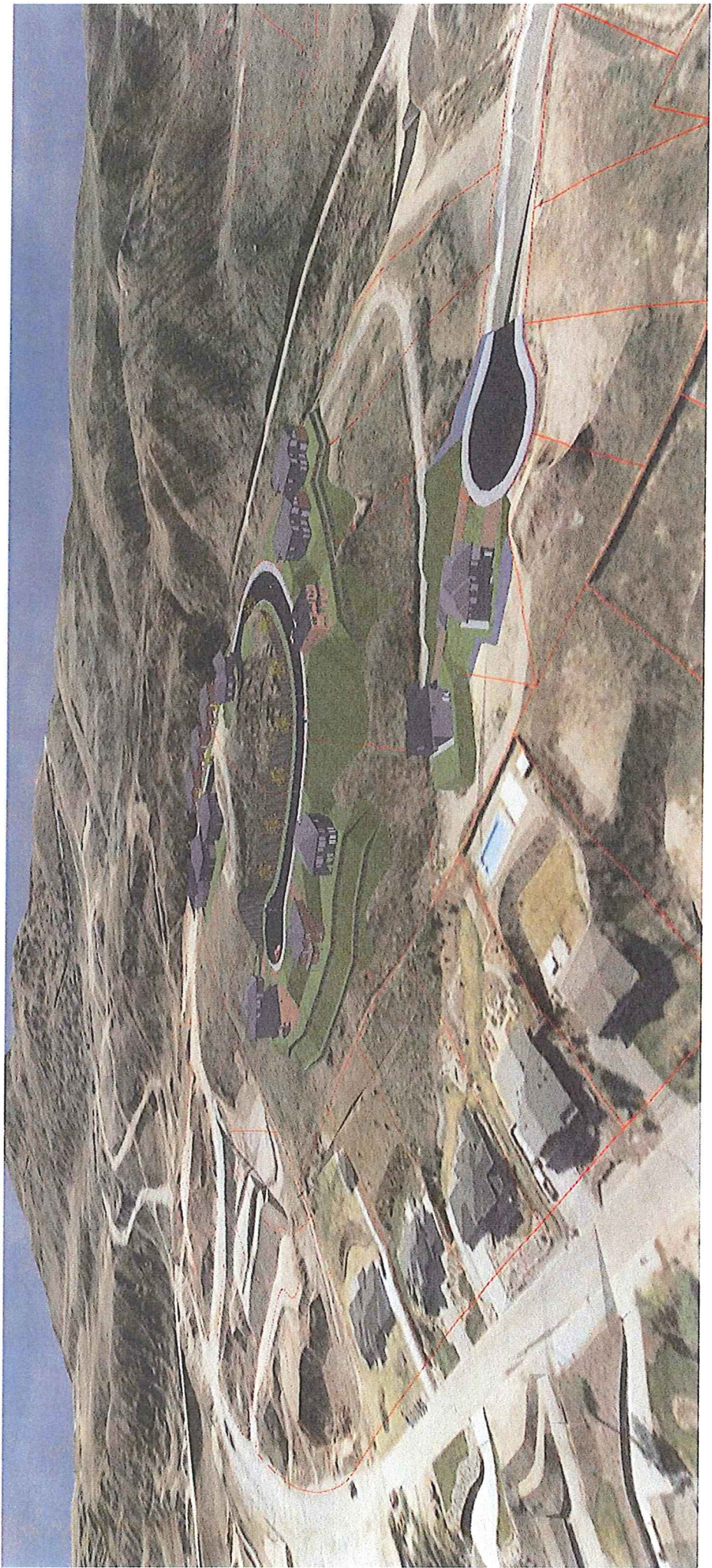
VIEW OF TRUMPETER ESTATES

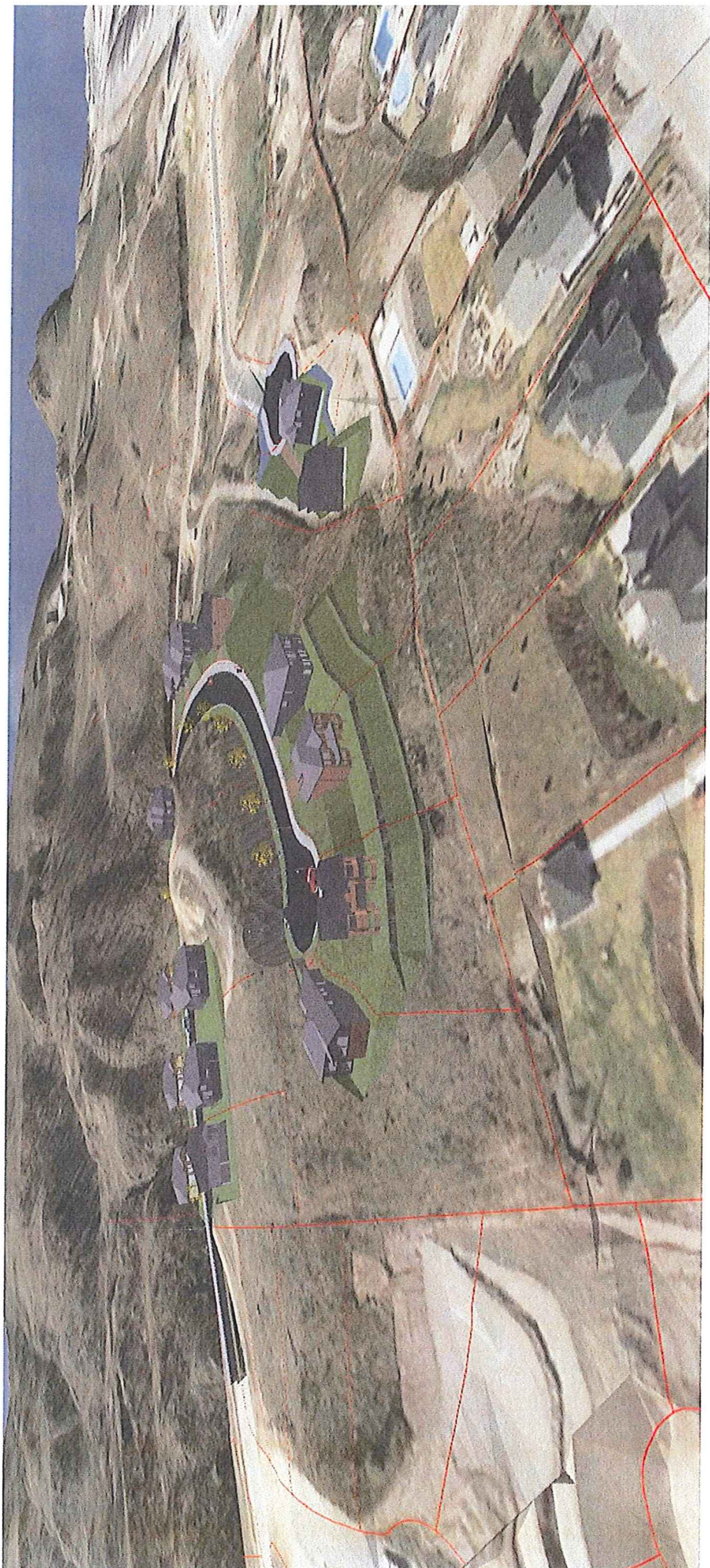
REVISED PLANS

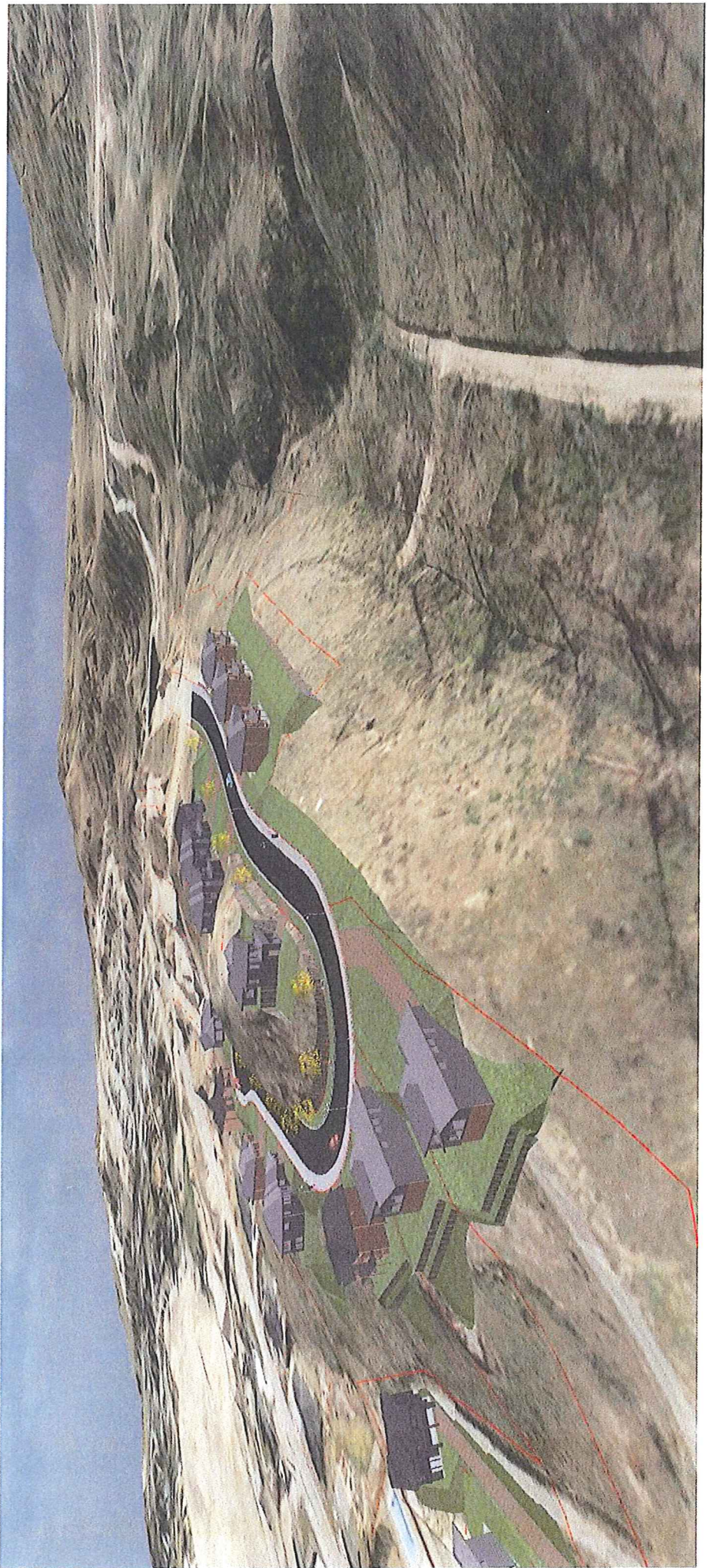
