
CITY OF KELOWNA
MEMORANDUM

Date: March 9, 2017
File No.: S17-0015
To: Community Planning (LK)
From: Development Engineering Manager (SM)
Subject: Subdivision Application – PLR Requirements

LOCATION: 434 Sarsons Road
APPLICANT: Ave Design Group
LEGAL: Lot 18 Plan 8049

WORKS AND SERVICES REQUIREMENTS

The City's Development Engineering Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Final Approval of a subdivision plan. The Development Engineering Technologist for this project is Sergio Sartori. The following Works & Services are required for this subdivision:

.1) General

The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.

.2) Geotechnical Report

- (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 (Subdivision Approving officer) 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 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, perimeter drains and septic tank effluent on the site.
- (vii) Any items required in other sections of this document.

.3) Water

- a) The property is located within the City of Kelowna service area. The existing PVC water service will need to be upgraded to a 19mm copper service.
- b) Two new water services can be provided at the applicant's cost prior to subdivision approval. **The applicant will be required to sign a Third Party Work Order for the cost of the new service requirements.** For estimate inquiry's please contact Sergio Sartori at ssartori@kelowna.ca or phone 250-469-8589. Or arrange for lot connections before submission of the subdivision plan.

.4) Sanitary Sewer

- a) The existing 100mm diameter service will be utilised to service one of the proposed lots.
- b) A new sanitary service can be provided at the applicant's cost prior to subdivision approval. **The applicant will be required to sign a Third Party Work Order for the cost of the new service requirements.** For estimate inquiry's please contact Sergio Sartori at ssartori@kelowna.ca or phone 250-469-8589.

.5) Drainage

- a) The property is located within the City of Kelowna drainage service area. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, 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 development is required to contain and dispose of site generated storm drainage on the site by installing a ground recharge system designed by the consulting civil engineer. The existing lots do not presently have storm drainage services.

.6) Roads

- a) Sarsons Road frontage must be upgraded to a full urban standard including curb, gutter, sidewalk, fillet pavement, street lights, storm drainage, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.

.7) Power and Telecommunication Services and Street Lights

- a) If the existing area is served by overhead wiring, the service connections may be provided overhead provided that there are no new poles required and service trespasses will not be created. If either of these conditions is not satisfied, then underground service will be required for that lot.
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Before making application for approval of your subdivision plan, please make arrangements with Fortis for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- e) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

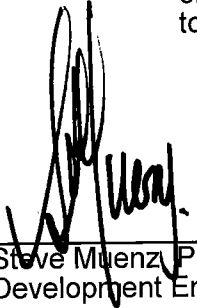
.8) Other Engineering Comments

- 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 (such as B.C. Gas, etc.) 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) Only the service upgrades must be completed at this time. The City wishes to defer the remainder of the upgrades to Sarsons Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$4,804.00
Curb &Gutter	\$3,048.00
Sidewalk	\$3,810.00
Street Lighting	\$1,410.00
Landscape Boulevard	\$1,143.00
Road Fillet	\$3,200.00
Total	\$17,415.00

.9) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - 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.
- c) A hydrant levy charge of **\$250.00** (250.00 per new lot).
- d) New water services for the lots; **to be determined.**
- e) New sanitary service for the new lot; **to be determined.**
- f) The City wishes to defer the construction of frontage improvements on Sarsons Road which is premature at this time. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **\$17,415.00**



Steve Muenz, P.Eng.
Development Engineering Manager

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Date: March 9, 2017
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To: Community Planning (LK)

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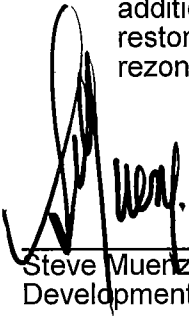
Subject: 434 Sarsons Road RU1 to RU2

Development Engineering has the following comments and requirements associated with this application.

