

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT

A

This forms part of application
Z23-0041



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

LK

Date: July 20, 2023

File No.: Z23-0041

To: Urban Planning Manager (LK)

From: Development Engineering Manager (NC)

Subject: 615 Francis Ave.

MF2 to MF1

The Development Engineering Department has the following comments associated with this Rezoning Application to rezone the subject property from MF2 to Townhouse Housing zone to MF1 – Infill housing zone.

The Development Engineering Technician for this file is Aaron Sangster (asangster@kelowna.ca).

1. **GENERAL**

- a. The following comments and requirements are valid for a period of one (1) year 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 modify some or all items in this memo if an application for Building Permit is not made within this time.
- b. This proposed development may require the installation or modification 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 determine requirements.
- c. All City Trees must be protected as per Bylaw 8042 Schedule C – Tree Barrier and Installation Policy requirements. Removal of City Trees will require prior approval of the City's Urban Forestry Supervisor and may be subject to replacement, at a minimum two for one ratio, and compensation payment as per the City of Kelowna Equitable Compensation as defined in Section 8.2 of Bylaw 8042.
- d. There is a possibility of a high groundwater table or surcharging of storm drains during major storm events. Non-basement buildings may be required. This should be considered in the design of the onsite system, lot grading, and minimum basement elevations.
- e. The subject lot is within the Mill Creek Flood Plain. The subject lot's flood construction level is 345 m. The geotechnical report to be submitted for this development is to address this flood construction level in the context of the Mill Creek Flood Plain Bylaw No. 10428.

2. **DEVELOPMENT PERMIT COMMENTS AND SITE-SPECIFIC REQUIREMENTS**

- a. All vehicle access to the subject property must be from the lane.
- b. The proposed access configuration appears consistent with this requirement.

3. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the City of Kelowna Water Supply Area. Our records indicate that this property is currently serviced with a 19 mm diameter water service off Francis Ave. Only one service connection will be permitted per lot.
- b. The Developer's Licensed Residential Builder or Plumbing Contractor will determine the domestic water requirements of this development. If the existing service is determined to be too small and needs to be upgraded, the Developer, at their cost, must arrange for the installation of one new larger water service and the full decommissioning of any obsolete services at the main.
- c. In this case, the Developer, can choose to either engage a Consulting Engineer and a qualified Contractor to design and construct the service upgrades or they can choose to have the works completed by City forces at the Developer's expense. If the Developer chooses to have the works completed by City forces, they will be required to sign a Third-Party Work Order and pre-pay for the cost of the work. For estimate inquiries please contact the Development Engineering Technician assigned to the file.
- d. A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation Bylaw 5968-87.
- e. A Fire Hydrant is required on the west property line frontage as there is insufficient coverage for this rezoned property. If the Developer chooses to have the works completed by City forces, they will be required to sign a Third-Party Work Order and pre-pay for the cost of the work. For estimate inquiries please contact the Development Engineering Technician assigned to the file.

4. SANITARY SEWER SYSTEM

- a. Our records indicate that this property is currently serviced with a 100 mm diameter sanitary service off the lane. Only one service connection will be permitted per lot.
- b. The Developer's Licensed Residential Builder or Plumbing Contractor will determine the sanitary sewer servicing requirements of this development. If upgrades are determined to be necessary to achieve adequate servicing, the Developer must complete any such upgrades at their cost. New service connections are to be completed as per SS-S7 with an inspection chamber and Brooks Box. Any obsolete services must be fully decommissioned at the main.
- c. In this case, the Developer, can choose to either engage a Consulting Engineer and a qualified Contractor to design and construct the service upgrades or they can choose to have the works completed by City forces at the Developer's expense. If the Developer chooses to have the works completed by City forces, they will be required to sign a Third-Party Work Order and pre-pay for the cost of the work. For estimate inquiries please contact the Development Engineering Technician assigned to the file.

5. STORM DRAINAGE

- a. The subject 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 Engineer to provide a combined Lot Grading Plan, Stormwater Management Plan, and Erosion and Sediment Control Plan to meet the requirements of Bylaw 7900. Indicate on the plan the building elevations, finished grade slopes and elevations throughout the site, perimeter grades to match existing grades, overland flow routes, onsite stormwater retention if required, and erosion and sediment control measures.

6. **ROADWAY AND STREETScape**

- a. A Cash payment was already submitted for the frontage improvements via. Z18-0058.

7. **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. Utility companies are required to obtain the City's approval before commencing construction.
- b. Provide all necessary Statutory Rights-of-Ways for any utility corridors as may be required.

8. **GEOTECHNICAL STUDY**

- a. Provide a Geotechnical Report prepared by a Professional Engineer competent in the field of geotechnical or hydrogeological engineering as applicable. The Geotechnical Report must be submitted to the Development Services Department as part of the Building Permit submission and prior to the City's review of Engineering drawings. Geotechnical Report to address, at a minimum, any of the applicable items below:
 - i. Site suitability for development;
 - ii. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property, as well as any monitoring required;
 - iii. Site soil characteristics (i.e., fill areas, 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 erosion and sedimentation controls for water and wind;
 - vii. Any items required in other sections of this memo;
 - viii. Recommendations for roof drains, perimeter drains, and septic tank effluent on the site;

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, 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.
- c. Provide right-of-ways so that lands beyond can be serviced with future servicing and roadways. Exact location of these right-of-ways will be determined in consultation with the owners of the lands beyond.
- d. To prevent private/public encroachment, the applicant will be required to delineate all private property lines adjacent to the open space parcel with a minimum 1.2m high black vinyl chain link fence (or approved equivalent) located 150mm within the private property. On residential lots with registered no-disturb covenants immediately adjacent to the Natural Area Park, the fence shall be located 150mm before the start of the covenant.

A Sangster on behalf of
Nelson Chapman, P.Eng.
Development Engineering Manager

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