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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** December 17, 2019  
**File No.:** Z19-0132  
**To:** Suburban and Rural Planning (TC)  
**From:** Development Engineer Manager (JK)  
**Subject:** 925-929 McCurdy Rd

<b>SCHEDULE</b>	A
This forms part of application # LUC20-0001/Z19-0132	
Planner Initials	TC
 City of <b>Kelowna</b> DEVELOPMENT PLANNING	

A1 – I2

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Development Engineering has the following comments and requirements associated with this application rezone the subject property from A1 to I2 are as follows:

**1. General**

These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation & Infrastructure (MOTI)

**2. Geotechnical Study**

- a) Provide a comprehensive 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 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.

### 3. **Sanitary Sewer System**

This property is currently serviced with a 100mm sanitary services off of McCurdy Rd. Only one service will be permitted for this development. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. The applicant, at their cost, will arrange for the removal and disconnection of the existing services at the main and the installation of one new larger service if necessary. Any service improvement and decommissioning works may be included in an offsite servicing design package submission including an estimate for bonding purposes.

### 4. **Domestic Water and Fire Protection**

This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with 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.

### 5. **Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

### 6. **Road Improvements**

- a) Whereas the City of Kelowna typically identifies and requires frontage improvements in conjunction with a rezoning or development application, the City of Kelowna will defer frontage improvements on all properties in a Land Use Contract area that are being rezoned consistent with the current use of that property, and what was originally intended by the LUC. Frontage improvements will apply at the next application stage, Building or Development Permit. If a property within a LUC area is being rezoning to a use either not current, or not intended by the LUC, full frontage improvements and fees will be applied at rezoning.
- b) McCurdy Rd. fronting this development must be upgraded to a 4 Lane Arterial urban standard including barrier curb and gutter, drainage system including catch basins and manholes, irrigated landscaped boulevard, and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. This construction/cash-in-lieu payment will be deferred till the next permit application (development, building, subdivision, etc..).
- c) Existing two driveway letdowns on McCurdy Rd must be removed at the next permit application and must comply with bylaw 7900.

- d) Dalton Rd fronting this development must be upgraded to a Major Collector standard including irrigated landscaped boulevard. Existing driveways along Dalton Rd must follow bylaw 7900. Any unused driveway letdowns must be removed.
- e) South road upgrades fronting this development has been addressed in servicing agreement and LOC paid in the amount of **\$119,764.50**.

**7. Road Dedication and Subdivision Requirements**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

**8. Power and Telecommunication Services**

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

**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.
- 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.

**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.

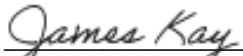
**11. Other Engineering Comments**

- 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 FortisGas, 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.

## 12. Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
- i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - ii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

  
James Kay, P.Eng.  
Development Engineering Manager  
AS

<b>SCHEDULE</b>	<b>A</b>
This forms part of application	
# <u>LUC20-0001/Z19-0132</u>	
Planner Initials	<input type="text" value="TC"/>
 City of <b>Kelowna</b> DEVELOPMENT PLANNING	

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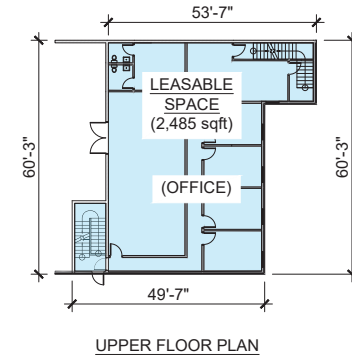
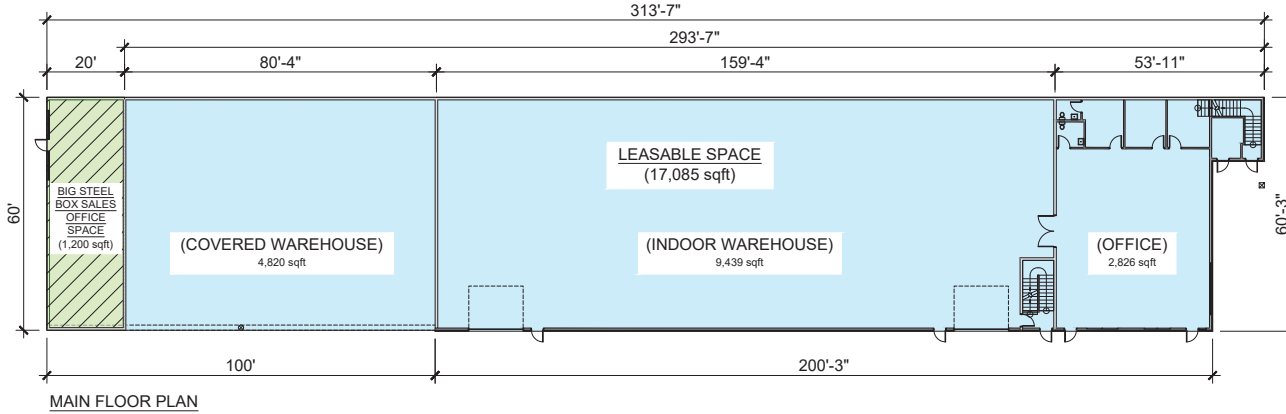


