

City of Kelowna Public Hearing AGENDA



Tuesday, August 12, 2014
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after July 29, 2014 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. Individual Bylaw Submissions

- 3.1 Bylaw No. 10987 (Z14-0018) - 1781 Capistrano Drive, Mahesh Raj Tripathi 4 - 12

To rezone the subject property from the CD6 - Comprehensive Residential Golf Resort zone to the RU1 - Large Lot Housing zone to allow a secondary suite.

- 3.2 Bylaw No. 10989 (Z14-0017) - 815 Juniper Road, Brad Ferrell 13 - 32

The applicant is requesting permission to rezone a portion of the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to facilitate a two (2) lot subdivision.

- 3.3 Bylaw No. 10991 (Z14-0024) - 505 Doyle Avenue, Interior Health Authority 33 - 50

To rezone a portion of the subject property from the C4 - Urban Centre Commercial zone to the C7 - Central Business Commercial zone.

4. Termination

5. Procedure on each Bylaw Submission

(a) Brief description of the application by City Staff (Land Use Management);

(b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.

(c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.

(d) The Chair will call for representation from the

public in attendance as follows:

- (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
- (ii) The Chair will recognize ONLY speakers at the podium.
- (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

REPORT TO COUNCIL



Date: 7/7/2014

RIM No. 1250-30

To: City Manager

From: Urban Planning, Community Planning & Real Estate (AC)

Application: Z14-0018

Owner: Mahesh Raj Tripathi

Address: 1781 Capistrano Dr.

Applicant: Steven Ulliac

Subject: Rezoning Application

Existing OCP Designation: MRL - Multiple Unit Residential (Low Density)

Existing Zone: CD-6

Proposed Zone: RU1 - Large Lot Housing

1.0 Recommendation

That Rezoning Application No. Z14-0018 to amend the City of Kelowna Zoning Bylaw No. 8000 on Lot 28, Section 15, Township 23, ODYD, Plan KAP83551, located on 1781 Capistrano Drive, Kelowna, BC from the CD6 - Comprehensive Residential Golf Resort to RU1 - Large Lot Housing zone be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To rezone the subject property to RU1 - Large Lot Housing zone to allow a secondary suite.

3.0 Urban Planning Department

Staff are supportive of the proposed rezoning to allow a secondary suite on the subject property as it is consistent with the policies and designation of the Official Community Plan (OCP). The Quail Ridge area was developed under a comprehensive development zone (CD6) which attempted to coordinate residential and commercial uses in association with a golf course. The CD-6 zone also applies to Tower Ranch and Gallaghers Canyon. The original purpose of the CD-6 zone was to set up a zone which mimicked the underlying zones (RU1, RM3, RM5, C-2, C-9, P-3) but retained an overall density limit to match the infrastructure capacity (water and sewer). Quail Ridge has been built to capacity with the exception of a six lot subdivision currently being processed and the southernmost knoll (designed MRL and is anticipated to have 110 residential units). The Development Engineering Branch has stated that permitting secondary suites in single family dwellings would not impact the infrastructure capacity within Quail Ridge and Tower Ranch areas. However, the overall density limit outlined in the CD-6 zone still needs to be

addressed. Any secondary suites permitted within the CD-6 zone would go beyond the density limit and would not be permitted unless the secondary suite owner acquired one of the allocated units to the southernmost MRL designated knoll. A rezoning is necessary to the RU-1 Large Lot Housing zone as this would remove the subject property from the overall density calculation.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours as described in the attached *Schedule 'A'*. The neighbourhood consultation occurred on two separate dates: May 7, 2014 and May 26, 2014. The residents spoken with fell into 1 of 4 groups:

1. No objection and signed the canvassing form
2. Would not sign the canvassing form, but would not oppose during a council meeting
3. Opposed, unsure if they would participate at council to voice their concern.
4. Not home on both dates

4.0 Proposal

4.1 Project Description

The subject property presently contains a vacant buildable lot. The applicant wishes to simply be permitted to have a secondary suite and will adhere to all the requirements within the zoning bylaw.

4.2 Site Context

The subject property and all the surrounding properties are zoned CD-6. The subject property is approximately 1,050 m² in area.

Subject Property Map: 1781 Capistrano Dr.



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max Height	9.5 m or 2 ½ storeys	Less than 9.5 m & 2 ½ stories
Min Front Yard	4.5 m	4.5 m
Min Side Yard (n)	2.0 m	2.0 m
Min Side Yard (s)	2.0 m	2.0 m
Min Rear Yard	7.5 m	30.4 m
Max Site coverage of buildings	40 %	9 %
Max Site coverage of buildings, driveways & parking	50 %	<50 %
Subdivision Regulations		
Lot Area	550 m ²	1,050 m ²
Lot Width	16.5 m	18.4 m
Lot Depth	30.0 m	54.6 m
Other Regulations		
Min Parking Requirements	3 stalls	3 stalls
Min Private Open Space	30 m ² / dwelling unit	Greater than 30 m ² / dwelling unit

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height, and siting.

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 Permits.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

- Provide the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the main dwelling.
- Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 06, so provide size of ducts and fire separation details at time of Building Permit Applications.
- The Building Code only allows for a secondary suite to be 40% of the main residence to a maximum of 90 sq. meters.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Engineering Department

- See Attached.

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met. Ensure proper addressing off of Abbott Street.

7.0 Application Chronology

Date of Application Received: May 8th 2014
Date of Public Consultation Received: May 27th 2014

Report prepared by:

Adam Cseke, Planner I

Reviewed & Approved for Inclusion:

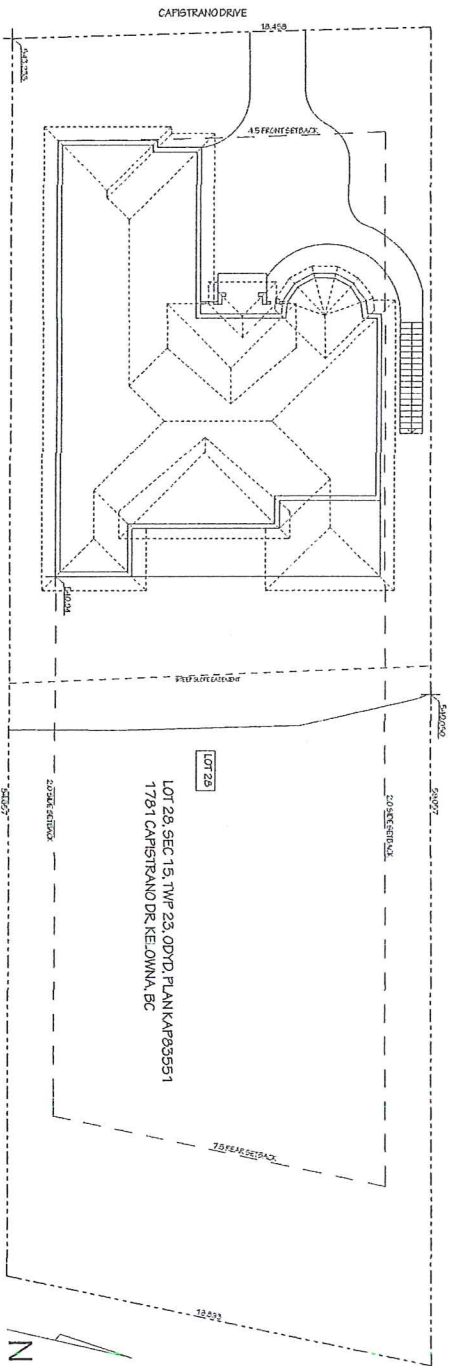


Ryan Smith, Urban Planning Manager

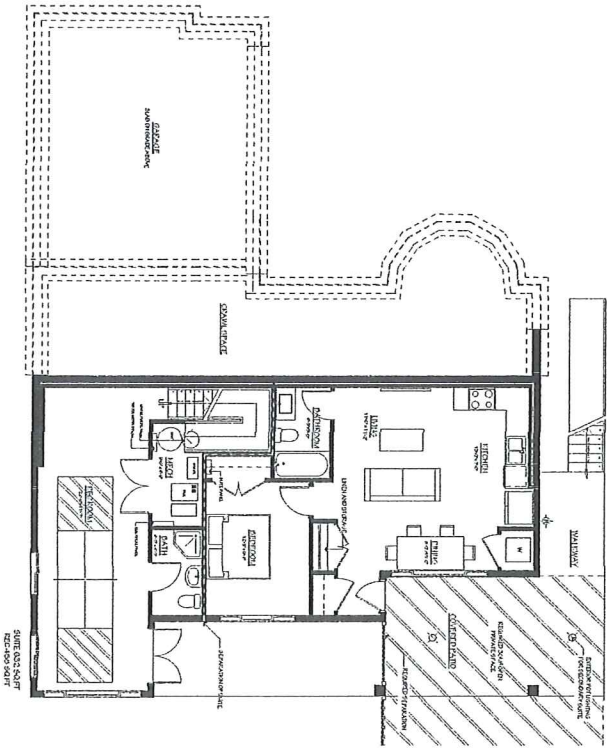
Attachments:

