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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** July 28, 2020  
**File No.:** Z20-0053  
**To:** Planning and Development Officer (JB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 335 McCurdy Rd 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) This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- b) The following requirements are valid for two (2) years from the reference date of this memo, or until the 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.
- c) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

**2. Domestic Water and Fire Protection**

- a) The property is located within the Black Mountain Irrigation District service area. The developer is required to make satisfactory arrangements with BMID 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 the 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 one 100 mm sanitary service. 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 and installation of one new larger service, if necessary.
- b) Dependent on whether the lot is to be stratified an additional sanitary service (c/w with inspection chamber) may be permitted for this development. The applicant, at their cost, will arrange for the installation and connection of additional new service, if permitted.

#### 4. **Storm Drainage**

- a) The developer must engage a consulting civil engineer to provide a stormwater 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 plans, minimum basement elevations (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.

#### 5. **Electric Power and Telecommunication Services**

- a) All proposed distribution and 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 / Site Access**

- a) No further upgrades are required at this time along the McCurdy Rd frontage.
- b) Only a single 6.0-m wide driveway access will be permitted for this development. No additional access will be granted onto McCurdy Rd.

#### 7. **Geotechnical Report**

- a) Provide a comprehensive geotechnical report (3 copies), 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 Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department 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.).

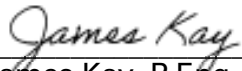
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Site suitability for development.
- (vi) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
  
- ii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) Any special requirements for construction of roads, utilities, and building structures.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.
- viii) Any items required in other sections of this document.

**8. Road Dedication**

- a) Approximately 2.5m of road dedication is required along the entire frontage of McCurdy Road.
- 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. Charges and Fees**

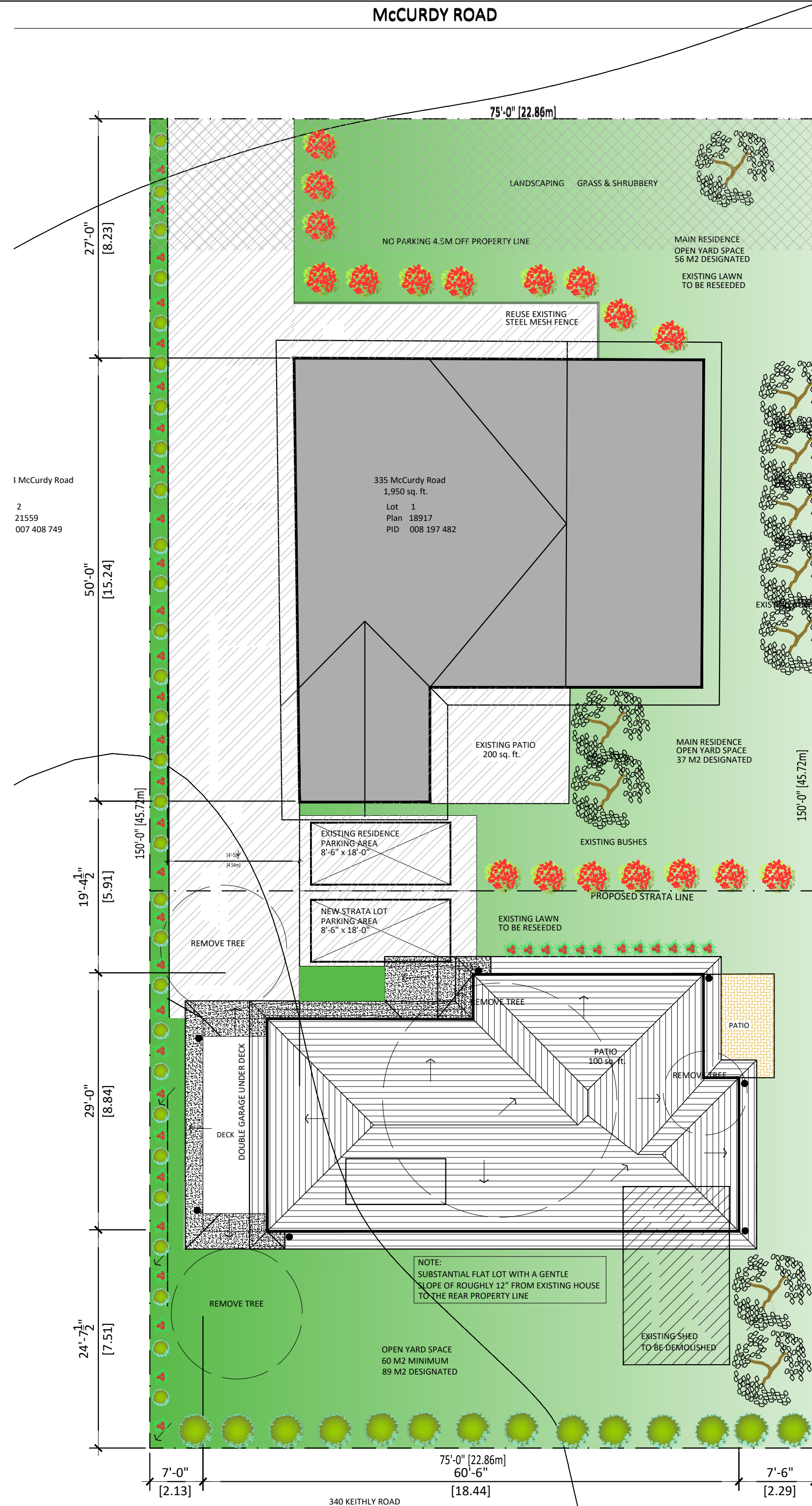
- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.

