
CITY OF KELOWNA

MEMORANDUM

ATTACHMENT A	
This forms part of application # DP18-0168	
Planner Initials	BC
 City of Kelowna COMMUNITY PLANNING	

Date: August 9, 2018
File No.: DP18-0168
To: Suburban and Rural Planning (BC)
From: Development Engineering Manager (JK)
Subject: 1945 Pier Mac Way Plan EPP64961 Form and Character

Development Engineering Services comments and requirements pertaining to a Development Permit for the form and character of a strata self-storage building for industrial and commercial uses.

1. Domestic Water and Fire Protection

The property is located within the Glenmore-Ellison Irrigation District (GEID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with GEID staff for any service improvements and, if necessary, the decommissioning of existing services. Only one water service permitted.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 150mm-diameter sanitary sewer service off the lane. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost. A brooks box is required on the service inspection chamber.

3. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for this site 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
- b) Provide the following drawings:
 - i. A detailed Stormwater Management Plan for this development; and,
 - ii. An Erosion and Sediment Control Plan
- c) The developer must submit to development engineering a confirmation letter from MOTI for stormwater discharge in to the highway ditch.

4. Development Permit and Site Related Issues

This development application will be limited to a maximum driveway width of 11.0m. Standard drawing SS-C7 must be used.

5. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building/property must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

6. 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.

7. 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.

8. Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.

9. Geotechnical Report

- a) Provide a comprehensive 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

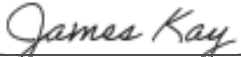
problems with soil slippage or soil instability related to this proposed subdivision.

The Geotechnical report must be submitted 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) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Any items required in other sections of this document.
- (vii) Recommendations for erosion and sedimentation controls for water and wind.
- (viii) Recommendations for roof drains and perimeter drains.
- (ix) Recommendations for construction of detention or infiltration ponds if applicable.

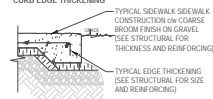
10. Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Engineering and Inspection Fee: 3.5% of offsite construction value (plus GST).



James Kay, P. Eng.
Development Engineering Manager

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A1.1

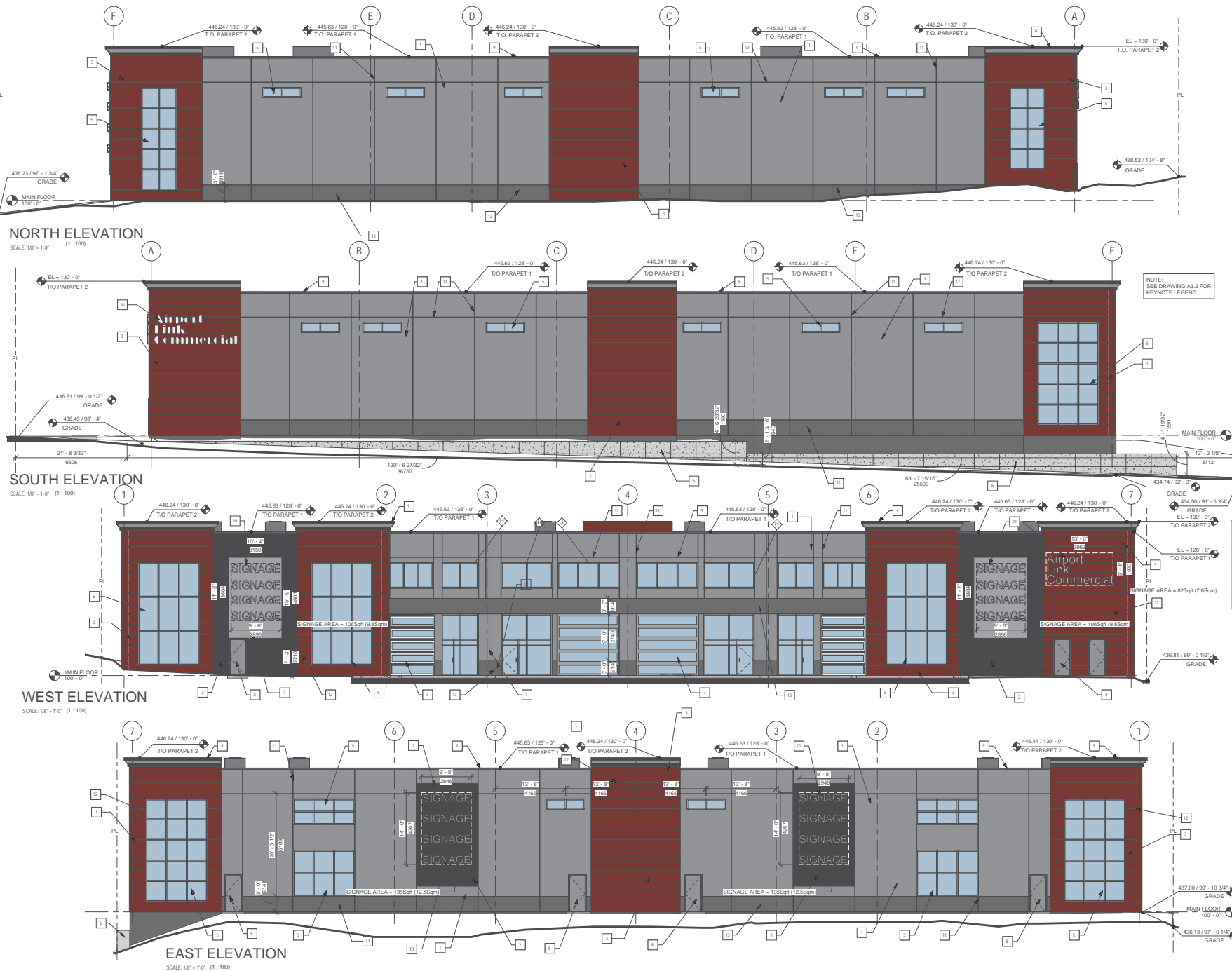


TYPICAL FIRE TRUCK TURNING RADIUS
SCALE: 1:500



A1.1

A1.1



SCHEDULE C

This forms part of application
DP18-0168

Planner Initials BC



Notes

- The illustrated landscape plan is conceptual only, not for construction.
- All plants, material and planting practices to conform to the Canadian Landscape Standard - Current Edition
- Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Plants and materials that fail before end of the warranty period shall be replaced by the contractor.
- All planting areas to receive 450mm of topsoil
- Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
- Plant material selections are conceptual only. Final planting selections may vary depending on availability. No plant species substitution will be accepted without the written consent of the consultant.
- All planting beds to receive 50 mm depth of Ogo - Grow mulch or approved equivalent.
- All planting beds and lawn areas to be irrigated.

Sodded Lawn area
Dryland Grass Mix



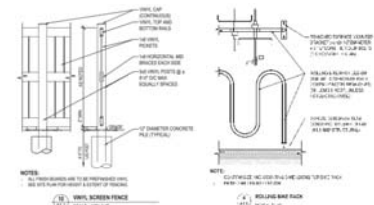
Massed planting shrubs, perennials, ornamental grasses



River Rock Mulch - typ

Preliminary Plant List

Common Name	Botanical name	Comments
Star magnolia	Magnolia stellata "Star" Star	60 mm cal
Red Sunset Maple	Acer rubrum "Red Sunset"	75 mm cal
Pendula pine	Pinus pendula	3.0m ht
Pendula pine	Pinus pendula	3.0m ht
Salix	Salix alba	No 2 pot white flowers in spring
Shrub Burning Bush	Euonymus alatus compacta	No 2 pot large red foliage in fall
Munstead Lavender	Lavandula angustifolia "Munstead"	No 2 pot purple late June thru August
Prospicea	Prospicea aquilina	No 2 pot yellow flowers in spring
Goldcrest Golden Daisy	Helianthus scaberrimus "Goldcrest"	No 2 pot golden yellow late summer into fall
Earl Foerster Reed grass	Calamagrostis "Earl Foerster"	No 2 pot
Blue Oak Grass	Andropogon scoparius	No 2 pot
High Blue Fescue	Festuca glauca High Blue	No 2 pot



0 5 10 15 METERS

Rev. Jan 8, 2019

STRETCH CONSTRUCTION

Conceptual Landscape Plan

AIRPORT LINK COMMERCIAL

CTQ ENGINEERING PLANNING URBAN DESIGN



Project No.: 18087
Jan.08.2019

Attention: Mr. Geoff Stretch
Stretch Construction Ltd.
72-27211 Hwy 12 AB-12
Lacombe County AB T4L 0E3

Re: **Airport Link Commercial
Landscape Cost Estimate**

SCHEDULE		C
This forms part of application		
# DP18-0168		
Planner Initials	BC	
		 City of Kelowna COMMUNITY PLANNING

Please find below, our preliminary landscape cost estimate for Airport Link Commercial Development for Stretch Construction Ltd, based on the Landscape Concept Plan, prepared by CTQ Consultants Ltd. in Jan.2019

ITEM	UNIT PRICE	UNIT	QTY	SUB-TOTAL
Trees				
Large Scale Deciduous 75mm cal	\$500.00	each	5	\$2,500.00
Small Scale Deciduous 50mm cal	\$350.00	each	8	\$2,800.00
Coniferous Trees – 1.8m ht	\$350.00	each	4	\$1,400.00
Coniferous Trees – 3.0 ht specimen	\$650.00	each	4	\$2,600.00
Massed shrubs, perennials and ornamental grasses (inc 450mm topsoil)	\$60.00	m2	200	\$12,000.00
Sod Lawn (inc 100mm topsoil)	\$15.00	m2	120	\$1,800.00
Dryland grass seeding (inc 75mm topsoil)	\$7.00	m2	470	\$3,290.00
50 mm depth ogogrow mulch	\$3.00	m2	200	\$600.00
100 mm depth rock mulch	\$5.00	m2	225	\$1,125.00
Site Furniture -picnic table	\$1500.00	each	1	\$1,500.00
Site Furniture -bike rack	\$800.00	each	2	\$1,600.00
Irrigation system	ls			\$20,000.00
TOTAL				\$51,215.00

Should you have any questions regarding the foregoing, or require additional information, please contact the undersigned.

CTQ CONSULTANTS LTD.

Frank Pohland, BES
Designer