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**CITY OF KELOWNA**  
**MEMORANDUM**

**ATTACHMENT A**

This forms part of application

# OCP18-0017

Z18-0077

Planner  
Initials

LK



**Date:** July 25, 2018

**File No.:** Z18-0077

**To:** Community Planning (LK)

**From:** Development Engineering Manager (JK)

**Subject:** 2251-2312 & 2269 Pandosy 2268-2284 Speer St. RU6 to P1

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Development Engineering Department have 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. The Development Engineering Technologist for this project is Jason Angus.

**.1) General**

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) Provide easements as may be required.

**.2) Road Dedication and Subdivision Requirements**

- a) Lot consolidation of Properties 2251-2312 & 2269 Pandosy & 2268-2284 Speer St. must be completed.
- b) Access to the development should be via laneway.
- c) Dedicate 1.45m width along the east side of the laneway to achieve a 7.6m commercial lane width.

**.3) Geotechnical Study.**

- (a) Provide a 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 subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

#### **.4) Water**

- a) The properties are located within the City of Kelowna water service area. The properties with existing water services will need to be decommissioned. These properties are:
  - i) 2268 Speer St – Water service to be decommissioned at the main
  - ii) 2276 Speer St – Water service to be decommissioned at the main
  - iii) 2269 Pandosy Ave – Water service to be decommissioned at the main

#### **.5) Sanitary Sewer**

- a) The properties are located within the City of Kelowna sanitary service area. The properties with existing sanitary services will need to be decommissioned. These properties are:
  - i) 2268 Speer St – Sanitary service to be decommissioned at the main
  - ii) 2276 Speer St – Sanitary service to be decommissioned at the main
  - iii) 2284 Speer St – Sanitary service to be decommissioned at the main
  - iv) 2269 Pandosy Ave – Sanitary service to be decommissioned at the main

#### **.6) Drainage**

- a) 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.

- b) It will be necessary for the developer to extend storm drainage facilities along the laneway to accommodate road drainage fronting the proposed development.
- c) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.

**.7) Roads**

- a) Rose Ave fronting this development site is already fully urbanized and requires no further upgrades at this time.
- b) Speer St is designated an urban local road. Frontage improvements required include, separate sidewalk, landscaped boulevard complete with underground irrigation system, and street lights. Parallel parking only is permitted on Speer St.
- c) Laneway Fronting this development will be restricted to a right in and right out at the intersection of the lane and Rose Ave unless otherwise agreed upon with the City of Kelowna. The laneway will be constructed to a SS-R2 standard.
- d) Provide a Street Sign, Markings and Traffic Control Devices design drawing for review and costing.
- e) Landscaped boulevards, complete with underground irrigation design drawing as per bylaw, is required on Speer St.

**.9) Power and Telecommunication Services and Street Lights**

- 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 the subject properties are within the "City Center Urban Center".
- b) Streetlights must be installed on all roads.
- c) 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.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

**.10) Design and Construction**

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.



- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

**.11) Other Engineering Comments**

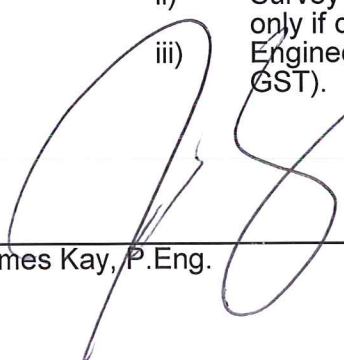
- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands, and for public access to Vaughan Ave via the proposed lane.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

**.12) Servicing Agreements for Works and Services**

- b) 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.
- c) 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.

**.13) Charges and Fees**

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P.Eng.

Development Engineering Manager

JA

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** July 25, 2018  
**File No.:** OCP18-0017  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2251-2312 & 2269 Pandosy, 2268-2276 Speer St. HLTH - EDINST

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The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

**1. General**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0077.



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James Kay, P. Eng.  
Development Engineering Manager

JA

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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** July 25, 2018  
**File No.:** S18-0063  
**To:** Community Planning Management (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2251-2312 & 2269 Pandosy, 2268-2276 Speer St.

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The Development Engineering comments and requirements regarding this technical subdivision application to consolidate 5 parcels with the larger Kelowna General Hospital site are as follows:

**1. General.**

All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under the zoning permit application file number Z18-0077.



