

REPORT TO COUNCIL



Date: December 7, 2011
To: City Manager
From: Land Use Management, Community Sustainability
Application: Z11-0033/OCP11-0003 **Owner:** OCORP Development Ltd.
Address: 1966-1968 Kane Road **Applicant:** PC Urban Properties
Subject: Supplemental Report (Rezoning & OCP Amendment)

Existing & Proposed OCP Designations: Commercial
MRL - Multiple Unit Residential - Low Density
MRM - Multiple Unit Residential - Medium Density

Existing Zoning: A1 - Agriculture 1

Proposed Zoning: C3 - Community Commercial
RM3 - Low Density Multiple Housing
RM5 - Medium Density Multiple Housing

1.0 Recommendation

THAT Council receives for information the Supplemental Report of the Land Use Management Department, dated December 7, 2011 with respect to the outstanding Traffic Impact Analysis for OCP11-0003 / Z11-0033;

AND FURTHER THAT Council forward the application to the January 10, 2012 Public Hearing.

2.0 Land Use Management

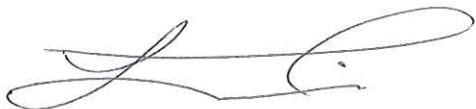
Previously scheduled Public Hearings for Bylaws No. 10617 (OCP11-0003) & 10618 (Z11-0033) on November 1, 2011 and November 29, 2011 were deferred, pending a finalized Traffic Impact Analysis (TIA) for the proposed development.

At the November 29th Public Hearing, Council requested that a supplemental report be provided once the TIA has been finalized, in order to forward the application to an appropriate Public Hearing date.

The TIA was submitted by the applicant's consultant on December 6, 2011, with subsequent revisions provided December 7, 2011. Formal acceptance of a TIA requires detailed review by staff, which has yet to be completed. Based on the information provided within the TIA, as well as transportation and mobility objectives outlined in OCP 2030, the Infrastructure Planning Department & Development Engineering Branch have established the corresponding infrastructure improvements related to this development (as attached).

In the interests of providing timely consideration of the development application, staff is requesting that the OCP and Zoning Amendment Bylaws be placed on the agenda for the January 10, 2012 Public Hearing.

Report prepared by:



Luke Turri, Urban Land Use Planner

Reviewed by:



Shelley Gambacort, Director, Land Use Management

Approved for Inclusion:



Jim Paterson, GM, Community Sustainability

Attachments:

Development Engineering Branch Requirements (revised December 7, 2011)

CITY OF KELOWNA

MEMORANDUM

Date: December 7, 2011 **REVISED**
File No.: Z11-0033 OCP11-0003

To: Land Use Management (LT)

From: Development Engineering Manager

Subject: 1966-1968 Kane Rd, Lot 44, Plan 48643

The Development Engineering Branch comments and requirements regarding this application to rezone from A-1 to C3, RM-5 and RM-3 are as follows:

.1) General

- a) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.
- 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) Provide easements as may be required.
- d) The proposed 127 apartment units, 42 townhouse units and approximately 44,000sqft of commercial space trigger a traffic impact assessment. The applicant's transportation engineer shall contact the city's Transportation Planning group who will determine the terms of reference for the study.
- e) Provide a longer throat length off the Kane Road access by closing the first parking access. Revise the parking stalls accordingly.
- f) Provide a mutual access easement to 1982 Kane Rd.

.2) Dedications

- a) On the Kane Road frontage, provide an additional 6m (approximate) dedication for a roadway allowance matching the adjacent parcels to the west.
- b) Dedicate and construct Drysdale Boulevard to a SS-R5 (20m) standard, matching the existing Drysdale Blvd.

- c) Dedicate and construct Glen Park Drive to a SS-R5 (20m) standard, matching the existing Glen Park Drive.
- d) Dedicate and construct a detention pond as per Brandt's Creek Basin drainage study.

.3) 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:

- Overall site suitability for development.
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

.4) Water

- a) The property is located within the Glenmore Ellison Improvement District service area.
- b) Ensure an adequately sized domestic water and fire protection system is in place.

.5) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer connection. Only one service is to be provided per lot.
- b) Decommissioning of the existing small diameter services and the installation of the new service will be at the applicant's cost.
- c) Perform a downstream capacity analysis of the City's Sanitary Sewer system based on the proposed development unit count.

.6) Drainage

- a) A requirement of this rezoning application will be to prepare a storm water management plan complete with design details of the required City owned storm water detention facility.
- b) Provide a detailed Site Grading Plan including erosion and sedimentation controls required onsite and on Kane Road.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

- d) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

.7) Roads

- a) Kane Road is designated an urban collector road. Dedicate and construct the road to match the existing road section to the west including curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights. **Existing overhead wires are to be located underground.**
- b) On Kane Road a future asphalt overlay is required for the full road frontage up to the centre line of the road however, the City wishes to complete this work at a later date as part of a larger project; **therefore cash in-lieu of construction is required in the amount of \$15,880 for the overlay.**
- d) Drysdale Boulevard is designated an urban collector road. Dedicate and construct to a full urban standard including curb and gutter, sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights. **Existing overhead wires are to be located underground.**
- e) Glenpark Drive shall be constructed to a SS-R5 standard along the applicant's frontage complete with curb and gutter, sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation and street lights.
- f) Provide a temporary turnaround at the end of Drysdale Boulevard. This can be accomplished by registration of a right of way in favour of the City of Kelowna.
- g) Recommendations from the Traffic Impact Analysis(TIA) and the Transportation department include the following requirements;
- The addition of an advance left turn phase for westbound traffic on Kane Road at Glenmore Road intersection.
 - The addition of a roundabout at Kane Rd/Drysdale Blvd intersection for vehicular flow and pedestrian/cyclist movements crossing Kane Road or an alternate solution , acceptable to the Development Engineering Branch, following a complete review of the TIA. If an alternate solution is agreed upon, revised comments will be made publicly available prior to the Public Hearing date for the application.

.8) Power and Telecommunication Services and Street Lights

- a) Prior to issuance of Building Permit, the applicant must 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.

.9) 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 Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.10) Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

.11) 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.


.12) Latecomer Provisions

- a) Under the provisions of the Local Government Act, Latecomer provisions are available for the Roundabout installed on Kane Road.

The consulting engineer is to prepare and submit the Latecomer information. The City will prepare the actual Latecomer Agreement(s) and forward to the owner(s) for signature. The Latecomer Agreements must be submitted for Council's adoption prior to the notice to proceed with the works and/or subdivision approval.

.13) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) 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, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3% of construction value (plus GST).
 - iv) Latecomer Processing Fee: \$1,000.00 (plus GST) per agreement (no charge for 1 day agreements), if applicable.
- c) Sewer Specified Area Administration Fee of \$250.00 to amend service boundary (Spec area 1).



Steve Muenz, P. Eng.
Development Engineering Manager

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