Site Plan / Landscape Plan
Colour Board
Conceptual Elevations
Development Engineering Comments

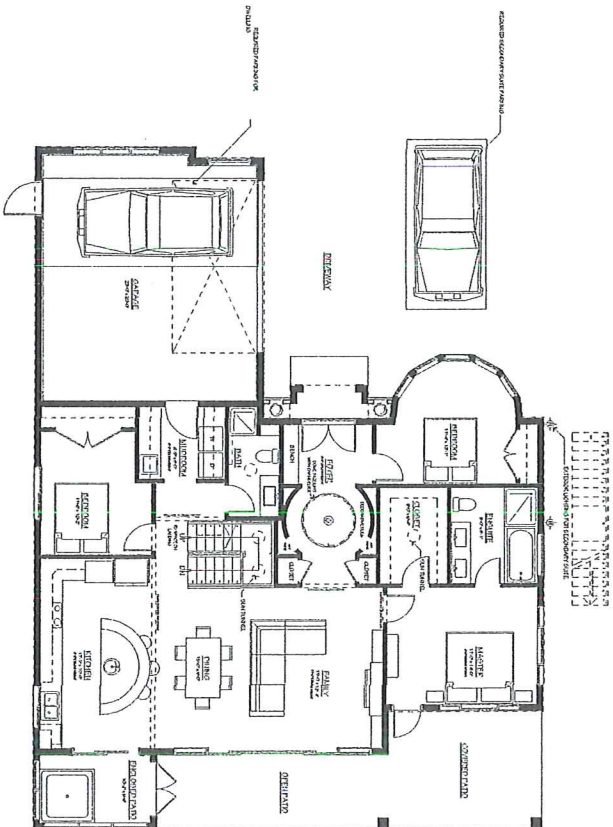




1 SITE PLAN
SCALE 1/100



2 BASEMENT PLAN
SCALE 1/40



3 MAIN FLOOR PLAN
SCALE 1/40

ZONING ANALYSIS RUTTLER LOT HOUSING SINGLE DETACHED HOUSING PRINCIPLE USE: SINGLE DWELLING HOUSING SECONDARY USE: SECONDARY SUITE	
MIN WIDTH: 16.5M	ACTUAL: 18.4M
MIN DEPTH: 30.0M	ACTUAL: 54.6M
MIN AREA: 550M ²	ACTUAL: 1056.4M ²
MAX SITE COVERAGE: 40%	ACTUAL: 9%
MAX HEIGHT: 9.5M	ACTUAL: 6.2M
MIN FRONT YARD: 4.5M	ACTUAL: 4.5M
MIN SIDE YARD: 2.0M	ACTUAL: 2.0M
MIN REAR YARD: 7.5M	ACTUAL: 30.4M

HOUSE AREA MAIN FLOOR: 1573.57 SQ FT (146.18M ²) BASEMENT: 1086.42 SQ FT (100.89M ²) INCLUDES SUITE SECONDARY SUITE: 602.61 SQ FT (55.98M ²) RATIO OF HOUSE SUITE TO HOUSE: 22.6% TOTAL FINISHED AREA: 2659.99 SQ FT (247.12M ²)	
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TRIPATHI RESIDENCE

CLIENT: MAHESH & NEEMA
 SITE: LOT 28; PEAKS OF THE CAPISTRANO
 DATE: APRIL 30, 2014
 SCALE: AS NOTED

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/25/2014	ISSUED FOR PERMITTING
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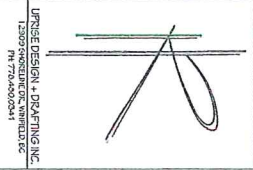
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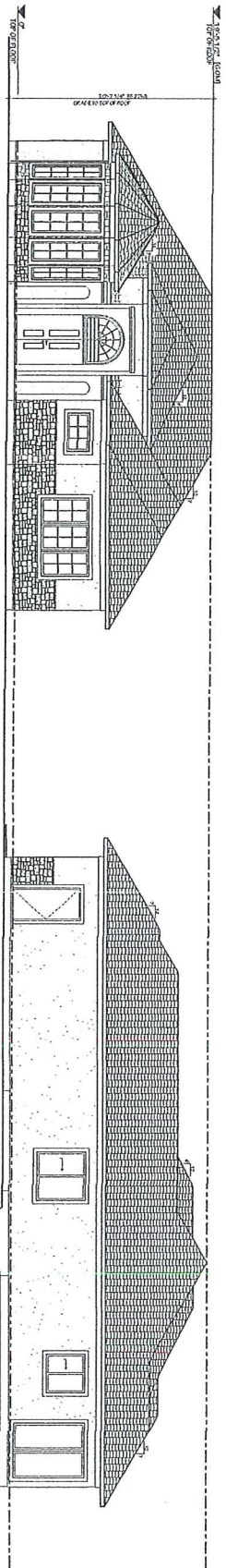
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SITE + FLOOR PLANS

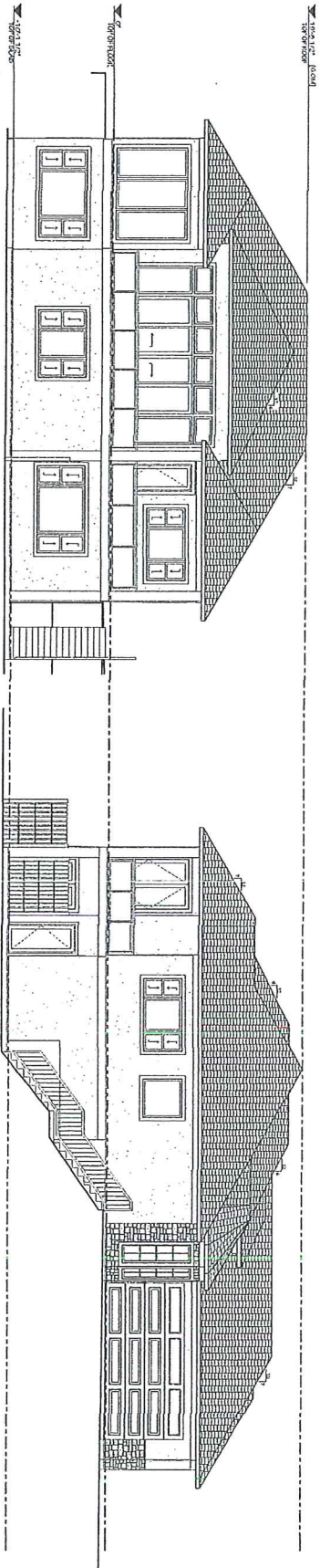


TRIPATHI DESIGN & DRAFTING INC.
 12300 PINEVIEW DRIVE, SUITE 100
 VANCOUVER, BC V6V 1K1



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

2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 BACK ELEVATION
SCALE: 1/8" = 1'-0"

4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

TRIPATHI RESIDENCE

CLIENT: MAHESH & NEEMA
SITE: LOT 28, PEAKS OF THE CAPISTRANO
DATE: APRIL 30, 2014
SCALE: AS NOTED

GENERAL NOTES

1. ALL FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

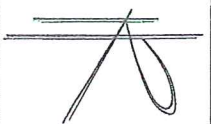
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#	DATE	DESCRIPTION
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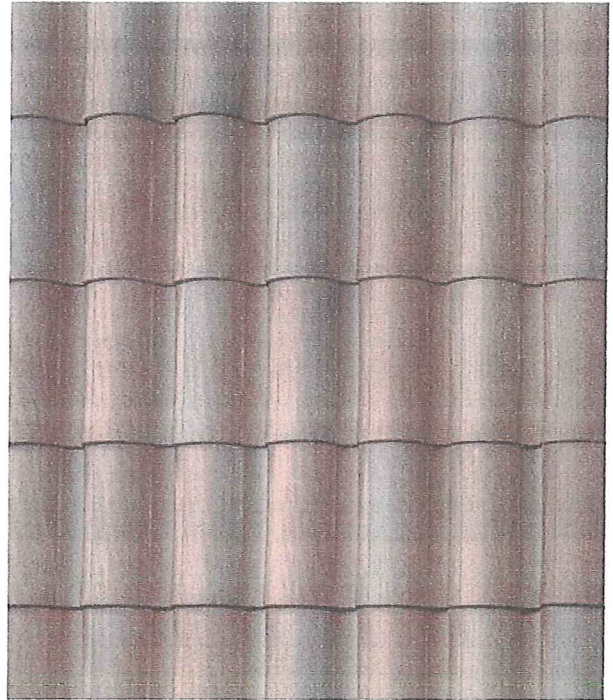
UPPER DESIGN & DRAFTING INC.
12001 N. 10TH AVE.
PH: 772-460-0341



