

REPORT TO COUNCIL



Date: May 4th, 2012

To: City Manager

From: Land Use Management, Community Sustainability (AW)

Application: OCP12-0002 / Z12-0021 **Owner:** No. 21 Great Projects Ltd.,
Inc. No. 355991

Address: 1355 Steele Road **Applicant:** No. 21 Great Projects
5000 Gordon Drive

Subject: OCP Amendment & Rezoning Applications

Existing OCP Designation: Commercial

Proposed OCP Designations: Commercial, Major Park and Open Space & Public Service Utilities

Existing Zone: A1 - Agriculture 1

Proposed Zones: C3 - Community Commercial & P3 - Parks and Open Space

1.0 Recommendation

THAT OCP Bylaw Amendment No. OCP12-0002 to amend Map 19.1 of the *Kelowna 2030* - Official Community Plan Bylaw No. 10500 by changing a portion of the Commercial designation of Lot A, D.L. 579, SDYD, Plan EPP9618 Except Plans EPP9638 and EPP15721, located at 1355 Steele Road, Kelowna, B.C. from Commercial to Major Park & Open Space and Public Service Utilities, as shown on Map "A" attached to the report of the Land Use Management Department, dated May 4th, 2012, 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 May 4th, 2012;

AND THAT Rezoning Application No. Z12-0021 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for a portion of Lot A, D.L. 579, SDYD, Plan EPP9618 Except Plans EPP9638 and EPP15721, located at 1355 Steele Road and the South ½ District Lot 579, SDYD, Except Plans KAP77336, KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863 and EPP15721, located at 5000 Gordon Drive, Kelowna, B.C. from A1 - Agriculture 1 to C3 - Community Commercial and P3 - Parks & Open Space as shown on Map "B" attached to the report of the Land Use Management Department, dated May 4th, 2012, be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP12-0002 bylaw 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 properties;

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

AND THAT final adoption of the zone amending bylaw be considered subsequent to the registration of a plan of subdivision as proposed;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the dedication of the high voltage power line area as public park to the City.

2.0 Purpose

An OCP Amendment application is required to designate a portion of the commercially designated property as Major Park and Open Space & Public Service Utilities to recognize the Fortis High Voltage lines and planned public trails. This application also seeks to rezone a portion of the subject properties from A1 - Agriculture 1 to C3 - Community Commercial and P3 - Major Parks & Open Space to accommodate the Village Centre commercial development and public trails located beneath the high voltage power lines.

3.0 Land Use Management

The subject property is designated a mix of Commercial, Multiple Unit Residential - Low Density, Single / Two Unit Residential, Education / Institutional and Major Park & Open Space in the Official Community Plan and the Neighbourhood 3 Area Structure Plan. This proposal is to develop a portion of the commercial village centre in compliance with the OCP commercial designation. The Major Park & Open Space and Public Service Utilities designation is being applied to recognize the high voltage lines and anticipated public trails. The applicant will be dedicating the high voltage line area to the City as part of this application for the purposes of maintaining the public trails. The C3 - Community Commercial and P3 - Parks & Public Open Space zones are the appropriate zones and will help to realize the vision outlined in the Official Community Plan and the Neighbourhood 3 Area Structure Plan (ASP).

Neighbourhood 3 is one of the last relatively large designated and undeveloped areas within the City and it is envisioned to be a neighbourhood destination for social activities, shopping and day-to-day business. Staff have been encouraging development of the South Gordon Village Centre for a number of years to serve the growing South West Mission sector of the City. The Village Centre will be phased over time, but 5 commercial retail buildings are being considered with the initial commercial phase. The first phase will consist of single storey commercial buildings which will provide essential services to the area. Upon completion of the initial phase and securing of critical anchor tenants that mixed use developments of up to 4 storeys will be brought forward to fulfill the Area Structure Plan's vision for the core village area. As noted in the ASP, *"establishing a higher concentration of population within and around the commercial district will help to sustain the local businesses and the viability of transit service to Neighbourhood 3"*. It is envisioned that this village centre will be realized through unique and distinct urban design which will be made possible by architecturally rich buildings, pedestrian oriented design and active streetscapes that are not typical of suburban commercial shopping areas.

4.0 Proposal

4.1 Background

The Neighbourhood 3 Area Structure Plan (ASP) was submitted to the City on January 31, 2007. The purpose of the plan was to envision a logical pattern of development for the Neighbourhood 3 area that would result in a high quality, attractive, complete community. The Village Centre is the central component of the plan and will become the community centre.

13.1

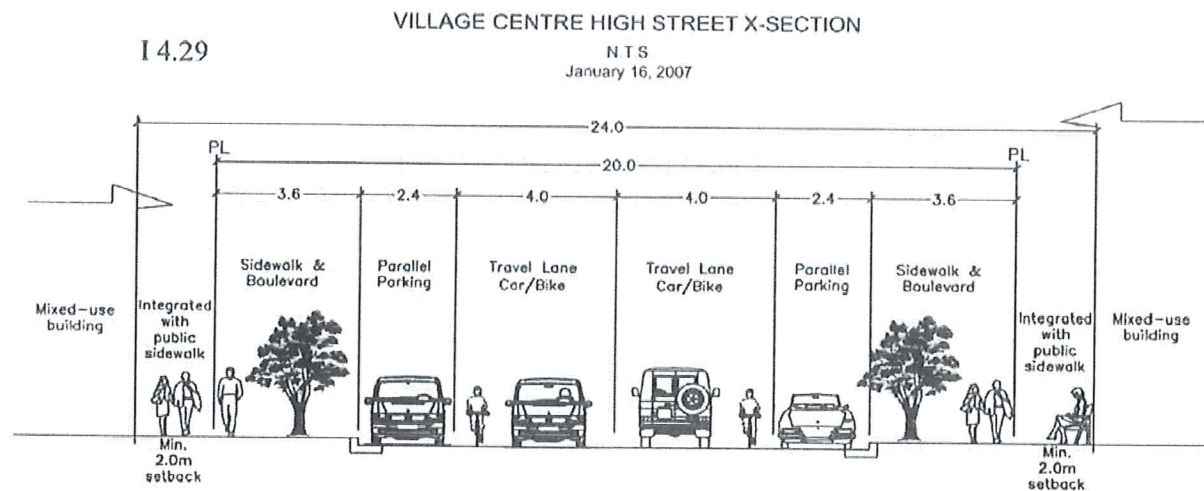


NEIGHBOURHOOD 3 VILLAGE CENTRE – ARTIST'S CONCEPT (F. DUCOTE)

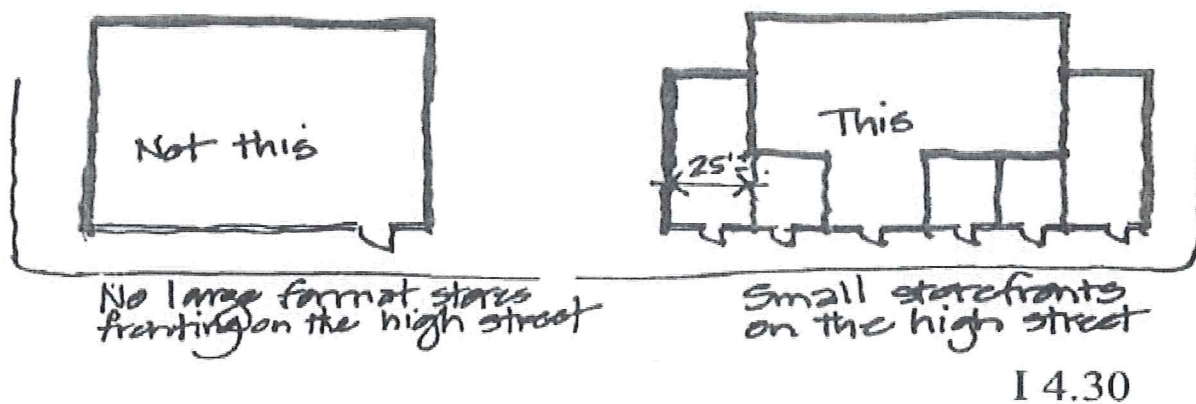
The ASP outlines a number of important Design Principles that should be carried through to the detailed design. The main component of the Village Centre will be a “High Street” as noted in the ASP:

“The street’s prominence should warrant an appropriate level of spatial and visual treatment to identify it as the principal public space within the neighbourhood. A strong complement of street trees is expected. The street environment should facilitate social interaction and provide a sense of safety for residents and visitors. Key characteristics should include a high degree of transparency into spaces at street level, as well as detailing of buildings and streetscape elements that relate to human scale and contribute to a positive, distinctive sense of place.”

When the Development Permit is considered by Council, Staff will review the proposal against the vision and design guidelines outlined in the Neighbourhood 3 ASP. The main street cross section submitted as part of the ASP creates a setting where much of the space was dedicated to pedestrians, cyclists and landscaping opportunities.



The cross section was balanced off with detailed architectural guidelines intended to create a vibrant village centre corridor, with multiple entrances and architectural detailing animating the main street.



4.2 Project Description

The applicant has submitted the Official Community Plan amendment and rezoning applications in order to move forward with the development of the Village Centre area. The proposed amendments to the Official Community Plan include designating the Fortis high voltage lines as Major Park and Open Space & Public Service Utilities to account for the utility and trail uses that occur in this corridor. The application also involves the rezoning of the Village Centre area so that the applicant can move the development project forward. Staff have been working with the applicant on the natural environment and form and character Development Permit's required. Staff will continue to work with the applicant to encourage a form of development that adheres closely to the Area Structure Plan and OCP objectives for Village Centres.