CAVELL PLACE - PHASE II

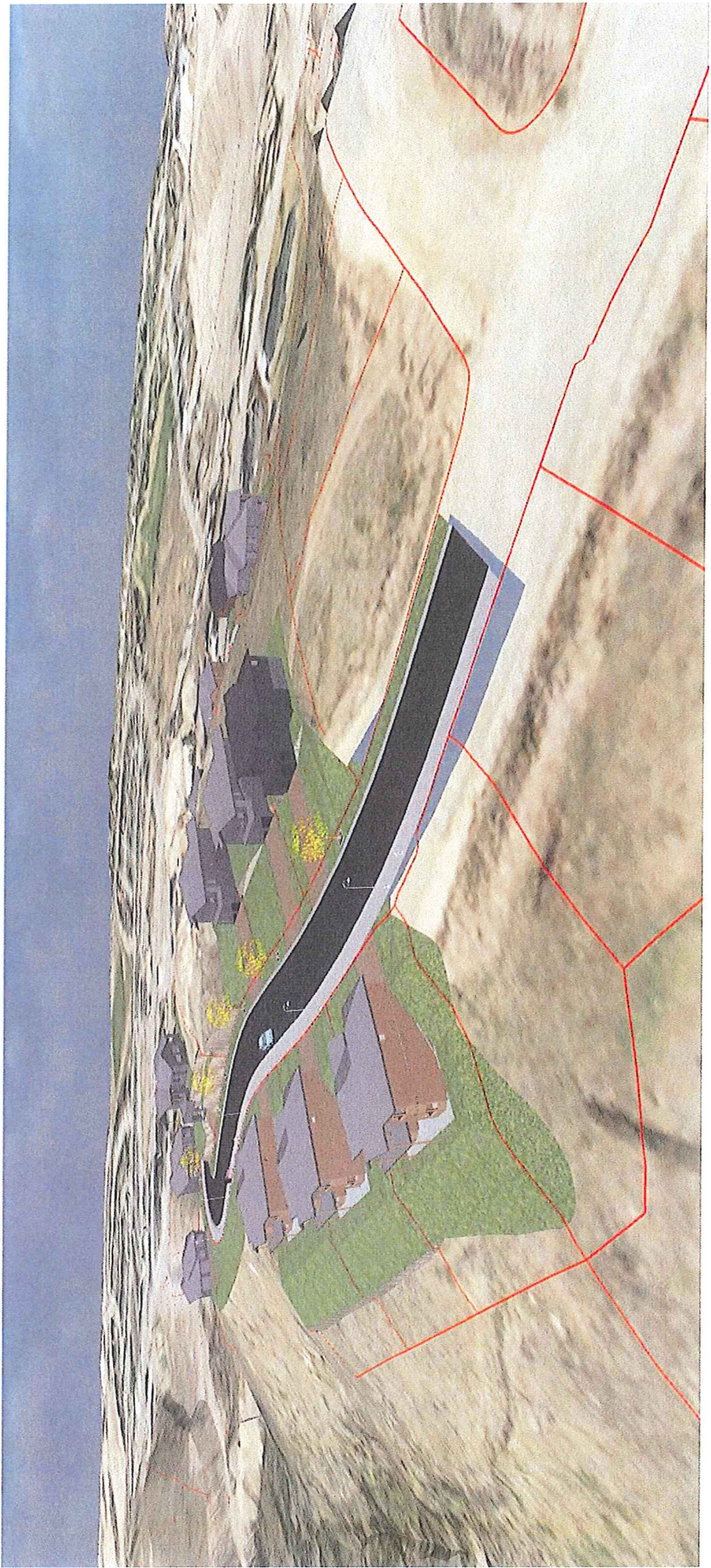
PROTECH
CONSULTANTS LTD.
 200-1461 St. Paul Street Kelowna, B.C.
 PHONE 800-1771
 FAX 800-1994