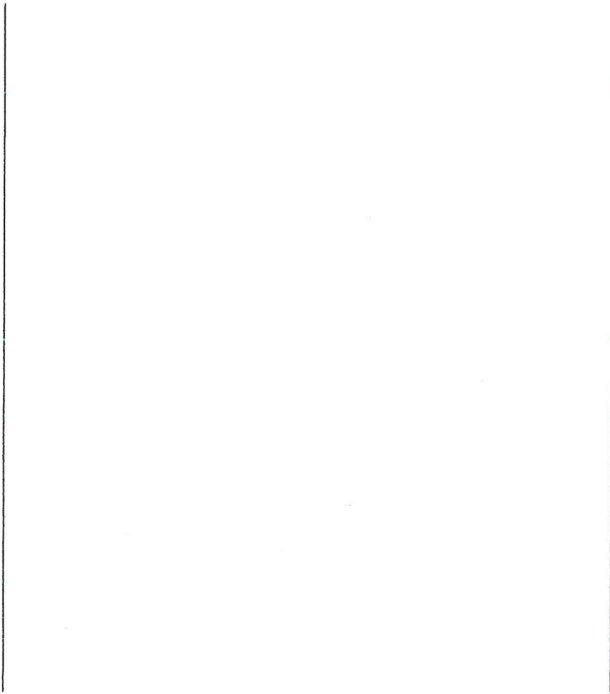
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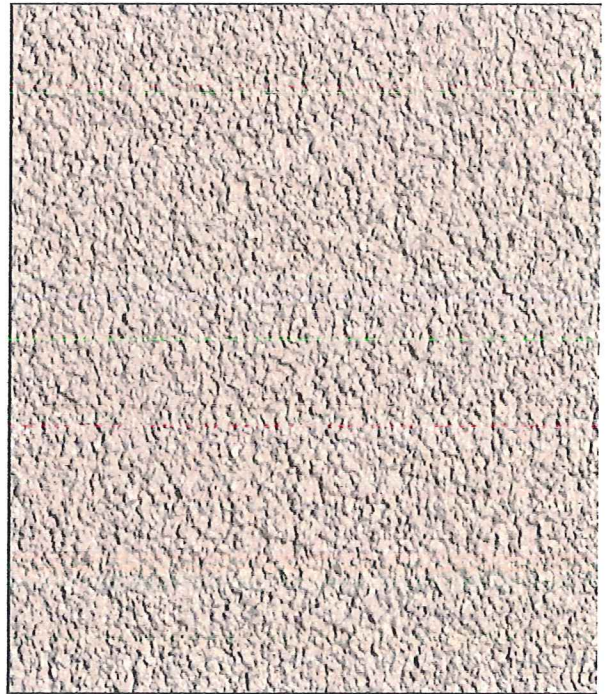
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ROOF: RUSTIC MADERA



TRIM WORK: WHITE



STUCCO: MOCHA

CITY OF KELOWNA
MEMORANDUM

Date: May 28, 2014
File No.: Z14-0018
To: Urban Planning (AC)
From: Development Engineering Manager (SM)
Subject: 1781 Capistrano Dr. lot 28 plan 83551, Section 15, Township 23, ODYD

Development Engineering Services comments and requirements pertaining to this zone amending application are as follows:

.1) Water

The property is located within the Glenmore Ellison Improvement District (GEID) service area.

.2) Sanitary Sewer

There is a limited downstream capacity at the Hwy 97 lift station. It is the City's plan to eliminate the lift station in the near future to accommodate wastewater flows from the airport and the Hiram Walker industrial area, this therefore eliminate the capacity limitation. The creation of suites within the Quail Ridge Area will not have a major impact on the downstream capacity at this point in time.

.3) General

The creation of suites within the Quail Ridge area will have some impact on the overall Municipal infrastructure; however, it will not be any different than the impact created by the suites currently allowed within the RU1 zone.

Steve Muenz, P. Eng.
Development Engineering Manager

B²

REPORT TO COUNCIL



Date: 7/7/2014
RIM No. 1250-30
To: City Manager
From: Subdivision, Agriculture & Environment Department (DB)
Application: Z14-0017 **Owners:** Comfortcrafted Homes Inc.,
Inc. No. BC0723458
Address: 815 Juniper Rd (Formerly 535 White Rd) **Applicant:** Brad Ferrell
Subject: To Rezone a portion of the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to facilitate a two lot subdivision
Existing OCP Designation: S2RES - Single/Two Unit Residential
Existing Zone: RU1- Large Lot Housing
Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z14-0017 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 7, Section 23, Township 26, ODYD, Plan 16489, located on 815 Juniper Road, from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone as shown on Map "A" attached to the report of Subdivision, Agriculture & Environment Department, dated July 7, 2014, 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 Preliminary Layout Review Letter by the Approving Officer;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

2.0 Purpose

The applicant is requesting permission to rezone a portion of the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to facilitate a two lot subdivision.

3.0 Subdivision, Agriculture and Environment Services

The subject property is located within the Rutland Sector of Kelowna. It is designated as a S2RES - Single/Two Unit Residential in the Official Community Plan and as such the application to rezone a portion of the property to RU6 to facilitate a 2 lot subdivision is in compliance with the designated future land use. In addition, the OCP generally supports the densification of neighborhoods through appropriate infill development such as the use of two dwelling housing.

Both proposed lots meet the zoning criteria for the RU1 - Large Lot Housing zone and the RU6 - Two Dwelling Housing zone. The proposed RU1 lot will be approximately 609 m² (minimum required is 550m²) and the proposed RU6 lot will be approximately 716m² (minimum required is 700m²). The property is serviced by the City of Kelowna sanitary sewer and Rutland Water Works water.

A comprehensive "Form and Character" Development Permit will be required for the development of the proposed RU6 lot to ensure the dwellings are sensitively integrated in the existing establish neighborhood.

Based on current City policy and services available, City staff supports this application.

4.0 Proposal

4.1 Background / Project Description

The applicant has removed the single family dwelling that was sitting on the parent parcel and is in the process of building a new single family dwelling on proposed lot A as shown on the attached subdivision plan.

The proposed RU1 - Large Lot Housing lot will be approximately 609 m². This lot is irregular in shape (reverse pie lot) with a depth of 30.6m and a width of approximately 25m at the front yard setback and 17.3m at the rear yard setback. The proposed RU6-Two Dwelling Housing lot will be approximately 716m² with a depth of 40m, and with of 18.1m (As shown on the attached subdivision plan). The applicant is proposing to construct a duplex on the proposed RU6 - Two Dwelling Housing lot.

4.2 Site Context

The subject property is located in the Rutland Sector of Kelowna (see Map 1 - Subject Property, below). The property is relatively flat fluctuating by less than one metre in elevation.

The surrounding area is characterized by single family dwellings.

Parcel Summary:

Parcel Size: 1324 m² (0.57 ac)
 Elevation: 400 masl
 Gradient: approximately 1-2%

4.4 Zoning of Adjacent Property

Zoning for adjacent properties is outlined in the following table:

Table 1: Zoning of Adjacent Property

Direction	Zoning Designation	Land Use
North	RU6 - Two Dwelling Housing	Two Dwelling Housing
East	RU1 - Large Lot Housing	Single Family Dwelling
South	RU6 - Two Dwelling Housing	Two Dwelling Housing
West	RU1 - Large Lot Housing	Single Family Dwelling

Map 1: Subject Property - 815 Juniper Rd (Formerly 535 White Rd)



5.0 Technical Comments

Table 1: RU1 Zoning Criteria

CRITERIA	RU1 - LARGE LOT HOUSING - ZONE REQUIREMENTS
Subdivision Regulations	
Minimum Lot Area	550 m ²
Minimum Lot Width	16.5 m
Minimum Lot Depth	30.0 m
Minimum Front Yard	4.5 m (6.0 m from a garage or carport)
Minimum Side Yard	2.0 m (for up to 1 ½ storey portion of building) 2.3 m (for up to 2 ½ storey portion of building)
Minimum Rear Yard	7.5 m (for up to 2 ½ storey portion of building)
Maximum Site Coverage	40% (50% including driveways and parking areas)

Table 1: RU6 Zoning Criteria

CRITERIA	RU6 - TWO DWELLING HOUSING - ZONE REQUIREMENTS
Subdivision Regulations	
Minimum Lot Area	700 m ² (800m ² for corner lot)
Minimum Lot Width	18.0 m
Minimum Lot Depth	30.0 m
Minimum Front Yard	4.5 m (6.0 m from a garage or carport)
Minimum Side Yard	2.0 m (for up to 1 ½ storey portion of building) 2.3 m (for up to 2 ½ storey portion of building)
Minimum Rear Yard	6.0 m (for up to 1 ½ storey portion of building) 7.5 m (for up to 2 ½ storey portion of building)
Maximum Site Coverage	40% (50% including driveways and parking areas)

6.0 Current Development Policies

Current development policies that relate to the application are included in the section below.

6.1 Kelowna 2020 - Official Community Plan - General Policies¹

Focus development to designated growth areas

Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres in particular and existing areas as per the provisions of the Generalized Future Land Use Map.