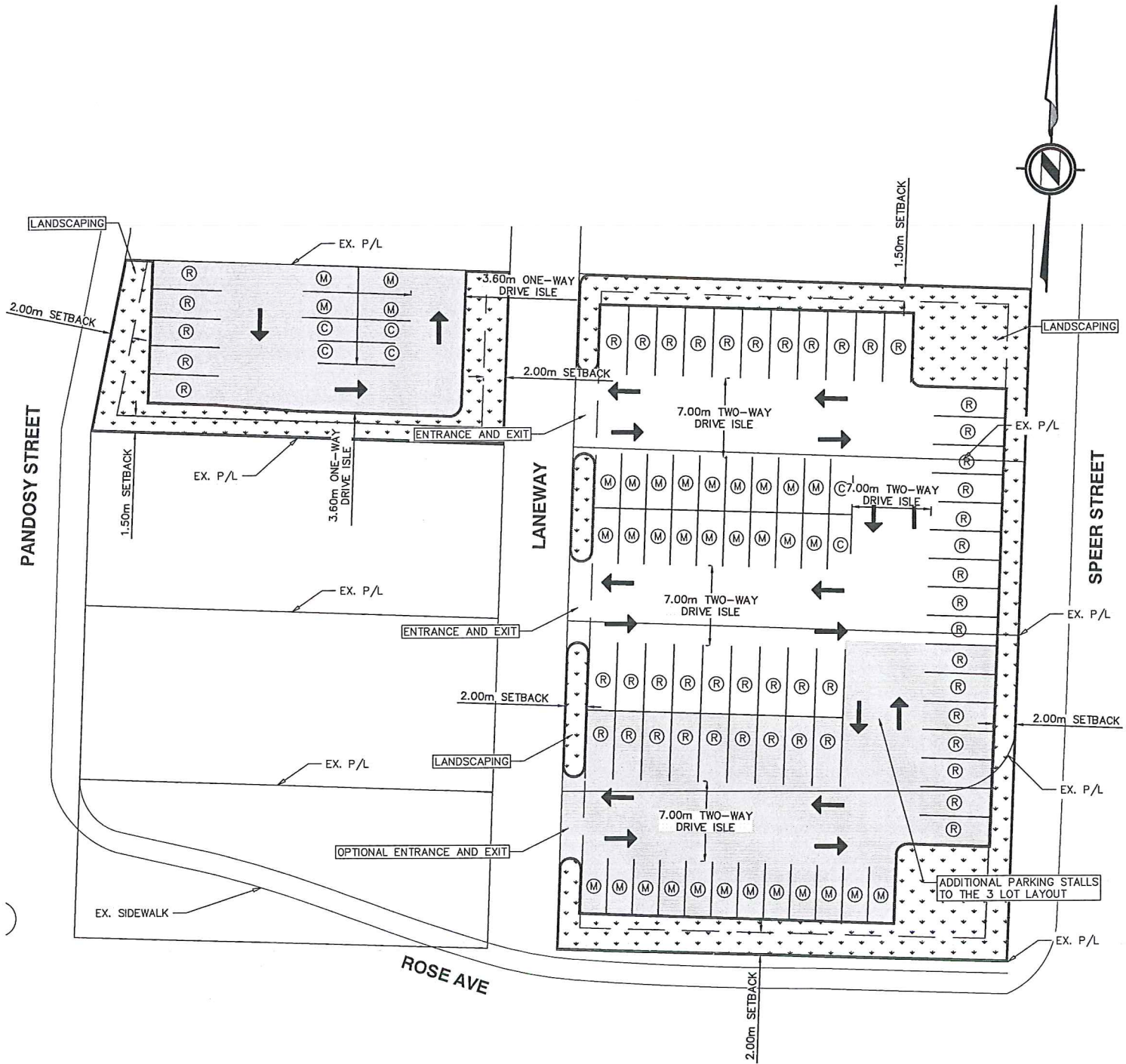
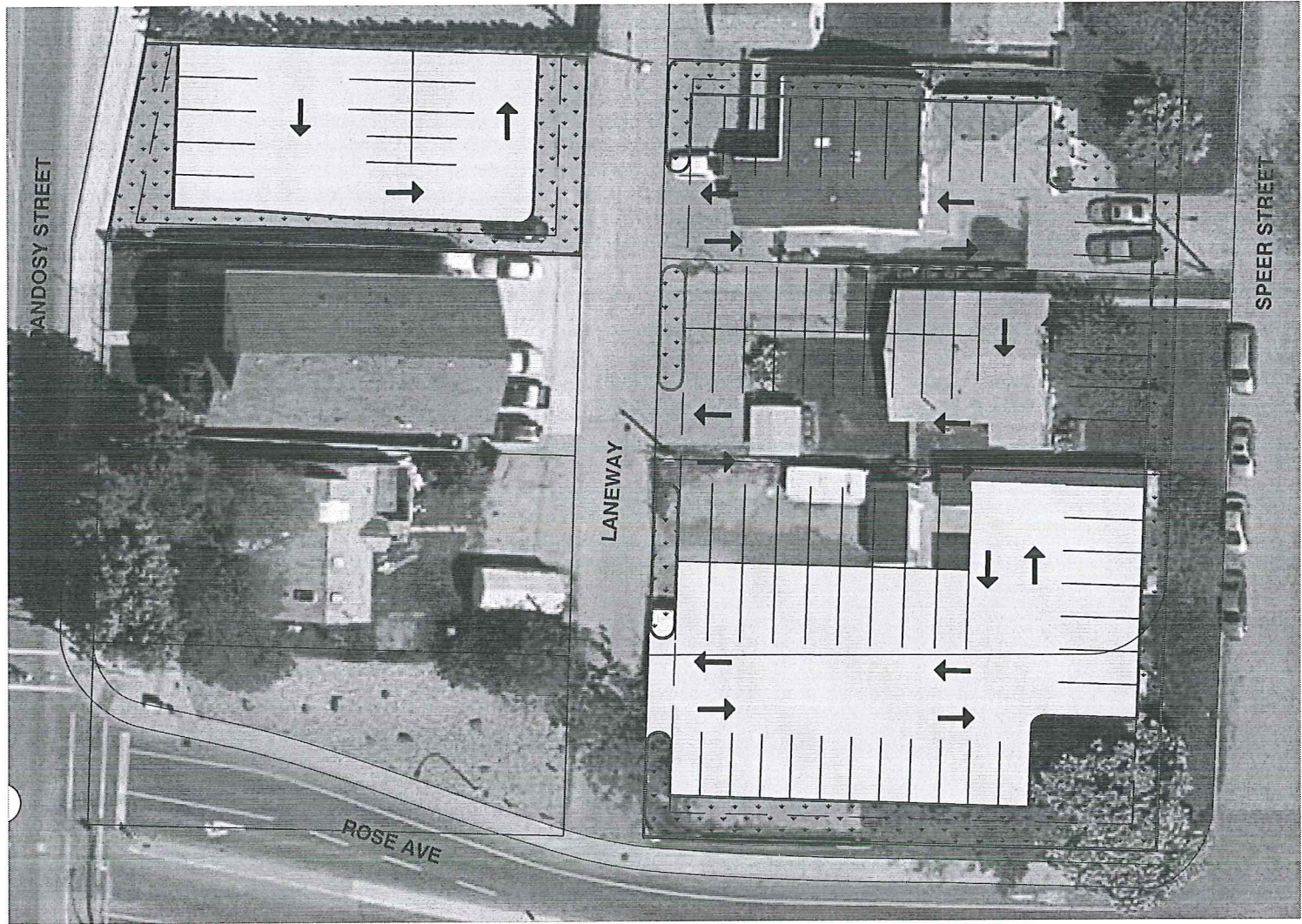
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James Kay, P. Eng.  
Development Engineering Manager