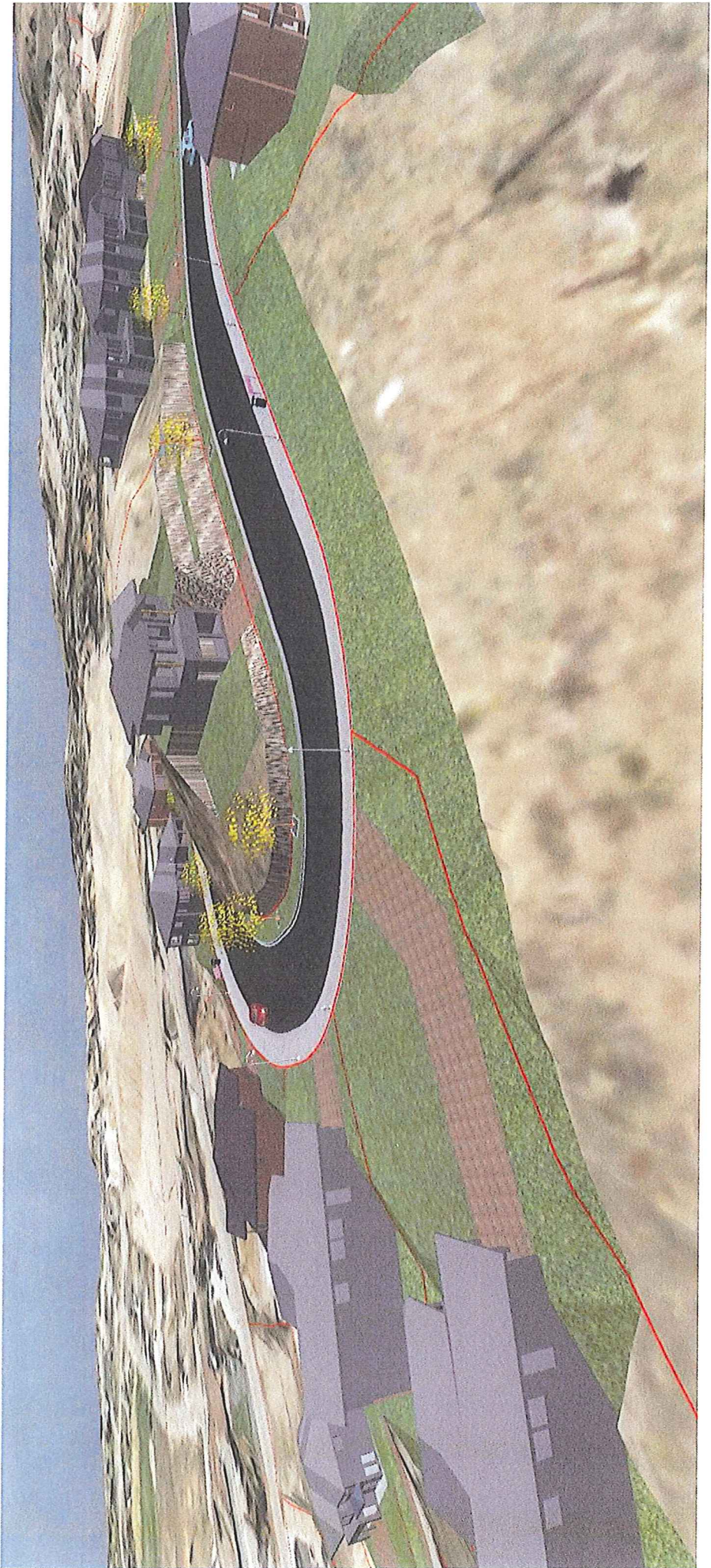














Memo



Date: October 5/2009

To: City Manager

From: Community Sustainability Division

File No: Z07-0070

Applicant: Protech Consultants Ltd.

At: 455 Cavell Pl

Owners: Sundowner Holdings Ltd. &
Woodlawn Projects Inc.

Purpose: To rezone the subject property from the A1 - Agriculture 1 zone to the RU1h - Large Lot Residential (Hillside Area) zone to facilitate a residential subdivision.

Existing Zone: A1 - Agriculture 1

Proposed Zone: RU1h - Large Lot Residential (Hillside Area)

Report Prepared by: Andrew Browne

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0070 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot 2 Section 24 Township 28 SDYD Plan 41091 Except Plan KAP80779, located on 455 Cavell Place, Kelowna, B.C. from the A1 - Agriculture 1 zone to the RU1h - Large Lot Residential (Hillside Area), as shown on Map "A" attached to the report of Community Sustainability Division, dated October 5, 2009, 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 issuance of a Hazardous Condition Development Permit, acceptable to the Director of Land Use Management;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the receipt of a subdivision plan, in registerable form, acceptable to the Approving Officer;

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch and Parks Planning Branch being completed to their satisfaction;

2.0 SUMMARY

The applicant is proposing a 16-lot single detached dwelling residential subdivision on the subject property and is proposing to dedicate approximately 53% (3.32 ha) of the site to the City as natural open space. This application seeks to establish zoning for the concurrent subdivision application.

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3.0 ADVISORY PLANNING COMMISSION

At the August 28, 2007 meeting of the Advisory Planning Commission, the following was resolved:

THAT the Advisory Planning Commission support Rezoning Application No. Z07-0070, for 455 Cavell Place, Lot 2, Plan 41091, Sec. 24, Twp. 28, ODYD by Protech Consultants Ltd (G. Maddock), to rezone the subject property from A1 - Agriculture 1 zone to the P3 - Parks and Open Space and the RU1H - Large Lot Housing Hillside Area zone to allow for a 16 lot single family residential development.

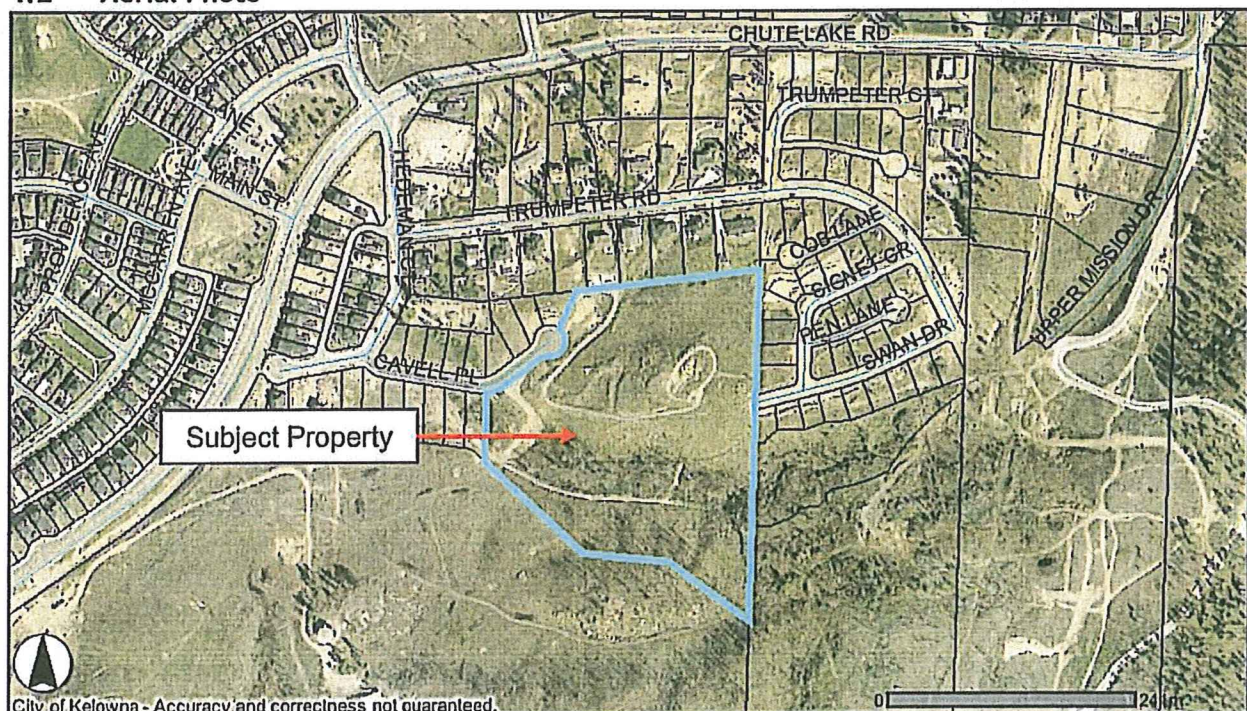
4.0 BACKGROUND

4.1 Site Context

The subject property is located between Cavell Place and Swan Drive, near Kettle Valley, in the Southwest Mission. Land use in the vicinity is almost exclusively residential. Specifically, the adjacent zoning is as follows:

North	RR3 - Rural Residential 3 & RU1 - Large Lot Housing
South	CD2 - Kettle Valley Comprehensive Residential Development
West	CD2 - Kettle Valley Comprehensive Residential Development & RU1 - Large Lot Housing
East	RU1h - Large Lot Housing (Hillside Area) & P3 - Parks and Open Space

4.2 Aerial Photo



City of Kelowna - Accuracy and correctness not guaranteed.

