
CITY OF KELOWNA

MEMORANDUM

Date: February 8, 2022
File No.: Z22-0008
To: Planning and Development Officer (TC)
From: Development Engineering Manager (NC)
Subject: 634 McClure Rd. RU1 to RU6


The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing.

1. GENERAL

- a. 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.
- b. 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.
- 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 subject lots are located within the City of Kelowna water supply area. The existing lot is serviced with a 19-mm PVC diameter water service. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades to a 50mm service. For estimate inquiry's please contact Aaron Sangster, by email asangster@kelowna.ca. Only one service will be permitted per legal lot.
- b. The Developer's Consulting Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for this rezoning is 60 L/s. If it is determined that upgrades to any existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- c. An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.

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- d. All fire flow calculations are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.

3. **SANITARY SEWER SYSTEM**

- a. Our records indicate that the subject lot is currently serviced with a 100-mm diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer/Plumber will determine the requirements of the proposed development and establish the service needs. Only one service is permitted for each legal lot. If required, the applicant will be required to sign a Third Party Work Order for the cost of the sanitary sewer service upgrades. For estimate inquiry's please contact Aaron Sangster, by email asangster@kelowna.ca.

4. **STORM DRAINAGE**

- a. The property is located within the City of Kelowna drainage service area. For on-site disposal of drainage water, a hydrogeotechnical 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.
- b. Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.
- d. As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- f. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.
- g. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. **ROAD IMPROVEMENTS**

- a. McClure Rd. must be upgraded to an modified SS-R5 urban standard along the full frontage of this proposed development including curb and gutter, sidewalk,

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road fillet paving, storm drainage system, LED streetlighting, landscaped boulevard c/w irrigation, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$68,102.27** not including utility service cost.

6. **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.
- 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.
- c. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

7. **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 soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iii. Any special requirements for construction of roads, utilities and building structures.
- iv. Recommendations for items that should be included in a Restrictive Covenant.
- v. Recommendations for roof drains, perimeter drains.
- vi. Any items required in other sections of this document.

8. **CHARGES AND FEES**

- a. Development Cost Charges (DCC's) are payable.

bA Fees per the "Development Application Fees Bylaw" include:

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- i. Survey Monument Fee: **\$50.00** (\$50.00 per newly created lot GST exempt).
- 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).
- c. Engineering and Inspection Fee:
 - i. 3.5% of Construction \$2,192.89
 - ii. GST \$109.64
 - Total **\$2,302.54**
- d. Cash-in-Lieu of Construction Payments:
 - *Payment must be made with certified cheque or bank draft*
 - i. McClure Rd. Frontage Upgrades **\$68,102.27**

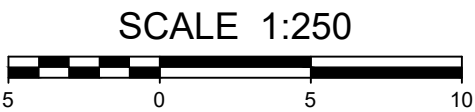

 Nelson Chapman P.Eng.
 Development Engineering Manager

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PROPOSED SUBDIVISION PLAN OF LOT 13 DISTRICT LOT 357
SIMILKAMEEN DIVISION YALE DISTRICT PLAN 18280

