

REPORT TO COUNCIL



Date: October 5th, 2012
To: City Manager
From: Land Use Management, Community Sustainability (AW)
Application: OCP12-0013 / Z12-0054 **Owner:** Paul Hesketh
Address: 551 Glenwood Avenue **Applicant:** Garry Tomporowski Architect Ltd.
Subject: OCP Amendment & Rezoning Applications

Existing OCP Designation: Single / Two Unit Residential
Proposed OCP Designation: Health District
Existing Zone: RU6 - Two Dwelling Housing
Proposed Zone: HD2 - Hospital & Health Support Services

1.0 Recommendation

THAT OCP Bylaw Amendment No. OCP12-0013 to amend Map 4.1 of the *Kelowna 2030 - Official Community Plan* Bylaw No. 10500 by changing the Future Land Use Designation of Lot 2, D.L. 14, ODYD, Plan 1251, located at 551 Glenwood Avenue, Kelowna, B.C. from Single / Two Unit Residential to Health District, be considered by Council;

AND THAT Council considers the Public Hearing process to be appropriate consultation for the purpose of Section 879 of the *Local Government Act*, as outlined in the report of the Land Use Management Department dated October 5th, 2012;

AND THAT Rezoning Application No. Z12-0054 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot 2, D.L. 14, ODYD, Plan 1251, located at 551 Glenwood Avenue, Kelowna, B.C. from RU6 - Two Dwelling Housing to HD2 - Hospital & Health Support Services, be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP12-0013 and the zone amending bylaw be forwarded to a Public Hearing for further consideration;

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

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

AND THAT final adoption of the zone amending bylaw be considered subsequent to the registration of a plan of subdivision to consolidate the subject property into the larger 'Collett Manor' project as proposed under Development Permit Application No. DP12-0123 for the properties located at 2149, 2159, 2169, 2179 and 2189 Pandosy Street;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to completion of a Purchase / Sale Agreement with the City for the lane purchase and relocation;

2.0 Purpose

To consider an Official Community Plan amendment to change the future land use designation of the subject property from Single / Two Unit Residential to Health District and to rezone the subject property from RU6 - Two Dwelling Housing to HD2 - Hospital & Health Support Services. A Development Permit for the proposed development will be submitted by the applicant at a later date.

3.0 Land Use Management

The subject property is designated as Single / Two Unit residential in the OCP and as such this proposal requires an OCP amendment. The proposed re-designation and rezoning of the subject property, including the closure and relocation of the lane, is intended to facilitate an addition to the recently endorsed Collett Manor project that will not increase the density, but simply spread the density of the adjoining project over a larger site area. This addition would also provide for expanded under-building parking for the project and a larger courtyard for residents of the project.

Given that Council has already given 3rd Reading to the original 'Collett Manor' project, the inclusion of this lot facilitates the comprehensive vision of the project over a larger lot area and will not result in increased density. This allows more spatial programming to support the intended use. Therefore it is recommended that this project be supported subject to DP requirements with respect to the form and character of the development. While the project is encroaching further to the east than originally anticipated the lane will be relocated which will still provide a buffer to the neighbouring property.

4.0 Proposal

The HD2 zone was created to provide services to the medical community associated with the Kelowna General Hospital, Interior Health Authority, and UBC Medical Programs that include staff, clients, patients and their families. This zone provides for a range of institutional, commercial and residential uses. In particular it includes the following commercial uses: Personal Service Establishments, Emergency and Protective Services, Extended Medical Treatment Facilities, Health Services, Retail Stores, Health Products, Food Primary, Apartment Hotel and Hotel.

Council recently gave 3rd Reading to the applicants proposal to develop a significant health services and apartment housing project marketed as 'Collett Manor' to the west of the subject property. That project consists of a 4 storey mixed use building with 35 residential units and approximately 1312m² of commercial space located on the ground floor. Since that project was originally considered the applicant has decided to add the subject property to the larger development. Although additional land will be added to the larger 'Collett Manor' project the overall FAR will be very similar. The addition of the subject property allows the project to recover some of the land base that was dedicated to the City for the required road widening. The