Map 1: Aerial Photo of Subject Property and surroundings

4.3 Proposed Development

A 16-lot single detached dwelling subdivision is proposed on the subject property and the applicant proposes to dedicate approximately 3.32 ha of the site to the City as natural open space (comprised of non-developable slopes and linear park trail connections). This development is Phase II of the Cavell Place development.

The application compares with the requirements of the RU1h - Large Lot Residential (Hillside Area) zones as shown in the following table.

Zoning Bylaw No. 8000		
Criteria	Proposed	RU1h Zone Requirements
Subdivision Regulations		
Proposed Lot Widths	~ 20 to 40 m	16.5 m (17.0 m for a corner lot)
Proposed Lot Depths	~ 31 to 125 m	30.0 m
Proposed Lot Areas	712.3 to 2900.8 m ²	550 ²

5.0 CURRENT DEVELOPMENT POLICY

5.1 Kelowna 2020 - Official Community Plan

Growth Management Policies

Protect Steep Sloped Areas. Discourage development on lands of 30% or greater slope except in cases where it can be demonstrated that development will be sensitively integrated with the natural environment and will present no hazards to persons or property, environmental threats or unreasonable servicing challenges.

Environment Policies

Xeriscape Landscaping. Encourage developers to incorporate xeriscape (drought resistant, low water requirement) concepts into development of landscape programs.

Loss of Vegetation. Encourage a balance of vegetation in proposed development areas. Encourage increased vegetation in areas of previous development that are identified as being deficient and encourage tree planting in general throughout the City.

Housing Policies

Infrastructure Availability. Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently.

Land Utilization within Single Detached Areas. Work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivision and building permit applications that would allow for smaller lot sizes, secondary suites, minor boarding facilities, minor group homes, duplexes etc. that are sensitively integrated into a neighbourhood.

Integration. Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities.

Cluster Housing. Encourage, especially in environmentally sensitive areas and areas of steeper slopes (see Map 7.1), the creation of cluster housing to lessen environmental impact. Steeply sloped areas should be retained as natural open space, public or private. The intent of the clustering would be to preserve features that otherwise could be developed and to maximize open space in order to:

- a) facilitate creative and flexible site design that is sensitive to the land's natural features and adaptive to the natural topography;
- b) protect environmentally sensitive areas of a development site and preserve them on a permanent basis;
- c) decrease or minimize non-point source (i.e. asphalt roofs, driveways and parking) pollution impacts by reducing the amount of impervious surfaces in site development;
- d) promote overall cost savings on infrastructure installation and maintenance; and
- e) provide opportunities for social interaction, walking and hiking in open space areas.

Note: Cluster housing was encouraged throughout this process but the applicant was ultimately not agreeable.

Transportation Policies

Linear Park Connections. Integrate pedestrian routes with park system linear parks.

Parks & Leisure Policies

Natural Open Space. Protect a minimum of 5% of the City's total area, as publicly owned natural open space.

Dedication of Natural Areas. At time of subdivision or rezoning, encourage landowners, where appropriate, to dedicate any significant natural areas / features for preservation or for public use.

6.0 TECHNICAL COMMENTS

6.1 Subdivision Approving Officer

While the proposed rezoning to a Hillside residential zone is compatible with adjacent land uses, from a subdivision perspective the development could be much more sensitive in terms of its grading impacts on the subject property with some design modification which may mean a small reduction in the lot yield.

6.2 Building & Permitting Branch

All required retaining walls should be constructed prior to final grading of this subdivision. Geotechnical consultant to specify the save building line on each individual parcel. Lot grading, surface drainage, roof drainage, perimeter drainage for each parcel to be designed & specified by the consultant. The building envelope to be re-identified after design completion of the final lot grading.

6.3 Development Engineering Branch

See attached memorandum.

6.5 Fire Department

Road grade is not to exceed the 12% on proposed Swan Place as outlined in the City of Kelowna Subdivision Bylaw. An emergency access may be required off the end off Swan Place or a Fire Department turn around may be required. Additional comments may be required as the drawing is not to scale.

6.6 Parks Planning Branch

See attached memorandum.

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Staff collaborated extensively, assessing various alternatives to the site layout, in order to facilitate a development that would respect the hillside guidelines, with the aim to:

- Protect the natural characteristics of the hillsides which contribute to the positive image of Kelowna;
- Support development in appropriate hillside locations which respects and protects the natural topography and which maximizes the retention of existing landforms, vegetation, and soils.
- Encourage cluster housing options which respond to the natural environment on appropriate sites where cluster housing will reduce required grading and site disturbance.
- Encourage flexibility and innovation on the part of both the City and developer in order to permit projects which result in a reduced impact on the natural environment.

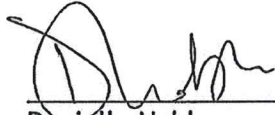
Though Staff have worked with the applicant to explore options for the layout of the development, including alternate road and lot layouts and alternate forms of housing (cluster housing), the developer has clearly advised that they are not in favour of cluster housing or in reducing the number of lots requested.

It is commendable that the applicant will dedicate the remainder of the site, which is either in excess of 30% slope or identified as wetland/stream, for preservation as a linear park. This area shown as A1 on the attached "Proposed Rezoning Plan" map, will be zoned at a later date to P3 - Parks & Open Space with a concurrent OCP amendment application.

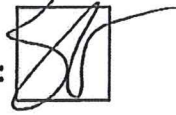
While Land Use Management acknowledges that the applicant has modified their design over time, they have been resolute in their request for 16 fee simple lots. Staff acknowledge that the proposed subdivision layout will require sizable rock cuts and fill and, as proposed, will be visible from adjacent neighbourhoods, primarily to the west and north.

However, the proposed rezoning to RU1h is consistent with the OCP future land use designation of Single/Two Unit residential for the subject property.

Land Use Management recommends support for the rezoning application, however, it should be noted that a reconfigured layout with fewer lots could lessen the extent of site disturbance and grading.