1. General

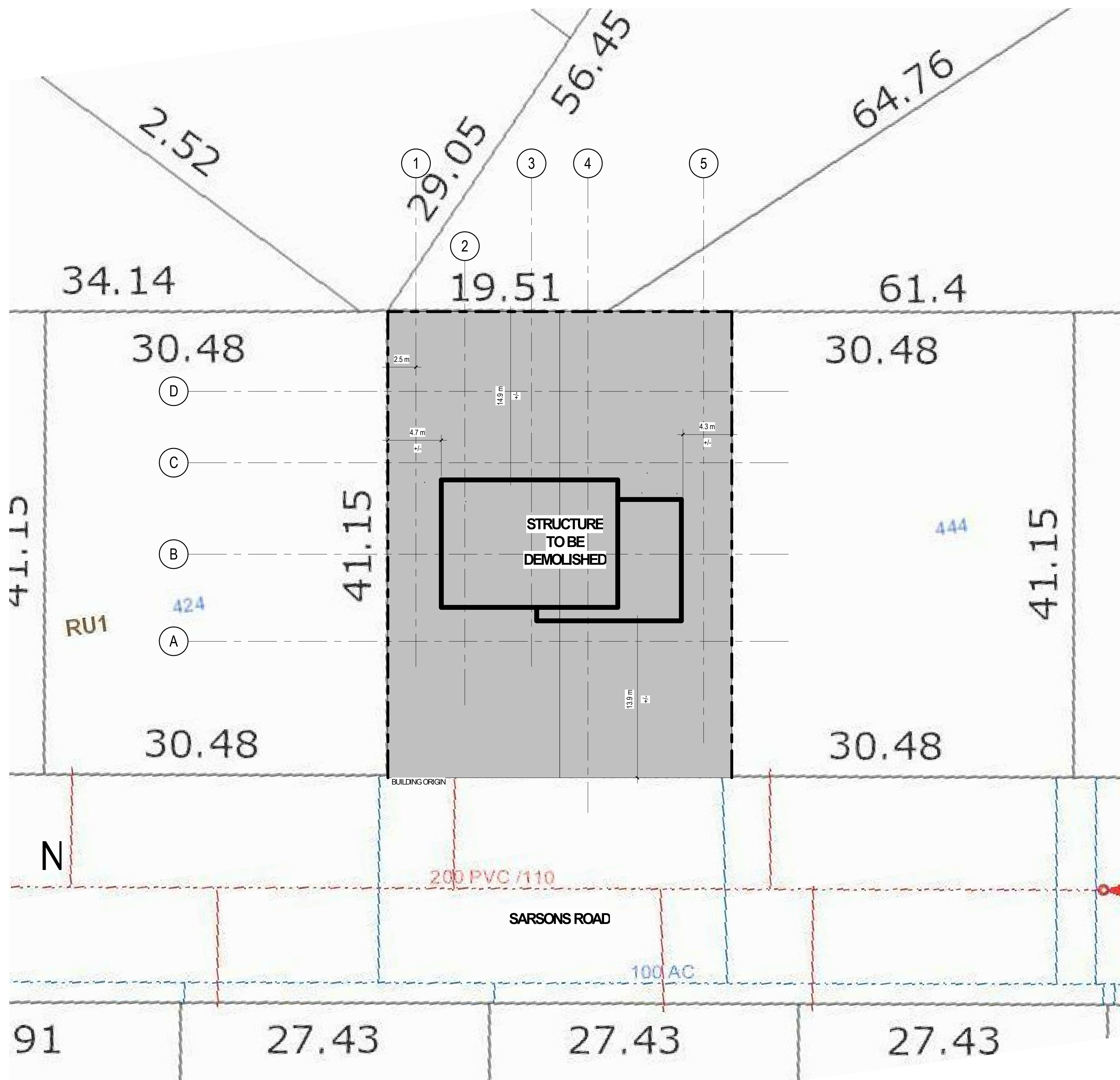
Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.