Ensure context sensitive housing development²

Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

7.0 Technical Comments

7.1 Development Services

See Attachment

7.2 Shaw Cable / Telus

Shaw Cable approves Rezoning Application for 815 Juniper Road. Owner / developer to supply and install an underground conduit system per Shaw Cable drawings and specifications.

¹ City of Kelowna Official Community Plan - Development Process; p. 5.3

² City of Kelowna Official Community Plan - Development Process; p. 5.27

8.0 Application Chronology

Date of Application Received:	April 29, 2014
Agency Comments Received:	May 30, 2014
Public Consultation Summary Received:	June 18, 2014

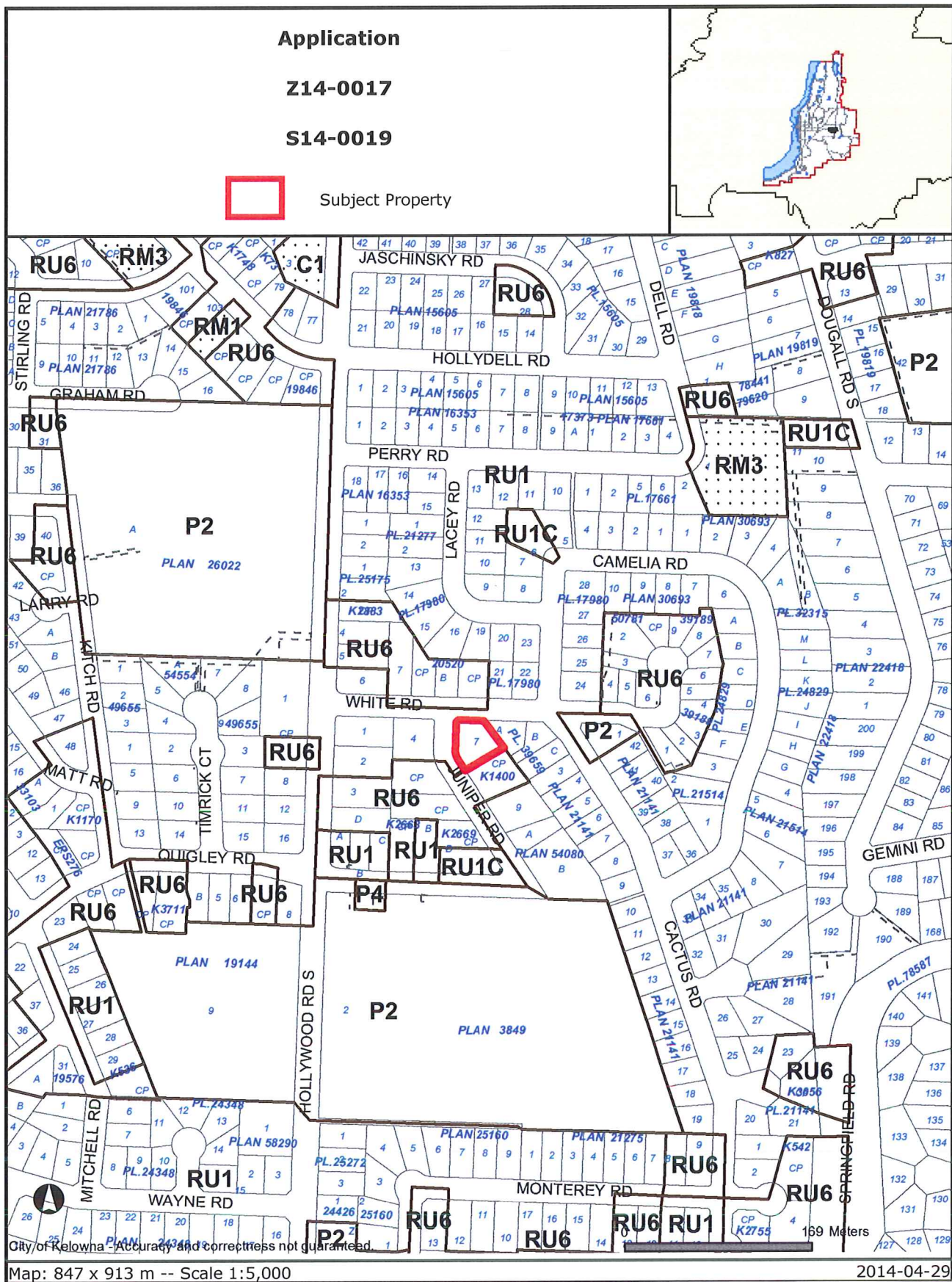
Report prepared by:

Damien Burggraave, RPP, MCIP

Approved for Inclusion: ☐ Shelley Gambacort, Director, Land Use Management

Attachments:

Subject Property Map
Map A - Proposed Rezoning
Site Plan - Proposed Subdivision Layout
Development Engineering Memorandum
Public Notification - Letter and Summary



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.



CACTUS RD

550

538-540

520

770

RU6

WHITE RD

RU1

525

495

535

Subject Property Notes:

Rezone a portion of the subject property from RU1 Large Lot Housing to RU6 Two Dwelling Housing.

820

845-849

830

840

JUNIPER RD





840-842

RU6

860-862

870-872

MAP "A" PROPOSED ZONING
File #Z14-0017

- | | |
|--|--|
|  RU1 to RU6 |  Subject Property |
|  Zoning |  Legal Parcel |

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

0 5 10 Metres

Rev. Jun 09, 2014



CITY OF KELOWNA

MEMORANDUM

Date: May 27, 2014
File No.: Z14-0017
To: Planning & Development Services Department (BD)
From: Development Engineer Manager (SM)
Subject: 535 White Road – Lot 7, Plan 16489, Sec. 23, Twp. 26, ODYD

The Development Engineering comments and requirements regarding this application to rezone a portion of the property from RU-1 to RU-6 are as follows:

1. Subdivision

- a) Provide easements as required

2. Geotechnical Study.

We recommend that a comprehensive geotechnical study be undertaken over the proposed building site. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays and the recommendation for construction over the decommissioned sewage disposal field.

3. Domestic water and fire protection.

- a) This development is within the service area of the Rutland Waterworks District (RWWD). The developer is required to make satisfactory arrangements with the RWWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements.

- b) Current City policies require two (2) water services for the proposed RU-6 lot

4. Sanitary Sewer.

- a) The Specified Area #23 charges will have to be cash commuted in accordance with the City of Kelowna current policies, the charges are **1.4 SFE** for the RU6 lot and **1 SFE** for each of the RU1s lot for a total of **2.4 SFE**. 1.4 SFE was cash commuted in 2008; therefore only one SFE is triggered by the proposed development.

.../2

- b) The current pay-out charge is **\$6,686.46** for the outstanding SFE (valid until April 30, 2015)

5. Power and Telecommunication Services.

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

6. Road improvements.

- a) White Road must be upgraded to a full urban standard (SS-R3) including sidewalk, curb and gutter, piped storm drainage system, fillet pavement, boulevard grading street lights, and adjustment and/or re-location of existing utility appurtenances, if required, to accommodate this construction. The cost of this frontage upgrade is estimated at **\$17,200.00** and is inclusive of a bonding escalation.
- b) Juniper Road must be upgraded to a full urban standard (SS-R3) including sidewalk, curb and gutter, piped storm drainage system, fillet pavement, boulevard grading street lights, and adjustment and/or re-location of existing utility appurtenances, if required, to accommodate this construction. The cost of this frontage upgrade is estimated at **\$24,700.00** and is inclusive of a bonding escalation.

7. Engineering.

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.

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. Bonding and Levies Summary.

a) Performance security

White Road frontage upgrade	\$17,200.00
Juniper Road frontage upgrade	\$24,700.00
Total frontage upgrades	<u>\$41,900.00</u>

Note that the applicant is not required to do the construction. The construction can be deferred and the City will initiate the work later at its own construction schedule, the cost would be reduced to **\$28,900.00**. (\$10,900.00 and \$18,000 respectively) and the 3% Engineering & Admin. fee would be waived.

b) levies

Specified Area # 23 charges (1 SFE)	<u>\$6,686.46</u> (valid until April 30, 2015)
-------------------------------------	--

Steve Muenz, P.Eng.
Development Engineering Manager

B²

Hi,

Our names are Brad & Robin Farrell. We have purchased 815 Juniper Road and are proposing to rezone part of the property (south side) from RU1 to Ru6 and subdivide into two lots in order to build a house with a legal suite and a strata titled duplex. Part of the rezoning process and stipulated by the City of Kelowna is to tell the neighbours what we are doing.

The exterior of the house will be neutral colors, 1 storey grade level entry with a legal basement suite.

The exterior of the duplex will be neutral colors, 1 1/2 to 2 storey in design with a partially inground basement.

To give you a little information on us. Brad was born in Kelowna, graduated from Rutland Senior Secondary and lived in Rutland for 20 years. We therefore look forward to enhancing this neighbourhood.

