
CITY OF KELOWNA

MEMORANDUM

Date: October 9, 2018
File No.: Z18-0107
To: Community Planning (AK)
From: Development Engineering Manager(JK)
Subject: 1308 Findlay Rd RU1 to I2

Development Engineering has the following 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 Aaron Sangster

- 1) General
 - a) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.
- 2) Domestic Water and Fire Protection
 - a) This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to BMID.
 - b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Only one service will be permitted for this development.
- 3) Sanitary Sewer
 - a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing service and the installation of a new larger service if required.
 - b) 1308 Findlay Rd is currently within Sanitary Sewer Specified Area # 20. The developer will be responsible to cash commute, pay in full, the specified area charges for this development. The charge is currently set at \$1,786.52 per Single Family Equivalent (SFE). The calculation of this fee is as follows: 5.368 EDU X \$1,786.52/EDU = \$9,590.00

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4) Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for these sites 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.

5) Road Improvements

- a) Findlay Rd. fronting this development must be upgraded to a 2 lane arterial urban standard to including barrier curb & gutter, concrete sidewalk, landscaped boulevard, LED street lights, drainage system including catch basins, and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- b) The developer will build the frontage of 1292 Findlay rd to the same cross section as 1308 Findlay rd. Cash-in-lieu in the amount of \$22,539.28 (\$22,300 + \$239.28, original + interest) for 1292 Findlay frontage has already been collected and will be used to assist in paying for this construction.

6) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) The ultimate width of Findlay Road is established as a 2-lane arterial roadway, complete with a 30.0m right of way (R.O.W). The R.O.W. in the front of the subject property is deficient by approximately 5.5m. Provide 5.5m of road dedicated along the frontage of this development.
- b) Grant statutory rights-of-way if required for utility services

7) Electric Power and Telecommunication Services

- 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 this site is located within the South Pandosy urban town centre.
- b) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

8) Other Engineering

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.

9) 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.

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- 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 Works & Utilities 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.

10) Servicing Agreements for Works and Services

- a) 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.
- 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.

11) Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

12) 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.
- c) Engineering and Inspection Fee: 3.5% of construction value (plus GST)

14) Development Permit and Site Related Issues

Access and Manoeuvrability

- a) Access to 1308 Findlay rd. must follow bylaw 7900 standards.



15. Geotechnical Report

- a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of 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 development.

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. 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.
- viii. Additional geotechnical survey may be necessary for building foundations, etc.

James Kay

James Kay, P.Eng.
Development Engineering Manager

AS

ATTACHMENT A

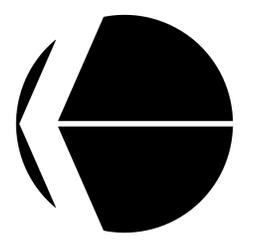
This forms part of application
Z18-0107

Planner Initials **SS**

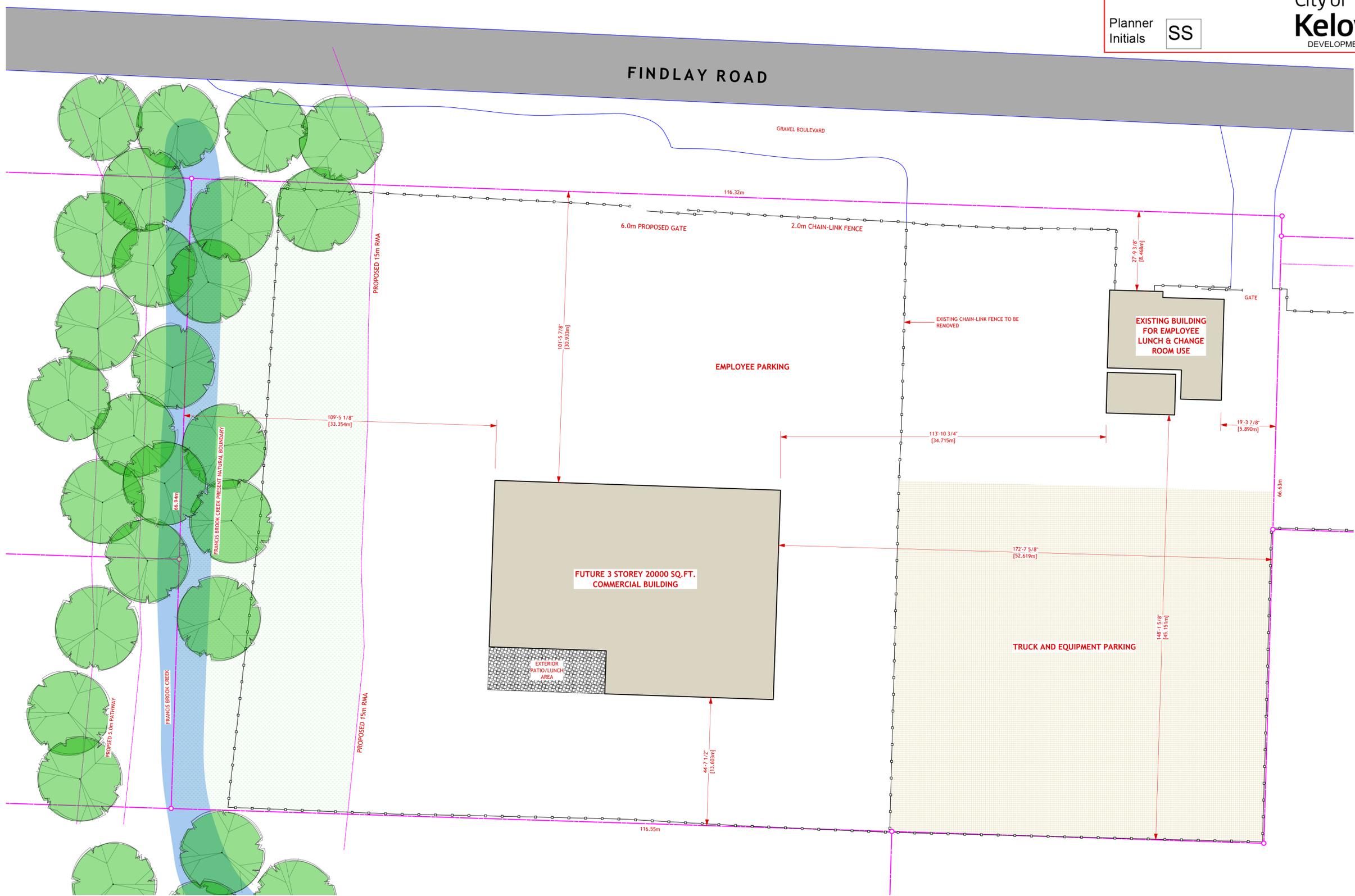


IHS DESIGN
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PROJECT NORTH



1 SITE PLAN
Scale: 1:200



REVISION	DATE	DISCRIPTION

PROJECT
COMMERCIAL DEVELOPMENT
1308 FINDLAY ROAD
KELOWNA, BC V1X 5B2
LOT B PLAN KAP14612

DRAWING TITLE
SITE PLAN

DATE
AUGUST 1, 2018

DRAWING NUMBER
1 of 1