

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

Date: September 8, 2016
File No.: Z16-0018

To: Land Use Management Department (TY) (Revised Comments)

From: Development Engineering Manager (SM)

Subject: 196 Cariboo Rd. - Rezoning Application – RR3 to RU6

Development Engineering has the following comments and requirements associated with this application.

The Development Engineering Technologist for this project is John Filipenko AScT

.1 General

The postal authorities must be contacted to determine whether or not a “community mailbox” will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.

.2 Geotechnical Report

- (a) Provide a modified geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below.

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) Any special requirements for construction of driveways, utilities and building structures.
- (iv) Recommendations for roof drains and perimeter drains.
- (v) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

- (vi) Recommendations for items that should be included in a Restrictive Covenant.
- (vii) Any items required in other sections of this document.

.3 Water

- a) The property is located within the Glenmore Ellison Improvement District (GEID) service area).
- b) Confirmation is required from GEID that the water system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.

.4 Sanitary Sewer

- a) The existing 100mm sanitary service can be utilised for the proposed RU6 (Lot A). An inspection chamber must be installed at the applicant's cost
- a) A new sanitary service for proposed lot B must be provided at the applicant's cost.
- b) The estimated cost of the service upgrades, for bonding purposes, would be **\$8,600.00**, inclusive of a bonding contingency.
- b) Arrange for a lot connection before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).

.5 Drainage

- (a) The property is located within the City of Kelowna drainage service area. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydro geotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- (b) Storm service connections to Lot A and Lot B can be provided from the new main within Cariboo Road.
- (c) The estimated cost of installing a Storm Main including service connections are included in road improvement frontage costs.

.7 Roads and Dedication

- a) Cariboo Road property frontage must be constructed to a urban local standard (SS-R3) complete with curb and gutter, sidewalk, piped storm drainage system, fillet pavement, and adjustment and, or re-location of existing utility appurtenances if required to accommodate this construction. The estimated cost of this work, for bonding purposes, would be **\$28,500.00**, inclusive of a bonding contingency.
- b) Cross Road fronting this property is fully urbanized to a collector standard complete with curb and gutter and sidewalk. No driveway access will be permitted onto Cross Road

.8 Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground.
- b) If the existing area is served by overhead wiring, the service connections may be provided overhead provided that there are no new poles required and service trespasses will not be created. If either of these conditions is not satisfied, then underground service will be required for that lot.
- c) Streetlights must be installed on all roads. Design drawings must be submitted.
- d) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- e) Before making application for approval of your subdivision plan, please make arrangements with FortisBC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.

.9 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 Works & Utilities 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.

.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 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 B.C. Gas, 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.

.12 Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Survey Monument Fee: **\$50.00** per newly created lot (GST exempt).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
- c) A hydrant levy charge of **\$250.00** per lot (not required if developer installs a fire protection system – mains and hydrants).
 - i) Engineering and Administration Fee: 3.5% of construction value (\$26,500) (plus GST). **\$ 973.87** (\$ 927.50 + \$46.37)

d) Performance Security (Letter of Credit or Cash)

Sanitary servicing	\$ 8,600.00
Cariboo Road frontage Improvements	\$ 28,500.00
Total Amount	\$ 37,100.00

Purvez Irani, MS, P.Eng, PTOE
Development Engineering Manager
JF/jf

ATTACHMENT A

This forms part of application

Z16-0018

Planner
Initials

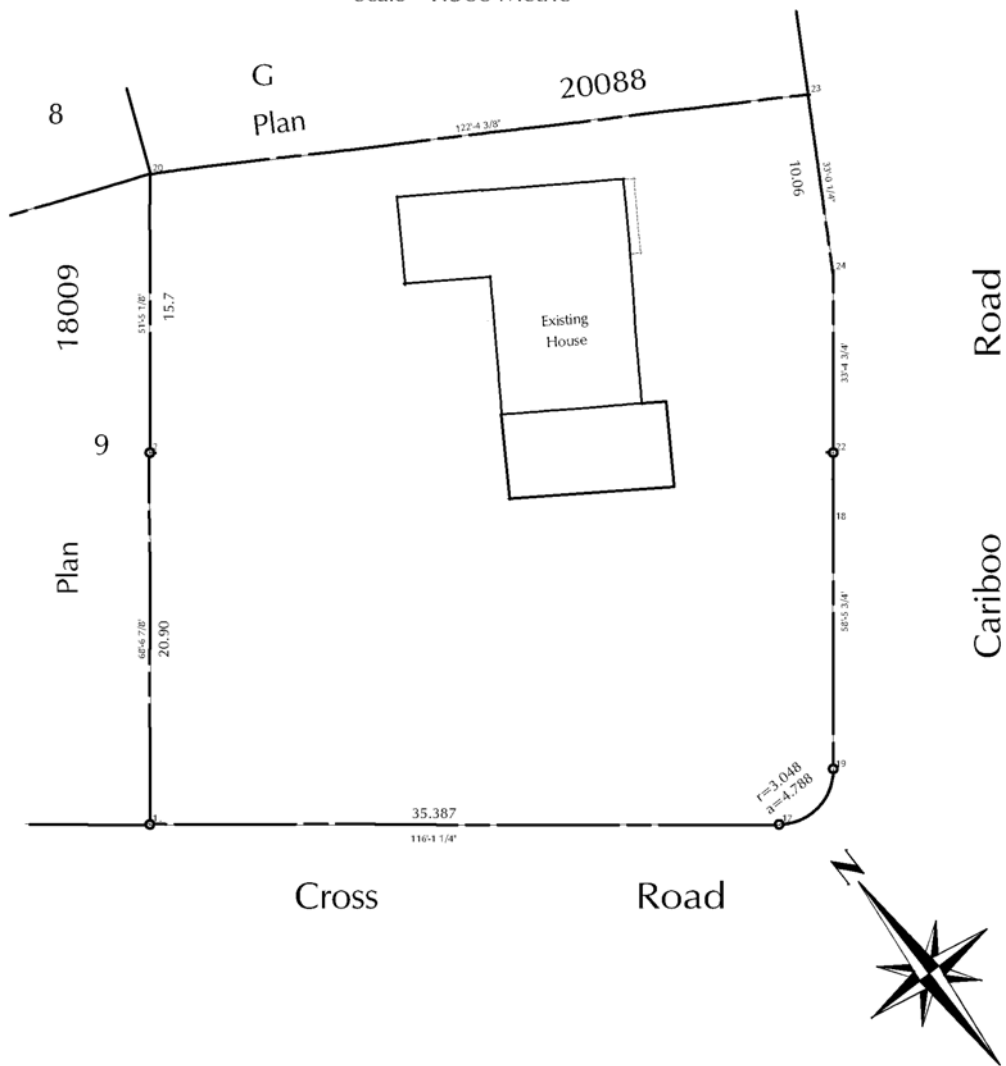
TY



Lot H, Sec 4, Tp 23, ODYD, Plan 20088.
196 Cariboo Road - Kelowna BC V1V 2E4



Scale 1:300 Metric



ATTACHMENT B

This forms part of application

Z16-0018



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

TY

Proposed Plan Of Subdivision Based On RU6 Zoning
Lot H, Sec 4, Tp 23, ODYD, Plan 20088.
196 Cariboo Road - Kelowna BC V1V 2E4



Scale 1:300 Metric