As noted on the Village Concept Plan, the community building focus is stated as:

- 'Main street' with curb access/not strip-mall with central parking
- 'the Commons' for community events
- 'Plazas' string of pearls encouraging visible outdoor activity

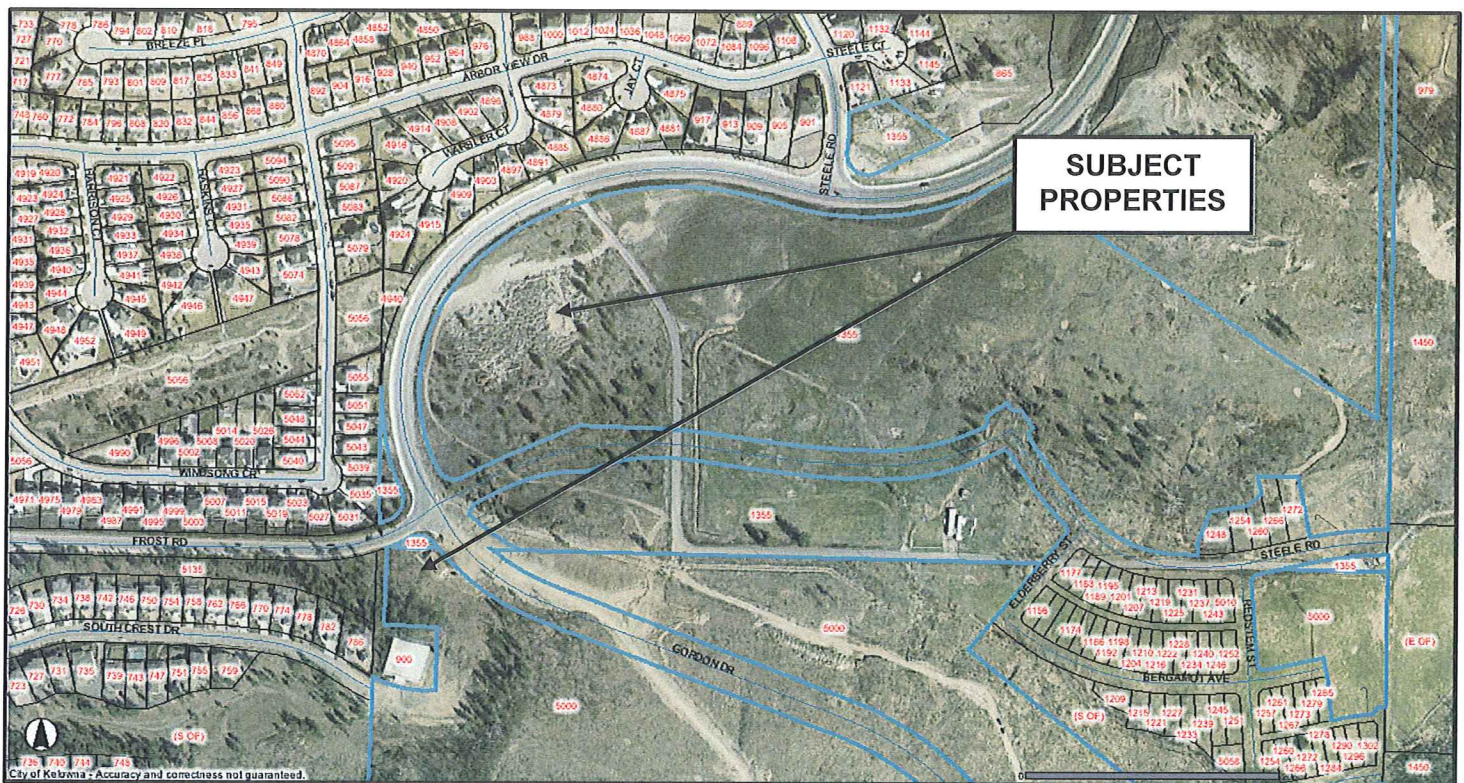
- 'Green Links' to surrounding neighbourhoods.

4.3 Site Context

The subject properties are located in the South West Mission Sector and the adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Residential
South	A1 - Agriculture 1	Vacant
East	RU1 - Large Lot Housing	Residential

4.4 Subject Property Map



5.0 Kelowna Official Community Plan (OCP)

5.1 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.

Provide parks for a diversity of people and a variety of uses (Objective 5.14)

- Dedication of Linear Parks. At subdivision and rezoning for all development types secure a minimum 10-metre wide linear corridor for public access.
- Protect Sensitive Areas. Sensitive environmental areas and riparian management areas (RMA) will be protected by siting trails beyond their boundaries, unless there are absolutely no alternatives.

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.
- A Building Code analysis is required for each of the structures at time of building permit applications. The buildings are to meet the minimum requirements of Part 10 of BCBC
- Size and location of all signage to be clearly defined as part of the development permit.
- A minimum number of washrooms including H/C washrooms are required for the base building as part of the base building permit. Additional washrooms if required will be addressed at time of tenant improvement permits.
- Full Plan check for all other Building Code related issues will be done at time of Building Permit applications

6.2 Development Engineering Department

See Attached

6.3 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 150ltr/sec flow. Access roads are to meet the 12M centre line radius requirement for emergency vehicles. Additional comments will be required at the building permit applications.

6.4 Fortis BC - Gas

Upon review of the property referral referencing the above noted matter, please be advised that FortisBC has no objection to the applications. There are two 60mm DP/PE pipeline segments inside the property line that may ultimately require some form of alteration in order to run the gas lines more directly to the actual building as required (or to move away from any proposed building footings and/or foundations), but this is not a concern at this point in time.

6.5 Fortis BC - Electric

In conjunction with electrical servicing, the landowner will be required to grant applicable rights of ways. The property owner is asked to provide these referral numbers to FortisBC's contact center agent when calling to arrange for electrical servicing; the contact center number is 1-866-436-7847.

As to the proposed landscape plan indicates establishment of trees adjacent to right of way plan A1568, FortisBC reserves the right to remove vegetation that encroaches into its right of way in conjunction with future development within the right of way. The proponent may wish to consider establishment of trees with a columnar structure with reduced spread into the right of way area. Please send along any amendments to these referrals for further review and comment by FortisBC.

6.6 Infrastructure Planning

An SROW for public access will be required over the subject property to accommodate public access through the public areas of the town centre.

7.0 Application Chronology

Date of Application Received: March 21, 2012

Report prepared by:



Alec Warrender, Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

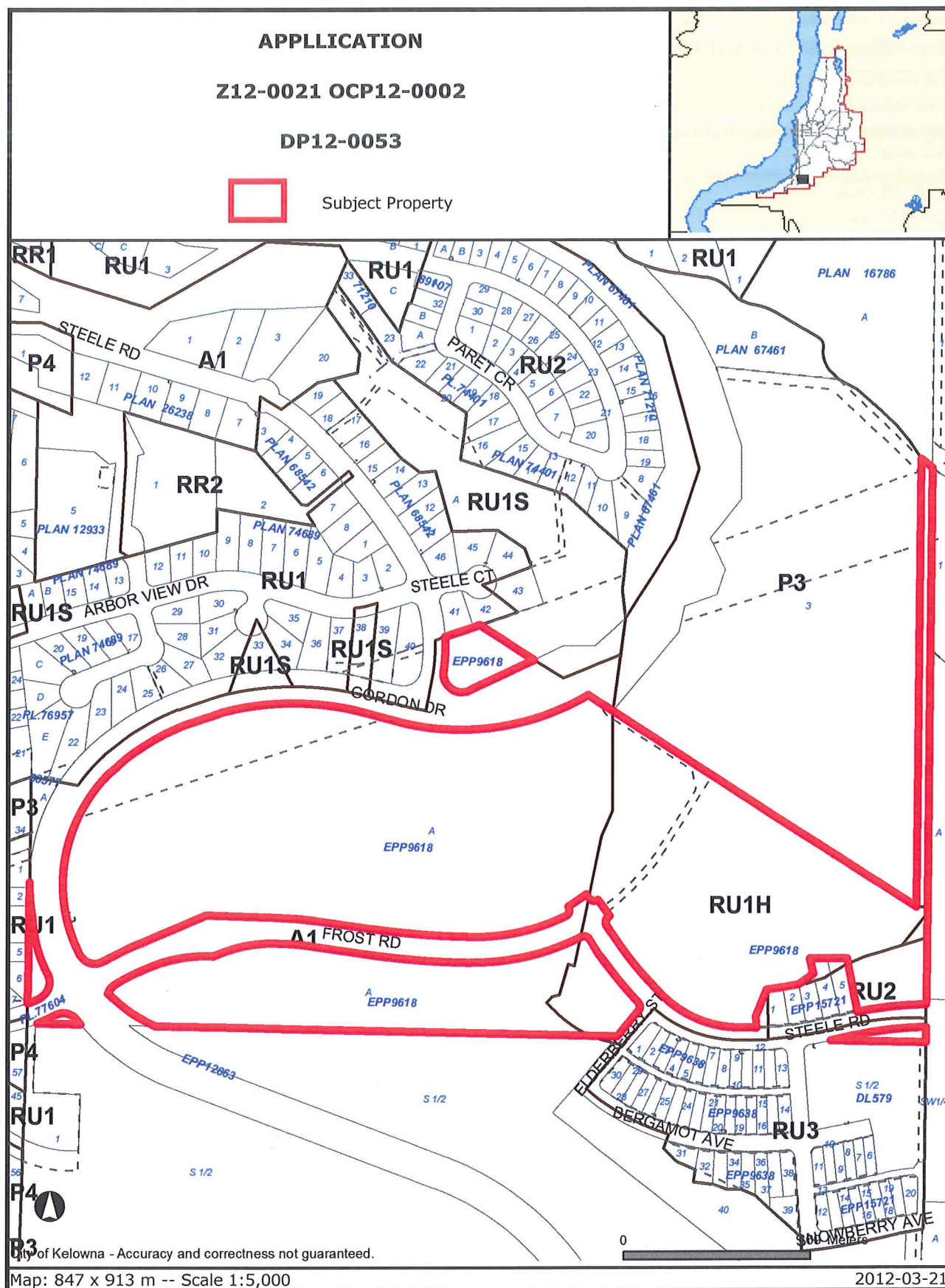
Approved for Inclusion:



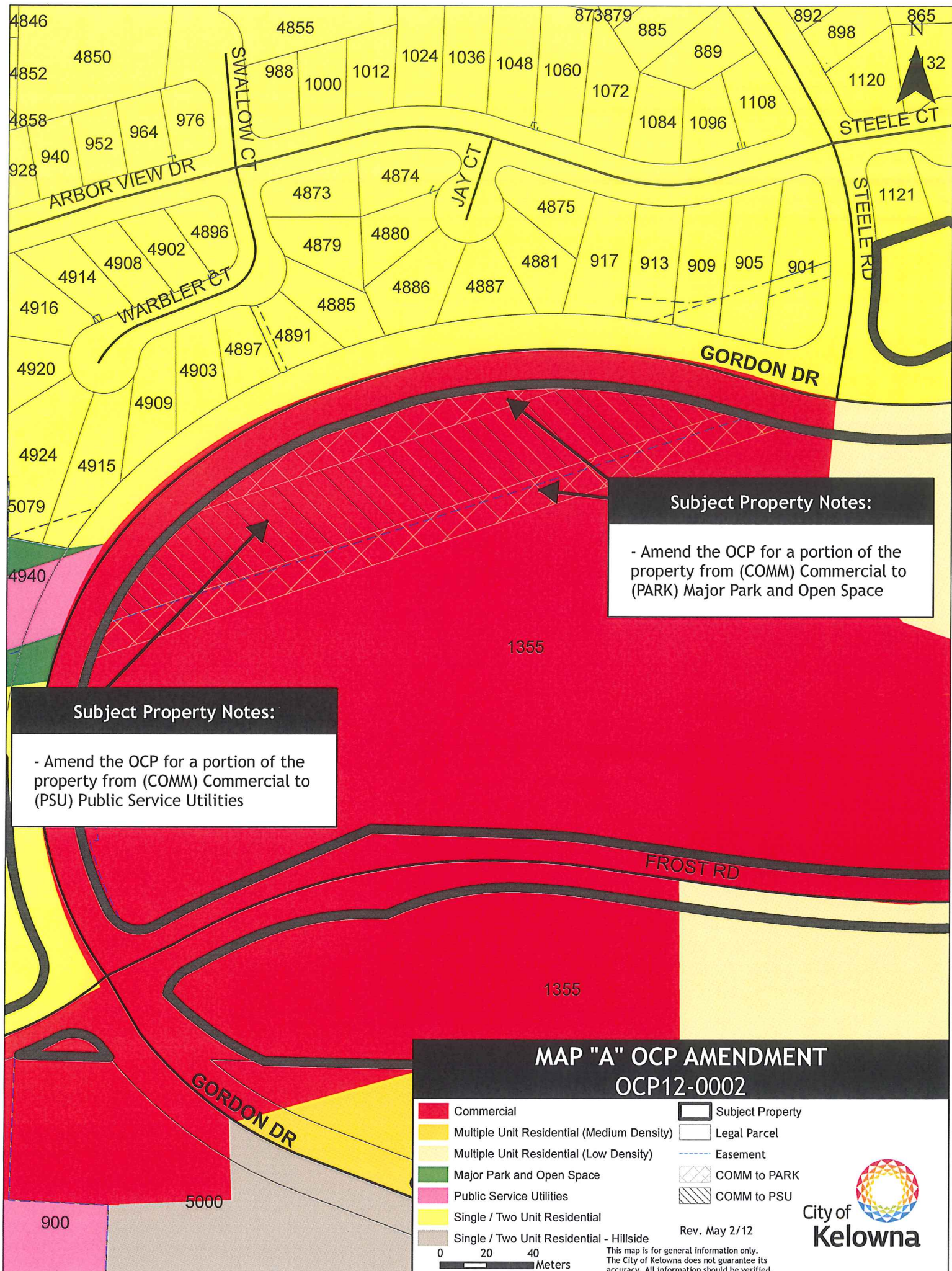
Shelley Gambacort, Director of Land Use Management

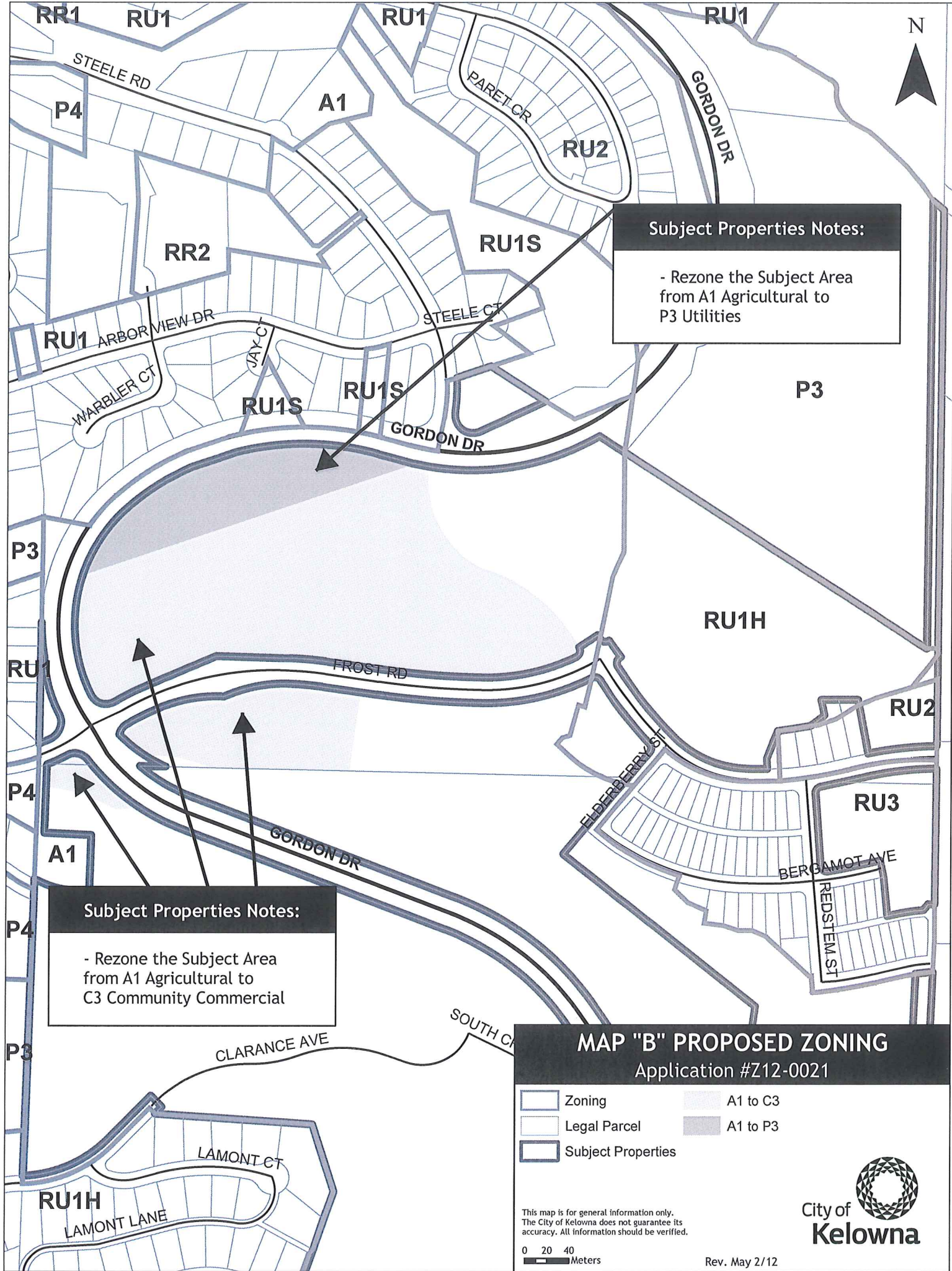
Attachments:

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.





Subject Properties Notes:

- Rezone the Subject Area from A1 Agricultural to P3 Utilities

Subject Properties Notes:

- Rezone the Subject Area from A1 Agricultural to C3 Community Commercial

MAP "B" PROPOSED ZONING
Application #Z12-0021

- | | |
|--|--|
|  Zoning |  A1 to C3 |
|  Legal Parcel |  A1 to P3 |
|  Subject Properties | |

