

**MEMORANDUM**

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**Date:** March 5, 2021  
**File No.:** Z21-0013  
**To:** Urban Planning (TC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 4617 Fordham Rd. RU1 to RU6

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The Development Engineering Branch has the following comments and requirements associated to rezone the subject property from RU1 Large Lot Housing to RU6 Two Dwelling Housing to facilitate a two-lot subdivision.

The Development Engineering Technologist for this project is Aaron Sangster.

**1. General**


- a. The following requirements are valid for one (1) 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.
- b. An easement will be required for the North Fork Bellevue Creek running through this property.

**2. Domestic Water and Fire Protection**

- a. The subject property is currently serviced with a 19mm water service. The disconnection of the existing small diameter water services and the tie-in of a larger new 50mm service can be provided by City forces at the developer's expense. One metered water service will supply the development. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Aaron Sangster by email [asangster@kelowna.ca](mailto:asangster@kelowna.ca) or phone, 250-469-8487

**3. Sanitary Sewer**

- a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be confirmed/installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Aaron Sangster by email [asangster@kelowna.ca](mailto:asangster@kelowna.ca) or phone, 250-469-8487.

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#### **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 City Storm Water Management Policy and Design Manual. The storm water management 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 in accordance with bylaw 7900, 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.

#### **5. Road Improvements**

- a. Fordham Rd. must be upgraded to an urban standard along the full frontage of this proposed development, including roll-over curb and gutter, sidewalk, irrigated landscaped boulevard, streetlights, drainage system including catch basins, watermain upgrade, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a SS-R4. Cash-in-lieu instead of immediate construction is required, and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **\$61,170.56** not including utility service cost, and Development Engineering fee to be **\$2,068.18** (\$1,969.69 + \$98.48 GST).

#### **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. Development Permit and Site Related Issues**

- a. Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- b. If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis, 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.

#### **8. 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:

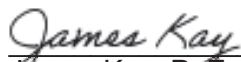
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- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, 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

## 12. **Charges and Fees**

- (a) Development Cost Charges (DCC's) are payable
- (b) Fees per the "Development Application Fees Bylaw" include:
  - (i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - (ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - (iii) A hydrant levy charge of **\$250.00** (\$250.00 per new lot.)
  - (iv) Survey Monument Fee: **\$50.00** (\$50 per newly created lot – GST exempt).



James Kay, P.Eng.  
Development Engineering Manager

AS

# ATTACHMENT

This forms part of application

# Z21-0013

Planner  
Initials

TC

City of  
**Kelowna**  
DEVELOPMENT PLANNING

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4624



4617 FORDHAM ROAD, KELOWNA - BC

PID. 008-451-257, LOT 12

DISTRICT LOT 357, OSOYOOS DIVISION

HALE DISTRICT PLAN 17105

JAMES SHARKO, 5080 LAKESHORE RD

KELOWNA, B.C. V1W 4S1

mobile 250 258-2500

FEB 4, 2021

