
CITY OF KELOWNA
MEMORANDUM



Date: June 7, 2023
File No.: Z23-0025
To: File Manager (TC)
From: Development Engineering Manager (NC)
Subject: 3226 Appaloosa Rd A2 to I2

The Development Engineering Branch has the following comments and requirements for this application to rezone the subject property from RR2 - Small lot Rural Residential to I2 - General Industrial to facilitate an industrial building development. The Development Engineering Technician for this project is Cindal McCabe (cmccabe@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/PLR 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.

2. PROPERTY-RELATED REQUIREMENTS

- a. Approximately 1 m road dedication along the entire frontage of Academy Way is required to achieve a ROW width of 22 m in accordance with OCP Functional Road Classification objectives.
- b. A road dedication of 6.0 m radius at the corner of Appaloosa Road and Academy Way is required to achieve adequate maneuverability to the site.

3. SANITARY SEWER SYSTEM

- a. The applicant will be required to extend the municipal sanitary sewer main from Academy Way along Appaloosa Rd in order to provide sanitary sewer service to the proposed development.
- b. Only one service will be permitted for each legal lot.
- c. Industrial lots require an inspection manhole within the subject lot and an inspection chamber (as per SS-S7, c/w Brooks Box) within the City's ROW as per section 2.16 of Schedule 4 of the Subdivision, Development & Servicing Bylaw No. 7900.

4. STORM DRAINAGE

- a. The applicant will be required to extend the municipal storm sewer main from either Academy Way or Hollywood Rd along Appaloosa Rd in order to provide storm sewer service to the proposed

development. In either case, the applicant will be responsible to assess adverse downstream capacity and water quality impacts and mitigate, if present.

5. ROAD IMPROVEMENTS

- a. Appaloosa Rd is classified in the 2040 OCP as an industrial local and must be upgraded to a modified SS-R5 standard along the full frontage of the subject property to facilitate additional corridor density associated with this development. Required upgrades to include sidewalk, curb and gutter, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. Provide drought-tolerant, native species street trees and dryland seed mix on the existing berm in the Academy Way road right-of-way at the northwest property corner. Damaged, dead, or missing street trees, turf, and irrigation on the Academy Way west frontage must be refurbished. No further upgrades to Academy Way are required.
- c. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other “issued for construction” drawings.
- d. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and require approval by the Development Engineering Branch at the same time as other “issued for construction” drawings.

6. POWER AND TELECOMMUNICATION SERVICES

- e. 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. The utility companies are required to obtain the City’s approval before commencing construction.
- f. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

7. 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 application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Services department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that right-of-ways are required for current or future needs.

8. 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.

9. CHARGES, FEES, AND SECURITIES

- a. Fees per the "Development Application Fees Bylaw" include:
 - i. Survey monument, replacement fee: \$1,200.00 (GST exempt) – only if disturbed.
 - ii. Engineering and Inspection Fee: 3.5% of construction value of the off-site Works & Services performed by the applicant (plus GST)



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Development Engineering Manager

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