CITY OF KELOWNA

MEMORANDUM

Date: August 19, 2020

File No.: Z20-0071

To: Land Use Management Department (AF)

From: Development Engineering Manager (JK)

Subject: 888-892 Glenmore Road RU1 to RM3



The Development Engineering Department has the following comments and requirements associated with this proposal for the Rezoning application to rezone the subject properties from RU1 Large Lot Housing to RM3 Low Density Multiple Housing The Development Engineering Technologist for this project is Ryan O'Sullivan

1. **Domestic Water and Fire Protection**

   a. These properties are currently serviced with a 19mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.

   b. A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.

   c. The developer must obtain the necessary permits and have one of existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters

2. **Sanitary Sewer**

   a. Our records indicate that these properties are currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicant's cost.

3. **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 City Storm Water Management Policy and Design Manual. The storm water management

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plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.

b. On site storm drainage systems for the site will be reviewed and approved by Engineering when a site servicing design is submitted.

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.

4. Road Improvements

a. Glenmore Rd is complete the only requirement is to remove red stanped conc strip and replace with landscape strip and street trees.

b. Lowland St must be upgraded to an urban standard along the full frontage and a connection to the existing sidewalk, curb and gutter on Tronson Dr. of this proposed development, Local Class 2 SS-R4 including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

5. Road Dedication and Subdivision Requirements

(a) Dedicate of 1.5m off Lowland St will be required.

(b) Grant statutory rights-of-way if required for utility services.

6. 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

b. Re-locate existing utilities, where necessary

7. 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 Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On

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examination of design drawings, it may be determined that rights-of-way are required for current or future needs

8. Servicing Agreements for Works and Services

a. A Servicing Agreement is required for all offsite 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.

9. Geotechnical Study

(a) 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 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.

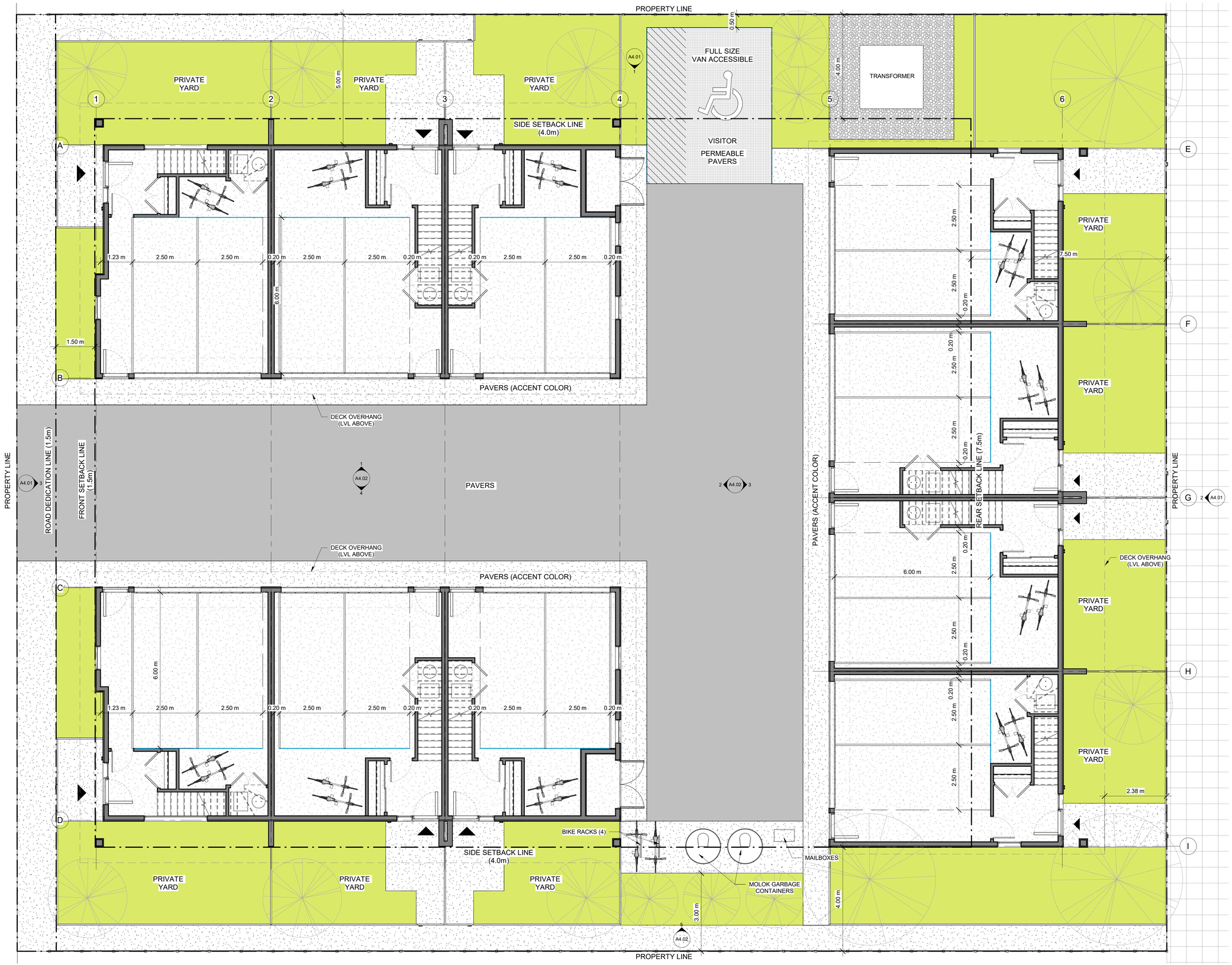
vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.

vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

James Kay

James Kay, P. Eng.
Development Engineering Manager
RO



NOT FOR CONSTRUCTION

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.

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Seal

REGISTERED ARCHITECT
ROMAN YAMCHSHINOV
BRITISH COLUMBIA

Revisions

No.	DATE	DESCRIPTION
1	20-07-15	ISSUED FOR DP
2	20-12-01	RE-ISSUED FOR DP
3	21-01-28	RE-ISSUED FOR DP

ATTACHMENT **A**
This forms part of application
Z20-0071
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

project title
Glenmore TH

project address
888 & 892 Glenmore DR, KELOWNA, BC

project no. 4124

file no. C:\Users\Lenka.Algerova\Documents\124-Glenmore TH 2020 v21 Central_lenka@newtownservices.net.rvt

drawing title
LEVEL 1 FLOOR PLAN

designed	LA	scale	3/16" = 1'-0"
drawn	LA		
checked	RY		

drawing no. **A3.01**

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01_ UNIT 2 & 3 - VIEW FROM LOWLAND STREET SOUTH



02_ UNIT 1& 2 - VIEW FROM GLENMORE DR



03_ UNIT 2 & 3 - VIEW FROM LOWLAND STREET NORTH



04_ UNIT 1 - VIEW FROM GLENMORE DRIVE

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1	20-07-15	ISSUED FOR DP
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ATTACHMENT A
This forms part of application
Z20-0071
City of Kelowna COMMUNITY PLANNING
Planner Initials AF

project title
Glenmore TH

project address
888 & 892 Glenmore DR, KELOWNA, BC

project no. 4124

file no. © Users\Lenka.Algieva\Documents\4124-Glenmore TH 2020 21-Central_lenka@newtownservices.ca.rvt

drawing title
RENDERINGS

designed LA | scale

drawn LA

checked RY

drawing no. A1.00

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