
CITY OF KELOWNA

MEMORANDUM

Date: April 1, 2020
File No.: Z20-0029
To: Community Planning (AT)
From: Development Engineering Manager (JK)
Subject: 472 Knowles Rd.

SCHEDULE

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This forms part of application

Z20-0029

Planner
Initials

AT



RU1 to RU2

The Development Engineering Department 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 Aaron Sangster.

1. General

- a) The following requirements are valid for two (2) years from the reference date of this memo, or until the PLR and/or application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

2. Domestic Water and Fire Protection

- a) The subject property is currently serviced with a 19mm water service. One metered water service will be required for the development. The disconnection of the existing small diameter water services and the tie-in of a larger service is the developer's responsibility. You can engage an engineer and contractor to manage the work on your behalf or it can be provided by City forces at the developer's expense. If you chose to have it completed by City forces, you will be required to sign a Third-Party Work Order and pre-pay for the cost of the water service upgrades. For estimate inquiries please contact Mike Thomas, by email mthomas@kelowna.ca or phone, 250-469-8797.

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 will be permitted for this development. You can engage an engineer and contractor to manage the work on your behalf or it can be provided by City forces at the developer's expense. If you chose to have it completed by City forces, you will be required to sign a Third-Party Work Order and pre-pay for the cost of the water service upgrades. For estimate inquiries please contact Mike Thomas, by email mthomas@kelowna.ca or phone, 250-469-8797.

4. Storm Drainage

- a) 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,

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Development and Servicing Bylaw No. 7900. The storm water management plan shall 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.

5. Electric Power and Telecommunication Services

- a) 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.

6. Road Improvements

- a) Knowles Rd. must be upgraded to a local standard along the full frontage of this proposed development, curb and gutter, drainage system, catch basin, manholes, irrigated landscaped boulevard, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. 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 **\$70,609.83** not including utility service cost. The road cross section to be used is a SS-R3.

7. Erosion Servicing Control Plan

- a) Provide a detailed ESC Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) The developer must engage a consulting civil engineer to provide an ESC plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900.

8. 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.

9. 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.

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) Survey Monument Fee: **\$100.00** (\$50 per newly created lot – GST exempt).
- c) A hydrant levy charge of **\$500.00** (\$250.00 per new lot.)
- d) Cash-in-lieu for Deferred Frontage Works: \$70,609.83
- e) New Services (water & Sanitary) per lot **to be determined**.

James Kay

James Kay, P.Eng.
Development Engineering Manager

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SCHEDULE		A
This forms part of application # Z20-0029		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING

Project:	472 Knowles Road Subdivision	Project No:	CK-191098
Client:	Jaswinder Sigh	Date:	2020-02-03
Location:	472 Knowles Road, Kelowna, BC	Contractor:	N/A

Design Rational Statement

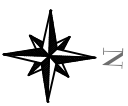
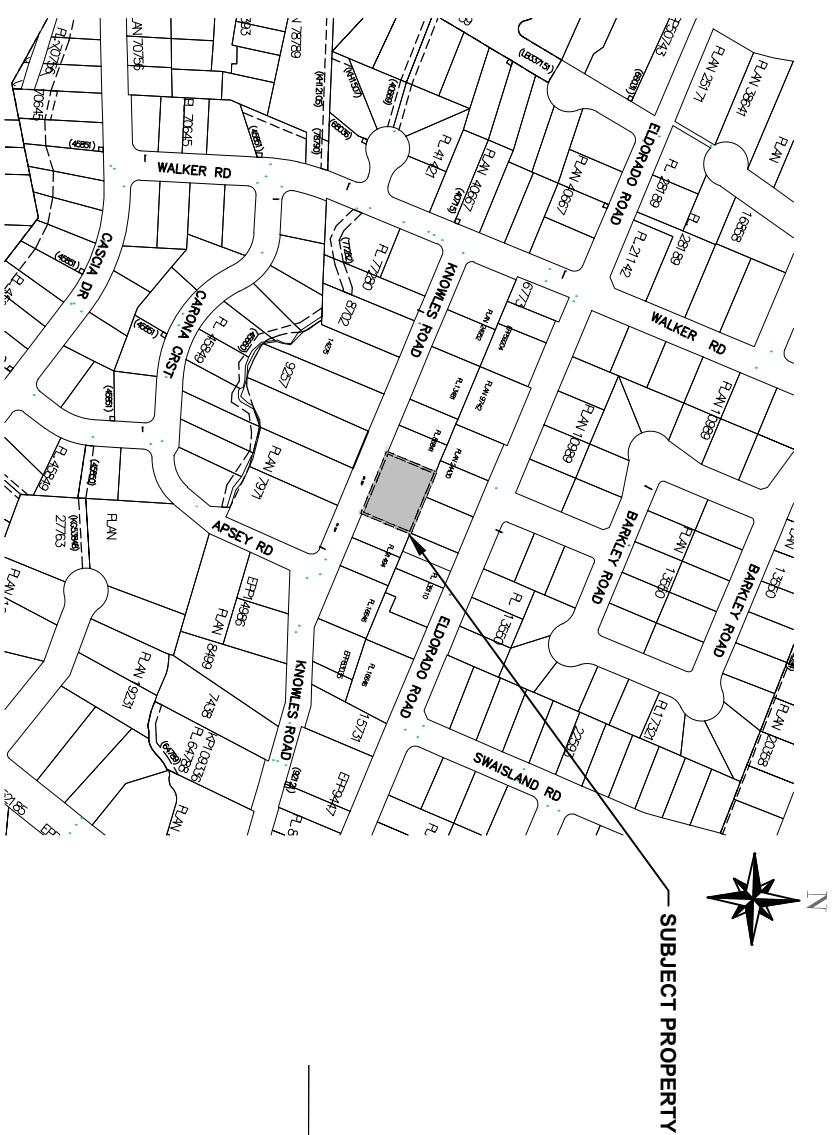
RE: City of Kelowna Rezoning / DP Application 472 Knowles Road

The proposed Rezoning / DP Application allows the site located at 472 Knowles Road to be rezoned from RU1 to RU2. The purpose of this change in zoning is to allow the creation of 3 new single family lots in place of the existing single family home. The lot at 472 Knowles Road is approximately 35.64m deep and 44.68m of frontage totaling 531m². The proposed 3 new individual lots would be a depth of approximately 35.64m and a frontage of approximately 14.89m. The proposed subdivided lots meet the minimum RU2 requirements of 13m frontage, 30m deep, and minimum 400m². The existing lot is currently serviced by the 100mm AC water main by a 19mm service 1.8m west of the south east iron pin, and from the existing 200mm PVC sanitary main by a 100mm PVC service 2.4m east of the south west iron pin. The existing city infrastructure will allow for the addition of 2 new 25mm water services, and 2 new 100mm sanitary services. The subdivision will allow for the creation of 2 additional lots and remain withing the city's development plan for this neighborhood.

Regards,



Nathan Waterhouse, P.Eng



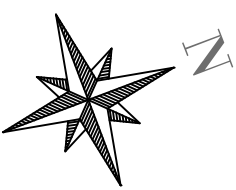
SUBJECT PROPERTY

LEGEND

0.25m CONTOUR INTERVAL (OG)



OVERLAND FLOW DIRECTION

ZUNING
B111

2019
RU1

ZUNING
RU6

ZUNING
RU2

ZONING
RU2

PLAN 24430

1941

PL 94-494



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