  
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James Kay, P.Eng.  
Development Engineering Manager

SK for JKH

LANDSCAPE NOTES:

- A. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED PUBLISHED BY B.C.N.T.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900
- B. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
- C. TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BEDS AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED. BASED ON THE SPECIFIC TREE SPECIES AND LOCATION.
- D. PLANT MATERIAL SELECTION ARE CONCEPTUAL ONLY. FINAL PLANTING, SELECTION MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF PLANTING.
- E. ORNAMENTAL SHRUBS, GRASSES AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF DECORATIVE ROCK OR MULCH OR APPROVED EQUAL. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO DELIVERY TO THE SITE AND INSTALLATION.
- F. LANDSCAPE FABRICS SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS. LANDSCAPE FABRIC SHALL BE NILEX 4545 OR APPROVED EQUAL.
- G. TURF AREAS SHALL BE LOW WATER USE NO. 1 PREMIUM SOD WITH A MIN. OF 150 mm (6") IMPORTED GROWING MEDIUM.
- H. A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA IRRIGATION STANDARDS IN BYLAW 7900.
- I. DESIGN INTENT: THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING THE CONTRACT ADMINISTRATOR FOR ANY ADDITIONAL CLARIFICATION OF DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR DETAILS
- J. LIMIT OF WORK: THE CONTRACTOR SHALL VERIFY THE LIMIT OF WORK ON SITE WITH THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION. ALL WORK OF THE CONTRACTOR SHALL BE WITHIN THE LIMITS OF WORK IDENTIFIED ON THESE DRAWINGS. ANY DAMAGE TO AREAS OUTSIDE OF THE LIMIT OF WORK WILL BE REPAIRED OR REPLACED AT THE CONTRACTORS OWN EXPENSE
- K. PLANT MATERIAL SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY THE CONTRACT ADMINISTRATOR AT SOURCE OF SUPPLY.