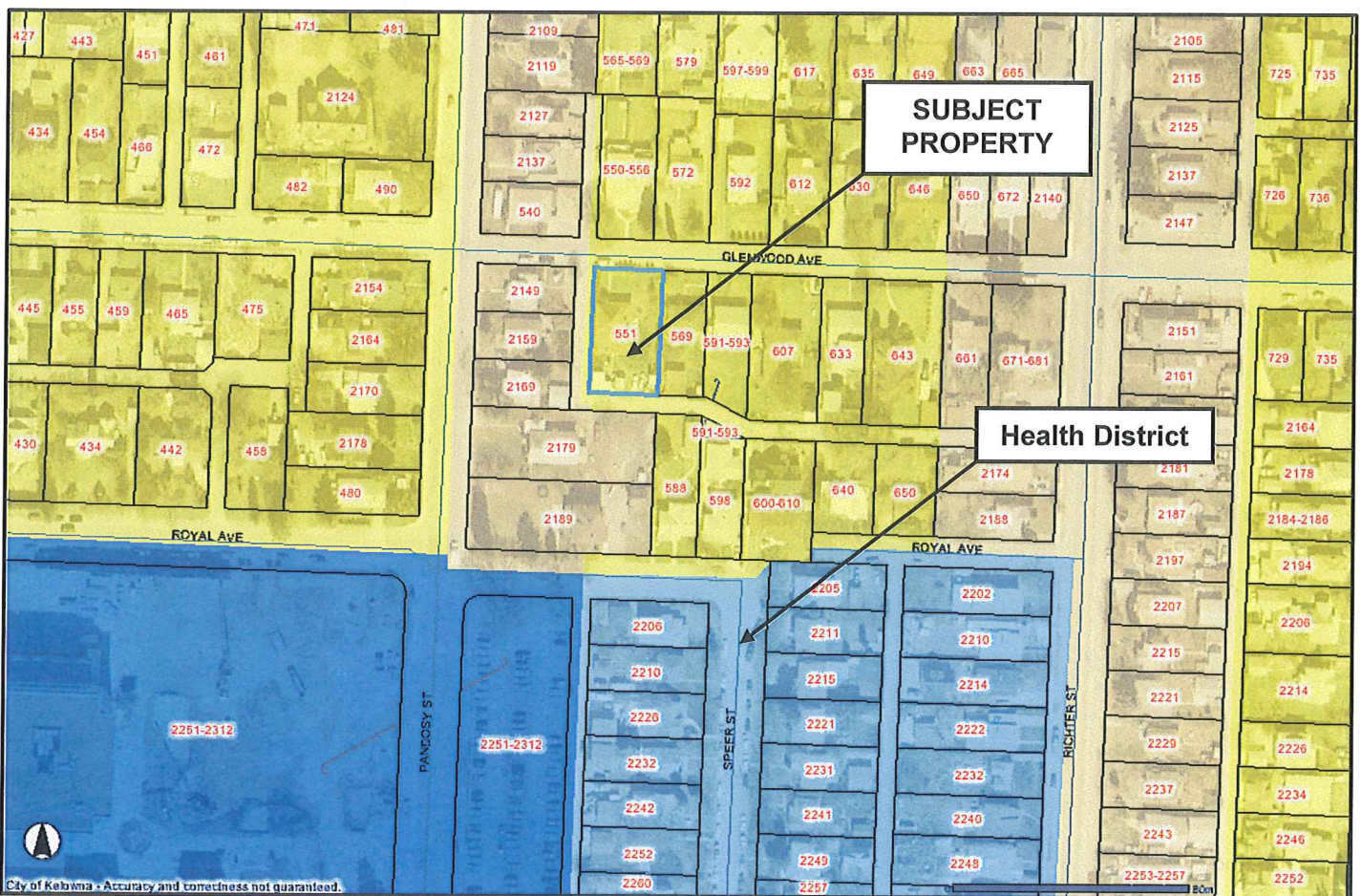
addition of this property also allows for a more comprehensively planned under-building parking structure and a more functional courtyard.

4.1 Site Context

The subject property is located in the KLO / Pandosy Sector and the adjacent land uses are as follows:

Direction	Zoning Designation	Land Use
North	RU6 - Two Dwelling Housing	Residential
East	RU6 - Two Dwelling Housing	Residential
South	RU6 - Two Dwelling Housing	Residential
West	HD2 - Hospital & Health Support Services (siting at 3 rd reading)	Residential / Health Services

4.2 Subject Property Map



5.0 Kelowna Official Community Plan (OCP)

5.1 Health District (HLTH) (Section 4.5)

Development that supports the operations of the Kelowna General Hospital or other health administration, health education, patient services or care facility operation. Other uses may include multiple unit residential uses consistent with the RM3, RM4 or RM5 zones of the Zoning Bylaw. Limited health and service related commercial uses as defined by the Zoning Bylaw may be supported.

5.2 Development Process (Chapter 5)

Achieve high Quality Urban Design (Objective 5.8)

- Public Space. Integrate safe, high-quality, human-scaled, multiuse public spaces, such as parks, plazas and squares, as part of development or redevelopment within Urban and Village Centres.
- Streetscaping. Urban Centre roads should be considered as part of the public space and streetscaped with full amenities (i.e. sidewalks, trees and other planting, furniture, bike facilities, boulevards, etc.).

Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices (Objective 5.10)

- Maximize Pedestrian / Cycling Connectivity. Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes.
- Transit Infrastructure. Require that transit service needs to be integrated into community designs and development proposals to optimize access to transit service and incorporate essential infrastructure on transit routes identified.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction.
- This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit.

6.2 Development Engineering

See Attached.

6.3 Fire Department

No Concerns

6.4 Fortis BC - Gas

Upon review of the property referral referencing the above noted matter, please be advised that FortisBC facilities will not be adversely affected. FortisBC, therefore, has no objection to the rezoning application for purposes of changing land use from RU6 to HD2.

7.0 Application Chronology

Date of Application Received: June 26th, 2012

Report prepared by:



Alec Warrender, Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

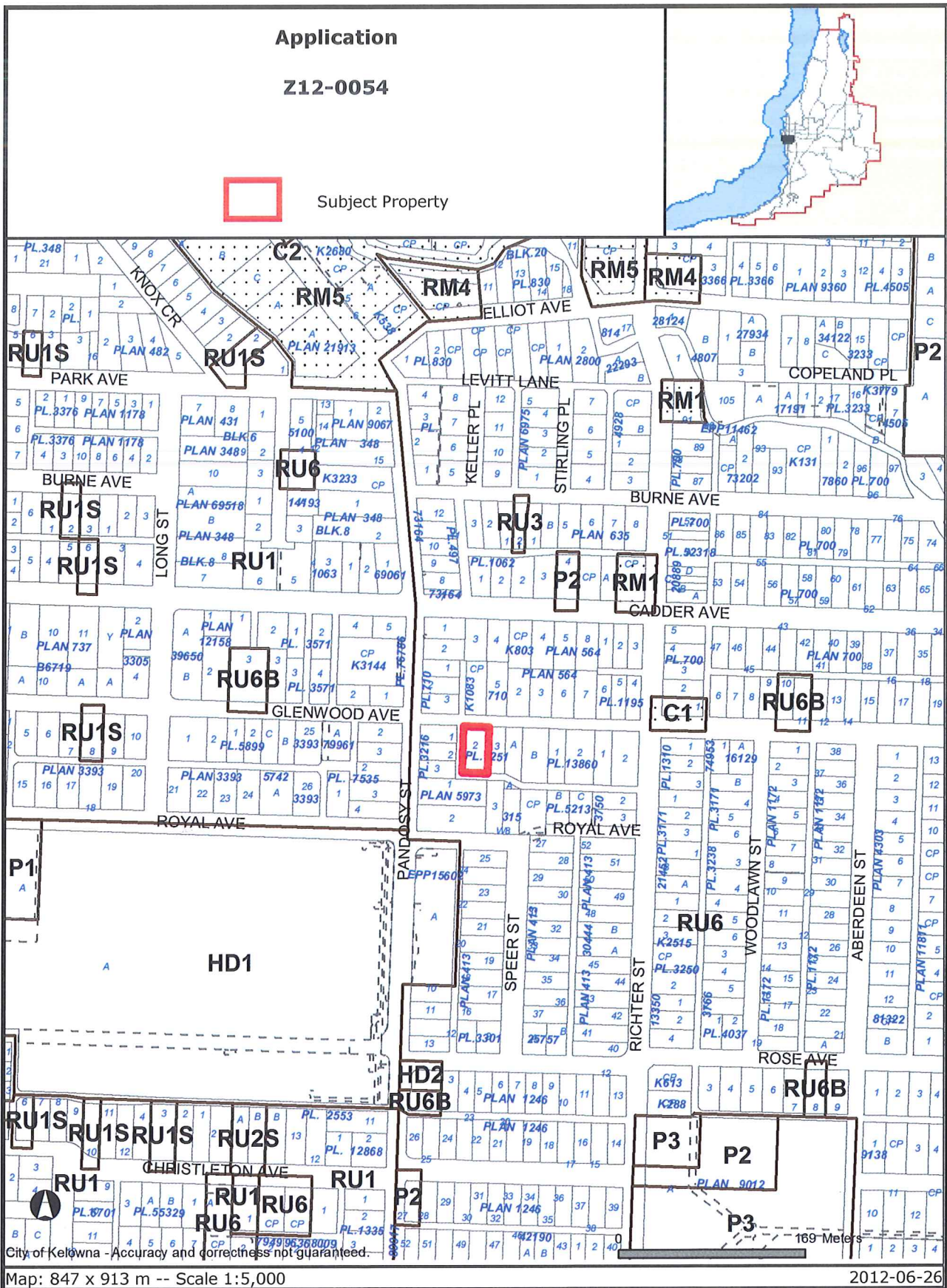
Approved for Inclusion:



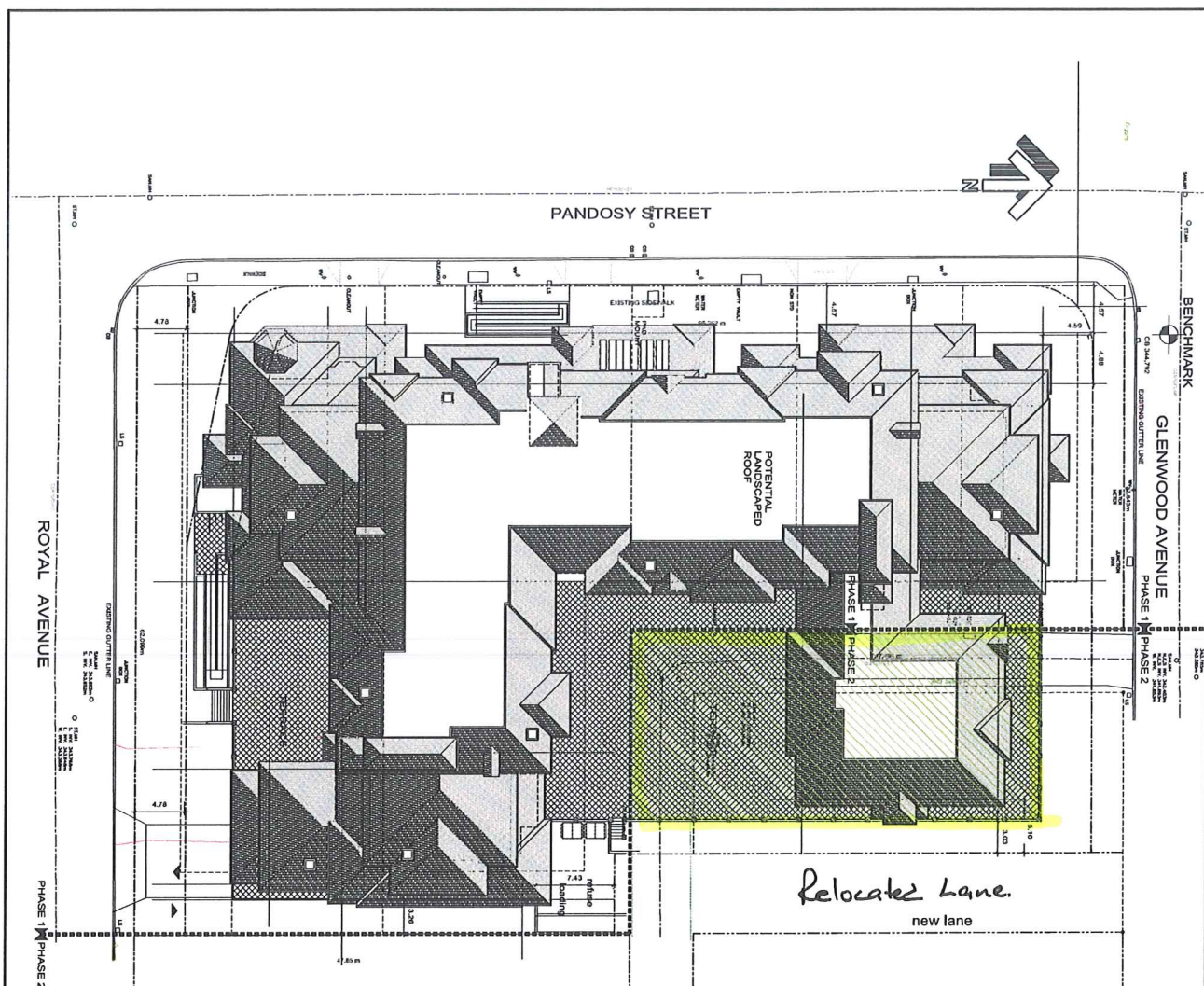
Shelley Gambacort, Director of Land Use Management

Attachments:

- Site Plan
- Conceptual Elevations
- Landscape Plan
- Context/Site Photos
- Development Engineering Requirements



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.