We have are providing the front elevations for the house and the duplex to provide an indication of what each will look like.

Image of proposed house



Image of proposed Duplex

REAR ELEVATION

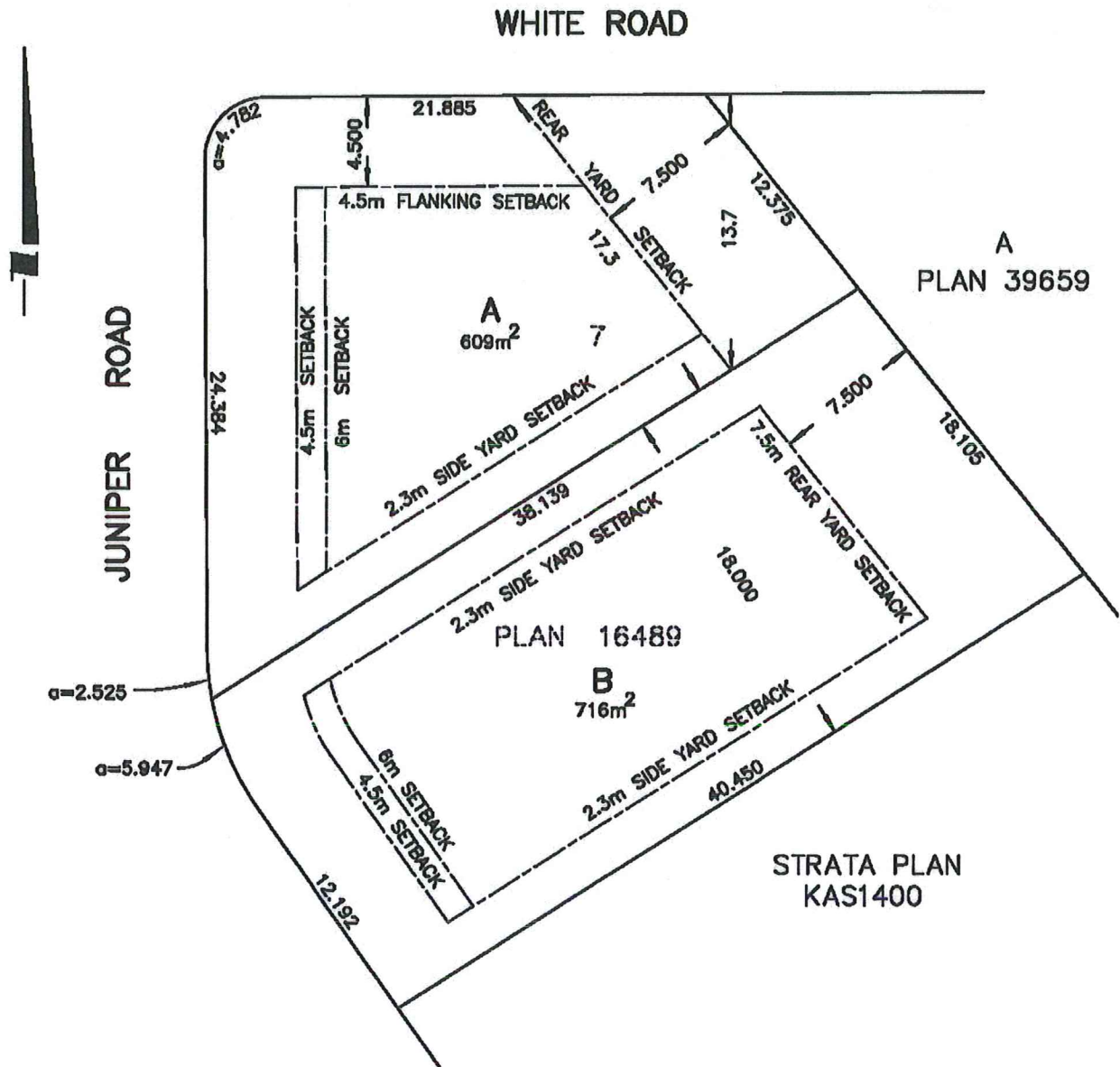


Aerial Photograph (Subject property highlighted in blue)

PLAN OF PROPOSED SUBDIVISION OF LOT 7
SECTION 23 TOWNSHIP 26 ODYD PLAN 16489

PID: 008-597-472

535 WHITE ROAD



CLIENT: COMFORT CRAFTED HOMES	DATE: FEBRUARY 14, 2014
SCALE: 1:300 METRES	FILE: 19818
DRAWN BY: CF	

Ferguson Land Surveying & Geomatics Ltd.

BC AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, BC
PHONE: (250) 763-3115 FAX: (250) 763-0321

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I hope the enclosed information gives you and idea of what we are proposing for this property. We look forward to enhancing the neighbourhood.

If you have any questions, please don't hesitate to call us at 250-860-8821 or Damien Buggraeve at the City of Kelowna 250-763-6011.

Thanks Brad & Robin Farrell

Sorry you weren't home when we came by to discuss our rezoning proposal for 535 White Road. If you have any questions, please don't hesitate to call me. I am leaving you a description of our proposal for this property.

Petition

- PI Proposal to rezone

815 Juniper Road

Summary - Brad & Robin Farrell are proposing to rezone from RU1 to Ru6 in order to build a house with a legal suite and a strata titled duplex in keeping with other RU6 properties in the immediate subject neighbourhood. The City asks that we tell the neighbours what we are doing. The exterior of both will be neutral colors, the duplex a 1 1/2 to 2 storey in design with a partially inground basement, and the house a 1 storey with a legal suite. Are you OK with acknowledging that we showed these documents to you and discussed this with you?

(*) No one comfortable giving info (*) All given info package.

Address	Owner Name	Owner Tel #	Signature
870	Thressa Stadel	did not sign	
845	Juniper		
849	Juniper	Marjorie Graf	Marjorie Graf
875	Juniper	① not home left package ② Not home	
525	White	① NOT HOME LEFT PACKAGE ② NOT HOME	
862	Juniper	① NOT HOME LEFT PACKAGE ② NOT HOME	
860	Juniper	① NOT HOME/PACKAGE ② WENT OVER PACKAGE GAINED SIG.	Paul W. Dard
842	Juniper	① NOT HOME PACKAGE ② NOT HOME	
840	Juniper	① NOT HOME LEFT PACKAGE ② NOT HOME	
575	White Road	① DISCUSSED PACKAGE	Mentel Serham did not sign.
578	White	① NOT HOME ② NOT HOME	
560	White	① WENT OVER PACKAGE	Jack Lorn did not sign
550	White	① NOT HOME LEFT PACKAGE ② NOT HOME	
540	White Rd.	① Not home LEFT PACKAGE ② Not home	

Address	Owner Name	Owner Tel #	Signature
530 White Road		① NOT HOME LEFT PACKAGE	② NOT HOME
540 White Road		① NOT HOME LEFT PACKAGE	② NOT HOME
525 White Road		① WENT OVER PACKAGE 250 718 7192	JIM JASPER Jim Jasper

REPORT TO COUNCIL



Date: July 15, 2014

RIM No. 1250-30

To: City Manager

From: Urban Planning, Community Planning & Real Estate (LG)

Application: Z14-0024 **Owner:** Interior Health Authority

Address: 505 Doyle Avenue **Applicant:** David Roche (Bentall Kennedy)

Title: Rezoning Application

Existing Zone: C4 - Urban Centre Commercial
C7 - Central Business Commercial

Proposed Zone: C7 - Central Business Commercial

1.0 Recommendation

THAT Rezoning Application No. Z14-0024 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot A, District Lot 139, ODYD Plan EPP25652, located at 505 Doyle Avenue, Kelowna, BC from the C4 - Urban Centre Commercial zone to the C7 - Central Business Commercial zone, as shown on Map "A" attached to the Report of the Urban Planning Department dated July 11, 2014, be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch, as attached to the Report of the Urban Planning Department dated July 15, 2014, being completed to its satisfaction;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Ministry of Transportation, as attached to the Report of the Urban Planning Department dated July 15, 2014, being completed to its satisfaction;

AND THAT the property owner be required to register a Section 219 No-Build Covenant on the title to the subject property;

AND FURTHER THAT the Section 219 No-Build Covenant be discharged upon approval of a Development Permit application for the subject property;

2.0 Purpose

To amend the Zoning Bylaw No. 8000 to remove the C4 zone from the subject parcel and add the C7 zone to the entire parcel.

3.0 Urban Planning

Urban Planning supports the proposed rezoning for the subject parcel. When the site was consolidated in Spring 2013, it maintained the existing zones from each parcel and this current application is required simply to establish a single consistent land use zone for the parcel.

4.0 Proposal

4.1 Background

This rezoning application is related to Interior Health Authority's proposed *Kelowna Community Health and Services Centre* office development.

