



CITY OF KELOWNA

MEMORANDUM

Date: March 29, 2019

File No.: Z19-0057

To: Suburban and Rural Planning (WM)

From: Development Engineering Manager (JK)

Subject: 1075 Stockley St. Rezoning: RU4 to RU6

Development Engineering Technologist for this application in Andy Marshall. Requirements for this application to rezone 1075 Stockley St from RU4 to RU6 are as follows:

.1) General

- a) Steep slopes must be identified and a Restrictive Covenant must be registered for all the steep slopes and environmentally sensitive areas.
- b) Provide easements as may be required.
- c) The proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Arif Bhati, 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) 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
 - (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, including effects upon adjoining lands.
 - (vi) Slope stability, rock fall hazard and slippage including the effects of drainage on the site.
 - (vii) Identify in detail all slopes greater than 30%.

- viii) Top of bank assessment and location including recommendations for property line locations, building setbacks, and ground water disposal locations.
- ix) Recommendations for items that should be included in a Restrictive Covenant.
- x) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- xi) Any items required in other sections of this document.
- xii) Recommendations for roof drains and perimeter drains.
- xiii) Recommendations for construction of detention or infiltration ponds and their effects on the downstream properties.

.3) Water

- a) The property is located within the Black Mountain Irrigation District (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. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.
- c) Arrange for individual lot connections before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).
- d) Design drawings must be reviewed by the Black Mountain Irrigation District prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.
- e) Design drawings must be reviewed by GEID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

.4) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections for each proposed lot in accordance with the Subdivision, Development & Servicing Bylaw.

.5) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);

- ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan.
- b) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

.6) Roads

- a) Submit a roads plan complete with standard cross section designations from the Bylaw.
- b) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.
- c) Provide a Street Sign, Pavement Markings and Traffic Control Devices Drawing.
- d) Terminal ending roads that will not be extended in the future can be no more than 200m and must end with a cul-de-sac (Schedule 4 section 4.4 By-Law 7900)
- e) Grade the fronting road boulevards in accordance with the standard drawing. Major cut/fill slopes must start at the property lines.
- f) Landscaped boulevards, complete with street trees, are required as per standard detail specifications.
- g) Verify that physical driveway access will satisfy City requirements for all lots.
- h) Re-locate existing poles and utilities, where necessary.

.7) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground.
- b) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- d) 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 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.

.9) 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.

.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 B.C. Gas, 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) 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 Fee: \$50.00 per newly created lot (GST exempt).
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
 - iv) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.