UNIT COUNT

UNIT NO.	2	14	18	7	5
TOTAL NO.	2	14	18	7	5
* UNITS 207, B202, B302, 207, 307, 407 ARE ONE BEDROOM WITH LOOKOUT STUDIO					
UNITS:					
MOTEL 1 BEDROOM 2 BEDROOM DUPLEX 18RDEN AREA	300	110	114	112	B202*
MAIN FLOOR	400	201	B 203	203	202
SECOND FLOOR		B207*	204	305	B302*
THIRD FLOOR		212	205	314	304
FOURTH FLOOR		B301	209	405	404
TOTALS		312	216	410	
		312	216		
		407*	B303		
		309	309		
		313	316		
		401	401		
		409	409		

UNITS:	MOTEL 1 BEDROOM	2 BEDROOM	DUPLEX	18RDEN	AREA
MAIN FLOOR	1	1	1	1	2848 sqft
SECOND FLOOR	2	9	2	2	16382 sqft
THIRD FLOOR	1	2	4	2	16539 sqft
FOURTH FLOOR	1	2	4	2	9893 sqft
TOTALS	2	19	18	7	45662sqft. (4233m ²)

REQUIRED PARKING:	RESIDENTIAL:	COMMERCIAL:	FOOD PREPARATION:	TOTAL:	PROVIDED:
	2	19	18	7	44 spaces
	1478 m ² G.L.A./100 m ² x 1/75 =			26	78 SPACES
				31	54 SPACES

AREAS
 SITE AREA: 0.5051 ha, 1.248 acres; 54373 sqft.
 BUILDING AREA: FOOTPRINT OF FOUNDATION incl. PARKADE: 3340m² (35855sqft)
 APARTMENT FOOTPRINT: 2399 m² (25,828 sqft)
 LANDSCAPED SITE AREA: 1319 m² (14,198 sqft)

NOTE:
 SEE SHT. A0.0 & ATTACHMENT TO APPLICATION FOR ZONING BYLAW 8000 REVIEW

SITE PLAN
 LOTS 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, 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, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

COLLETT MANOR WELLNESS FACILITY
PANDOSY STREET DEVELOPMENTS

PHASING SITE PLAN

DATE: 05/07/12

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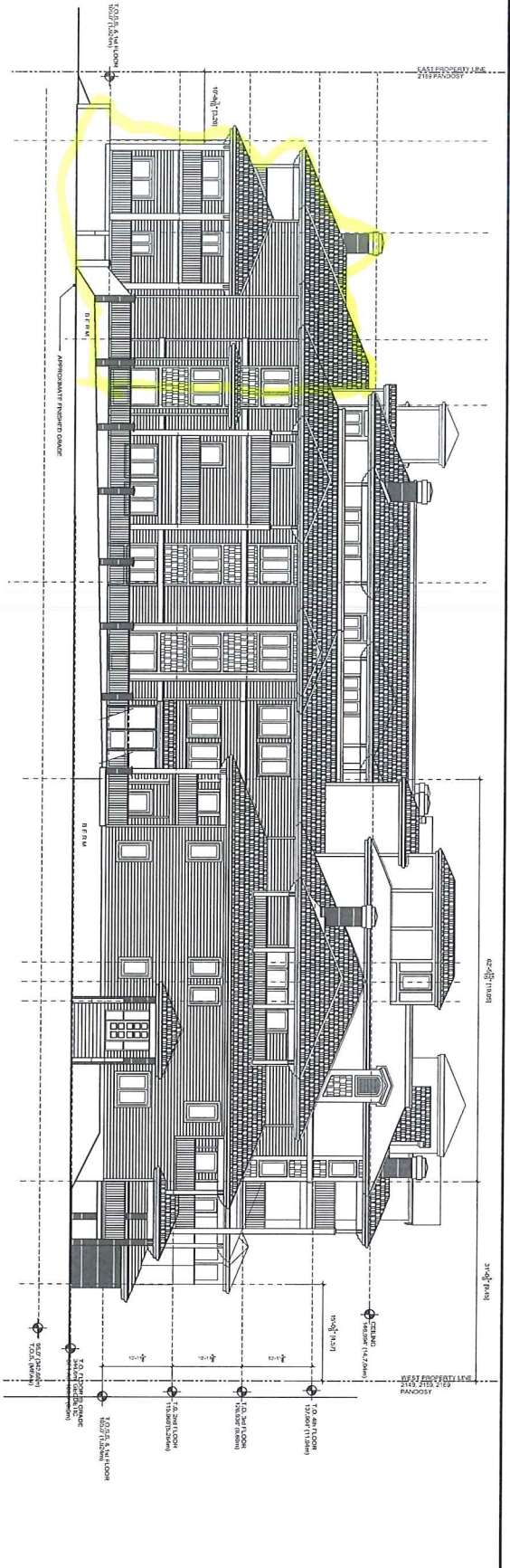
NOTE: THIS SITE PLAN PREPARED FROM DWG. 11309 PREPARED BY RUNNALS DENBY LAND SURVEYORS APRIL 5, 2004