Danielle Noble
Manager, Urban Land Use Management

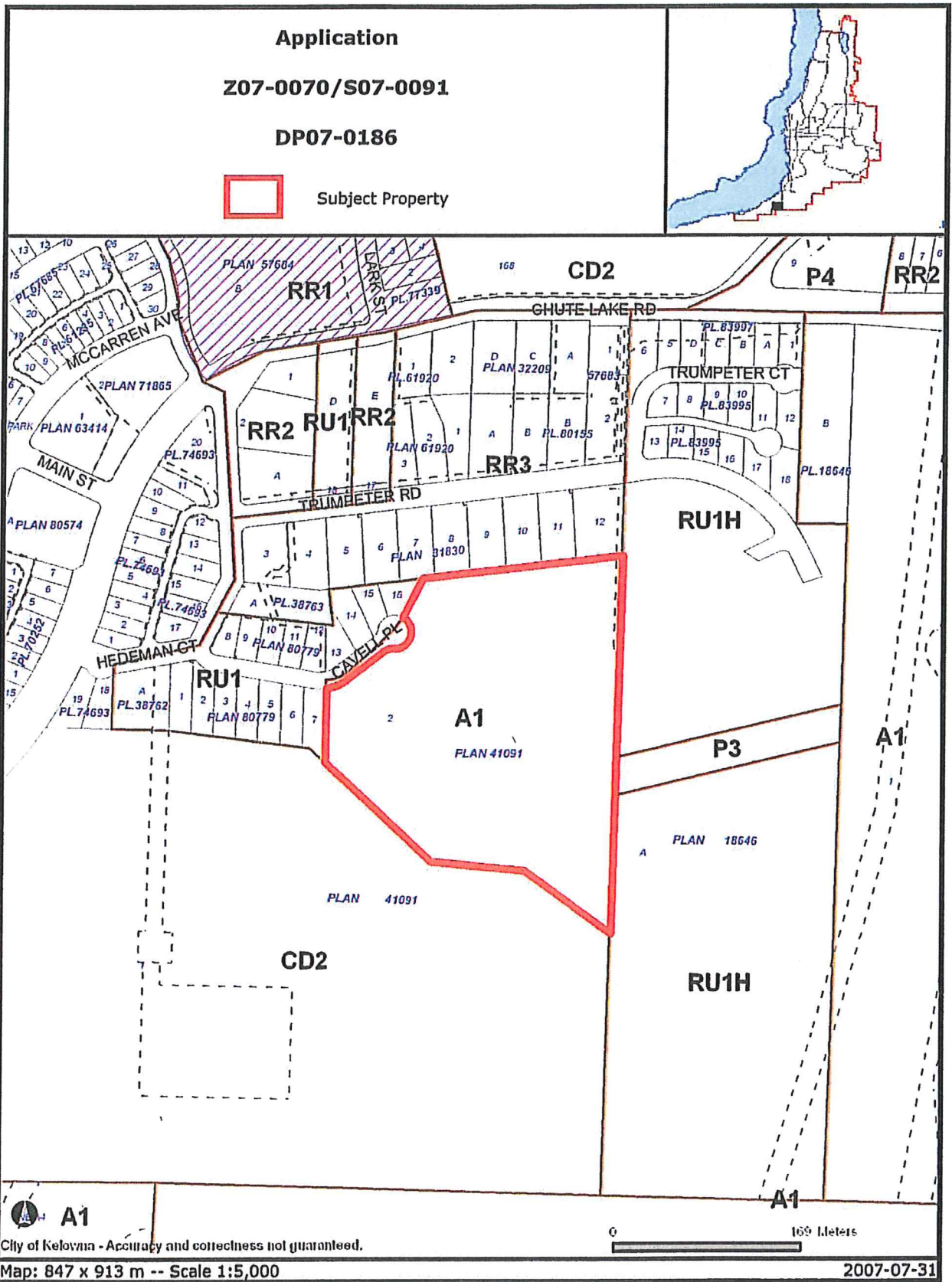


Approved for inclusion:

Shelley Gambacort
Director, Land Use Management

Attachments

- Location and zoning map
- Contour and stream/wetland map
- Development Engineering Branch Technical Comments (6 pages)
- Parks Planning Branch Technical Comments (1 page)
- Map "A" - Zoning plan
- Landscaping plan

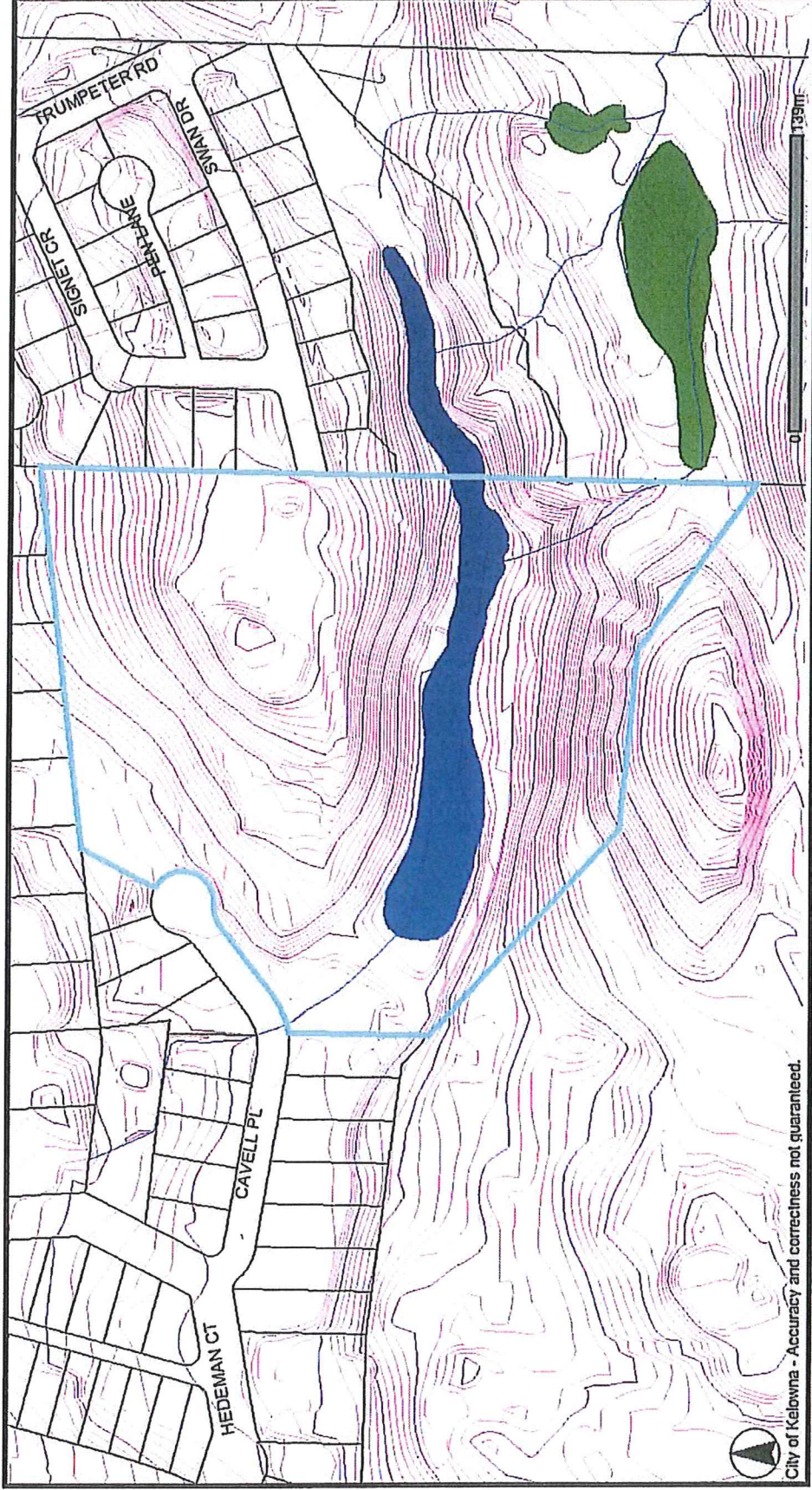


City of Kelowna - Accuracy and correctness not guaranteed.

Map: 847 x 913 m -- Scale 1:5,000

2007-07-31

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.