4.2 Project Description

Rezoning

The applicant is proposing to rezone the portion of the site that is currently C4 to C7 in order to establish one land use zone on site. The intent of the C7 zone is to allow for the development of the financial, retail and entertainment, governmental and cultural core of the downtown. The C7 zone allows for higher density and building height than the C4 zone which is appropriate for the downtown core.

Office Building

The proposed development affiliated with this application is a five storey office building. A development variance permit (DVP) application with project details will be brought forward to Council for consideration should the bylaw associated with this application receive 3rd reading and the applicant fulfils the outstanding technical conditions.

4.3 Public Consultation

As per Council Policy No. 367, the applicant is only required to consult with their neighbours within a 50m radius. However, in anticipation of their DVP application, the applicant hosted a Public Information Session.

The session was held on Wednesday, July 9, 2014 from 4pm - 7pm at the Laurel Packinghouse. In preparation for the session, the applicant contacted the neighbouring owners and tenants through three avenues:

1. Registered mail to the legal owners of the neighbouring parcels of land;
2. Emails and phone calls to those for whom they had contact information, specifically
 - a. The owner of 1405 St. Paul Street.
 - b. The owner of 1420 St. Paul Street.
 - c. The strata council president of The Madison at 1395 Ellis Street; and
 - d. The owner/developer of The Monaco site at St. Paul and Ellis.
3. Hand delivery to all businesses within the 50m radius.

Approximately 20 people attended the public information session (not including representatives from the City, IHA or the development team).

Comments noted during the event, and provided on comment cards, were generally positive and supportive of the project. The most commonly repeated or shared comments were:

- General support of the design, scale, and massing of the building
- Concern over the lack of parking in the general area - however, not specifically with respect to the building
- Concern over traffic in the general area - however, not specifically with respect to the building
- Concern that the security around the building and control of those who come to the building to use its services is handled carefully to avoid street level issues
- Street level animation through retail uses, carefully treated elevations and points of entry to the building.

4.4 Site Context

The subject property is located at the southeast corner of Doyle Avenue and Ellis Street. Neighbouring the site is The Madison and location of the approved development permit for The Monaco to the north, Memorial Arena to the west, and commercial uses to the east and south.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 - Central Business Commercial	MXR - Mixed Use (Residential / Commercial)
West	P1 - Major Institutional, C7 - Central Business Commercial	EDINST - Educational / Institutional
East	C4 - Urban Centre Commercial	MXR - Mixed Use (Residential / Commercial)
South	C4 - Urban Centre Commercial, C7 - Central Business Commercial	MXR - Mixed Use (Residential / Commercial)

Subject Property Map: 505 Doyle Avenue

Zoning Analysis Table		
CRITERIA	C7 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	200m ²	4701m ²
Min. Lot Width	6.0m	96.74m
Min. Lot Depth	30.0m	48.76m

5.0 Current Development Policies**5.1 Kelowna Official Community Plan (OCP)****Development Process**

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Downtown Development.² Support rezoning to C7 use in the downtown Urban Centre area only where properties are surrounded on a minimum of 3 sides by existing C7 zoning. The intent of this policy is to support intensification within the existing core areas of Downtown.

Retention of Commercial Land.³ In order to ensure that the City's commercial land supply is not eroded, where the OCP Bylaw 10500 indicated a commercial land use designation for the

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.3.4 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.24.2 (Development Process Chapter).

property, the expectation would be that there be no net loss of commercial space on the site as a result of the redevelopment to include other uses.

Office Building Location.⁴ Encourage office buildings providing more than 929 m² of useable space to locate in the City Centre or the Town Centres. This policy does not include offices integral to business park / industrial uses and "corporate offices" allowable under relevant industrial zones.

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)
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
 - The code analysis is also to address the interconnected floor space per the prescriptive requirements of the code or an alternative solution needs to be accepted by the Chief Building Inspector in lieu
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.

6.2 Bylaw Services

- No comments received.

6.3 Development Engineering Department

- See attached memorandum dated June 9, 2014.

⁴ City of Kelowna Official Community Plan, Policy 5.25.2 (Development Process Chapter).

6.4 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- A visible address must be posted as per City of Kelowna By-Laws.
- Sprinkler drawings are to be submitted to the Fire Dept. for review when available. Ensure that isolation valves are at an acceptable level as per the COK Bylaw 10760.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD or DVD to facilitate Fire Department pre-planning for this structure. The fire safety plan should clearly detail the unique requirements for this structure. A copy of the sprinkler system owner's certificate is to be included in the fire safety plan.
- Fire Department access is to be met as per BCBC 3.2.5.6
- Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance. Kurt's Lock & Safe at 100A - 1021 Ellis Street, Kelowna is the approved supplier for flush mount lock boxes.
- The standpipes connections are to be installed on the transitional landings of the stairwells as per NFPA 14.
- Fire Stairwells to be marked clearly (including roof access) as per Fire Department requirements. This would be standardized and approved by the Kelowna Fire Department (KFD).
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S562 Standard.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Fire department connection is to be within 45M of a fire hydrant - please ensure this is possible and that the FD connection is clearly marked and visible from the street.

6.5 FortisBC - Electric

- There are primary distribution facilities both on and offsite which provide service to the neighbourhood including the downtown business district as well as the cultural district. FortisBC Inc. is currently working with the City of Kelowna and the Interior Health Authority towards the relocation of both on and offsite facilities to accommodate this development. The applicant is responsible for costs associated with any change to the existing service and servicing the proposed development, as well as the provision of appropriate land rights where required.

Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.

6.6 Infrastructure Planning

- Applicant to provide more detail on the streetscape planting and paving and to work with Infrastructure Planning in the selection of plant material, paving material and site furniture.

- Street trees to match what has been planted across Doyle Avenue.

6.7 Ministry of Transportation

- See attached email dated July 16, 2014.

6.8 Telus

- Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.

7.0 Application Chronology

Date of Application Received: May 8, 2014

Report prepared by:

Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion: ☐ Ryan Smith, Urban Planning Manager

Attachments:

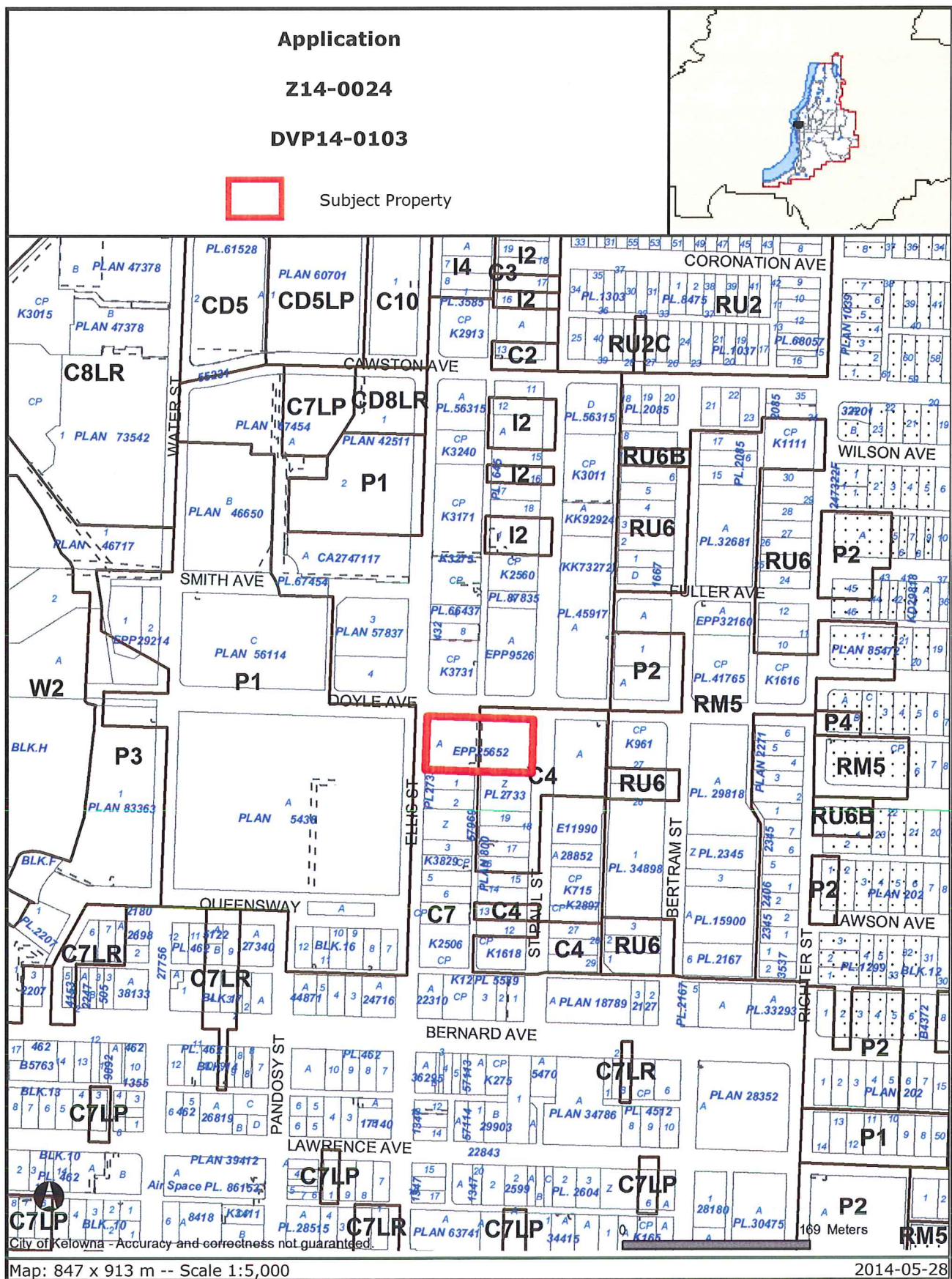
Map "A"

Conceptual Site Plan

Conceptual Elevations

Development Engineering Memorandum

Ministry of Transportation Email



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.