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

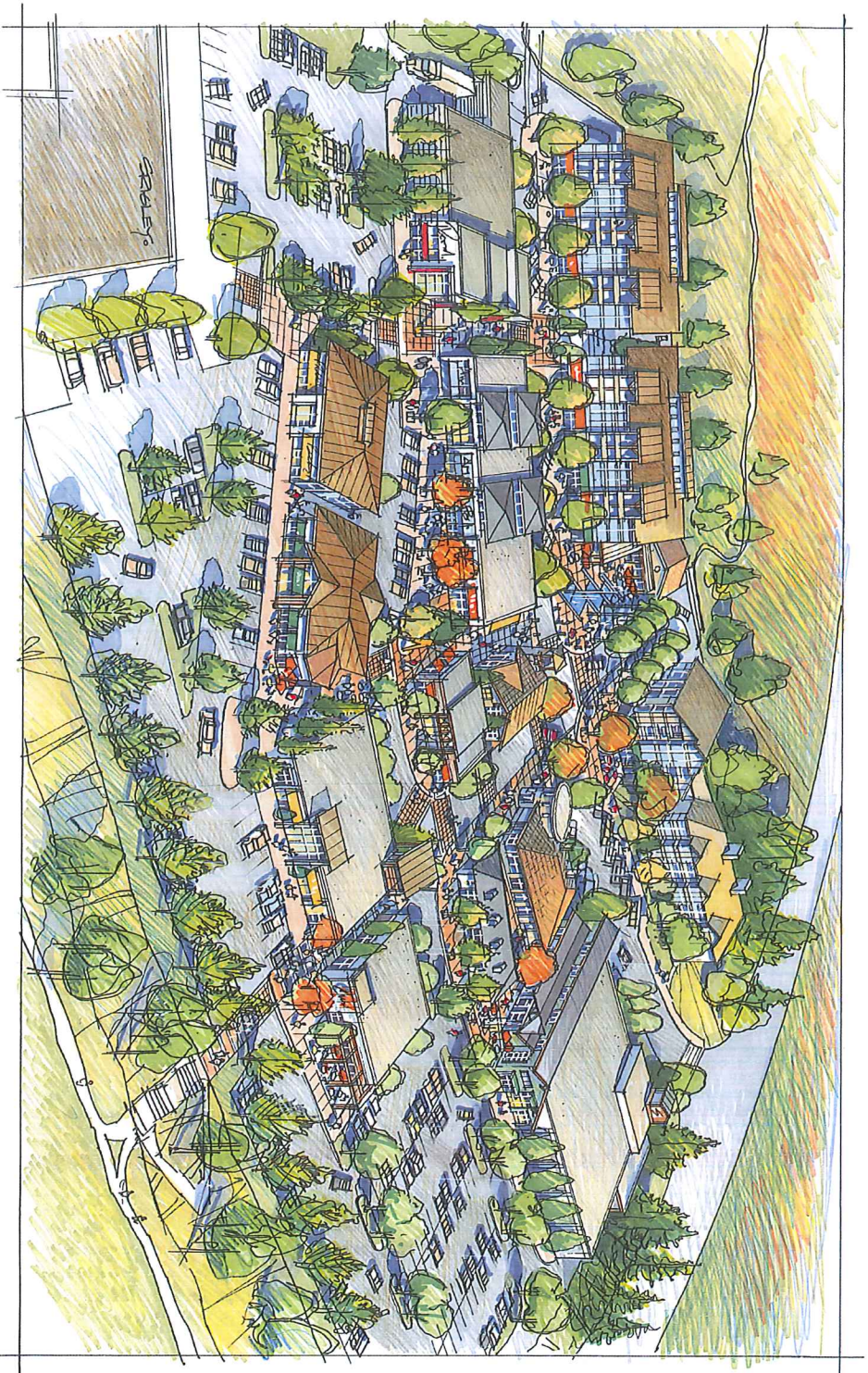
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Meters



Rev. May 2/12

VILLAGE CONCEPT

Issued for Development Permit
March 16, 2012



VILLAGE at the PONDS

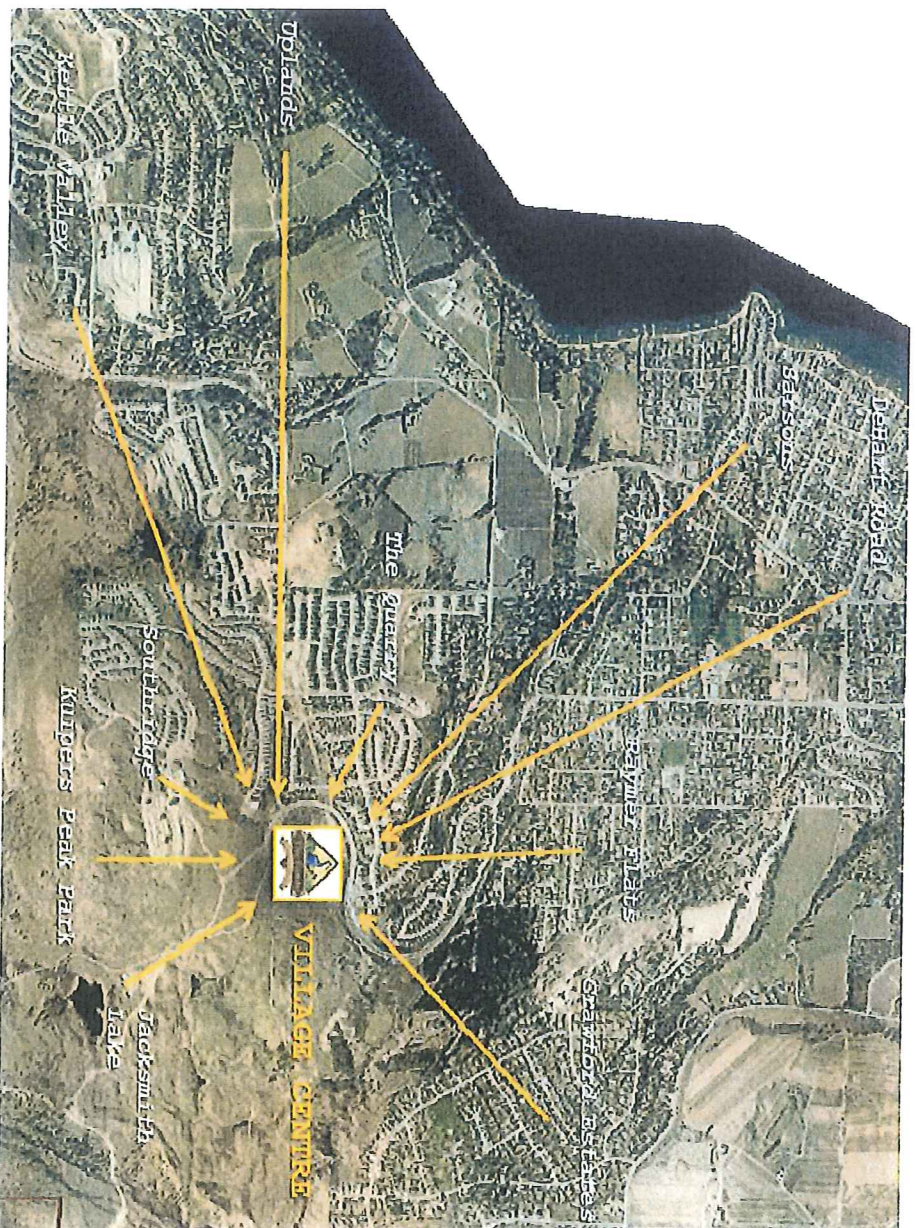
March 2012

Kelowna, BC



P+A

CONTEXT PLAN



VILLAGE at the PONDS



March 2012

Kelowna, BC

SK-1.0



VILLAGE at the PONDS



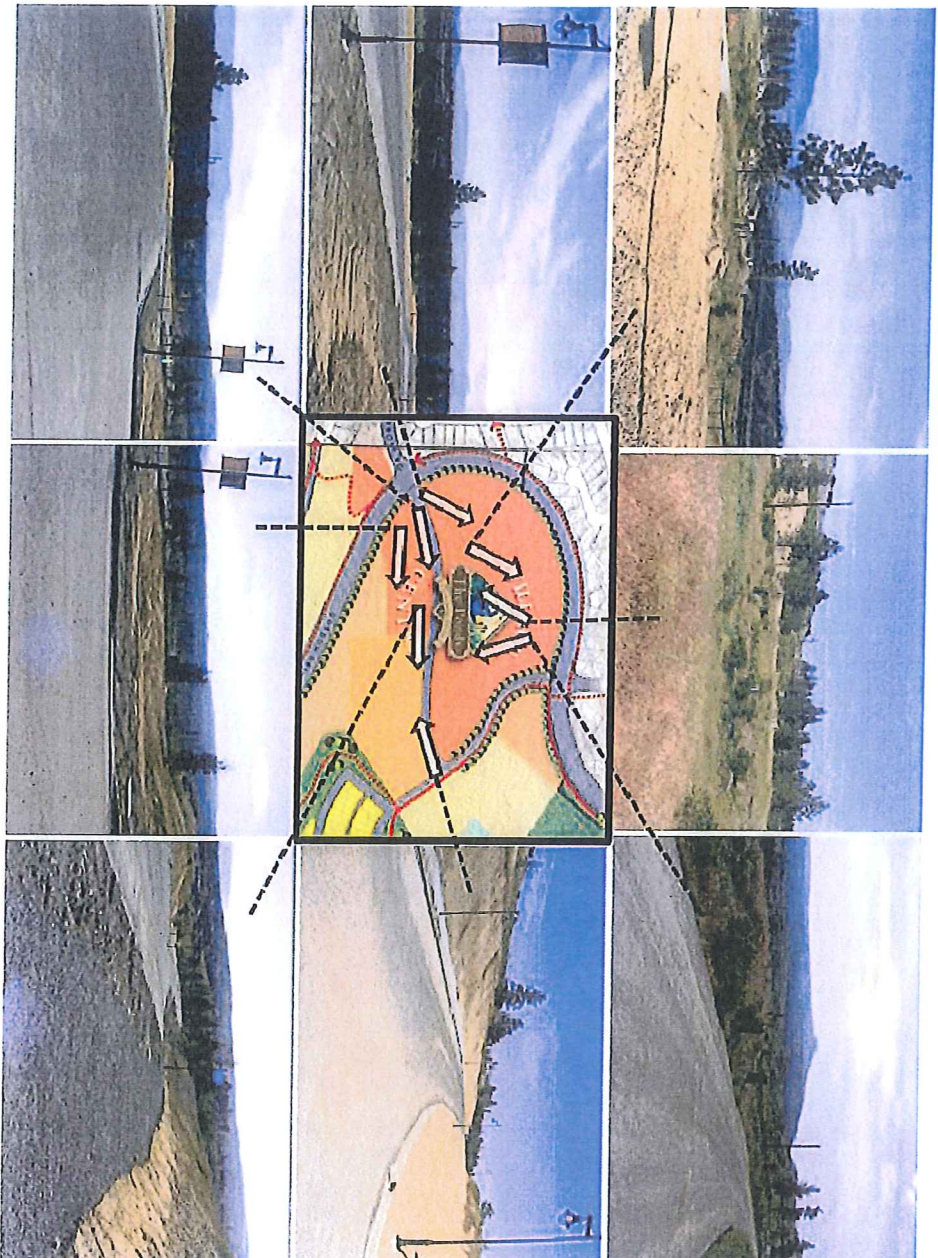
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March 2012

Kelowna, BC

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SITE CONTEXT



VILLAGE at the PONDS



CALLAHAN
PROJECT GROUP



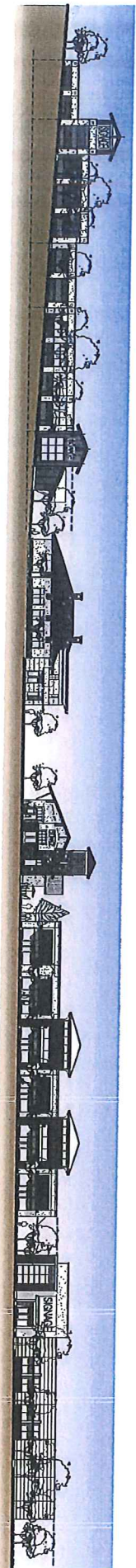
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March 2012

Kelowna, BC

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STREETSCAPE



STREETSCAPE OF SOUTH BUILDING ELEVATIONS

THE BEGINNING OF THE VILLAGE - THE FOUR CORNERS

The village architecture will be seen as having a variety of building types and architectural expressions that could be seen as being "built over time", all being influenced by the unique aspirations of their own period of time.

