



CITY OF KELOWNA

MEMORANDUM

Date: January 8 2018
File No.: Z17-0114
To: Community Planning (TB)
From: Development Engineering Manager (JK)
Subject: 5008 South Ridge Dr. Frost Rd Plan KAP68647 Lot 2 EAC

The Development Engineering Branch comments and requirements regarding this application to rezone from C1 to C2 to allow for a greater variety of neighbourhood level uses are as follows:

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

Domestic Water and Fire Protection

The development site is presently serviced with a 100mm water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements and establish hydrant requirements and service needs. Should service upgrades be required, they will be at the developer's cost and additional bonding will be required. Only one service will be permitted for this subject property.

Sanitary Sewer

The development site is presently serviced with a 100mm-diameter sanitary sewer service. The developer's consulting mechanical engineer will determine servicing the requirements. Should service upgrades be required, they will be at the developer's cost and additional bonding will be required. Only one service will be permitted for the subject property.

Storm Drainage

The subject property presently is not serviced with a storm connection. The developer will be required to engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the Subdivision and Development Bylaw. The storm water management plan must also include provision of lot grading plan and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

Road Improvements

Provide an overhead pedestrian flasher on the west leg of the Frost Road, South Ridge Drive intersection to accommodate the pedestrian and cyclist activity that will be generated by this type of development in the residential environment. This work should include curb let downs at required locations (on the south west corner to align the crosswalk with the existing sidewalk on the north side. Access requirements will be further reviewed at the development permit stage.

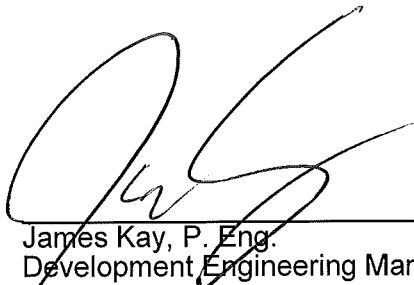
Engineering

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

Servicing Agreements for Works and Services

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.

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.


James Kay, P. Eng.
Development Engineering Manager
JF