James Kay, P Eng.
Development Engineering Manager

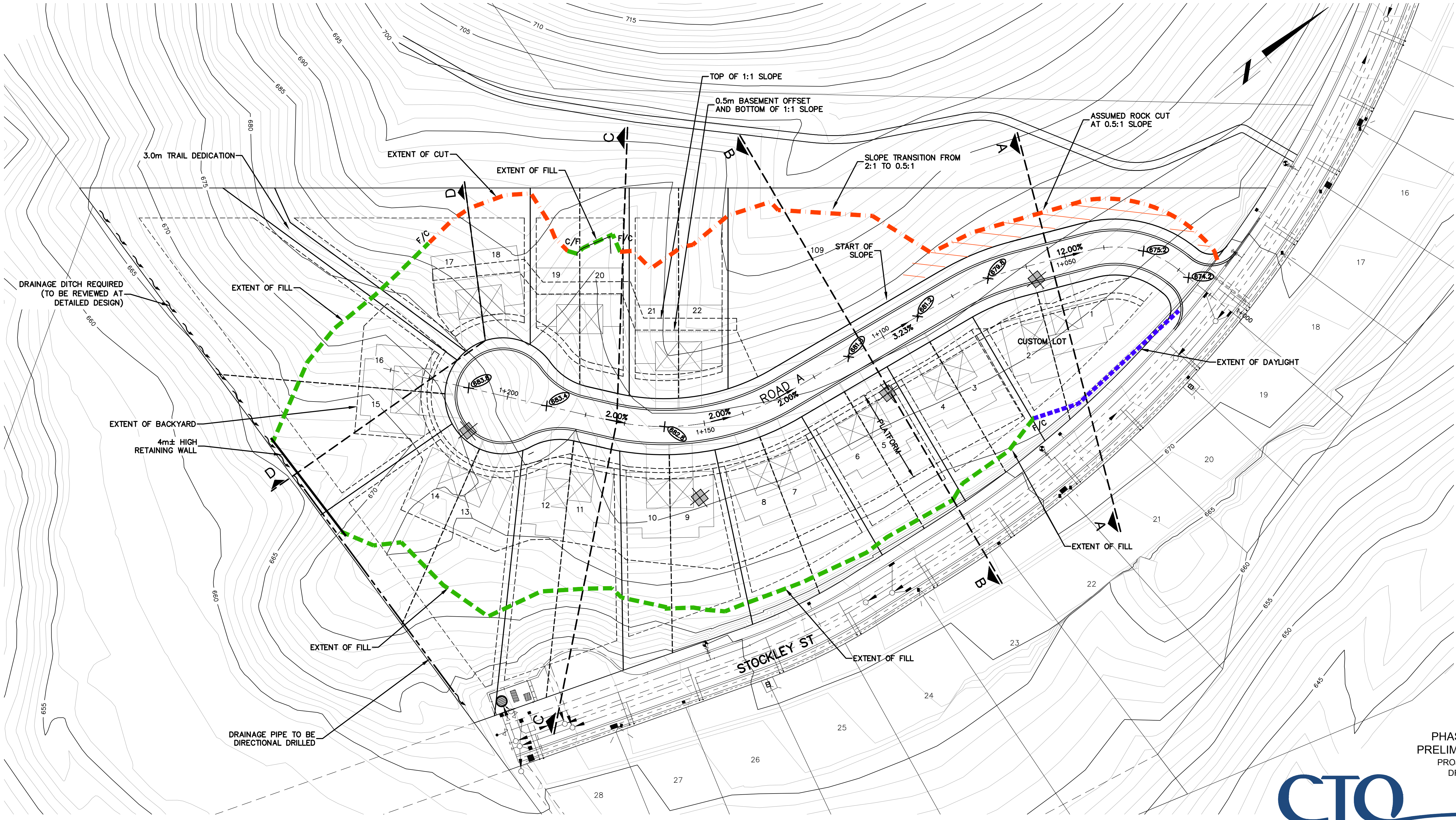
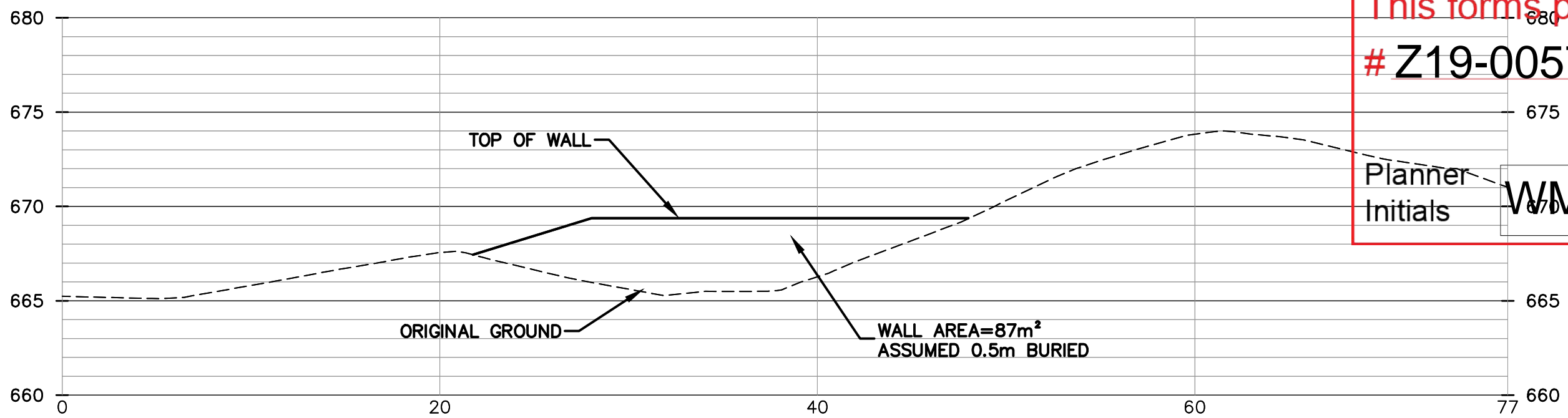
This forms part of application
Z19-0057

