
CITY OF KELOWNA

MEMORANDUM

Date: July 13, 2018

File No.: Z18-0060

To: Community Planning Department (AF)

From: Development Engineering Manager (JK)

Subject: 2053 Union Rd, 148 Summerhill PL Plan KAP56062 Lot M,N 5 lot



Development Engineering has the following comments and requirements associated with this application to rezone from A1 to RU6

The road and utility upgrading requirements outlined in this report will be a requirement of Subdivision application **S18-0046**.

The Development Engineering Technologist for this project is Ryan O'Sullivan

.1) General

- a. This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

.2) Geotechnical Report

- a) Prior to initial consideration, provide a Geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the following:
 - (i) Confirm that each development node (neighbourhood) is suitable for the proposed land use.
 - (ii) Identify lands that should not be developed such as environmentally sensitive or hazardous conditions areas.
 - (iii) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - (iv) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - (v) Any special requirements for construction of roads, utilities and building structures.

- (vi) Suitability of on-site disposal of storm water, including effects upon adjoining lands.
- (vii) Identify slopes greater than 30%.
- (viii) Recommendations for items that should be included in a Restrictive Covenant.
- (ix) Any special requirements that the proposed subdivision should undertake so that it will not impact adjacent properties.

.3) Water

- a) The property is located within the Glenmore Ellison Irrigation District (GEID) service area. 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. Only one service per lot will be permitted for this development.
- b) Provide an adequately sized domestic water and fire protection system. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this development to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

.4) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections.
- b) Downstream system capacity improvements may be required. Provide projected sanitary sewer flows for review by the Infrastructure Planning Utility Manager.
- c) Arrange for individual lot connections before submission of the subdivision plan, including payment of connection fees (provide copy of receipt).

.5) Drainage

- a) Provide an adequately sized drainage system. The Subdivision, Development and Servicing Bylaw require that each lot be provided with an individual connection.
- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this rezoning; and,
 - iii) An Erosion and Sediment Control Plan.

c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

.6) Roads

(a) All road requirements will be addressed in **S18-0046**.

.7) 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

b) Street lights 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.

.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 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.

.9) 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.

.10) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- 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.

.11) Development Permit and Site Related Issues

- a) Access and Manoeuvrability
- b) An MSU standard size vehicle must be able to manoeuvre around proposed Summerhill Hammer head or Cul-de-sac in public roadways..
- c) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.


James Kay, P.Eng.
Development Engineering Manager
RO



June 4, 2018

City of Kelowna
Community Planning and Real Estate
1435 Water Street
Kelowna, BC V1Y1J4

Attention: Andrew Ferguson (via email: aferguson@kelowna.ca; planninginfo@kelowna.ca)

Re: A rezoning application to rezone the subject property from A1 to RU2 & RU6 to facilitate a proposed 5 lot Subdivision. (Z18-0060 DVP18-0114 S18-0046)
148 Summerhill Place & 2053 Union Road, Plan KAP56062 Lot N & M


Glennmore-Ellison Improvement District (GEID) has received a rezoning/DVP/Subdivision referral from the City of Kelowna for the above noted property. GEID does not require fees and conditions prior to Rezoning/DVP/Subdivision approval; however, GEID will have fees and conditions required prior to issuance of a Water Service Certificate to facilitate building permit issuance.

Please note that applications for new development proposing to utilize the GEID water system must proceed in compliance with GEID bylaws, regulations, and policy.

For a detailed assessment of the water servicing fees and conditions required prior to issuance of a Water Service Certificate, please submit an application fee in the amount of \$150.00 payable to GEID.

If you have any questions on this matter, please do not hesitate to contact me.

Sincerely,
GLENNMORE-ELLISON
IMPROVEMENT DISTRICT



Mike Rojem,
Projects Coordinator.

MR/mh

c.c. Owner: Hisako Naito & City of Kelowna (via mail: 2053 Union Rd, Kelowna, BC V1V 2E8)
Applicant: Urban Options Planning & Permits (via email: birte@urbanoptions.ca)