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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** January 10, 2020  
**File No.:** Z19-0142  
**To:** Suburban and Rural Planning (TC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 435 Primrose Ave

<b>SCHEDULE</b>	<b>A</b>
This forms part of application # Z19-0142	
Planner Initials	TC
	

RU1 to RU6

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The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from RU1 to RU6. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is Jim Hager.

### 1. General

- a) The provided drawings (A1 by Willow CADD Services) show a 5.5-m distance between the existing building and the eastern property line. This distance is to be confirmed, as the City's records indicate that the building is much closer the property line. The existing pedestrian walkway on the east side of the property is within the City's right of way. The pedestrian walkway cannot be relied upon for vehicular egress and ingress.
- b) These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch.

### 2. Domestic Water and Fire Protection

- a) The subject lot is within the Rutland Waterworks District (RWD) water service area. The developer is required to make satisfactory arrangements with RWD for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b) The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- c) The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw No. 7900.

### 3. Sanitary Sewer

- a) This property is currently serviced with a 100-mm sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service (c/w with inspection chamber) will be permitted for this

development. The applicant, at their cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service, if necessary. The applicant will be required to sign a Third-Party Work Order for the cost of the sanitary service upgrades. For estimate inquiry's please contact Jim Hager, by email at [jhager@kelowna.ca](mailto:jhager@kelowna.ca).

#### 4. Electric Power and Telecommunication Services

All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

#### 5. Road Improvements

- a) Primrose Rd is to be upgraded to a local standard along the full frontage of this proposed development. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$25,527.00** (not including utility service costs).

#### 6. Geotechnical Report

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 (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division 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.

#### 7. Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) Cash-in-lieu payment for frontage upgrades:
- c) Service upgrades:

**\$25,527.00**  
**To be determined**

*James Kay*

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James Kay, P.Eng.

Development Engineering Manager

JKH

