

CITY OF KELOWNA
MEMORANDUM

Date: July 12, 2017
File No.: Z17-0047
To: Urban Planning Management (TB)
From: Development Engineering Manager (JK)
Subject: 1324 & 1308 Rutland Rd N RU1 to RM3

The Development Engineering Department has the following comments and requirements associated with this rezoning application to rezone the subject properties from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing and a Development Permit Application for the form and character of 36 townhomes. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Jason Ough

1. Domestic Water and Fire Protection

- a) This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to BMID.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

2. Sanitary Sewer

- a) 1324 Rutland Rd N & 1308 Rutland Rd N are currently serviced with 100mm sanitary services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service if necessary. Any service improvement and decommissioning works may be included in an offsite servicing design package submission including an estimate for bonding purposes.
- b) 1324 Rutland Rd N & 1308 Rutland Rd N are currently within Sanitary Sewer Specified Area # 20. The developer will be responsible to cash commute, pay in full, the specified area charges for this development. The charge is currently (until March 2018) set at \$2045.50 per Equivalent Dwelling Unit (EDU). The calculation of this fee is as follows: 36units X \$2045.50 = \$73,638.00

**3. Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. 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. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

4. Road Improvements

- a) Rutland Road North is identified in the OCP Transportation Servicing Plan as a 4-lane arterial with an active transportation component. Transportation Planning staff will provide a cross section to establish the curb off-set.
- b) The applicant must have a civil engineering consultant submit a design for roadway improvements along the entire frontage of the subject properties. This will include curb and gutter, sidewalk, street lighting, landscaped boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.
- c) This development application will be limited to one access to Rutland Rd N. Maximum 6m wide, this access should be aligned with Wallace Road, or, as far north as possible.

5. Road Dedication and Subdivision Requirements

- a) The subject properties are required to be consolidated as part of this development project.
- b) Provide 5m of road dedication along Rutland Road N.
- c) Provide 2m of SROW for future walkway to connect Rutland Road N to Aldon Rd.
- d) Grant statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. 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 (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.

8. 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.

9. Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis, 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.

10. Geotechnical Report

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



11. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from the lane only.
- (ii) Ensure acceptable turning movements onsite for MSU design vehicle.
- (iii) Any bicycle racks included with this development shall be onsite.

12. 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 Fee: \$50.00 per newly created lot (GST exempt).
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

James Kay, P. Eng.
Development Engineering Manager

jo

Concluding



project no. 2368

Drawing title

Analysis	Scale: 1/16"=1'-0"
Plan	
Section	
Detail	

15



City of Kelowna
COMMUNITY PLANNING

TB

NOTES:

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- MATERIALS LEGEND:**
- PERGLASS (WHITE SHIMMER)
 - HORIZONTAL SLATS (HARDWOOD PRODUCT)
 - VERTICAL BOARD AND BATTEN (HARDWOOD PRODUCT)
 - PAINT AND TRIM (HARDWOOD PRODUCT)
 - DOUBLE GLAZED THERMALLY BROKEN WIND WINDOWS
 - EXTENSION SLIDING ALUMINUM GLASSORAM AND POCKETS
 - BUILT-UP COLUMNS
 - INSULATED METAL SECTIONAL DOOR
 - PAINT
 - 1" PREFINISHED ALUMINUM RAIN GUTTER W/ PREFINISHED ALUMINUM DOWNSPOUTS
 - BUILT BOARDS
 - 1" TYP WINDOW AND DOOR TRIMS



ATTACHMENT B

This forms part of application # Z17-0047

Planner Initials **TB**

City of Kelowna
COMMUNITY PLANNING

02 2017.09.29 REVISIONS FOR PIP
03 2017.10.10 REVISIONS FOR PIP
No. Date Description

PM A

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PAT@PACIFICARCH.COM
WWW.PACIFICARCH.COM

RUTLAND TOWNHOMES
MULTI-FAMILY RESIDENTIAL
1389 AND 1324 RUTLAND ROAD
KELOWNA B.C.

Project no. 3368

Drawings title
**COLOURED FRONT ELEVATIONS:
MAIN ENTRY FOR TOWNHOMES
ALONG WEST PROPERTY LINE**

Author	PM	NTS
Drawn	JB	
Checked	PM	
Scale		

DP3.11

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