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CITY OF KELOWNA
MEMORANDUM

Date: August 28, 2007
File No.: Z07-0070, S07-0091, DP07-0186
To: Planning and Development Officer (DN)
From: Development Engineering Manager
Subject: Subdivision Application – PLR Requirements

LOCATION: 455 Cavell Place	ZONE A1 to RU1h,P3
APPLICANT: Protech Consultants Ltd.	
LEGAL: Lot 2 Plan 41091	

The City's Works & Utilities Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan. The Development Engineering Technician for this project is Sergio Sartori.

The following Works & Services are required for this subdivision:

.1) General

- a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) Install a black chain link fence along the property lines backing onto the top of the slope.

.2) Geotechnical Report

- a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- (vii) Identify slopes greater than 30%.
 - ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
 - iii) Recommendations for items that should be included in a Restrictive Covenant.
 - iv) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
 - v) Any items required in other sections of this document.
 - vi) Recommendations for erosion and sedimentation controls for water and wind.
 - vii) Recommendations for roof drains and perimeter drains.
 - viii) Recommendations for construction of detention or infiltration ponds if applicable.

.3) Water

- a) The property is located within the City of Kelowna service area.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.
- c) Remove or relocate any existing service connections encroaching on the proposed lots.

.4) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections.

.5) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.

.6) Roads

- a) The applicant is requesting rezoning for Hillside road standards; therefore the comments below are based on this being approved by City Council.
- b) Road J (cul de sacs) are designated as an Urban Local Roads. Dedicate and construct the road in accordance with City standard TYP-01SW (14.0m. dedication, 9.0 m. Road, roll over curb, parking, and optional sidewalk and trees)
- c) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.
- d) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- e) Verify that physical driveway access will satisfy City requirements for all lots. For steeper lots (15% and greater), show driveways on the lot grading plan with grades or profiles. Where lots are serviced by onsite sewage disposal systems, show limits of cut and fill lines.
- f) Private access roads must be constructed and paved to the City standard SS-R2.

.7) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground
- b) Street lights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.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 named on the insurance policy as an additional insured.

.10) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

.11) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- c) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3% of construction value (plus GST).
 - v) Latecomer Processing Fee: \$1,000.00 (plus GST) per agreement (no charge for 1 day agreements).
- d) Water Extended Service Area Latecomers (ESA's):

ESA#	Front ender	Component	Anniversary	Rate/unit \$
1	Kettle Valley	Intake/pipe/PS etc	April 16	320
9	Kettle Valley	Reservoir (Adams)	Sept 28	1193

- e) The property is within Sewer Connection Area No. 28 (Okaview) and is subject to a \$22,000.00 charge per single family lot; however, the cost of installing sewers for the development may be applied as credits towards this amount.
- f) Sewer Specified Area Administration Fee of \$250.00 to extend the service boundary.
- g) Water Specified Area Administration Fee of \$250.00 to extend the service boundary.

Steve Muenz, P.Eng.
Development Engineering Manager

Ss+

TECHNICAL COMMENTS

Application No. Z07-0070

Group: Parks Planning Branch, Infrastructure Planning Department

To prevent private/public encroachment, the applicant will be required to fence the rear/side yards of all properties adjacent to parkland with a split rail fence or approved equal as per City Standards. The fence detail should be submitted as part of the Civil Engineering Drawing Review.

Provide a 3.0 m wide pedestrian access route between Swan Place and Cavell Place between Lots 12 and 13 as per the Subdivision and Servicing Bylaw (this corridor may need to include stairs to traverse the slope. The pedestrian access route detail should be submitted as part of the Civil Engineering Drawing Review.

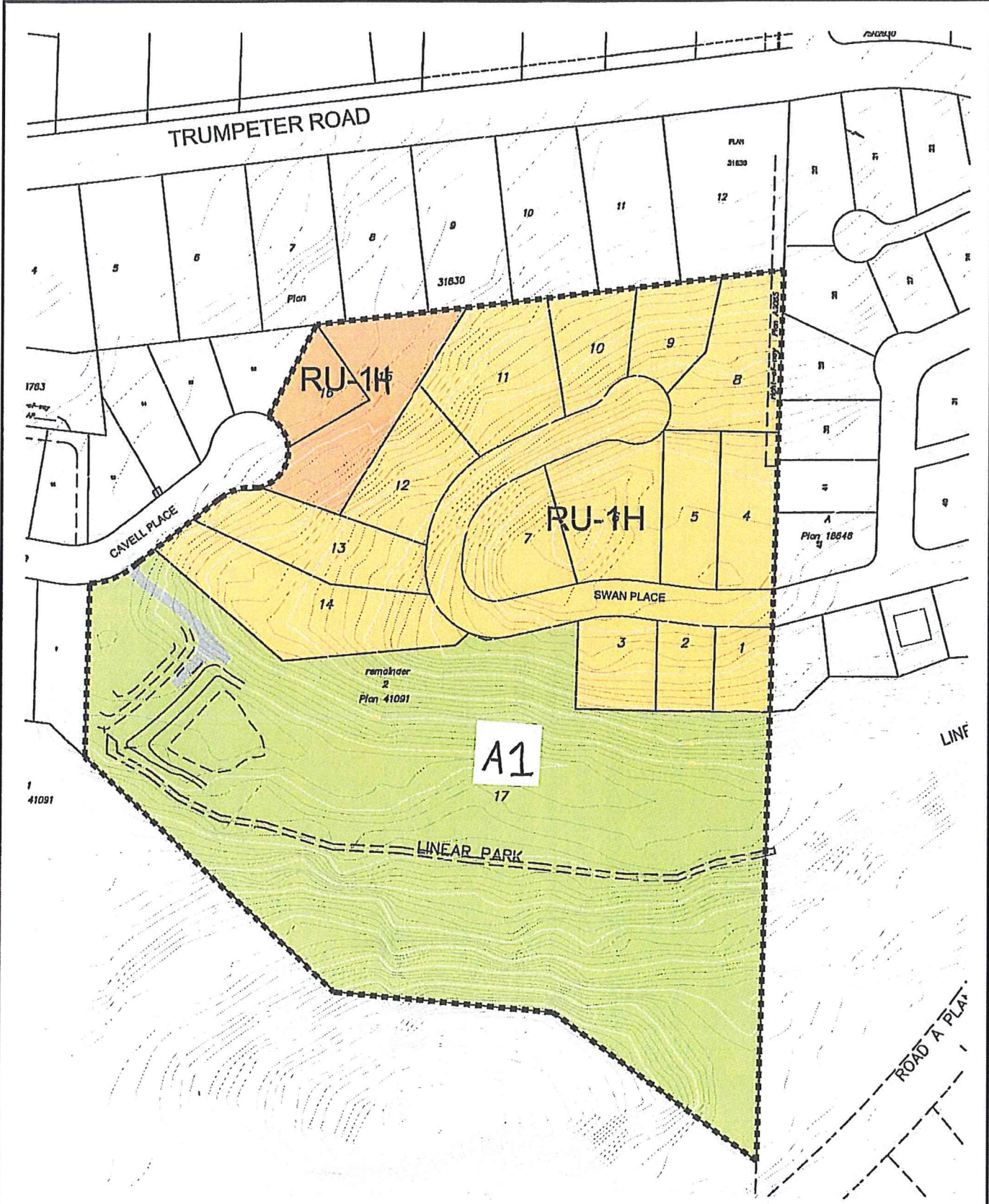
The proposed P3 parkland should be dedicated to the City at the time of subdivision as a titled lot.

The parkland shall not be disturbed by the Applicant and/or Contractors during the building process without prior permission from the City.

The parkland shall be free and clear of noxious weeds, debris, wood chip piles and garbage prior to transfer in ownership.

