



CITY OF KELOWNA

MEMORANDUM

Date: September 5, 2019
File No.: Z19-0111
To: Community Planning (WM)
From: Development Engineering Manager (JK)
Subject: 2280-2290 Hunter Rd. A1 to C3 _ LUC

The Development Engineering comments and requirements regarding this rezoning application are as follows:

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) Property 2280-2290 is currently serviced with a 50mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.
- b) A water meter is mandatory for this development and must be installed inside the 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. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system

3) **Sanitary Sewer**

- a) Our records indicate that this property is currently serviced with two 100mm-diameter sanitary sewer service. 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.

4) Road Improvements

- a) Hunter Rd. has been upgraded to a urban standard and no further works are required.
- b) Hunter Ct. has been upgraded to a urban standard and no further works are required.

5) 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 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.

6) Servicing Agreement 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.

7) Charges and Fees

a) Fees per the "Development Application Fees Bylaw" include:

- i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
- ii) Survey Monument Fee: \$50.00 per newly created lot for a total of **\$150.00** (GST exempt)

b) Engineering and Inspection Fee: 3.5% of construction value (plus GST)

James Kay P.Eng.
Development Engineering Manager

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