
CITY OF KELOWNA

MEMORANDUM

Date: February 28, 2022

File No.: Z22-0015

To: Planning and Development Officer (TC)

From: Development Engineering Manager (NC)

Subject: 1290 Pasadena 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 to facilitate the construction of a second single-family dwelling. The Development Technician for this file is Sarah Kelly (skelly@kelowna.ca).

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. 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 lot is located within the Rutland Water Works (RWD) service area. The developer is required to make satisfactory arrangements with RWD for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b. The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. The water system must be capable of supplying the domestic and fire flow demands of the project in accordance with the Subdivision, Development, & Servicing Bylaw No. 7900.

3. SANITARY SEWER SYSTEM

- a. Our records indicate the subject lot is currently serviced with a 100-mm diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs.

SCHEDULE		A
This forms part of application		
# Z22-0015		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

- b. Only one service will be permitted for each legal lot. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service, complete with an inspection chamber (as per SS-S7 & SS-S9), at the applicants cost.

4. STORM DRAINAGE

- a. The property is located within the City of Kelowna drainage service area. The City Engineer may permit use of individual ground water disposal systems, where soils are suitable. 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 for each lot.
- b. The Developer must engage a consulting civil engineer to provide a stormwater management plan for the site, which meets the requirements of the Subdivision, Development, and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems. Onsite stormwater management plan and grading plan are to be submitted at time of Building Permit Application.
- c. 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.

5. ROAD IMPROVEMENTS

- a. Pasadena Rd fronting the subject lot is already upgraded to an urban standard and no further frontage improvements will be required of this development.
- b. Only one driveway will be permitted with a maximum width of 6m.

6. POWER AND TELECOMMUNICATION SERVICES

- a. It is the Developer's responsibility to make a servicing application with the respective electricity and telecommunication transmission companies to arrange for these services. All associated costs are the responsibility of the Developer.
- 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. At the time of Building Permit application the applicant is required to provide a comprehensive geotechnical report (3 copies), 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.

SCHEDULE		A
This forms part of application		
# Z22-0015		
Planner Initials	TC	
		City of Kelowna DEVELOPMENT PLANNING

- b. The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department 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 and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.


Nelson Chapman, P.Eng
Development Engineering Manager

SK

SCHEDULE	A
This forms part of application # Z22-0015	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

**SKETCH PLAN OF LOT 1 SECTION 14
TOWNSHIP 26 OSOYOOS DIVISION
YALE DISTRICT PLAN 19639**

PID: 007-994-753
CLIENT: LAUL REAL ESTATE GROUP INC.
CIVIC ADDRESS: 1290 PASADENA ROAD



ATTACHMENT A

This forms part of application

Z22-0015



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **TC**



File: 2101477R0 Date: 2022-02-11
Drafted by: MM Checked by: TF