Steve Muenz, P. Eng.
Development Engineering Manager

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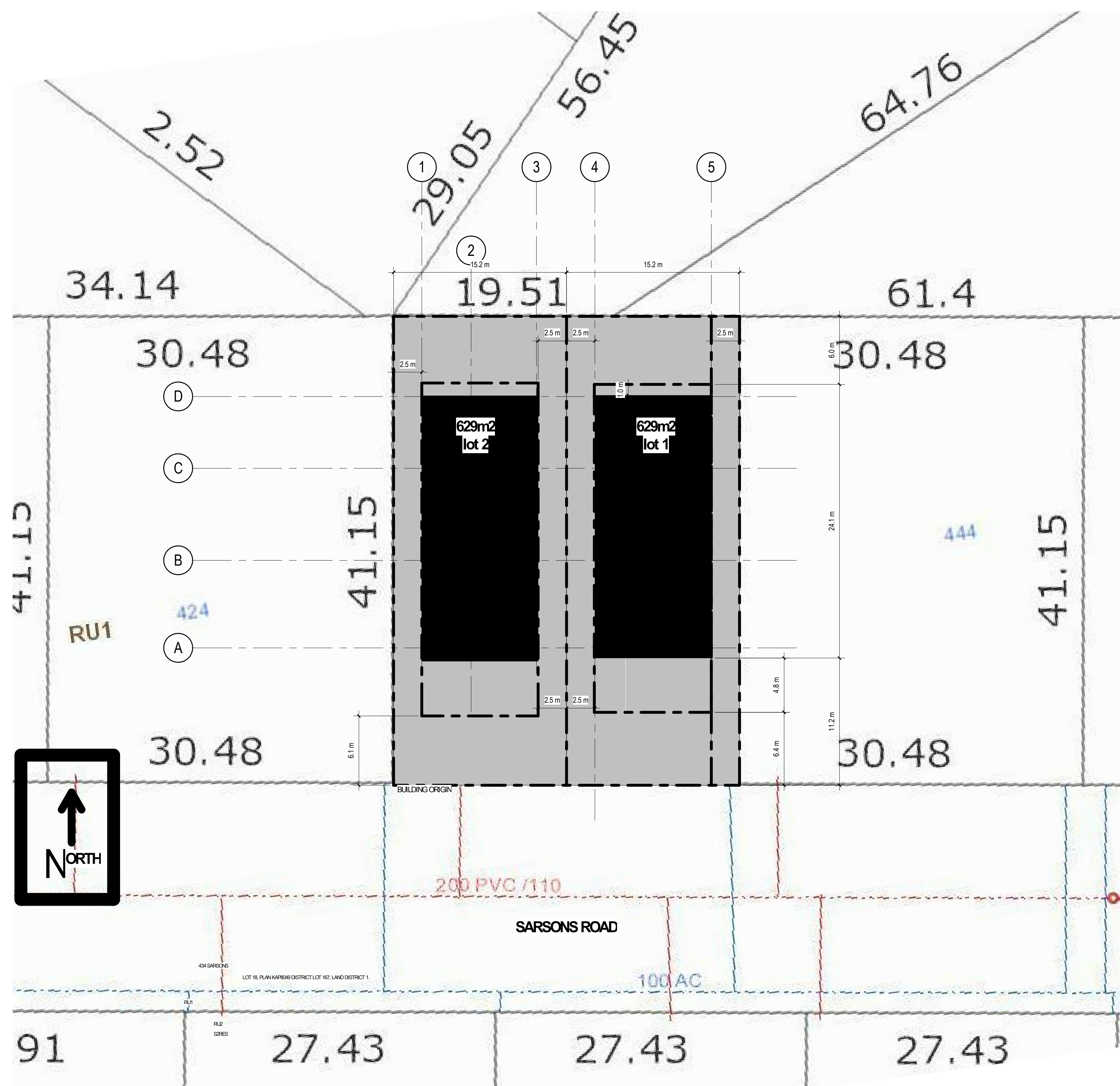