This will avoid the undesirable consistency of building types and expressions as seen by many of the current commercial centres.

The buildings fronting the four corners will reflect this philosophy with small scale buildings varied in building form and character.

These buildings will express more of the historic Mission area character and scale, but having a new contemporary twist in uses and architecture.

ie: transitional architecture based on the regional Mission agrarian roots and materials but with new contemporary forms, building detailing and use of materials.

COMMUNITY COMMONS

The "fourth" corner site (phase two) will feature an open space amenity to reflect the objective of becoming not only a commercial destination centre, but a community gateway destination to linger, stop and enjoy a unique informal lifestyle.

SITE PLAN/LANDSCAPE CHARACTER

- the "Green" (sloped) entry drive experience (transition zone)
- the four corners including the community amenity
- Frost Road streetscape including angled parking
- multiple and varied connections via the ROW, adjacent properties and community (including bike links and provisions)
- unique and varied grouping of buildings to form special outdoor plaza amenity areas all connected to each other by pedestrian corridors
- entry markers and monuments

PARKING

Even though pedestrian connections and amenities are important for these emerging nontraditional shopping areas, convenient parking is vital for success, especially for this new location away from the high density community areas.

Key to this is to maximize the street parking on Frost Road to encourage shop owners to front the streets.

It is an important psychology regarding street parking convenience and market expectations. This has now become evident for all new commercial developments that have come to rely on predominant street parking to signal convenience to their customers and shop owners.



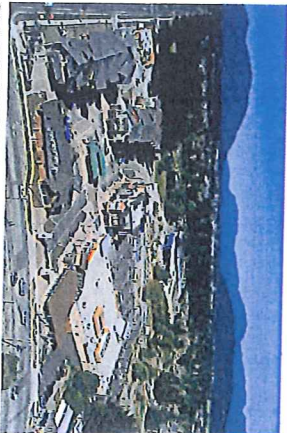
VILLAGE at the PONDS

March 2012

Kelowna, BC

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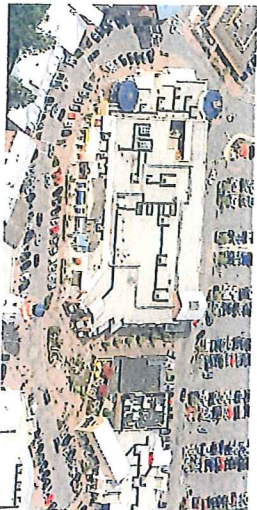
PRECEDENTS



GARRISON CROSSING Chilliwack, BC



Drought-Tolerant Landscape



PARK ROYAL MALL Vancouver, BC



Outdoor Seating



Pedestrian Friendly Access



Water Features



WESBROOKVILLE Vancouver, BC



Hanging Plants



Angled Parking



CALLAHAN
ARCHITECTS



P+A

VILLAGE at the PONDS

March 2012

Kelowna, BC

SK-2.0



DETAIL KEYS

1.0	CONCRETE/PAVED DRIVEWAY
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Project Title
VILLAGE AT THE PONDS
KELOWNA, BC

Phase 1 Landscape Plan

Drawn By: JP
Checked By: JCS, HRP
Scale: 1/8"=1'-0"
Date: 11-2005

Sheet No.: L-1.0

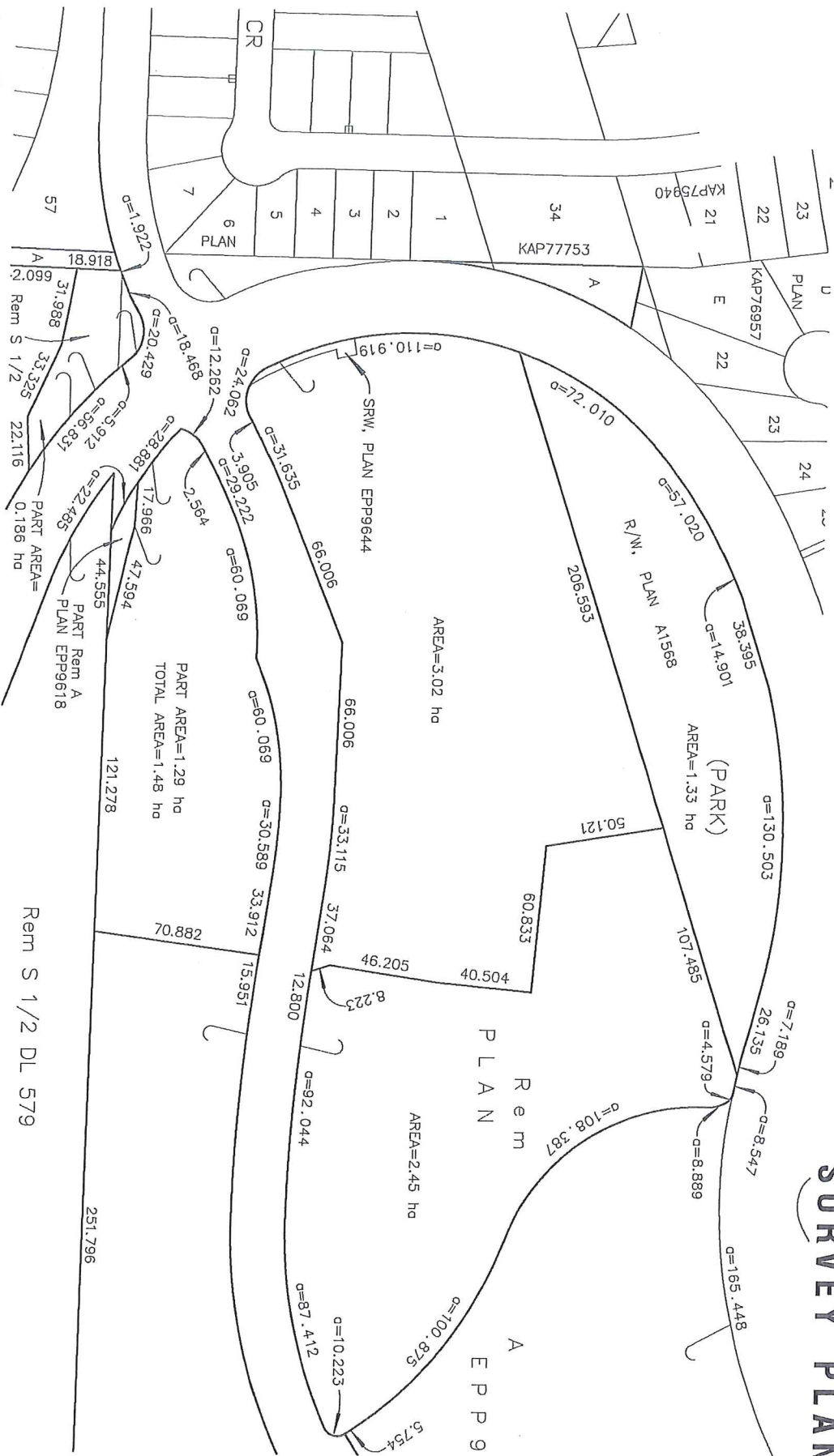
2. Issued for DP March 16, 2012
1. Issued for Review March 12, 2012
Drawn By: JP
Checked By: JCS, HRP
Scale: 1/8"=1'-0"
Date: 11-2005



Site plan for the proposed development at the intersection of Steele Road and Gordon Drive. The plan shows a large parking lot (AREA=1.33 ha) and several buildings labeled A through V. The buildings are color-coded: yellow for Phase 1, orange for Phase 2, and red for Phase 3. The plan also shows the location of the existing building (Rem S 1/2 DL 579) and the proposed building (Rem S 1/2 DL 579). The plan includes a north arrow, a scale bar, and a title block.