DP PHASE 2

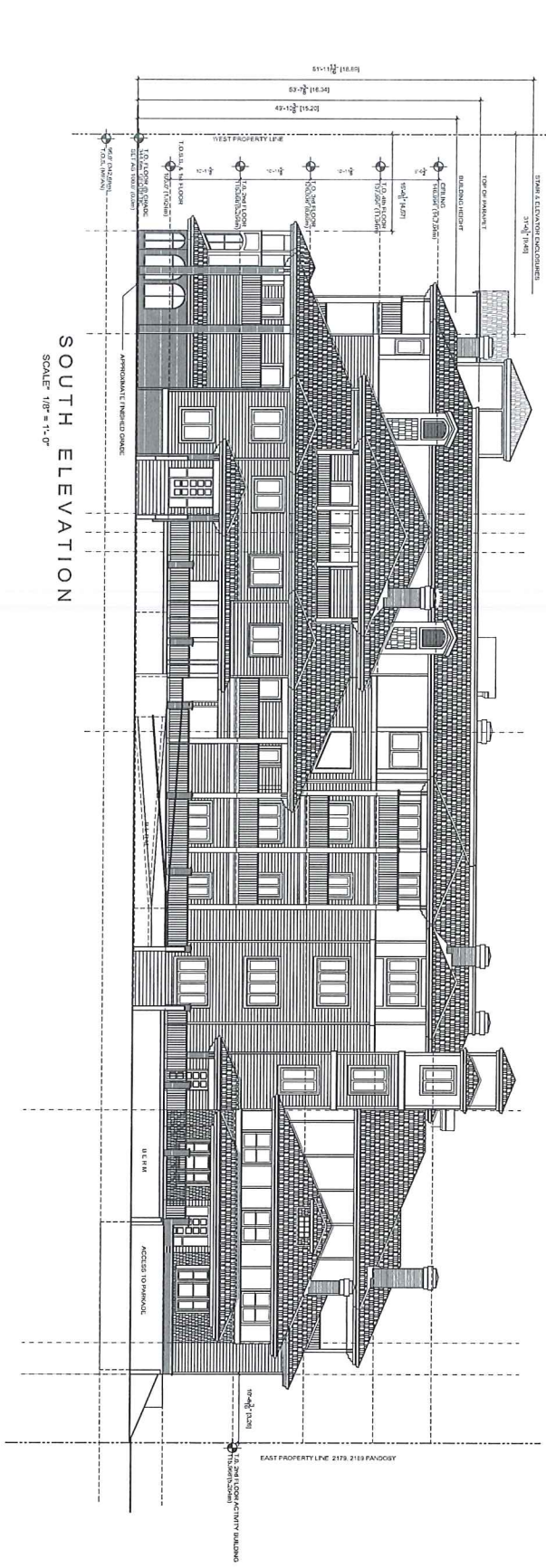
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NOTE: THIS SITE PLAN PREPARED FROM DWG. 11309 PREPARED BY RUNNALS DENBY LAND SURVEYORS APRIL 5, 2004



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DP PERMIT 2m

DATE	BY	ISS.	REVISION

5/24

- THIS DRAWING MUST NOT BE SCALE
- VERIFY ALL DIMENSIONS AND DATE
- BEFORE ANY CONSTRUCTION BEGINS
- NO CHANGES OR ADDITIONS
- NO REMOVALS OR DELETIONS
- NO CHANGES TO MATERIALS
- NO CHANGES TO FINISHES
- NO CHANGES TO WINDOW SIZES
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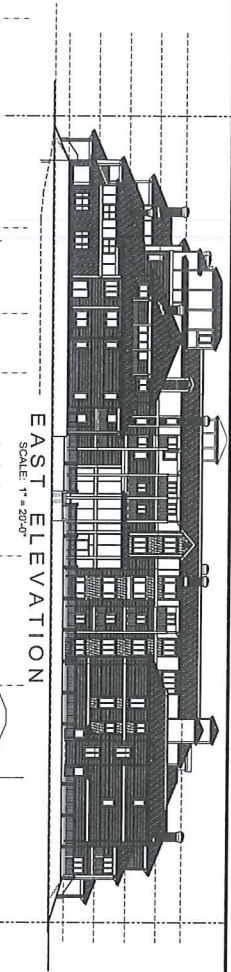
Geary Transportation Architects Ltd.
230 1180 SHEPPARD AVE. E.
SUITE 1000 SCARBOROUGH, ONTARIO
M1S 4R8
Tel: 290/979-0005
Fax: 290/979-0006
email: gta@gtatrans.com