The City of Kelowna Boulevard Maintenance By-Law No. 5708-84 requires the residents to be responsible to weed, water and mow the boulevards adjacent to their properties. They will also be responsible for maintaining the boulevard in a reasonably tidy condition, free and clear of garbage, litter or debris.

The applicant will be required to retain a register professional forester (RPF) or recognized equivalent to assess the condition of the trees within the subject property and make recommends based upon the development scenario. The recommendations will be reviewed and approved by the City prior to undertaking any work. All approved recommendations of the RPFs report shall be implemented prior to transfer in ownership of the lands to the City of Kelowna.



PROTECH
CONSULTANTS LTD.

200-1481 St. Paul Street Kelowna, B.C.

PHONE 860-1771
FAX 860-1994

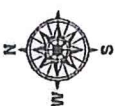


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MAP "A"

**CAVELL PLACE - PHASE II
PROPOSED REZONING PLAN**

0107-PRP.dwg



Site Plan Information
 Prepared By:
 2024-14-01 St. Paul St
 Kelowna, BC
 (250) 868-1771

Cavell Pl. Phase 2

Kelowna, BC

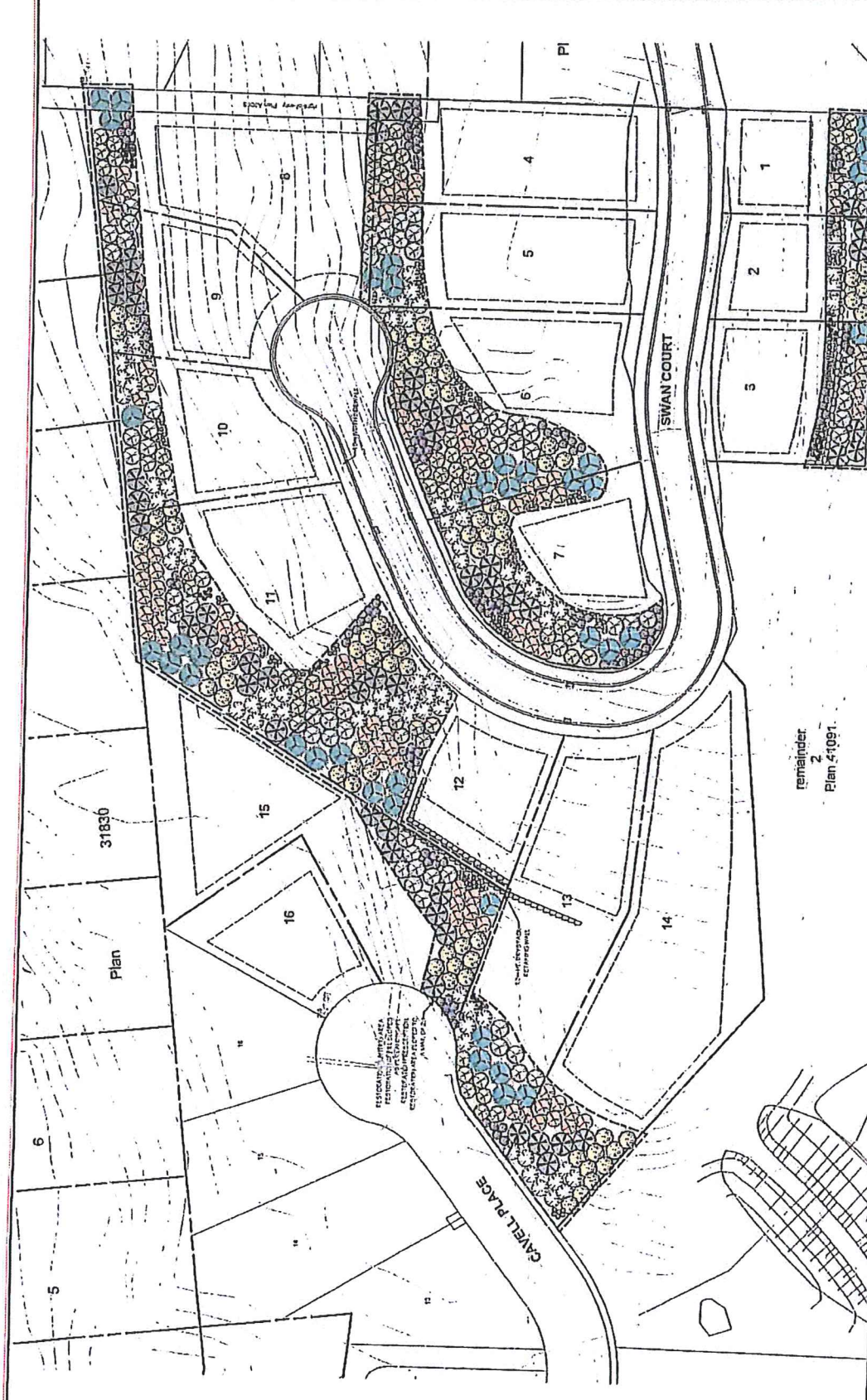
Issued for / Revision:

1	Review
2	
3	
4	
5	

Project No: 00-11
 Design By: PC
 Checked By: PC
 Date: July 1, 2021
 Scale: 1:200



Landscaping



Water Management Strategy
 This landscape prescription is based on no irrigation being provided. There are no water features such as streams, lakes or wetlands on the property and as such, the lawns and lawns will be watered only during the seasonal moisture period during late winter and early spring. In addition to seasonal moisture, a drip irrigation system can be installed to the base of each mature tree, a drip irrigation system can be installed to the base of each mature shrub, and a drip irrigation system can be installed to the base of each mature plant.

Wind Management Plan
 A low-year wind management plan is to be implemented once restoration works are completed. Windings to be undertaken three times per year for two years after completion of or brush low maintenance landscape treatment is established.

Proposed grass seed removal

By Species	By Species
Blue fescue	25%
Perennial ryegrass	25%
Annual ryegrass	15%
Creeping bentgrass	15%
Smooth brome	2%
Common brome	1%
Other grasses	1%

At Blue Birch where grass seed is unavoidable, substitute new 85% by species seed mix with 15% annual ryegrass, 15% creeping bentgrass and 3% additional other species.

Proposed specifications for lawns/terraces

Proposed Restoration Prescription - 7.24 (ms) (0.77ms (1.78 acres))

Native Plant Material
 The costs of native plant material (listed above) to be established in restoration areas are to be included in the project budget. Target establishment rate of 50-75% for total plant material installed.

Large Woody Debris
 Large woody debris to be installed along the restoration area to create wildlife habitat and to be installed along the restoration area to create wildlife habitat. Woody debris to be installed along the restoration area to create wildlife habitat.