SK-4.1

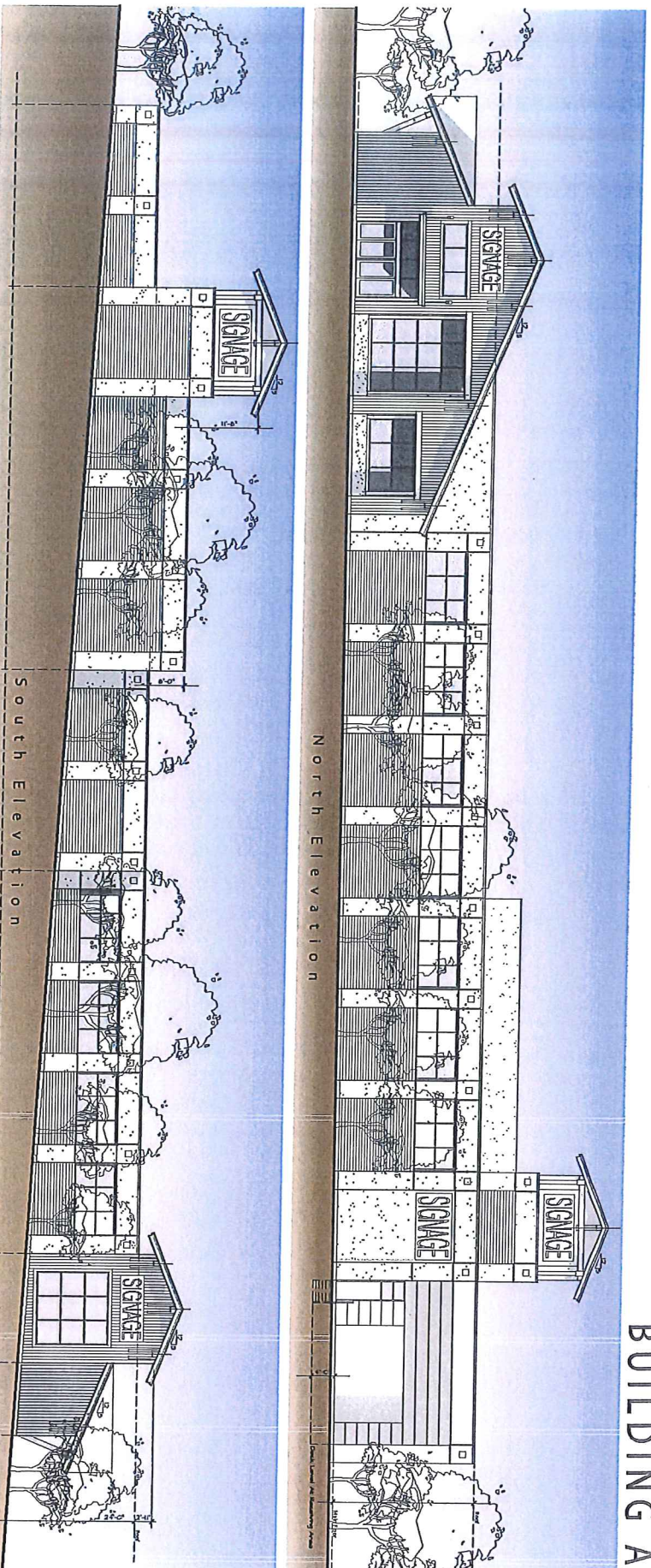
SURVEY PLAN



1:750
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VILLAGE at the PONDS
March 2012 Kelowna, BC SK-42

BUILDING A



THE MARKET BUILDING (Building A)

The entry/cashier/vegetable/fruit area of the market building will anchor the westerly end of the village, immediately next to the four corner buildings.

This above area will be featured with its own casual "market type" building expression of glazing, informal materials and simple roof form and detailing.

The remaining building behind will be buried into the grade and be thought of as an "addition" to the main entry building form.

Glazing will be featured in the entry area to front Frost Road, westerly entry facade and to the parking to the north.

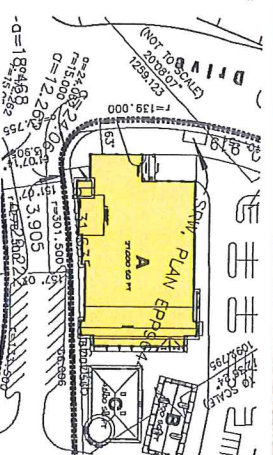


CALLAHAN
ARCHITECTS

<input type="checkbox"/>	Stucco/Concrete Wall Painted Colour: Bt; Natural Wicker OC-1
<input type="checkbox"/>	Roof Gutters and RVL Colour: Black
<input type="checkbox"/>	Insect wall panels Stucco/Concrete Painted Colour: Bt; Hammett Gray, HC-111
<input type="checkbox"/>	Vertical Cementitious Sliding, Painted Colour: Bt; Wetherfield Moss, HC-110
<input type="checkbox"/>	Entry Canopy, Steel and Glass Colour: Bt; Natural Wicker OC-1

<input type="checkbox"/>	Fascia, timber detailing, braces, window trims Wood Stained Broda, Oxford Brown, 219
<input type="checkbox"/>	Window frames and doors Aluminum storefront Colour: Anodized Aluminum, Clear Finish
<input type="checkbox"/>	Sloped roof areas Fiberglass shingles Colour: IRO, Cambridge, Castle Grey
<input type="checkbox"/>	Accent sloped roof areas Standing seam metal roof Colour: Charcoal, VW 6072, Vowles, Coldrite

VILLAGE at the PONDS



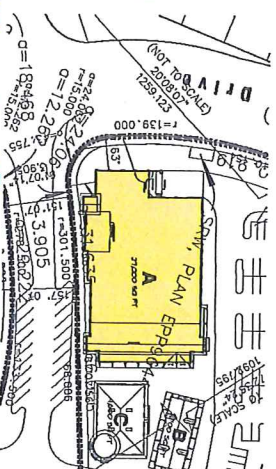
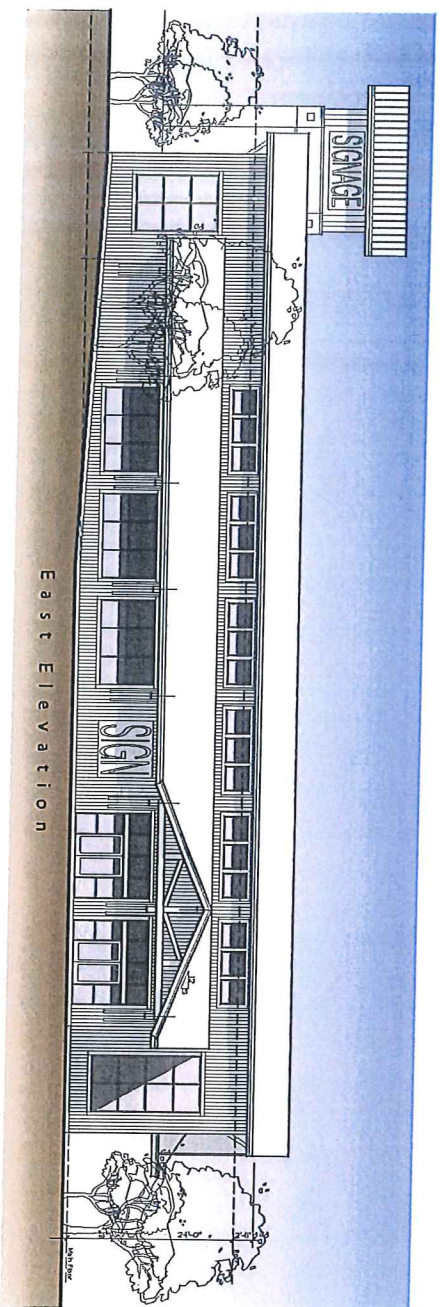
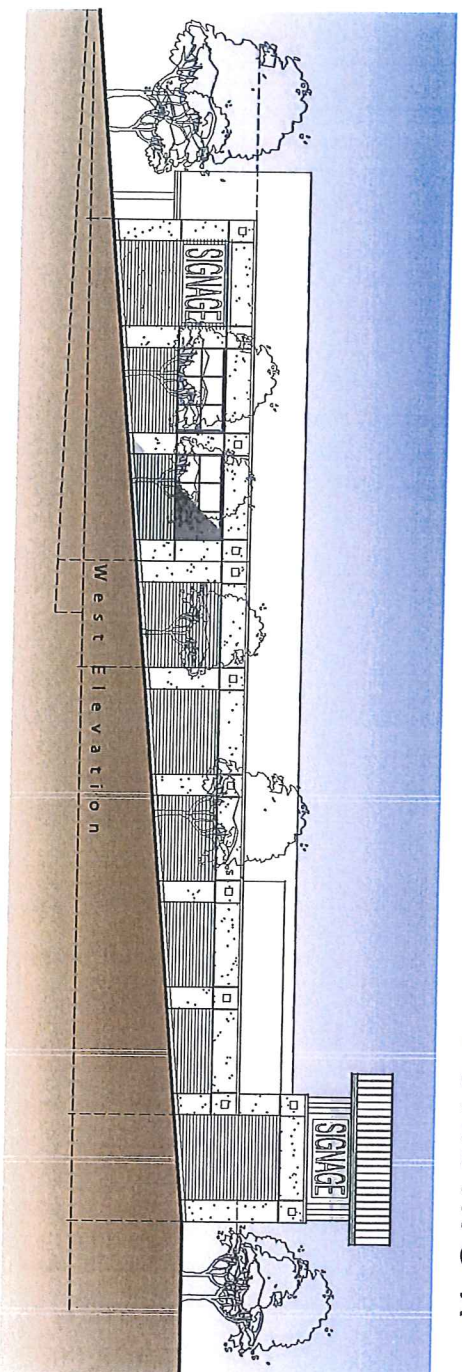
P+A

March 2012
1/8" = 1'-0"