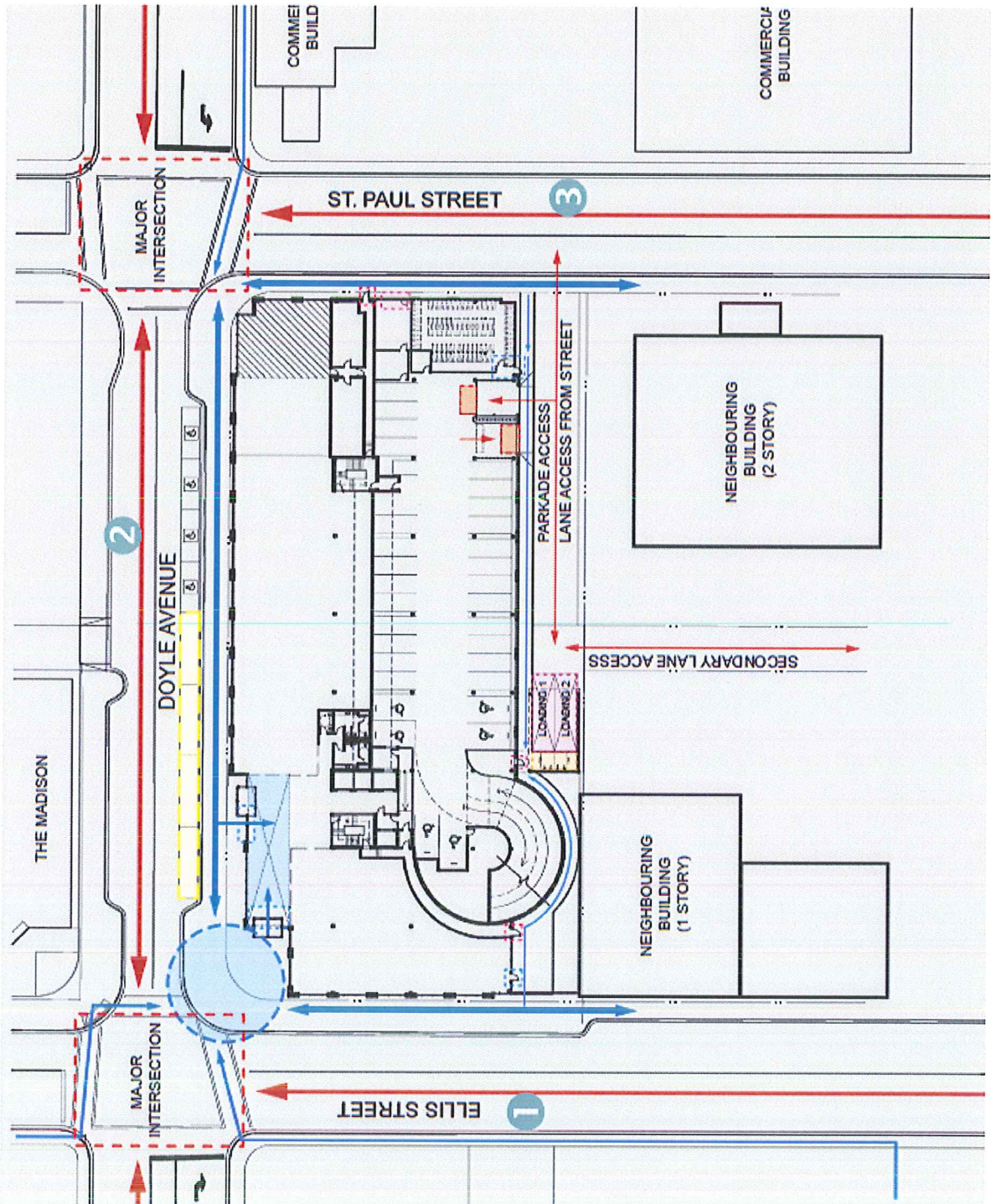
Roadways

The site is delineated by roadways on three sides and a lake. The successful treatment of these urban edges is critical to the building and extended community. Each street has its own character and pedestrian patterns in both type and quantities. The sidewalk design responds to the specifics of each road differently, but using a cohesive system through a series of parts that are equally beautiful and functional, and tailored to the needs of each situation.

1 Ellis Street is the primary commercial street front on and creates the main 'visual' connection to the City transitional, carrying an increasing traffic load of commercial car traffic, balanced by a declining and such as logging and transports for Tolko, Sun other industrial operations. Pedestrian-safety is a Ellis Street, as it has two lanes of northbound traffic, curb-side parking. The roadway is protected by a spacing of columnar Ash trees that also creates a visual interest. Trees are framed by alternating pair benches and bollards that create a welcoming, gre multiple benefits including: a buffer from vehicles, that provides visual interest, as well as beauty while and provides habitat for wildlife.

2 Doyle Avenue is the primary access and drop off site for the project's northern boundary. On Doyle Avenue, a series of trees, benches, bollards and planters are used to define the zone. The flush planters are set back one metre from the curb to allow unencumbered vehicle door access anywhere along the zone. The Doyle Avenue frontage provides the backdrop for a continuous, deep canopy that provides weather protection for people waiting at the designated pick-up and drop-off zone. The canopy has building mounted area lights and drain pipes to keep the canopy safe and dry, throughout the day and at any time of year.

3 St. Paul Street is a quiet street with the least traffic. The pedestrian crossing at St. Paul Street and Doy paved using a similar, but downscaled, system of planters and bollards, to safely direct pedestrian tri points of crossing. This St. Paul Street sidewalk will a typical city standard and fronted with curbside m typical to the street. Again, a system of trees, plant (less intensively developed) is planned for these lo are two small planter opportunities along the buil to help soften the building edge, provide opportu groundwater infiltration and to beautify the landsc



Elevations and site sections

Elevations and site sections sufficient to illustrate design aesthetics, materials and major features, including proposed exterior color schemes.



Building Elevations North
The north elevation facing Doyle Avenue.



Building Elevations East
The east elevation facing St. Paul Street.



Building Elevations South

The south elevation shows the second floor and fifth floor seen to the west.



Building Elevations West

The west elevation facing Ellis Street.

CITY OF KELOWNA

MEMORANDUM

Date: June 9, 2014
File No.: Z14-0024

To: Urban Planning (LG)

From: Development Engineering Manager

Subject: 505 Doyle Ave

IHA Building

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 development. These comments may be revised once building design is completed.

The Development Engineering Technologist for this project is Sergio Sartori.

1. Domestic Water and Fire Protection

- (a) The existing lots are serviced with a small diameter water service for irrigation. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing services and the installation of a fire hydrant and one new larger metered water service.
- (c) The estimated cost of this construction for bonding purposes is **\$25,000.00**. If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (d) The existing 250mm diameter AC watermain on St Paul Street fronting this development is within 3.96m of the property line. Soil compaction of the development site will impact the integrating of this watermain. It is likely that this watermain fronting this development will need replacing. The estimated cost of Watermain replacement for bonding purposes is **\$40,000.00**. Should the integrity of the Watermain on Doyle Avenue also be impacted, additional bonding for it's replacement will be required.
- (e) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.
- (f) Site servicing issues will be further reviewed and comments related to site servicing and hydrant spacing will be addressed when a detailed site plan is received.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. The previously existing lots are connected with a small diameter sewer service. The applicant, at his cost, will arrange for the installation of one new larger service, as well as the capping of all existing unused services at the mains. Only one service will be permitted for this development. The estimated cost for construction for bonding purposes is **\$10,000.00**
- (b) A flow analysis check by the developer's consulting civil engineer will be required to determine the impact of the projected flow contributions to the existing sanitary sewer system and establish if there is sufficient capacity to support the proposed development needs. If it is determined that upgrades to the existing sanitary sewer system must be made, additional bonding will be required.

3. Storm Drainage

- (a) It will be necessary for the applicant to relocate the piped storm drainage collection system in the rear lane including the installation of a catch-basin and manhole. The cost of these works is included in the road upgrading cost estimates.
- (b) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. The estimated cost for providing an overflow service for bonding purposes is **\$ 10,000.00**.