1 SITE Copy 1
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SITE DEMO PLAN

AVENUE DESIGN GROUP

ISSUED FOR REZONING/SUBDIVISION
FEB. 08/2017



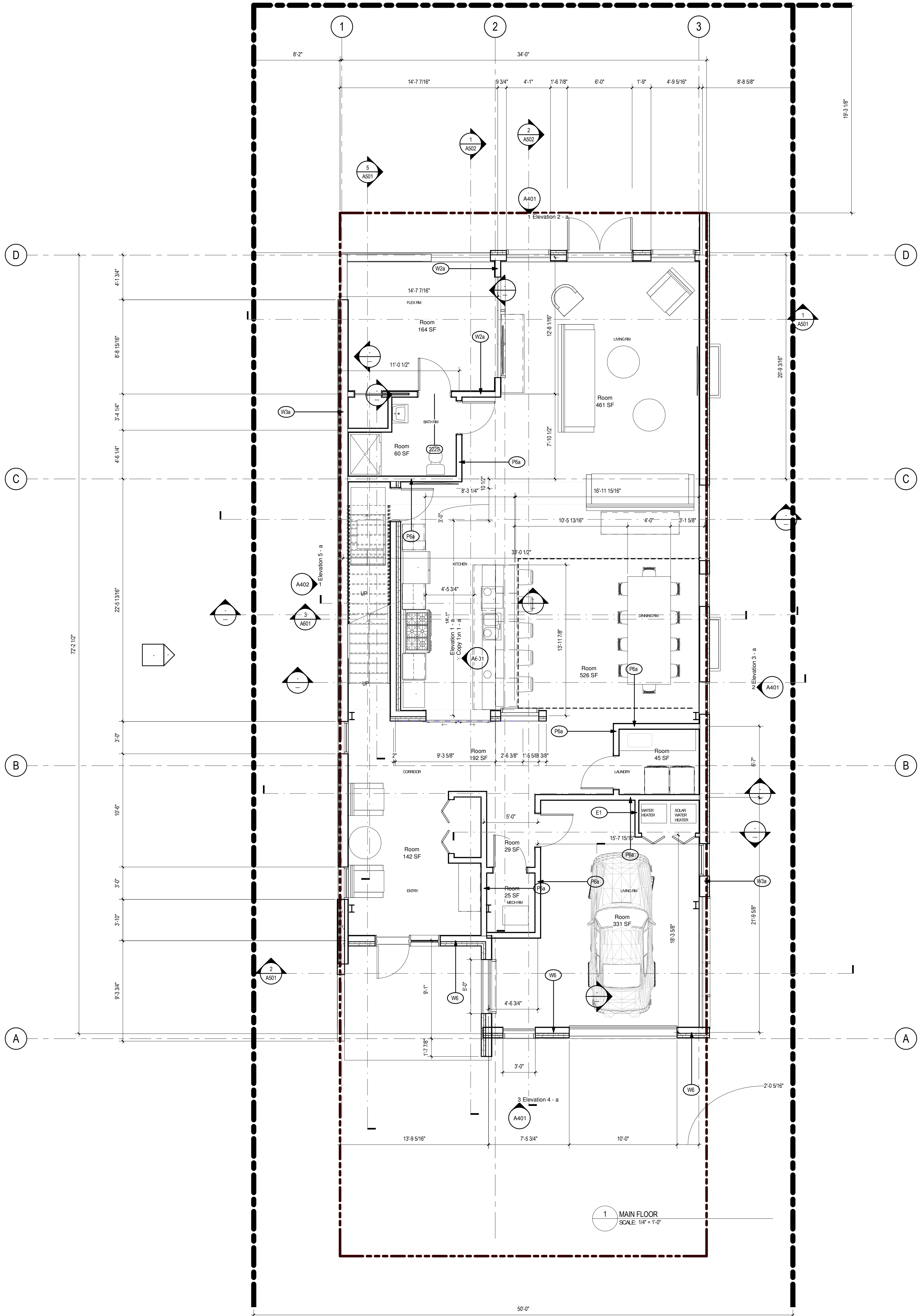
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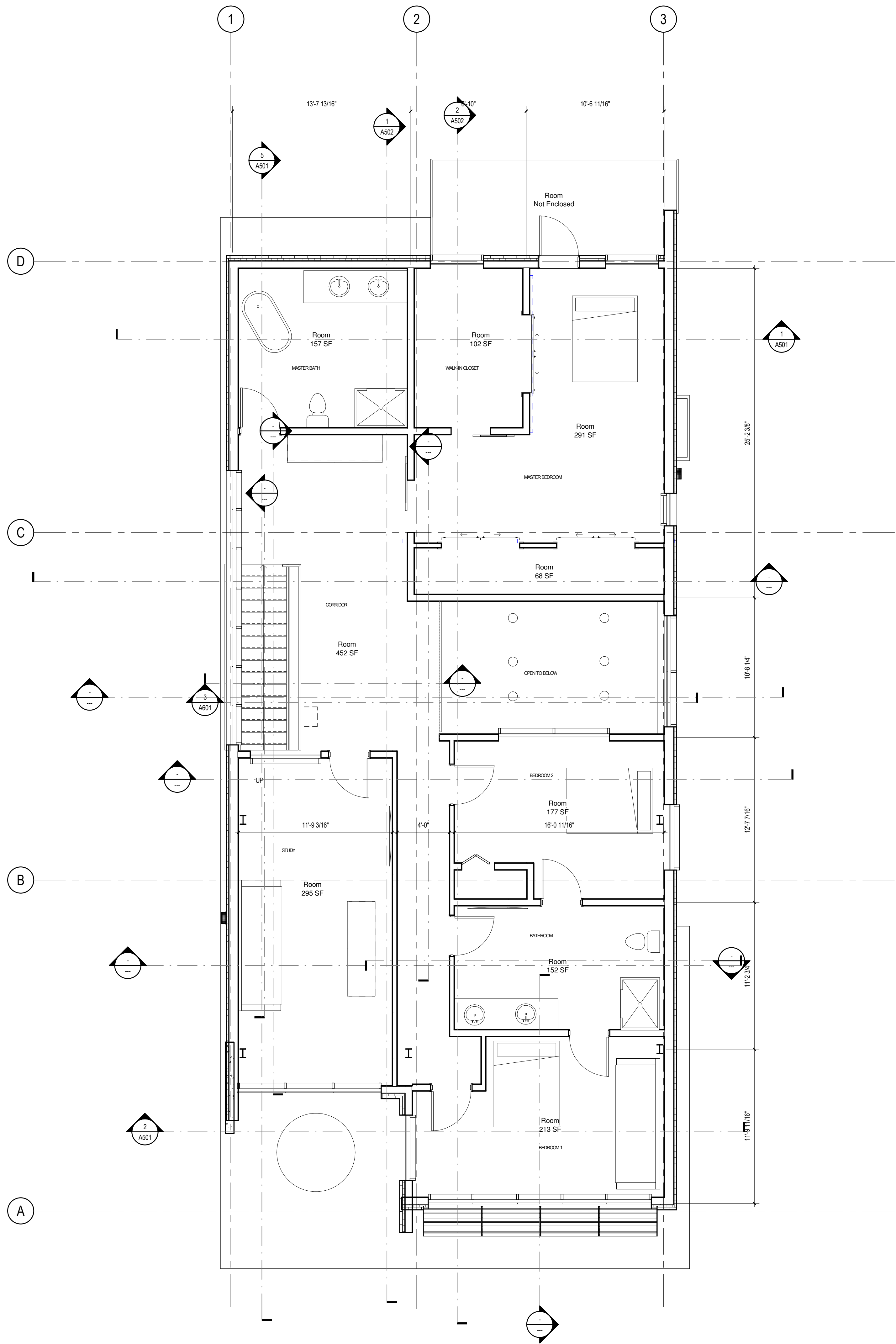
PROJECT STATISTICS
 ADDRESS
 STREET ADDRESS: 434 SARSONS
 PROPERTY LEGAL INFORMATION: LOT 18 PLAN KAP8049 DIST. LOT 167 LAND DISTRICT 41
 ZONING
 ZONING TYPE: RU1
 PROPOSED USE: Types RU2
 ALLOWABLE USE: Types S2RES & RU1

