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

**Date:** March 1, 2018  
**File No.:** Z18-0016  
**To:** Urban Planning (AC)  
**From:** Development Engineer Manager (JK)  
**Subject:** 205 Loughheed Road, Lot A, plan KAP84518, Sec. 2, Twp. 23, ODYD.

**ATTACHMENT A**

This forms part of application  
# Z18-0016

Planner  
Initials



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The Development Engineering comments and requirements regarding this rezoning from CD25 to I1 application are as follows:

**1. Geotechnical Study**

We recommend that a comprehensive geotechnical study be undertaken over the subject property. 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 surface 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.

**2. Sanitary Sewer System**

- a) The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. There is an existing 150mm PVC sanitary service to lot.

**3. Water Servicing Requirements**

This development is within the service area of the Glenmore Ellison Irrigation District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with the City of Kelowna current Bylaws and Policies.

#### 4. Road Improvements

##### General.

- a) 1) Site grading fronting Hollywood road must be graded down to allow Hollywood road ultimate cross section of Hollywood road with future sidewalk to be placed 0.2m from Property line.
- 2) Only access to development will be allowed from Lougheed Road. Emergency access to Hollywood Road only.
- 3) All Offsite construction work must be approved by Development Engineering group at City of Kelowna.
- 4) Hollywood Road frontage must be upgraded to an active transportation corridor. urban standard along the full frontage of this proposed development, including curb and gutter, Landscaped and irrigated boulevard, separate sidewalk at property line, piped drainage system with catch basins, manholes, pavement removal and replacement, LED street lights, boulevard landscaping 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. A cross section will be provide for this works.

#### 1. **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.

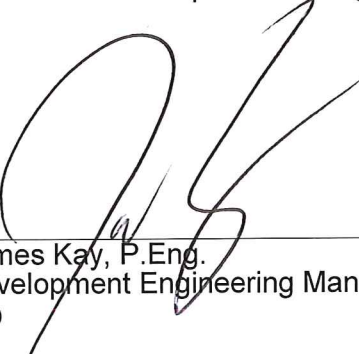
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**2. Servicing Agreements for Works and Services**

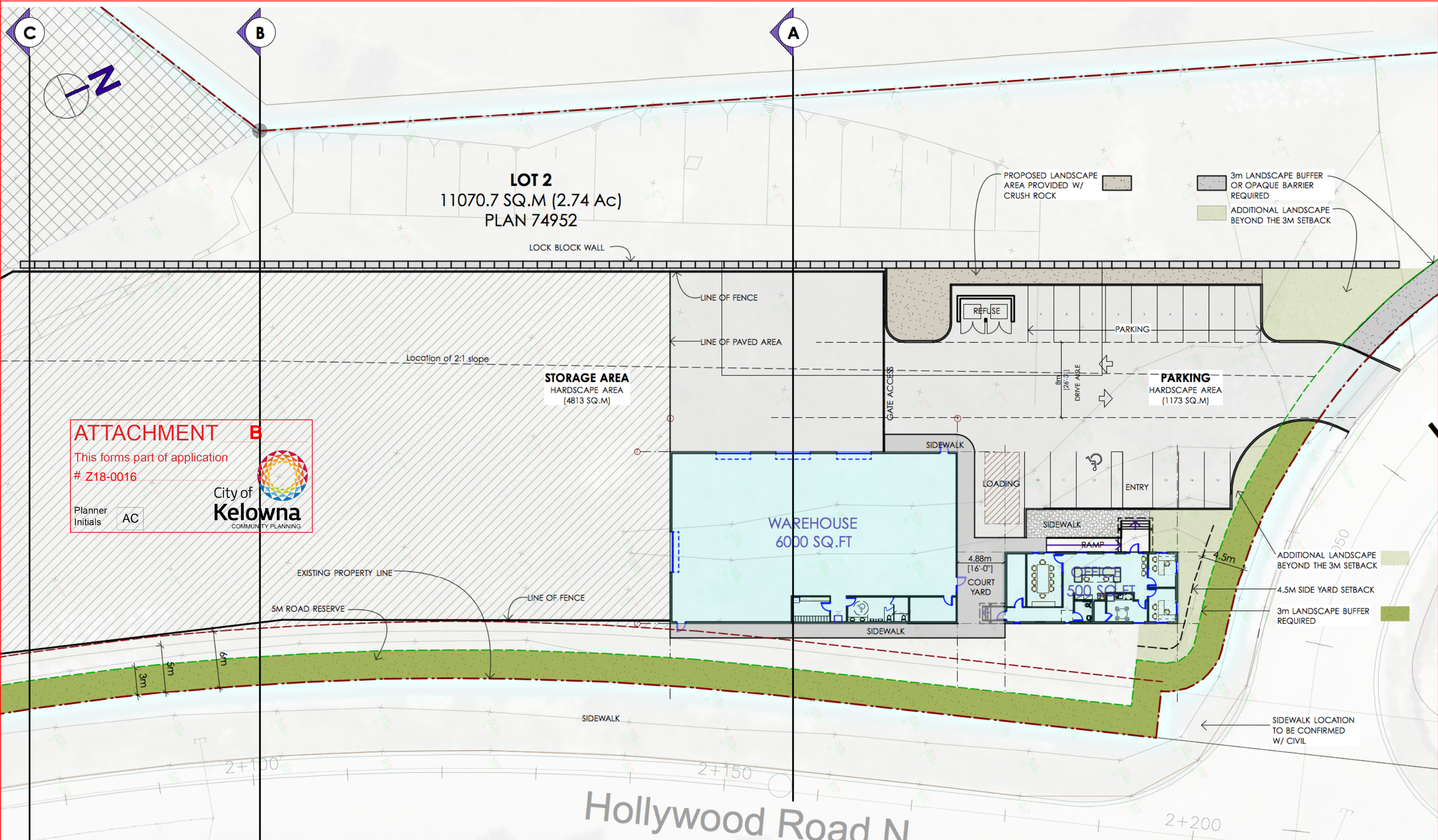
- a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. 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.