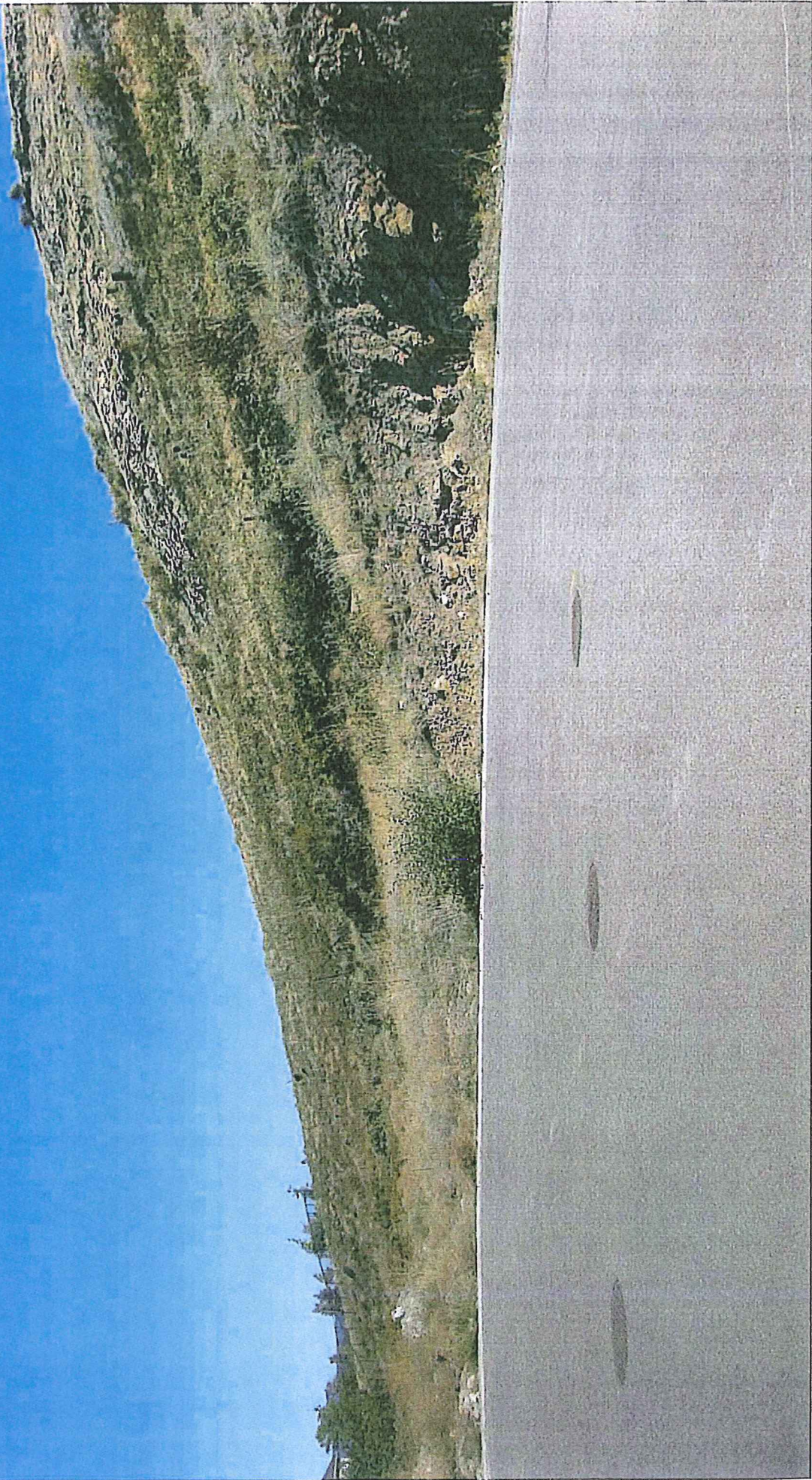
Protection of Habitat Areas
 The restoration area to be protected from disturbance during construction and to be determined by project environmental professional or landscape architect.

Proposed Restoration Area Plant Material List

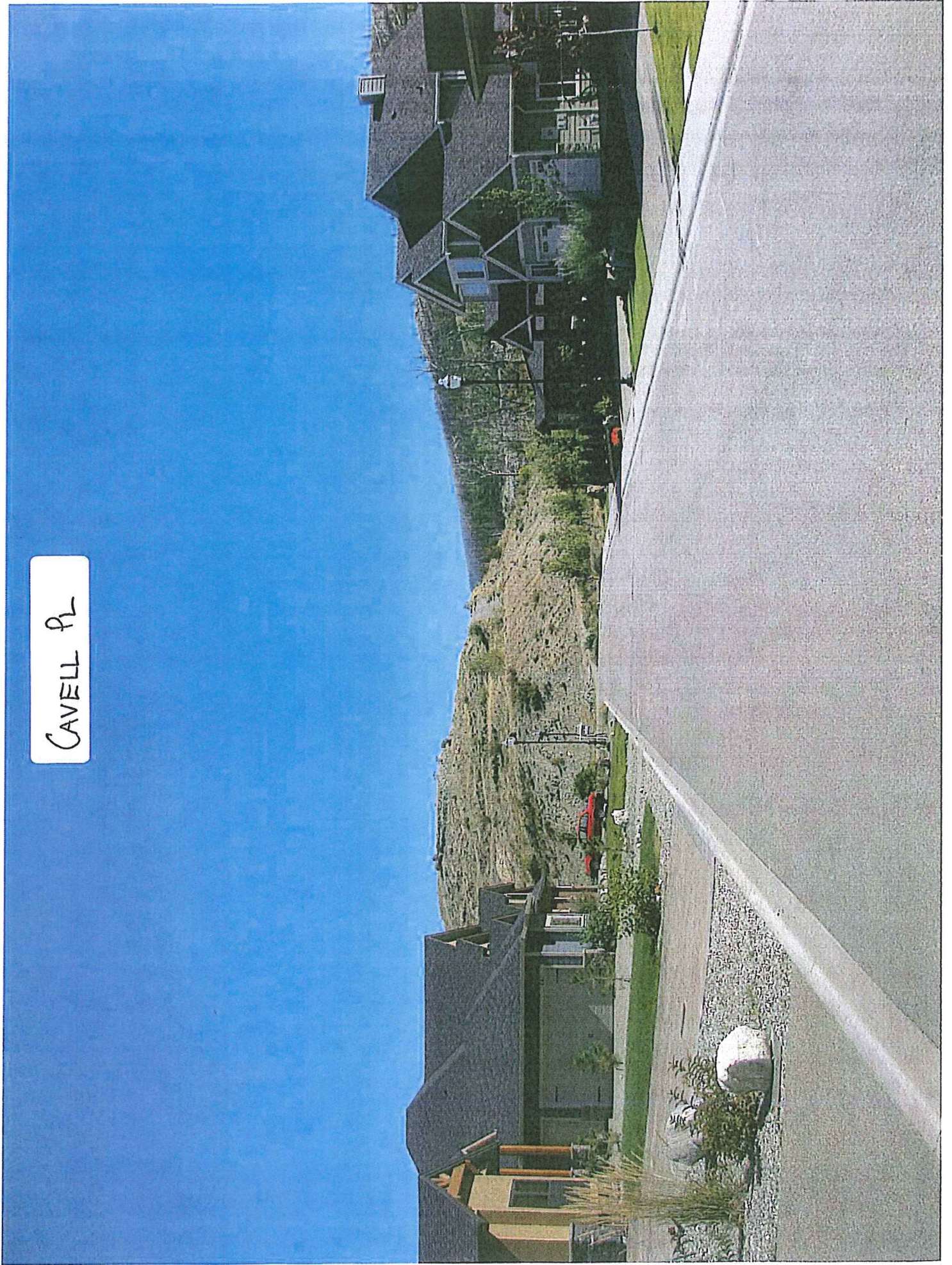
Quantity	Species Name	Common Name	Planting Date
25	Prunella	Prunella	2021
50	Amelanchier	Amelanchier	2021
50	Amelanchier	Amelanchier	2021
50	Amelanchier	Amelanchier	2021
50	Amelanchier	Amelanchier	2021
50	Amelanchier	Amelanchier	2021
50	Amelanchier	Amelanchier	2021
50	Amelanchier	Amelanchier	2021
50	Amelanchier	Amelanchier	2021
50	Amelanchier	Amelanchier	2021
100	Amelanchier	Amelanchier	2021

restoration area
 31830
 Plan
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 SWAN COURT
 CAVELL PLACE
 remainder
 2
 Plan 41091

CAVELL PL



CAVELL PL



KUIPERS CRES