JA



NOTICE TO CONTRACTOR: IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.



#### STALLS

TOTAL NEW STALLS:	90
NEW FULL SIZE STALLS (R):	50
FULL STALL SIZE:	6.0m x 2.5m
NEW MEDIUM STALLS (M):	34
MEDIUM STALL SIZE:	4.8m x 2.3m
NEW COMPACT STALLS (C):	6
MEDIUM STALL SIZE:	3.4m x 2.0m

#### STALL COMPARISON

TOTAL 90 DEGREE NEW STALLS:	90
TOTAL 60 DEGREE NEW STALLS:	75
TOTAL 45 DEGREE NEW STALLS:	79

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work and agree to be fully responsible for any and all damages which might be occasioned by the contractor's failure to erectty locate and preserve any and all underground utilities.

#### LEGAL DESCRIPTION:

B.M. MONUMENT NO. ELEVATION:

NAD 83

INSERTION BASE POINT= 300,000 , 5,500,000

Locations and offsets of existing utilities shown on this plan are not guaranteed to be accurate and must be verified in the field PRIOR TO CONSTRUCTION. The City of Kelowna does not guarantee their accuracy. Concerned persons should not rely on these documents and should verify all information shown by way of site survey and other appropriate methods. The City of Kelowna accepts no liability for use of these files or information.

#### LEGEND

WATER  
SAN. SEWER  
STORM SEWER  
GAS  
U/G TELEPHONE  
U/G ELECTRICAL

#### LEGEND

NEW PAVEMENT  
ASPHALT REPLACEMENT  
MILL AND OVERLAY



**APLIN MARTIN**  
ENGINEERING ARCHITECTURE PLANNING SURVEYING

454 Leon Avenue, Kelowna, B.C. Canada V1Y 6J3  
Tel: (250) 448-0157, Fax: (778) 436-2312, Email: general@aplinmartin.com

NO.	YY/MM/DD	BY	REVISION	CH'KD
0	18/06/27	HH	ISSUED FOR INFORMATION	BR

BASE	DESIGN
XXX	XXX
APPROVED	XXX
DATE	
SCALE	HORIZ. 1:250 VERT. N/A
SCALE NOT ACCURATE OVER LONG DISTANCES	

#### THE CITY OF KELOWNA

DESIGN AND CONSTRUCTION  
KGH SURFACE PARKING

#### 90 PARKING LAYOUT PLAN 4 LOTS

DIVISION	
DRAWING NO.	REV NO
CITY DRAWING NO.	18-3015-034