Kelowna, BC

SK-50.1

BUILDING A



VILLAGE at the PONDS



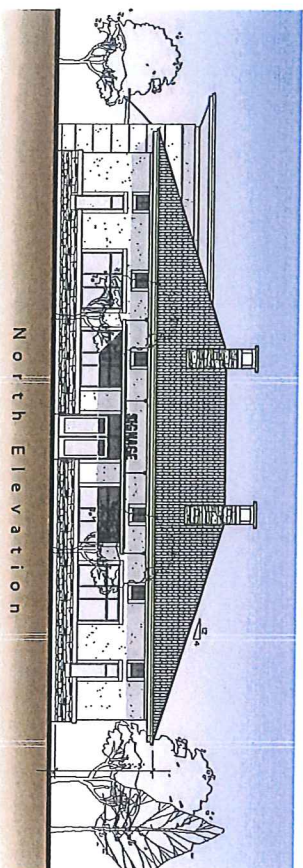
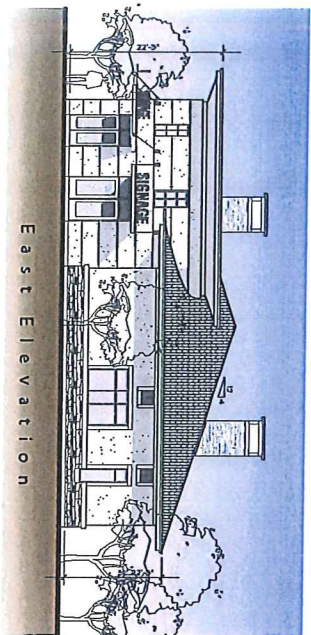
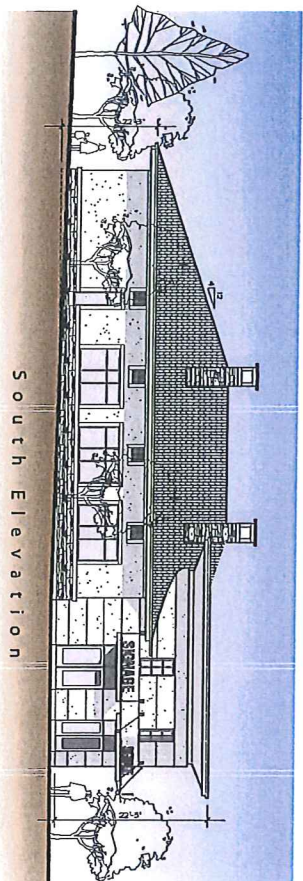
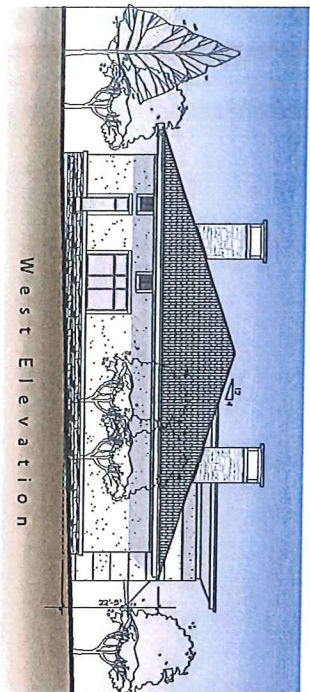
P+A

March 2012
1/8"=1'-0"

Kelowna, BC

SK-502

BUILDING C



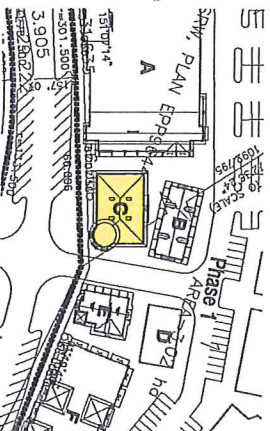
FEATURE BUILDING (Building C)

This small scaled feature building is located between the four corners intersection and the market building to the west.

A unique, round, drum shaped building feature is seen as an important fronting building component as an "addition" to a simple small scaled but elegant building of the region's character.

<input type="checkbox"/>	Stucco Walls and Soffits Acrylic smooth finish Colour: Blk; Natural Wilder, OC-1
<input type="checkbox"/>	Raised stucco window trims Acrylic smooth finish Colour: Blk; Decatur Buff, HC-38
<input type="checkbox"/>	Stone veneer Ashlar pattern Colour: Rustic; Southern Ledge Stone/ Cultured Stone
<input type="checkbox"/>	Stucco drum wall with horizontal reveals Acrylic smooth finish Colour: Blk; Decatur Buff, HC-38
<input type="checkbox"/>	Entry Canopies Steel and glass Colour: Blk; Natural Wilder, OC-1

<input type="checkbox"/>	Fascias, Brackets, Drum Inset Panel Wood Stained: Broda, Oxford Brown 219
<input type="checkbox"/>	Sloped roof areas Concrete Tile (Double Roman) Colour: Classic Brown, Columbia Concrete
<input type="checkbox"/>	Gutters/RVL Aluminum prefinished Colour: Black
<input type="checkbox"/>	Window frames and doors Aluminum storefront Colour: Anodized Aluminum, Clear Finish



VILLAGE at the PONDS



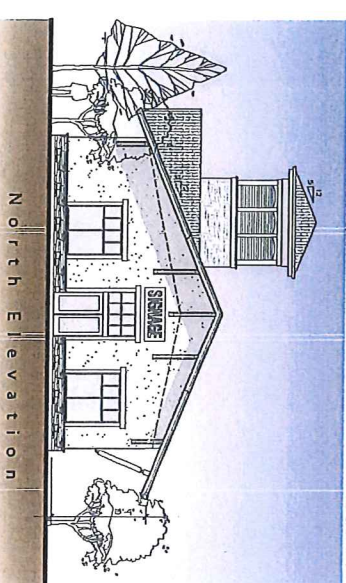
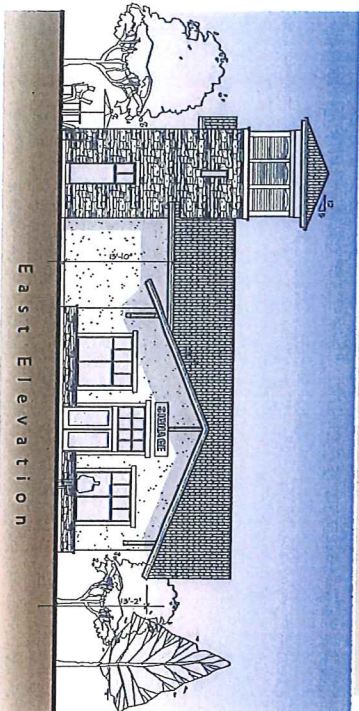
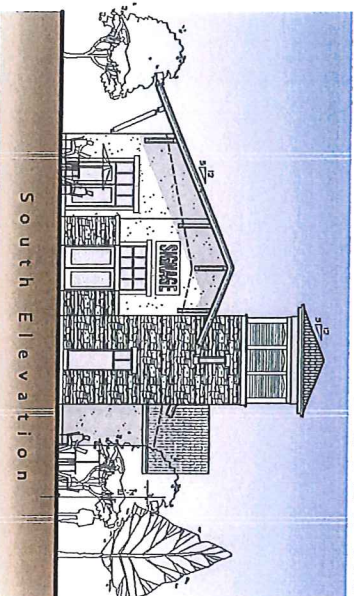
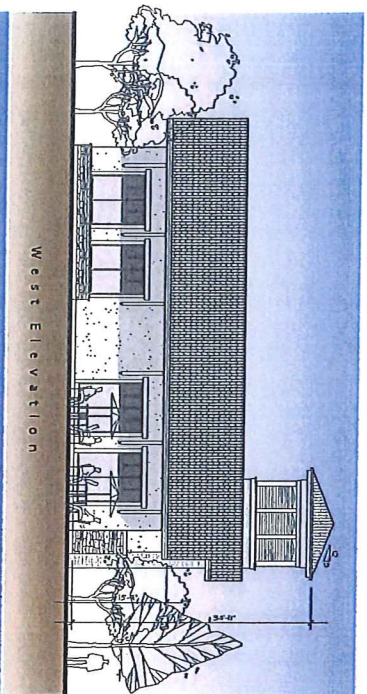
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March 2012
1/8" = 1'-0"

Kelowna, BC

SK-5.1.1

BUILDING E



THE COFFEE HOUSE BUILDING (Building E)

The coffee house (Building E) will anchor the four corners with its social use, destination, outdoor "dining" activities and distinctive character and tower element.

This building could be most "traditional" in architecture and could include a bell/castell tower to reinforce this community destination and identity.

The south/west outdoor orientation to the sun and four corners is of vital importance to this proposed use with outdoor dining functions.

It is here where people can sit, eat, and meet each other. Colourful umbrellas and interesting outdoor patio furniture should be located at this outdoor plaza area.

<input type="checkbox"/>	Stucco walls Acrylic smooth finish Colour: 8M, Sandy Brown, CC-150	<input type="checkbox"/>	Window frames and doors Aluminum storefront Colour: Anodized Aluminum, Clear Finish
<input type="checkbox"/>	Soffit, Braces, Fascias Wood "V" groove Stained: Breda, Oxford Brown 219	<input type="checkbox"/>	Roof areas Concrete tiles (Double Roman) Colour: Classic Brown, Columbia Concrete
<input type="checkbox"/>	Raised window trims, smooth finish, acrylic smooth finish Colour: Sandy Brown CC-150	<input type="checkbox"/>	Roof tower accent area Concrete tiles (Double Roman) Colour: Classic Brown, Columbia Concrete
<input type="checkbox"/>	Stone veneer Ashlar pattern Colour: Rustic Southern LedgeStone, Cultured Stone	<input type="checkbox"/>	Gutters/RWL Aluminum prefinished Colour: Black



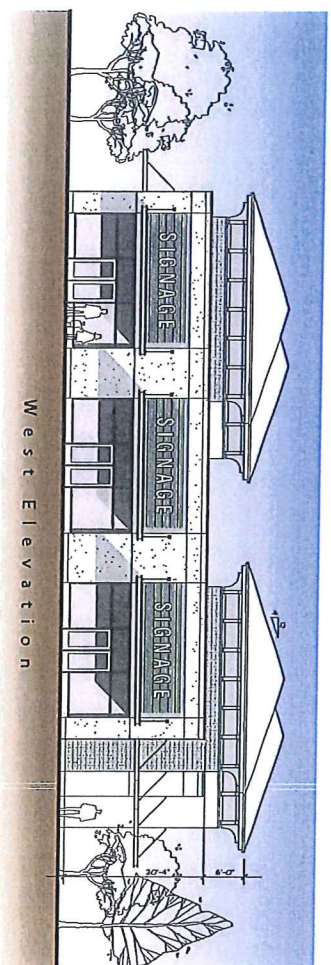
VILLAGE at the PONDS

March 2012
1/8" = 1'-0"