CITY OF KELOWNA
CIVIC ADDRESS: 634 McCLURE ROAD
PID: 003-158-101



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

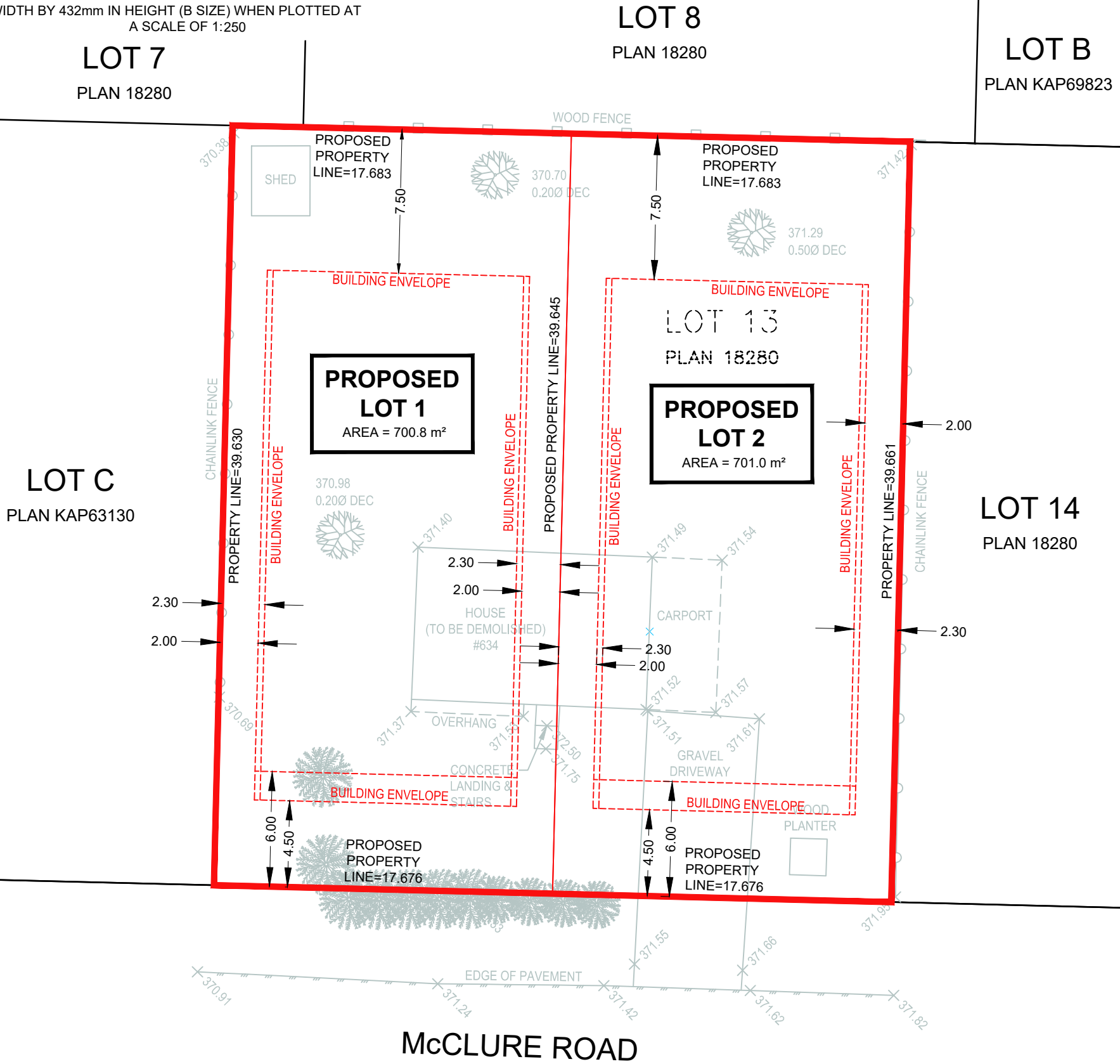
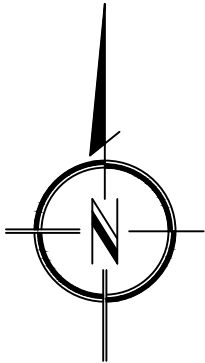
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN
WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT
A SCALE OF 1:250

ATTACHMENT A

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ELEVATIONS ARE TO CGVD28 GEODETIC DATUM, AND ARE DERIVED FROM
OBSERVATIONS TO CITY OF KELOWNA GEODETIC CONTROL MONUMENTS.

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR
ADDITIONAL, EXISTING OR PENDING CHARGES.

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT
INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH
BENNETT LAND SURVEYING LTD.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR
SURFACES UNLESS OTHERWISE NOTED.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED
ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION
UNLESS SPECIFICALLY LABELED.

PROPOSED ZONING: RU6

CHARGES / INTERESTS ON TITLE THAT MAY
IMPACT THE LOCATION OF IMPROVEMENTS:
F26643 - RESTRICTIVE COVENANT

THIS PLAN HAS BEEN PREPARED FOR CONSTRUCTION PURPOSES
ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE,
TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT
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REV. 1

NOTE:
FINAL LOT DIMENSIONS TO BE CONFIRMED BY LEGAL SURVEY.