PROJECT: COLLETT MANOR
WELLNESS FACILITY
2195 PANDOS STREET
PANDOS STREET
DEVELOPMENT

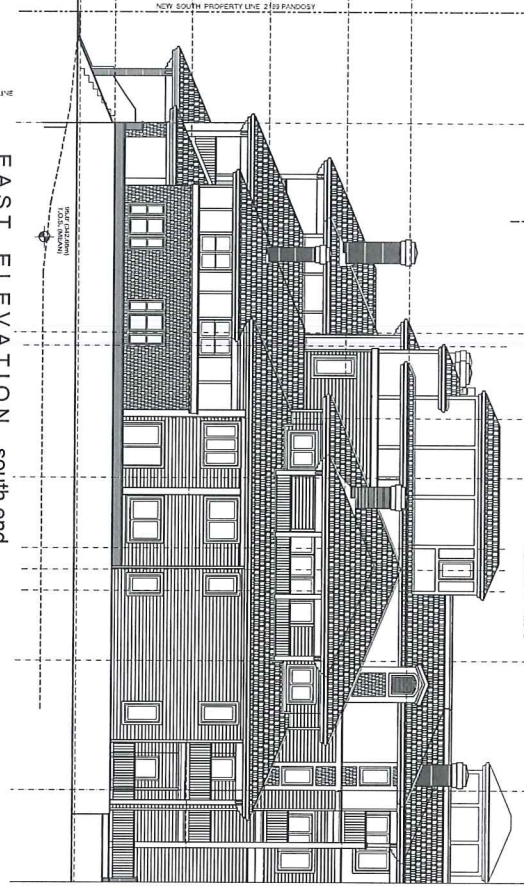
SOUTH ELEVATION
NORTH ELEVATION

PROJECT NO: A1004
DRAWN BY: JMS
CHECKED BY: G.T.
DATE: AS NOTED
SCALE: A4
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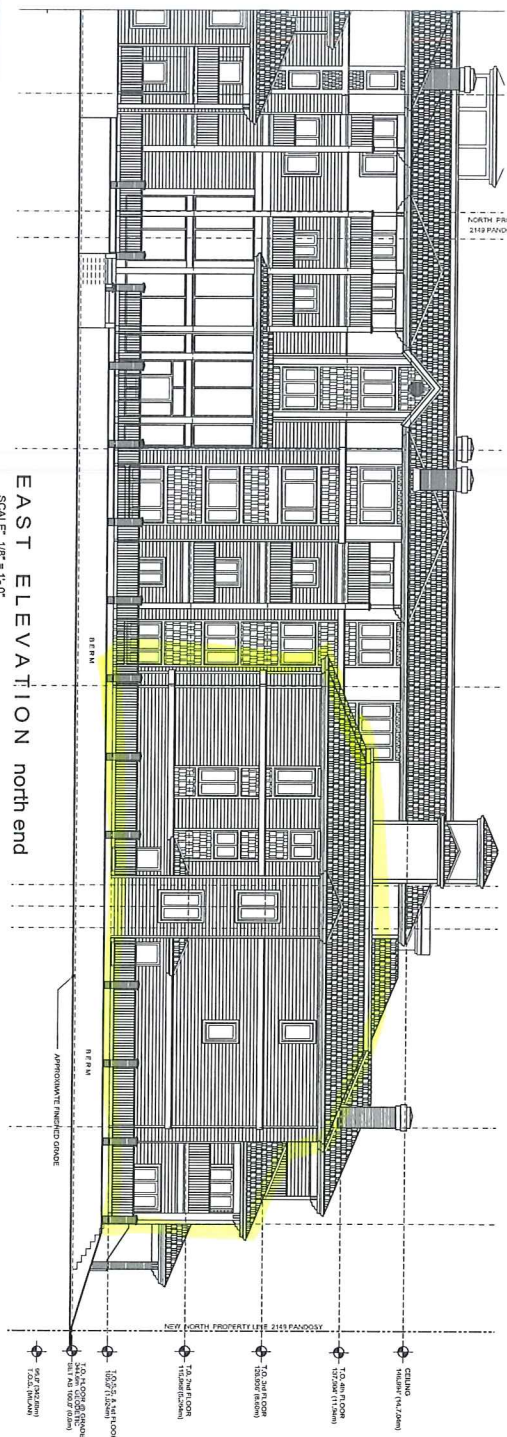
CD PERMIT 2



EAST ELEVATION
SCALE: 1" = 20'-0"



EAST ELEVATION south end
SCALE: 1/8" = 1'-0"



EAST ELEVATION north end
SCALE: 1/8" = 1'-0"

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gta
 Gary Toppenhaver Architect LLC
 242 1899 SPRINGFIELD ROAD
 WY 82001
 Phone: 360/979-4316
 Fax: 360/979-1668
 email: gtoppenh@gtaarchitect.com

