
CITY OF KELOWNA

MEMORANDUM

Date: April 6, 2023
File No.: Z23-0011
To: Urban Planning (TC)
From: Development Engineering Manager (NC)
Subject: 1910 Cross Rd RU1 Large Lot Housing to MF2 Townhouse Housing

The Development Engineering Department has the following requirements associated with this Rezoning Application to rezone the subject property from RU1 – Large Lot Housing to MF2 – Townhouse Housing. Additional works and services requirements associated with the development are contained in the Development Engineering Memo under file DP23-0037.

The Development Engineering Technician for this file is Cindal McCabe (cmccabe@kelowna.ca).

1. GENERAL


- a. The following comments and requirements are valid for a period of 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 modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.

2. LAND USE AND LEGAL

- a. Approximately 1.5 m road dedication along the entire frontage of Snowsell Rd is required to achieve a ROW width of 22 m in accordance with OCP Road Classification objectives.
- b. A triangular area of road dedication, of an approximate maximum depth of 0.25 m, is required along Cross Rd at the south corner of the property to achieve a ROW width of 25 m in accordance with OCP Road Classification objectives.

3. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the Glenmore-Ellison Irrigation District (GEID) Water Supply Area. The Developer's Consulting Engineer will determine the servicing and fire protection requirements of this proposed development. The Developer is required to make satisfactory arrangements with GEID for all water servicing and fire protection requirements.
- b. All fire flow calculations are to be provided to the City's Development Engineering Department upon submittal of Building Permit application or off-site civil engineering drawings, as the case may be. Confirmation of adequate servicing and fire protection from GEID must be provided to the City Engineer prior to adoption of zone amendment bylaw.


ATTACHMENT		A
This forms part of application		
# Z23-0011		
Planner Initials	TC	
		City of Kelowna DEVELOPMENT PLANNING

4. **ROADWAY AND STREETScape**

- a. Snowsell St is classified in the 2040 OCP as a Core Area Collector and must be upgraded to a modified urban SS-R6 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. Cross Rd is classified in the 2040 OCP as an Urban Center Arterial and must be upgraded to a modified urban SS-R15 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 (complete area from property line to curb), pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. The existing transit stop on Snowsell St is to be urbanized with an accessible boarding platform including tactile warning strip and sign sleeve. City of Kelowna will provide bench. Refer to BC Transit infrastructure design guidelines for stop placement and layout.
- d. The existing driveway letdown on Cross Rd and the existing asphalt driveway extending from the property line to Cross Rd is to be removed.
- e. 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.
- f. 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. Existing streetlights are to be removed from the hydro poles and replaced with freestanding metal poles per the City of Kelowna Approved Products List.


5. **POWER AND TELECOMMUNICATION SERVICES**

- a. Re-locate existing poles and utilities, including within lanes, where necessary to remove aerial trespass(es) or provide all necessary Statutory Rights-of-Ways for any utility corridors as may be required by the Utility.
- b. Burial of existing overhead communication utility wires will be required on all frontages. Developer must make arrangements with the applicable telephone and cable transmission companies to arrange for this work. Designs must be submitted to the Development Engineering Branch at the same time as other “issued for construction” drawings.
- c. 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.

ATTACHMENT		A
This forms part of application # Z23-0011		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

6. DESIGN AND CONSTRUCTION OF OFFSITE WORKS

- a. Offsite Works and Services are required of this development as outlined above. The Developer must Design and enter into a Servicing Agreement and provide security for the Construction of the Works prior to issuance of Building Permit.
- b. Design of all offsite works and site servicing must be completed in accordance with Subdivision, Development, and Servicing Bylaw No. 7900 and is subject to the approval of the City Engineer prior to construction or execution of a Servicing Agreement.
 - i. See Bylaw 7900 Sections 6.0, 7.0, and 9.0, as well as Schedule 4 for procedural guidance, approval requirements, and design standards.
 - ii. Design must be completed by a suitably qualified and experience Consulting Engineer.
 - iii. Engineering drawing submissions are to be in accordance with *Council Policy 265 – Engineering Drawing Submission Requirements*. Drawings must be submitted digitally in PDF format and sealed in accordance with EGBC Guidelines.
- c. A Servicing Agreement is required for all Works and Services on City lands (Offsite Works).
 - i. The Servicing Agreement must be in the form of Schedule 2 of Bylaw 7900.
 - ii. The Developer’s Consulting Engineer, prior to preparation of a Servicing Agreement, must provide adequate drawings and estimates for the Works to the City Engineer.
 - iii. Bylaw 7900, Part 3 – Security for Works and Services, Sections 7.1 - 7.2, describes the Security requirements of an Owner for entering into Servicing Agreements. Security must be in the form of an irrevocable letter-of-credit, bank draft, or certified cheque.
- d. Construction of the required Works and Services must be completed in accordance with Bylaw 7900 requirements and is subject to several approvals prior to work commencing. These include, but are not necessarily limited to, the following:
 - i. Before any construction of the Works commences, design drawings must be reviewed and approved for construction by the City Engineer.
 - ii. A “Consulting Engineering Confirmation Letter” (City template provided upon request) must be executed by the Owner and Consulting Engineer and provided to the City.
 - iii. The Developer’s Consulting Engineer must undertake adequate inspections during construction of the Work, as outlined in EGBC’s *Guide to the Standard for Documented Field Reviews During Implementation or Construction*. A Quality Control and Assurance Plan acceptable to the City Engineer must be submitted prior to construction approval. Refer to Bylaw 7900, Schedule 3.
 - iv. Insurance requirements are outlined in Bylaw 7900, Section 7.3. A compliant Certificate of Insurance must be provided prior to construction approval.
 - v. Contractor must provide a current WorkSafe BC Clearance Letter.
- e. Construction completion, maintenance period, and return of Performance Security requirements are outlined in Bylaw 7900, Sections 9.5 - 9.7 and Sections 10.0 - 10.4.

ATTACHMENT		A
This forms part of application # Z23-0011		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

7. **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 (plus GST).
 - iii. Street Marking/Traffic Sign Fees: at cost (to be determined after detailed design completed).



Nelson Chapman, P.Eng.
Development Engineering Manager

CM

ATTACHMENT A

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Z23-0011

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