4. Transportation

- a) The proposed development triggers the requirement for a Traffic Impact Study. Recommendations from the Traffic Impact Assessment (TIA) and City of Kelowna Transportation & Mobility will become requirements of this application.
- b) Prior to commencing the TIA, the developer's traffic consultant will meet with staff from the City of Kelowna to agree on the terms of reference for the study.
- c) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch.

5. Road Improvements

- (a) Ellis Street fronting this development site is urbanized but the existing curb and sidewalk is in a deteriorated state. The upgrades will require curb, gutter and sidewalk removal and reconstruction, boulevard streetscape as well as the re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.

The developer shall use the similar vocabulary of streetscape elements as that was used for the Madison frontage (Doyle Avenue). Although the materials and pattern need not be identical, the general character shall be replicated through use of the same surface colors, benches, bollards, and the curb let-down details which is part of the Doyle and Ellis Intersection Concept. Contact the City Planning Specialist, Pat McCormick @ pmccormick@kelowna.ca for further input on the streetscape/public art design and concept.

The estimated cost of the road improvements for bonding purposes is **\$35,000.00**. If it is determined that additional road reconstruction is required, additional bonding will be required. Soil compaction of the development site will impact the integrating of the frontage roads. The decommissioning of existing services and installation of new services will also require road cuts. The extent of pavement restoration will be at the discretion of the City Development Engineer.

- (b) Doyle Avenue fronting this development site is urbanized but the existing curb and sidewalk is in a deteriorated state. The upgrades will require curb, gutter and sidewalk removal and reconstruction, boulevard streetscape and possible traffic signal upgrades as well as the re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.

The developer shall use the similar vocabulary of streetscape elements as that was used for the Madison frontage (Doyle Avenue). Although the materials and pattern need not be identical, the general character shall be replicated through use of the same surface colors, benches, bollards, and the curb let-down details which is part of the Doyle and Ellis Intersection Concept. Contact the City Planning Specialist, Pat McCormick @ pmccormick@kelowna.ca for further input on the streetscape/public art design and concept.

Urban Braille shall be incorporated into the streetscape frontage. The applicant is encouraged to use the resources of The Canadian National Institute for the Blind (CNIB). Contact: Walter.Stancec@cnib.ca

The estimated cost of the road improvements and anticipated reconstruction, for bonding purposes is **\$125,000.00**. If it is determined that additional road reconstruction is required, additional bonding will be required. Soil compaction of the development site will impact the integrating of the frontage roads.

The decommissioning of existing services and installation of new services will also require road cuts. The extent of pavement restoration will be at the discretion of the City Development Engineer.

- (c) St. Paul Street fronting this development must be upgraded to a full urban standard including a new sidewalk, curb and gutter, storm drainage system including catch basin modifications, boulevard landscaping, pavement replacement and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.

The developer shall use the same vocabulary of streetscape elements as that used for the Madison frontages (Ellis Street and Doyle Avenue). Although the pattern need not be identical, the general character can be replicated through use of surface materials, benches, bollards and vegetation.

The estimated cost of the road improvements and reconstruction, for bonding purposes is **\$35,000.00**. Soil compaction of the development site will impact the integrating of the frontage roads. The decommissioning of existing services and installation of new services will also require road cuts. The extent of pavement restoration will be at the discretion of the City Development Engineer.

- (d) Lane thru this development site will require relocation to St Paul St and reconstruction to a paved commercial standard including the extension of the piped drainage system. The estimated cost of this construction for bonding purposes is **\$35,000.00**

6. Road Dedication and Subdivision Requirements

- (a) Dedicate a 7.6m width lane to a commercial standard.
- (b) Dedicate 1.5m width along Doyle Ave for ~40m from Ellis St east for the addition of a left turn lane on Doyle Ave at Ellis Street.
- (c) Dedicate 6.0m radius corner rounding at the Doyle Ave & Ellis Street corner.
- (d) Dedicate 6.0m radius corner rounding at the Doyle Ave & St. Paul St corner.
- (e) Grant statutory rights-of-way if required for utility services.

7. Electric Power and Telecommunication Services

- (a) The development site is within the Urban Town Center. Electrical and telecommunication services to this site as well as the local distribution wiring must be installed in an underground duct system. The existing building and the proposed new 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.

8. Street Lighting

- (a) Street lights are installed on St Paul Street, Ellis St and Doyle Ave fronting the proposed development. Re-location or adjustments to the existing street lighting system may be required to accommodate the streetscape and/or road upgrading construction.

9. Engineering

- (a) 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.
- (b) 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).
- (c) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (d) 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. Geotechnical Report

- (a) As a requirement of this application and / or prior to issue of a building permit, the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:
- (b) Area ground water characteristics.
- (c) Site suitability for development; i.e. unstable soils, etc.
- (d) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyze soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (e) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

11. Survey Monuments and Iron Pins

- (a) 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.

12. Bonding and Levy Summary

(a) Bonding

Watermain and servicing	\$ 65,000.00
Sanitary Mains and servicing	\$ 10,000.00
Storm Mains and servicing	\$ 10,000.00
Ellis Street frontage	\$ 35,000.00
St. Paul Street Rd frontage	\$ 35,000.00
Doyle Avenue frontage	\$ 125,000.00
Lane upgrading	\$ 35,000.00

Total Bonding **\$315,000.00**

If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

If it is determined that additional reconstruction of works including; roads, utilities, services, etc, must be made as a result of soil compaction, additional bonding will be required.

If it is determined that additional upgrades are required as a result of the recommendations of the TIA, additional bonding will be required.


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.

13. Administration Fee

An administration fee will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration fee is calculated as (3% of Total Off-Site Construction Cost plus GST). This fee will be confirmed once all requirements are known and appropriate construction cost and administration fee can be calculated.

14. Development Variance Permit and Site Related Issues

- (a) The developer must provide a location for screened garbage bins on the site that is accessible to an SU-9 standard-size garbage truck.
- (b) The site access and egress design to be from the lane as well as the parking lot configuration must be submitted for approval to the City Development Engineering Department before issuance of the development permit. This is required to guarantee that the requirements and the limitations of access and egress required by the City have been addressed to the City's satisfaction.
- (c) The 8m x 8m sight line triangle for visibility at the site intersection corners and laneway entrance are referenced from the face of curb which may have little to no affect on the proposed building structure. Development Engineering can review proposals with some flexibility to achieve an adequate sightline triangle.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

Lindsey Ganczar

From: Lochhead, Lynda D TRAN:EX [Lynda.Lochhead@gov.bc.ca]
Sent: Wednesday, July 16, 2014 8:34 AM
To: Lochhead, Lynda D TRAN:EX
Subject: FW: Interior Health TIA Draft Report - Bunt & Associates Ellis Street Parkade Mar 6 Submission

From: Clifford, Robyn M TRAN:EX
Sent: Wednesday, March 26, 2014 2:21 PM
To: Brian Oliveira; Andrew Gibbs
Cc: Babineau, John TRAN:EX; Siddiqui, Faisal TRAN:EX
Subject: FW: Interior Health TIA Draft Report - Bunt & Associates Ellis Street Parkade Mar 6 Submission

Our file: 2013-02060

Brian and Andrew:

In response to the revised TIA dated Feb. 21/14 and Synchro files, please see the following Ministry comments:

3.7 Highway 97 EBL Mitigation

- Existing storage appears to be 60m and not 72m as mentioned in the report. Storage is measured along the length of the painted white line and not to the end of the taper.
- Therefore the 95th percentile queue length reported in Table 3.17 of 84.7 m requires approximately 25 metres of additional storage.
- Abbot and Water Capacity
 - Confirm with the City that their intention is to promote access to downtown from Abbot and Water.
 - It is not encouraged to assume there is other capacity at nearby intersections without accurately modelling them to confirm.
 - The Abbot model attached with the report does not consider the corridor as coordinated ("abbot and Hwy AM") and therefore does not use the existing cycle lengths. The Plus 400 model does use a 120s cycle length.
 - Both models are built using imperial measurements.
 - That being said, the values stated in Table 3.18 do not reflect the true conditions on the highway and therefore should not be reported to accommodate as many as 400 additional vehicles in the AM peak. The comment below the table mentions a 150s cycle length was used which is not the case.
 - The title of Table 3.18 should be Eastbound to Northbound...

3.7.2 Southbound to Eastbound LT Movement

- does the City accept the increased queue lengths and delays accessing the highway at Ellis? Is the plan to reduce this through a general mode shift appropriate?

With that being said, the additional storage capacity for Highway 97 EBL is likely greater than 15m. This would likely reduce the WBL storage at Water to less than the minimum 30m. I strongly suggest that the WBL at Water be removed and this EBL storage be maximized. This aligns with the Ministry's and City's overall corridor objectives.

The above comments will need to be addressed, including the required extension of the left turn bay on Highway 97.

Please call if you have any questions in this regard.

Yours truly,