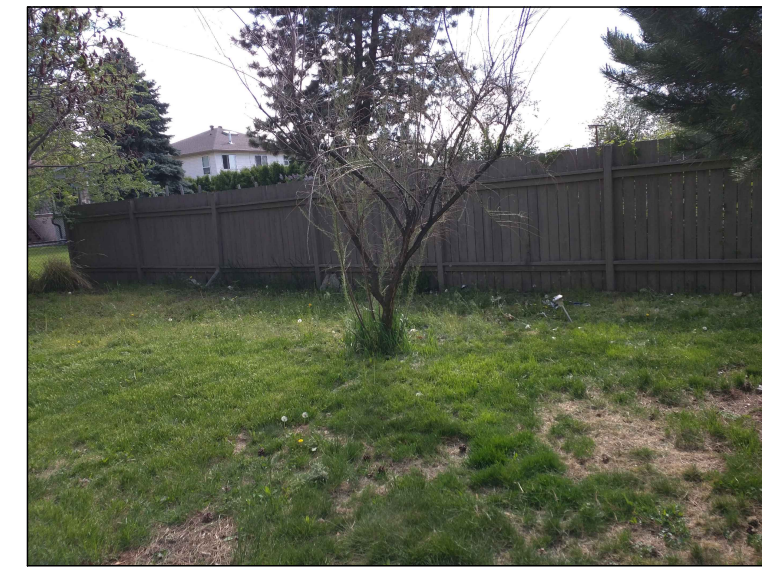
3  
L 1  
VIEW OF NEW PROPOSED DRIVEWAY  
SCALE:



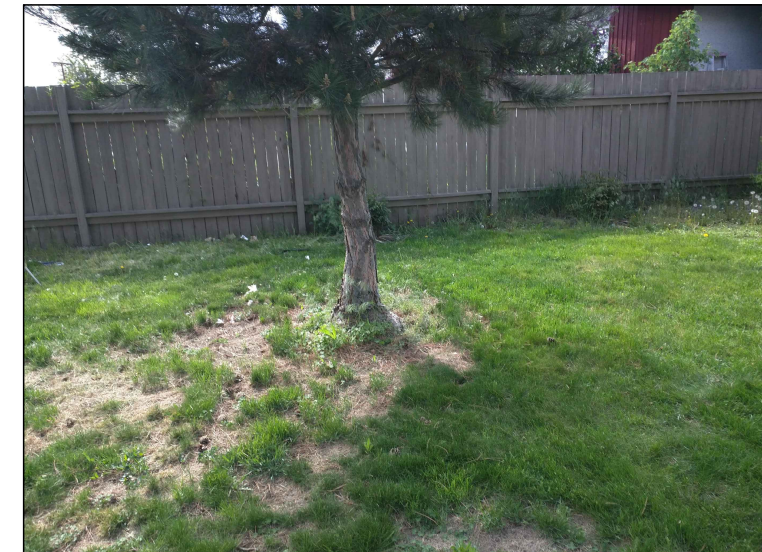
2  
L 1  
VIEW OF LOWER SOUTH WEST CORNER  
SCALE:



4  
L 1  
VIEW OF SOUTH PROPERTY LINE  
SCALE:



5  
L 1  
VIEW OF WEST PROPERTY LINE  
SCALE:



6  
L 1  
VIEW OF TREE TO BE REMOVED  
SCALE:

**ATTACHMENT A**

This forms part of application # Z20-0053

Planner Initials **KB**

1  
L 1  
LANDSCAPE PLAN  
SCALE: 3/32"=1'-0"

DATE	NO.	BY	REVISION
July 13, 2020	1	RAH	RU 8 ZONING APPLICATION

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**HOLDEN'S DRAUGHTING & DESIGN**  
832 SAUCIER AVENUE  
KELOWNA, B.C. V1Y 6A3  
Phone: 250.868.0962  
Fax: 250.868.0962  
H.D.D. Email: rholden@shaw.ca

PROJECT: STRATA LOT RESIDENCE  
335 McCURDY ROAD  
KELOWNA, B.C.

SHEET TITLE: LANDSCAPE PLAN

DRAWN: RAH  
CHECKED: M.M.  
SCALE: 1/8"=1'-0"  
DATE: September 28, 2020

SHEET NO. **L 1**  
Rev. 0