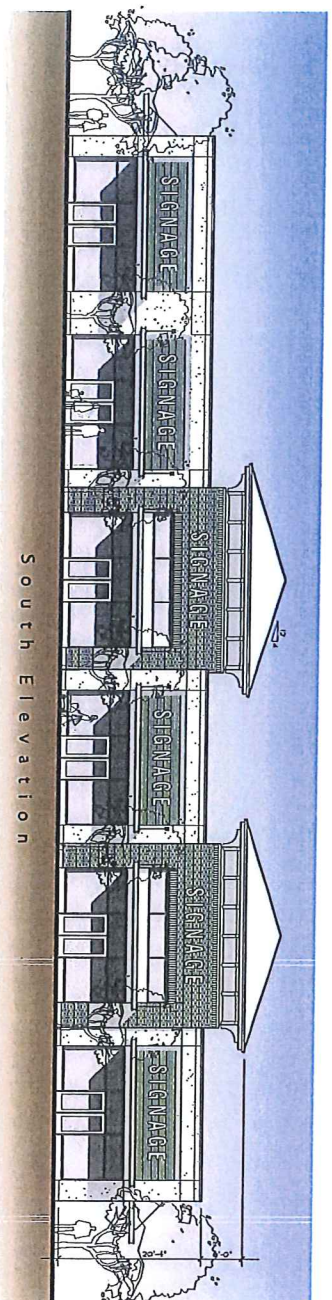
Kelowna, BC

SK-5.2.1

BUILDING F



West Elevation



South Elevation

THE CORE (MULTI-USE) BUILDING (Building F)

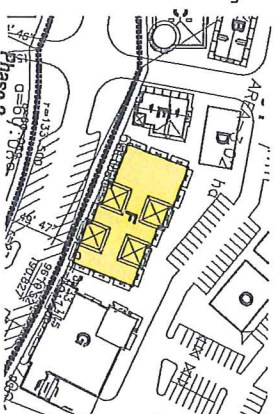
This central building will provide pedestrian connections from the four corners buildings to the pharmacy building that will include covered connections to all sides of the building.

The shop fronts will face both Frost Road and to the parking to the north with potential back to back tenant spaces.

The architecture of this building should be varied in form but quieter than the other "free standing" buildings to either side.

Steel and glass canopies will be incorporated into the storefront facades for weather protection around this building.

<input type="checkbox"/>	Stucco wall Acrylic smooth finish Colour: Bt; Natural Wicker OC-1	<input type="checkbox"/>	Window frames and doors Aluminum storefront Colour: Anodized Aluminum, clear finish
<input type="checkbox"/>	Fascias, Trim, Brackets Wood Stained: Broda, Oxford Brown 219	<input type="checkbox"/>	Entry Canopies Steel and glass Colour: Bt; Natural Wicker, OC-1
<input type="checkbox"/>	Inset signage panels Horizontal corrugated metal Colour: Anodized Aluminum, clear coat (to match storefront framing)	<input type="checkbox"/>	Sloped roof area Fiberglass shingles Colour: IRO, Cambridge, Castle Grey
<input type="checkbox"/>	Standard brick module Granite Face Colour: Mahogany, IX, Hebron Brick		



VILLAGE at the PONDS



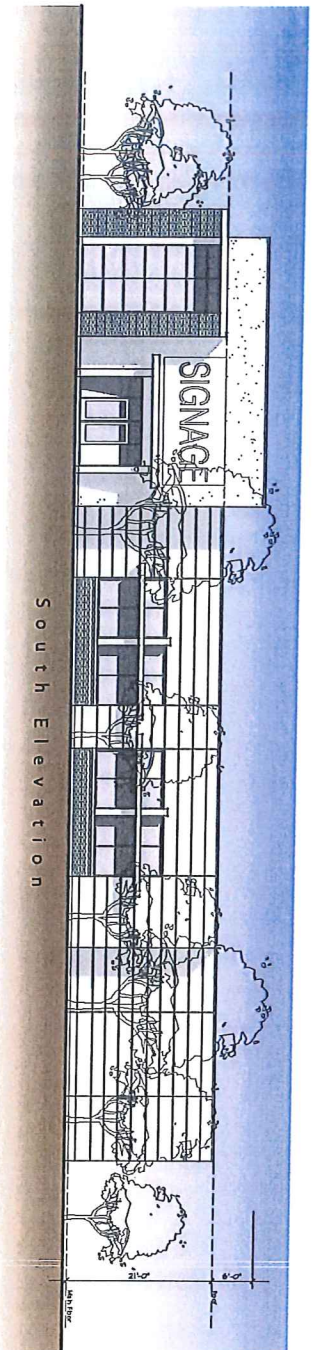
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March 2012
1/8" = 1'-0"

Kelowna, BC

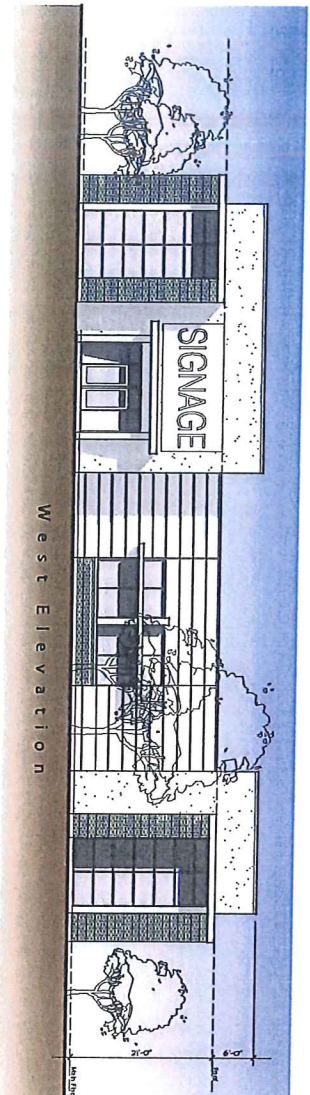
SK-5.3.1






BUILDING G

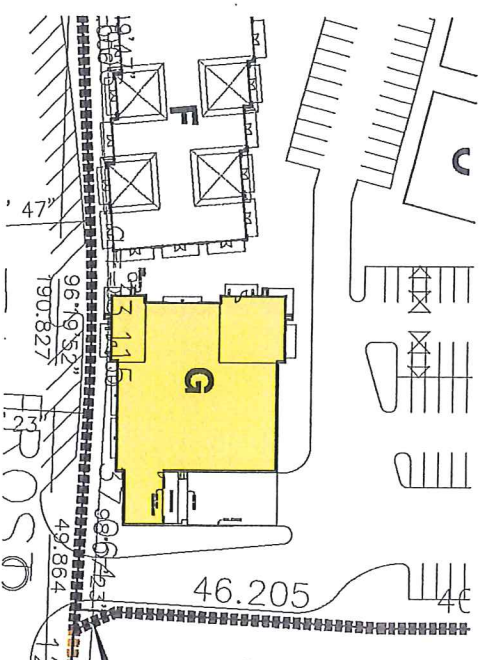


THE PHARMACY BUILDING (Building G)
The pharmacy building will anchor the easterly end of the phase one village core.
This building will be the most contemporary with its architecture but having similar detailing components as the other buildings. This will express the expectations and nature of the pharmacy use.
Glazing will front Frost Road, westerly entry facade and to the parking to the north.

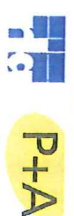
Building entrances should front Frost Road and to the amenity plaza to the west. The loading/receiving area (located to the east) shall be well screened and shielded from adjacent views.



	Acrylic stucco wall panels Colour: BM; Sandy Brown, CC-150		Window frames and doors Aluminum storefront Colour: Anodized Aluminum, Clear Finish
	Metal Panel with panel reveals Colour: BM; Nantucket Gray, HC-111		Entry Canopies and Wall Pilasters Composite Material Colour: BM; Exotic Red, 2086-10
	Standard Brick Module Grout: Face Colour: Mahogany, IM, Hebron Brick		



VILLAGE at the PONDS



March 2012
1/8" = 1'-0"

Kelowna, BC

SK-5.4.1

CITY OF KELOWNA
MEMORANDUM

Date: April 24, 2012
File No.: Z12-0021

To: Land Use Management (AW)

From: Development Engineering Manager

Subject: 5000 Gordon Drive, Lot S ½, Plan 48643

The Development Engineering Branch comments and requirements regarding this application to rezone from A-1 to C3 and P3 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.

.2) Dedications

- a) Dedicate and construct Steele Road to the (20m) standard, matching the existing Steele Road.

.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 City of Kelowna service area.
- b) Provide an adequately sized domestic water and fire protection system. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw.

.5) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer connection. Only one service is to be provided per lot.

.6) Drainage

- a) A requirement of this rezoning application will be to prepare a storm water management plan complete with design and construction of the required City owned storm water detention facility.
- b) Provide a detailed Site Grading Plan including erosion and sedimentation controls as required.
- 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) Steele Road 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.
- b) Frost Road is designated an urban collector road. Dedication and construction was completed as part of the previous subdivision. All revisions and modifications will need to be reviewed and approved prior to construction.
- c) Transportation & Mobility include the following requirements and proposes the following in lieu of completing a TIA:
 - The developer agree to monitor the intersections in question by completing the following:
 - o Complete a six-hour transportation data count at each location
 - o Complete a Traffic Signal Warrant following the latest TAC methodology of the day
 - o Complete a Pedestrian Crossing Warrant following the latest TAC methodology of the day
 - Frequency of the monitoring program to occur every two years, or upon major changes in development in the area (e.g. opening of a new phase of development). The frequency may vary beyond the aforementioned at the discretion of the Transportation & Mobility Manager.

.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 drainage works for the ultimate build out according to the Area Structure Plan.

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.

.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).
- d) Water Extended Service Area Latecomers:

ESA#	Frontender	Component	Anniversary (rates increase)	*Rate/unit \$
11	No. 21	Reservoir	Nov 3, 2012	1194
8	No.21	Piping	Jan 16, 2013	176

*(these fees are to be confirmed at time of subdivision and or building permit)

Steve Muenz, P. Eng.
Development Engineering Manager

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