Planner
Initials WM



DESIGN CRITERIA:
ZONING RM3 (CURRENTLY RU4)
ROAD A
14m ROW.
ROCK CATCHMENTS 2.5m WIDE = 6-7m ROCK CUT
DESIGN ROAD GRADE - MAX 12%
LOT GRADING:
NON-ROCK CUT 2:1
ROCK CUT 0.5:1
ROCK FILL 1.5:1
REAR PROPERTY LINE SETBACK: 7.5m
FRONTAGE PROPERTY LINE SETBACK: 1.5m
SIDE PROPERTY LINE SETBACK: 1.5m
GARAGE SETBACK FROM PROPERTY LINE: 6.0m

TOP OF CUT
TOE OF FILL
DAYLIGHT
GRADE BREAK

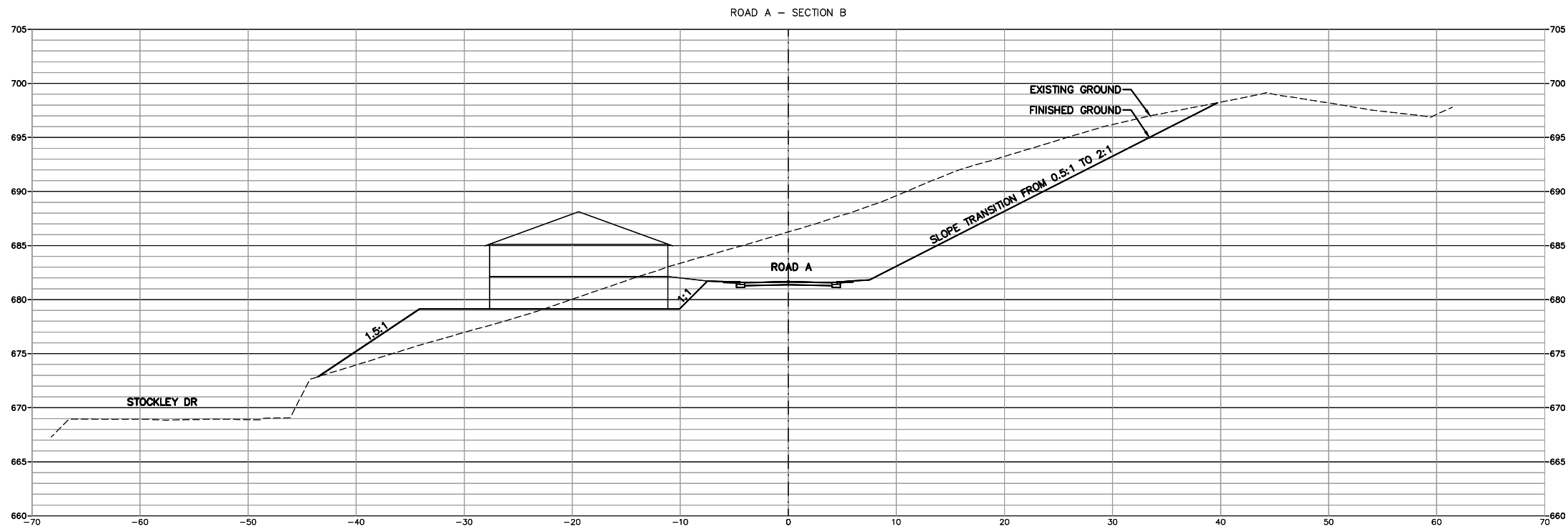
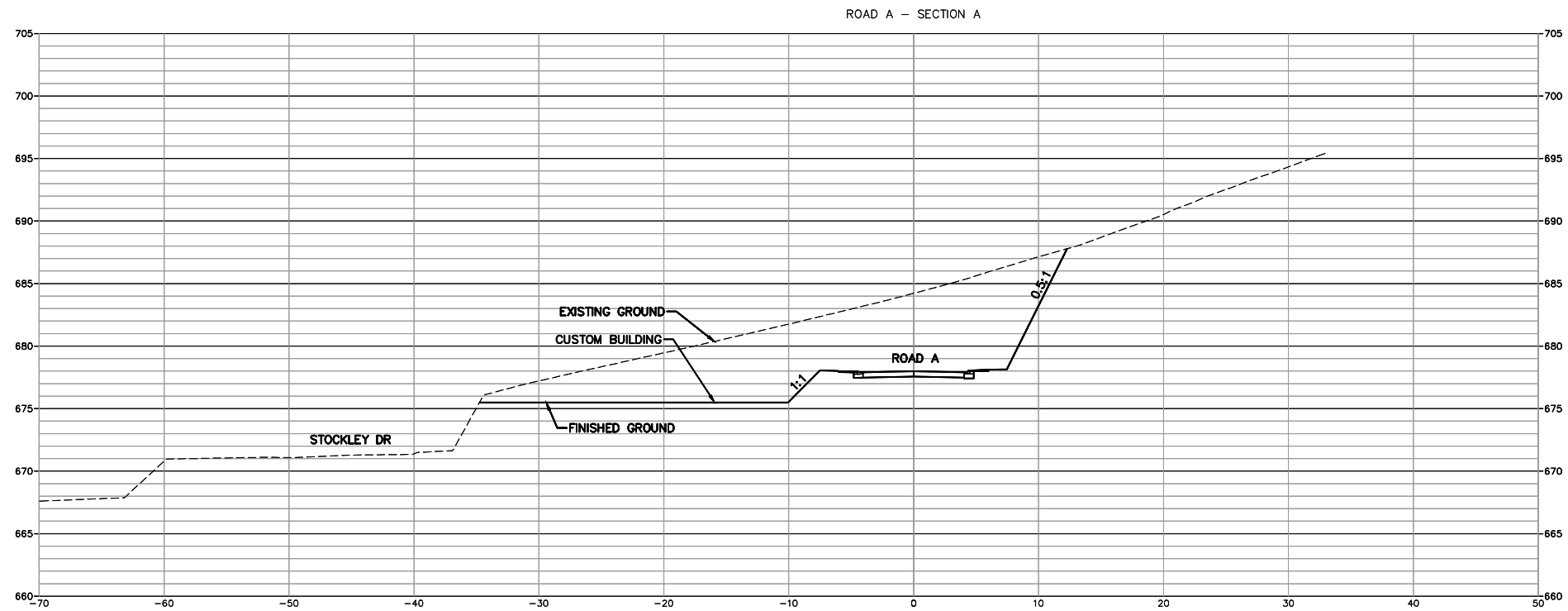


