
CITY OF KELOWNA

MEMORANDUM

Date: November 20, 2017
File No.: Z17-0104
To: Community Planning (EW)
From: Development Engineering Manager(JK)
Subject: 1304 & 1308 Richter Street (REVISED II)

SCHEDULE

A

This forms part of application

Z17-0104

Planner
Initials

EW

City of
Kelowna
COMMUNITY PLANNING



RU2 to RM5

Development Engineering has the following requirements associated with this application. 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 Angus

.1) Domestic Water and Fire Protection

- a) The development site is presently serviced with two (2) small water services. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- b) The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service. The new service should tie in to the main on *Richter St.*
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

.2) Sanitary Sewer

- a) The development site is presently serviced with two (2) small diameter sanitary sewer services. Only one service will be permitted for this development. The developer's consulting civil/mechanical engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing services and and the installation of one new larger service.

.3) Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.



Z17-0104

- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service. The estimated cost of this construction is included in the road improvements.

.4) Road Improvements

- (a) Richter St fronting this development has already been upgraded to an urban standard to including barrier curb & gutter, a separate sidewalk, storm drainage, road fillet & landscaped boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. No further upgrades are needed on this frontage.
- (b) Cawston Ave fronting this development has already been upgraded to an urban standard to including barrier curb & gutter, a separate sidewalk, storm drainage, road fillet relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. A driveway let down (SS-C7) for the lane way will need to be constructed as part of this development as well as landscaped boulevard.
- (c) Lane fronting this development must be upgraded to SS-R2 standard to include road fillet and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Lot consolidation.
- b) Grant statutory rights-of-way if required for utility services.
- c) The proposed loading zone on Richter Street will not be permitted in the proposed location due to transit turning movements. All loading and un-loading must be done from the lane way.
- d) *Provide a 6.0m corner rounding at the intersection of Richter St. and Cawston Ave.*

.6) Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located within the South Pandosy urban town centre.
- b) 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.
- c) Re-locate existing poles and utilities, where necessary. If possible, remove any aerial trespass (es).

.7) Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil

engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

.8) 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

.10) Survey Monuments and Iron Pins


If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

.11) Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

14) Development Permit and Site Related Issues

Access and Manoeuvrability

SCHEDULE		A
This forms part of application # Z17-0104		
Planner Initials	EW	 City of Kelowna <small>COMMUNITY PLANNING</small>

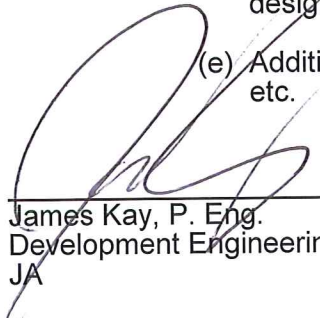
Z17-0104

- (i) Access to the site is permitted from the lane as per bylaw.
- (ii) Review and confirm that the development and development site access does not adversely affect the lane operation as a two-way roadway. The minimum clear throat lane width must be 6.4m.

15. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.,
- (c) 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, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.


James Kay, P. Eng.
Development Engineering Manager
JA

SCHEDULE

A

This forms part of application

Z17-0104

Planner
Initials

EW

City of
Kelowna
COMMUNITY PLANNING



Cawston Ave/Richter St Corner Conceptual Rendering



ATTACHMENT **A**

This forms part of application

Z17-0104

Planner
Initials

EW



Cawston Ave Conceptual Rendering



ATTACHMENT **A**

This forms part of application

Z17-0104

Planner
Initials

EW

City of
Kelowna
COMMUNITY PLANNING