PROJECT
 COLLETTMANOR
 WELLNESS FACILITY
 PANDOSY STREET
 DEVELOPMENTS
 SPOKANE, WA

PROJECT NO.	A1008
DATE	10/14/18
DESIGNER	J.M.S.
CHECKED	G.T.
SCALE	A4
DATE AS NOTED	03
DATE DOWNSHOWN	

THE SHOWN WORK IS IN SCALE
 - NOT TO BE CONSIDERED AS A BASIS
 FOR CONSTRUCTION UNLESS SPECIFICALLY
 NOTED BY THE ARCHITECT OR APPROVED
 BY THE ARCHITECT. THE ARCHITECT
 ASSUMES NO LIABILITY FOR THE
 ACCURACY OF THE INFORMATION
 PROVIDED BY THE ARCHITECT.
 - ALL DIMENSIONS MUST BEAR TRUE

CITY OF KELOWNA
MEMORANDUM

Date: August 8, 2012
File No.: Z12-0054
To: Land Use Management Department (AW)
From: Development Engineering Manager (SM)
Subject: 551 Glenwood Ave Plan 1251 Lot 2

MARRINGTON

Development Engineering has the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this application.

The Development Engineering Technologist for this project is John Filipenko. AScT

1. Domestic Water and Fire Protection

- (a) This property is currently serviced with a small diameter water service. The applicant, at his cost, will arrange for the disconnection of the existing service at the main. The estimated cost of this construction for bonding purposes is **\$5,000.00**
- (b) Servicing requirements for the proposed development have been addressed under File Z10-0040
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) Our records indicate that the subject property is connected with a small diameter sewer service that is from a main that is within the abutting lane. The developer has made application to close this lane. It will be necessary for the applicant to arrange for the removal of all city utilities and services that are within the lane right-of-way. The estimated cost of construction for bonding purposes is **\$15,000**
- (b) Servicing requirements for the proposed development have been addressed under File Z10-0040

3. Storm Drainage

- (a) It will be necessary for the developer to modify storm drainage facilities on Glenwood Avenue as required to provide street drainage and an overflow storm drainage relief for the proposed development site. The cost of these works will be included in the road upgrading and road construction items.
- (b) The developer has made application to close the abutting lane. It will be necessary for the applicant to arrange for the removal of the storm drainage facilities that are within the existing lane right-of-way. The cost of these works will be included in the road upgrading and road construction items.
- (c) It must be understood that the storm drainage systems in this vicinity are relatively shallow as the level of Okanagan Lake influences drainage. The drainage systems are inundated in water at times of high lake levels.

4. Road Improvements

- (a) Glenwood Avenue: It will be necessary to construct a barrier curb, gutter, letdown and separate 2.05m sidewalk, modify the storm drainage facilities and provide a fillet pavement. Also required is a landscaped boulevard complete with underground irrigation system, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$45,000.00**.
- (b) Public Lane: Site access shall be provided from a new adjacent lane. It will be necessary to dedicate and construct the lane to a commercial paved standard (7.6m width) complete with drainage facilities. Upgrades may also include the removal, re-location or adjustment of existing utility appurtenances that are on Glenwood Avenue to accommodate this development. The estimated cost for this construction for bonding purposes is **\$25,000.00**.
- (c) Truck access to the rear of this development shall be via Pandosy Street, from Glenwood Ave. A truck turn-around shall be provided. Trucks would enter from Glenwood Ave and exit back to Glenwood Avenue and then Pandosy Street.

5. Road Dedication and Subdivision Requirements

- (a) Glenwood Avenue: Dedicate an additional road allowance widening of 3.0m along the full frontage.
- (b) Lane: The existing Lane is indicated as being closed. The applicant shall contact Jordan Hettinga, Real Estate and Building Services.
- (c) Dedicate a road allowance to achieve a commercial lane (width 7.6 meters) along the easterly boundary of the subject property.
- (d) If any road dedication affects lands encumbered by a Utility right-of-way (such as FortisBC, Gas, 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 or closer must be incorporated in the construction drawings submitted to the City's Development Manager.
- (e) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (f) Lot consolidation

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

8. 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

Water disconnect	\$ 5,000.00
Sanitary Sewer main removal	\$ 15,000.00
Glenwood Avenue frontage improvements	\$ 45,000.00
Lane construction	\$ 25,000.00

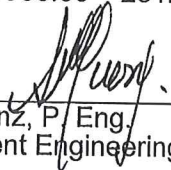
Total Bonding **\$ 90,000.00**

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.

10. 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 HST) **\$2,161.60** (\$ 1930.00 + 231.60 HST)



Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf