
CITY OF KELOWNA

MEMORANDUM

Date: July 08, 2019
File No.: Z19-0101
To: Community Planning (AT)
From: Development Engineering Manager (JK)
Subject: 1929 Fisher Road

SCHEDULE		A
This forms part of application # Z19-0101		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING

A1 to RU1

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.

1) General

- i) 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.

2) Geotechnical Study.

- i) 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:
 - (a) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - (b) Site suitability for development.
 - (c) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - (d) Any special requirements for construction of roads, utilities and building structures.

- (e) Recommendations for items that should be included in a Restrictive Covenant.
- (f) Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- (g) Any items required in other sections of this document.
- (h) Additional geotechnical survey may be necessary for building foundations, etc

3) Water

- i) The This property is currently serviced with 2-25mm-diameter copper water service. No Further upgrades are needed at this time.
- ii) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- iii) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

4) Sanitary Sewer

- i) Our records indicate that this property is currently serviced with 2-100mm-diameter sanitary sewer service complete with inspection chamber (IC) which is adequate for this application.

5) Roads

- i) Fisher Road is designated an rural collector road. Frontage improvements may include street lights, bike lane, gravel shoulder

6) Power and Telecommunication Services and Street Lights

- i) 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.
- ii) Streetlights must be installed on all roads.
- iii) 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.
- iv) Remove existing poles and utilities, where necessary. Remove aerial trespass (es).

7) Other Engineering Comments

- i) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- ii) 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.
- iii) Direct the roof drains into on-site rock pits.
- iv) A maximum driveway width of 6m is to be designed to.

8) Design and Construction

- i) 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.
- ii) 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.
- iii) 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).
- iv) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- v) 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

- i) 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.
- ii) 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) Bonding and Cash-in-lieu Summaryi) Bonding

(a) General Requirements

1. Fisher Road Improvements **\$TBD**

(b) General Requirements

1. Utility Improvements **\$ TBD**

James Kay, P.Eng.
Development Engineering Manager

JA

VAN GURP & COMPANY
land surveyors
201-1470 St. Paul Street
Kilowona, B. C. cax-763-5711
FEB 000 (000) File : 15637-pro.

ATTACHMENT		B
This forms part of application		
# Z19-0101		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING

Date: April 29th, 2019

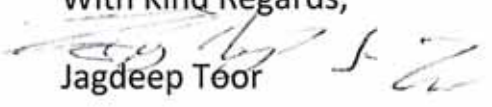
RE: DEVELOPMENT PROPOSAL FOR 1929 Fisher Road, LOT 29 O.D.Y.D. PLAN 17924

Dear Sir/Madam:

We are applying to rezone 1929 Fisher Road, LOT 29 O.D.Y.D. PLAN 17924 from A1 to the RU1 - Large Lot Housing zone in order to facilitate a two-lot subdivision in future. Our plan is to remodel and landscape the existing house which is sitting on one side of the lot. Second proposed lot B would be sold to one of the family of BHKT Holding Ltd (current owner). Our development plan would only beautify the Fisher road neighborhood without changing its character. The Fisher road neighborhood already have couple lots that are zoned RU-1.

We sincerely believe that our development proposal is very simple and reasonable and in line with present character of the neighborhood. If you have any questions, please contact me at [REDACTED]

With Kind Regards,


Jagdeep Teor