**3. 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 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.

  
James Kay, P.Eng.  
Development Engineering Manager  
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**ATTACHMENT B**

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City of Kelowna  
COMMUNITY PLANNING



**BLUEGREEN ARCHITECTURE INC.**  
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2 - 436 Lorne Street, Kamloops BC, V2C 1W3  
P | 250.374.1112 F | 250.374.2279

205 LOUGHEED RD  
KELOWNA BC

**SITE PLAN**  
**SECTION LOCATIONS**

DATE 2018.07.13  
SCALE 1" = 30'-0"  
ISSUED FOR REVIEW  
PROJECT 18.643

**A.I.I**

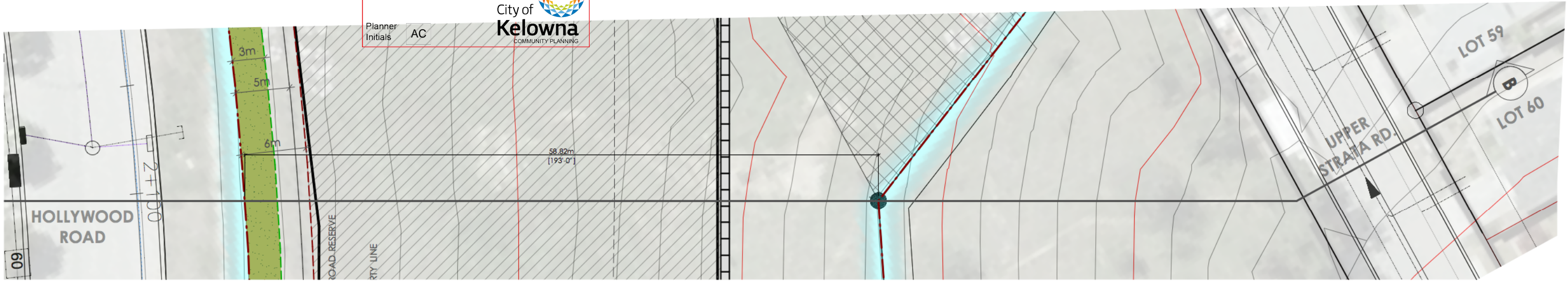
**ATTACHMENT B**

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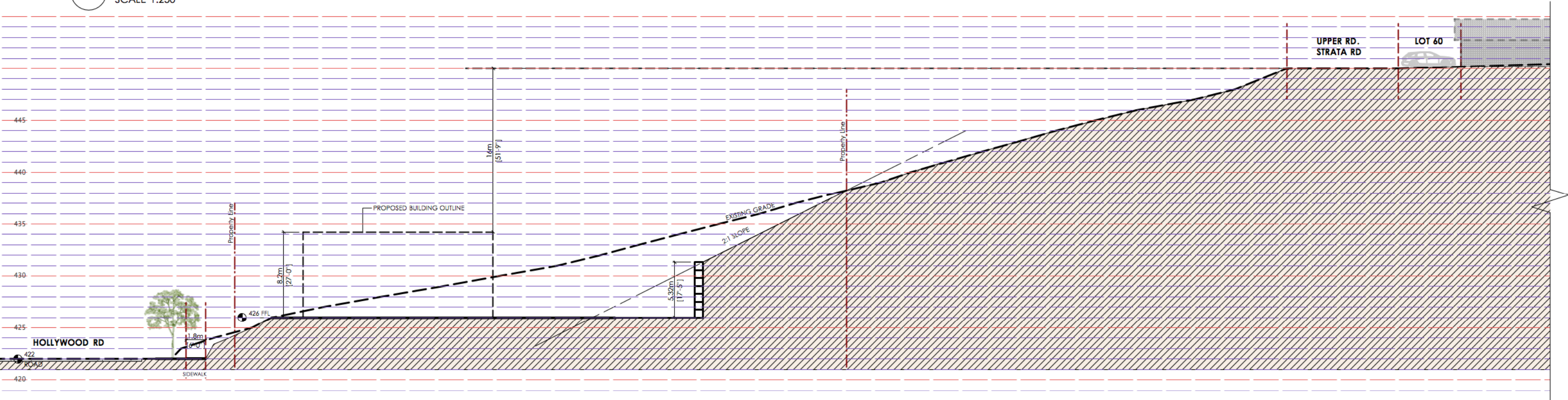


City of  
**Kelowna**  
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**1** SITE LOCATION PLAN  
SCALE 1:250



**B** SITE SECTION  
SCALE 1:250



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205 LOUGHEED RD  
KELOWNA BC

PRELIMINARY SECTION  
SECTION B

DATE 2018.07.31  
SCALE 1" = 30'-0"  
ISSUED FOR REVIEW  
PROJECT 18.643

**A1.3**