City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner Initials **TC**

**BUILDING AREAS**

- BIG STEEL BOX (BSB) SALES OFFICE SPACE: 1,200 sqft
- LEASABLE SPACE (MAIN FLOOR): 17,085 sqft
- LEASABLE SPACE (UPPER FLOOR): 2,485 sqft
- TOTAL LEASABLE SPACE: 19,570 sqft**



**SITE DATA**

MUNICIPAL ADDRESS:  
925/929 MCCURDY RD  
KELOWNA, BC

ZONING: PROPOSED I2  
TOTAL SITE AREA: 3.9 AC

**LEGEND**

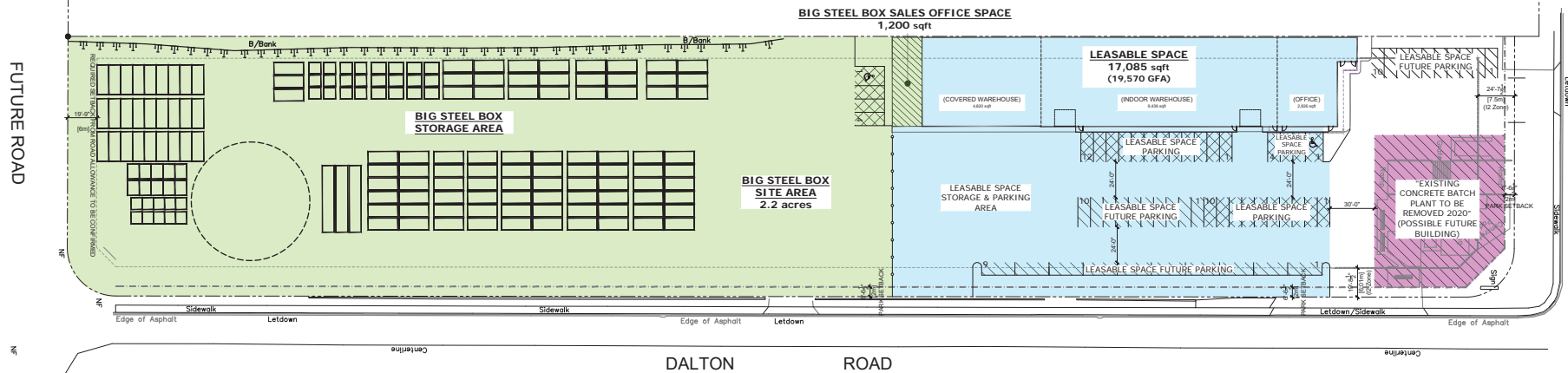
- PROPERTY LINE
- MUNICIPAL SETBACKS
- PARKING SETBACKS

**BUILDING AREAS**

- BSB SALES OFFICE SPACE: 1,200 sqft
- LEASABLE SPACE (Main Floor): 17,085 sqft
- LEASABLE SPACE (Upper Floor): 2,485 sqft
- TOTAL LEASABLE SPACE: 19,570 sqft**

**PARKING CALCULATIONS**

- BSB SALES OFFICE:  $1,200 / 1,076 = 1.1 * 2.5(\text{office}) = 3 \text{ Stalls} \times 125\% \text{ max} = 4 \text{ stalls}$
- LEASABLE (OFFICE) SPACE:  $5,311 / 1,076 = 4.9 * 2.5(\text{office}) = 13 \text{ Stalls} \times 125\% \text{ max} = 17 \text{ stalls}$
- LEASABLE (WAREHOUSE) SPACE:  $14,259 / 1,076 = 13.3 * 0.5(\text{warehouse}) = 7 \text{ Stalls} \times 125\% \text{ max} = 9 \text{ stalls}$
- LEASABLE (FUTURE) SPACE: 29 stalls \*Allowable parking will be dependant on 'Use' classification\*



**SITE PLAN N.T.S.**

NT PROPERTIES	
DATE	
ISSUE	
PROJECT TITLE	925/929 McCurdy Rd Kelowna, BC
DRAWING TITLE	PROPOSED SITE & FLOOR PLAN
DATE:	2019-10-01
SCALE:	1/32"=1'-0"
APPROVED BY:	
DRAWN BY:	JS
DRAWING:	01
	01 OF 03