

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

**Date:** July 18, 2016  
**File No.:** Z16-0025  
**To:** Urban Planning Management (TB)  
**From:** Development Engineering Manager (SM)  
**Subject:** 700 McCurdy Rd A1 to I2

The Development Engineering Department has the following comments and requirements associated with this application to rezone the property at 700 McCurdy Rd from A1 to I2 in order to consolidate with 690 McCurdy Road to allow for additional parking.

The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Jason Ough

**1. Domestic Water and Fire Protection**

- a) The property is located within the Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with BMID staff for any service improvements and the decommissioning of existing services. Only one water service will be permitted to a consolidated lot.
- b) A water meter is mandatory for each property 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. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

**2. Sanitary Sewer**

The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Our records indicate the subject property does not have an existing sanitary sewer service. The applicant will arrange, if necessary, for any service improvements that are required at the applicants cost.

**3. Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, identify minimum basement elevation (MBE), overlain drainage routes, floodplain elevations and setbacks, and provision of a storm drainage



service for the lot and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage systems may be connected to the existing municipal drainage system on McCurdy Rd with an overflow service at the applicants cost.

**4. Road Improvements**

- a) Driveway access to 700 McCurdy Rd must be removed and restoration of continuous barrier curb and sidewalk is required at the developer's expense. Verify that physical driveway access will satisfy City requirements for the consolidated lot.
- b) The existing asphalt sidewalk does not meet Bylaw requirements. The applicant will provide a cash in lieu payment of **\$7,250** for sidewalk and boulevard improvements.

**5. Road Dedication and Subdivision Requirements**

- a) Dedicate the widening 700 McCurdy Rd as shown in the proposed site layout submission.
- b) Grant Statutory Rights Of Way if required for utility services.
- c) 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.

**6. 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.

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

**SCHEDULE A**

This forms part of development  
Permit # **Z16-0025**

Planner Initials **TB**

City of **Kelowna**  
COMMUNITY PLANNING



**8. Survey Monuments and Iron Pins**

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

**9. Other Engineering Comments**

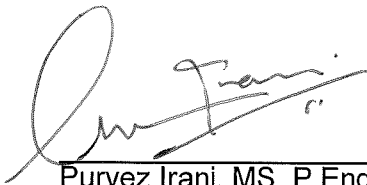
- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application 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.

**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. Administration Charge**

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST)



Purvez Irani, MS, P.Eng, PTOE  
Development Engineering Manager



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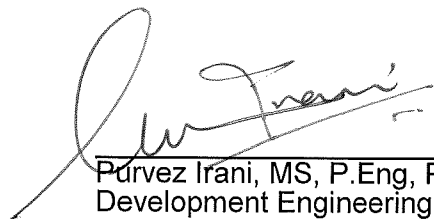
**Date:** July 21, 2016  
**File No.:** S16-0042, Z16-0025  
**To:** Community Planning (TB)  
**From:** Development Engineering Manager (PI)  
**Subject:** Subdivision Application – Road Dedication

LOCATION: 700 McCurdy Rd  
APPLICANT: Urban Options Planning & Permits  
LEGAL: Lot A Plan KAP23765

The Development Engineering Branch comments and requirements regarding this subdivision application are as follows:

The proposed consolidation 700 and 690 McCurdy Road does not impact existing municipal infrastructure.

Offsite improvement requirements are addressed in the rezoning application file: Z16-0025.