PHASE 2A MF SITE
PRELIMINARY GRADING PLAN
PROJECT No.03090-30
DRAWING: SK-03
SCALE 1:500
June 28, 2019



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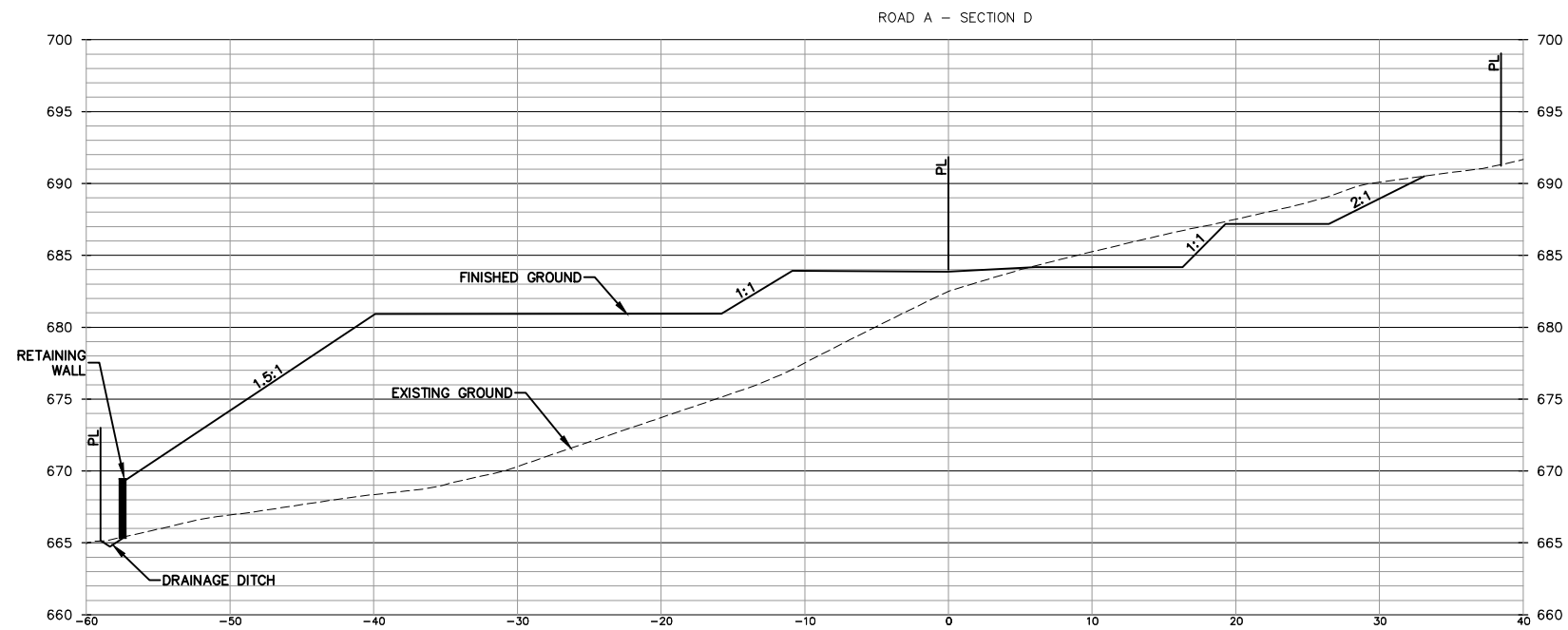
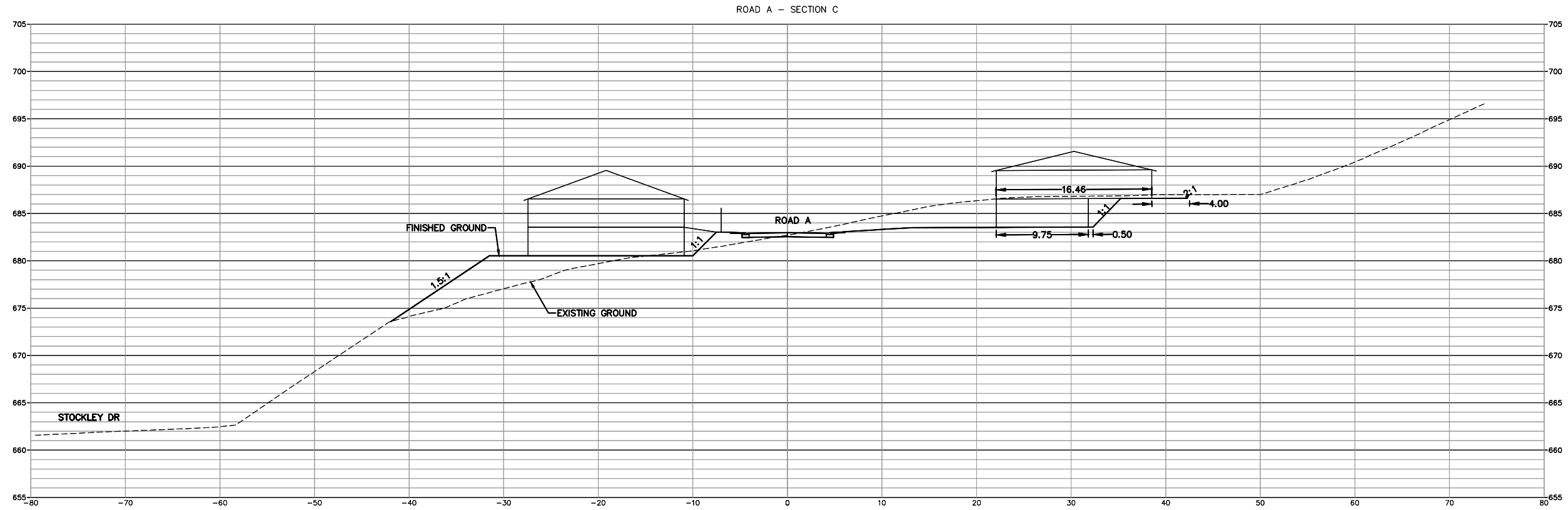
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PHASE 2A MF SITE
PRELIMINARY SITE PLAN
PROJECT No.03090-30
DRAWING: SK-03
SCALE 1:500
June 27, 2019

CTQ

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PHASE 2A MF SITE
SECTION C-D
PROJECT No.03090-30
DRAWING: SK-03
SCALE 1:500
June 27, 2019

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