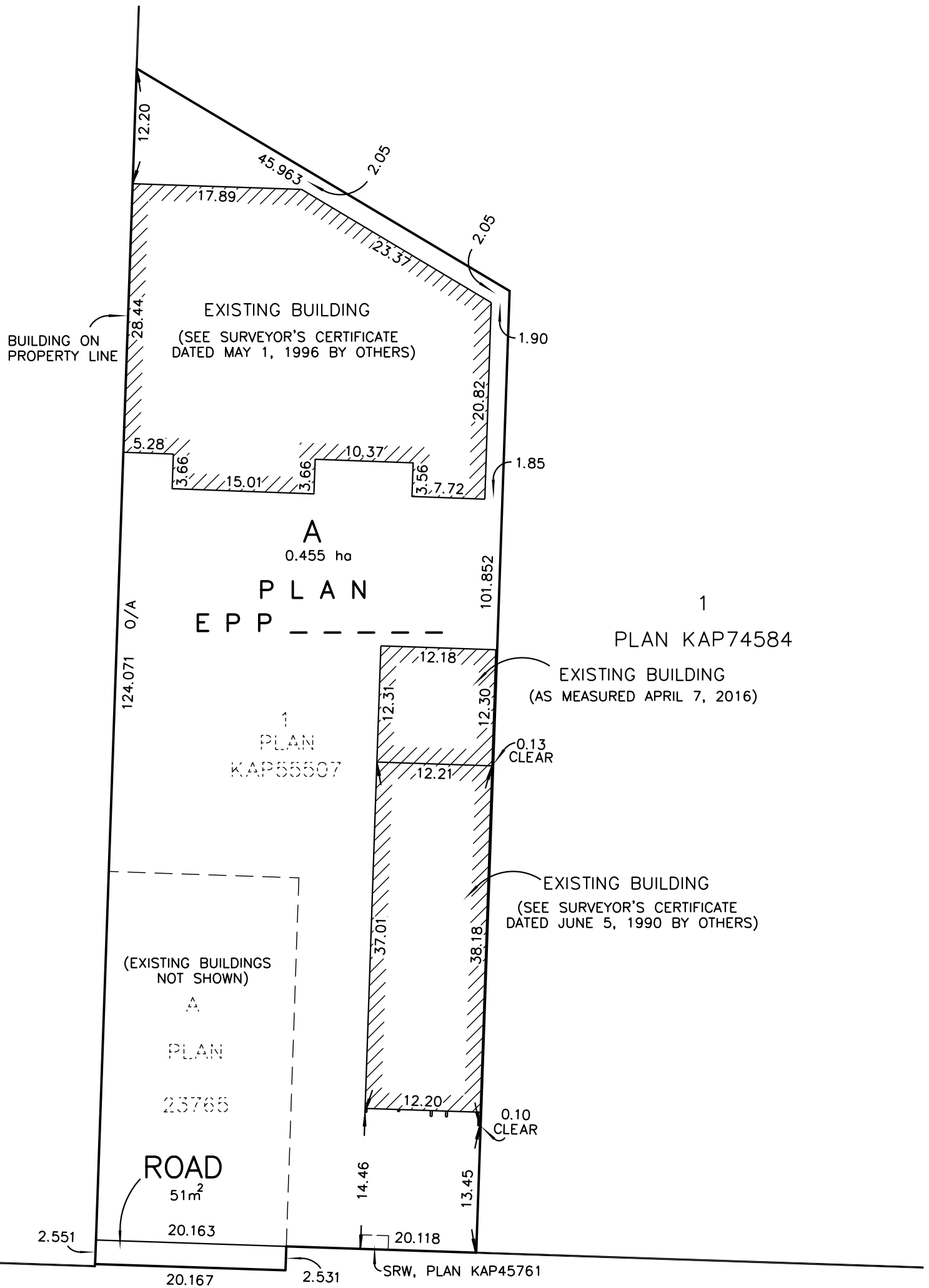
  
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Purvez Irani, MS, P.Eng, PTOE  
Development Engineering Manager

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# PLAN OF PROPOSED CONSOLIDATION AND ROAD DEDICATION OF LOT 1 SECTION 26 TOWNSHIP 26 AND OF DISTRICT LOT 143 ODYD PLAN KAP55507 AND LOT A DISTRICT LOT 143 ODYD PLAN 23765

SCALE: 1:500 METRES



Rem. 63  
PLAN 426

PLAN KAP74584

**McCURDY ROAD**

ADDRESS: 690 & 700 McCURDY ROAD  
DATE: APRIL 7, 2016

THIS PLAN IS FOR THE EXCLUSIVE USE OF OUR CLIENT AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

PLEASE NOTE AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE UPON FINAL SURVEY.

**Ferguson Land Surveying & Geomatics Ltd.**  
B.C. AND CANADA LAND SURVEYORS  
404-1630 PANDOSY STREET, KELOWNA, B.C.  
TELEPHONE (250) 763-3115 FAX (250) 763-0321

**JOB No 20558-PROP-SUB**

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