Legal: Lot 18 Plan KAP8049 District Lot 167 Land District 41
PID: 009-883-517

STREET ADDRESS 434 SARSONS ROAD

AVENUE DESIGN GROUP
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 FEB. 08/2017

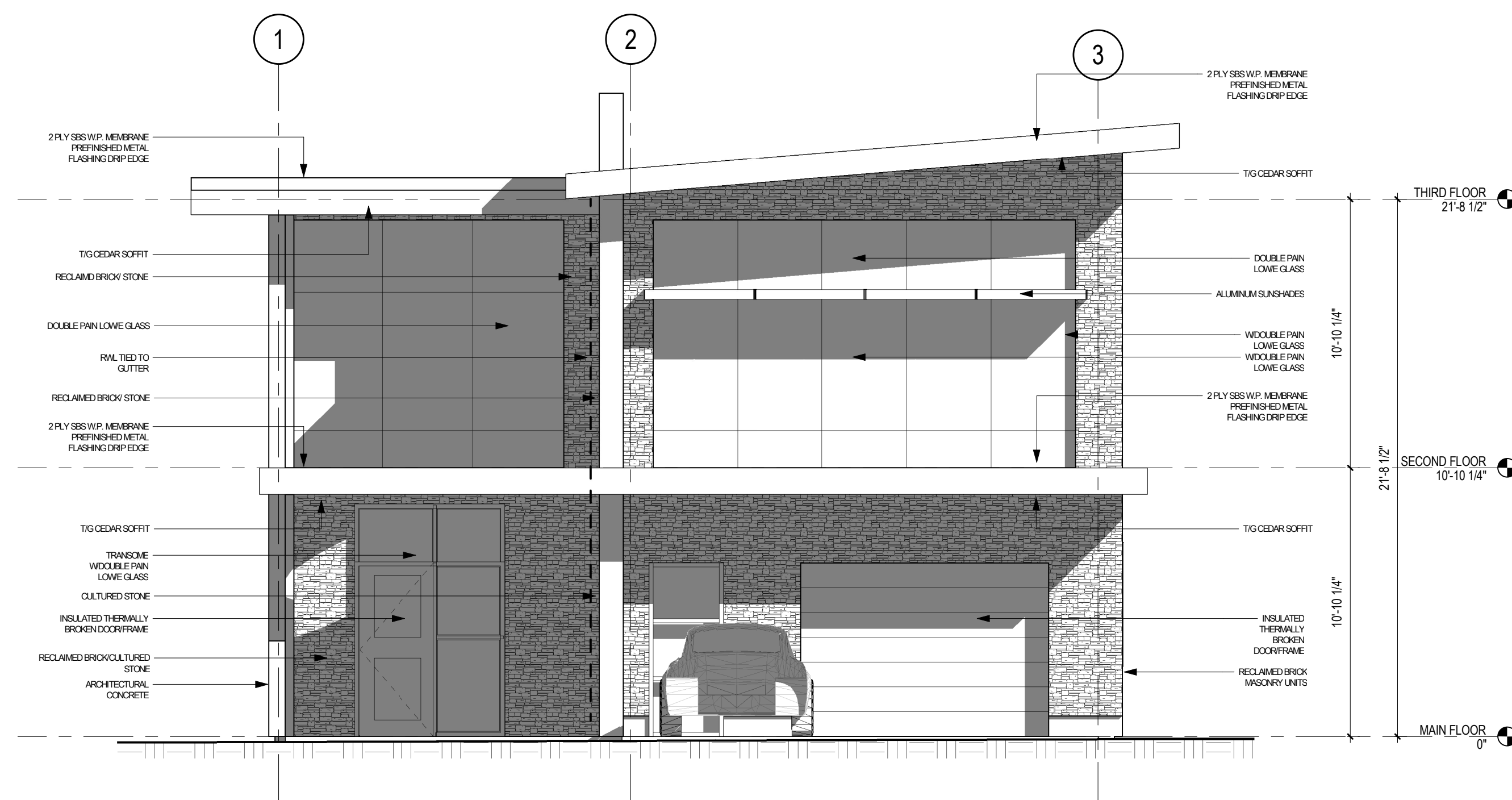




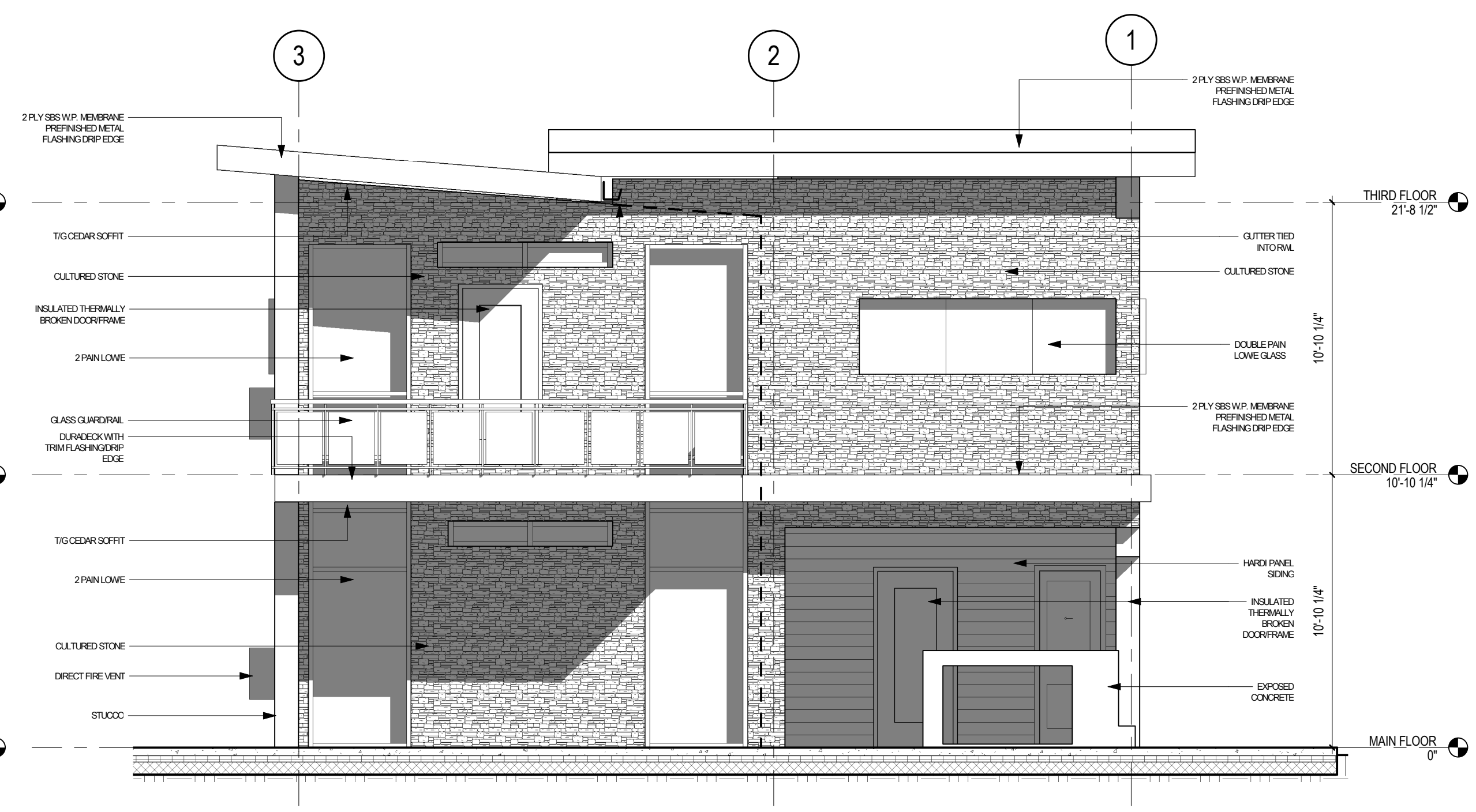
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AVENUE DESIGN GROUP

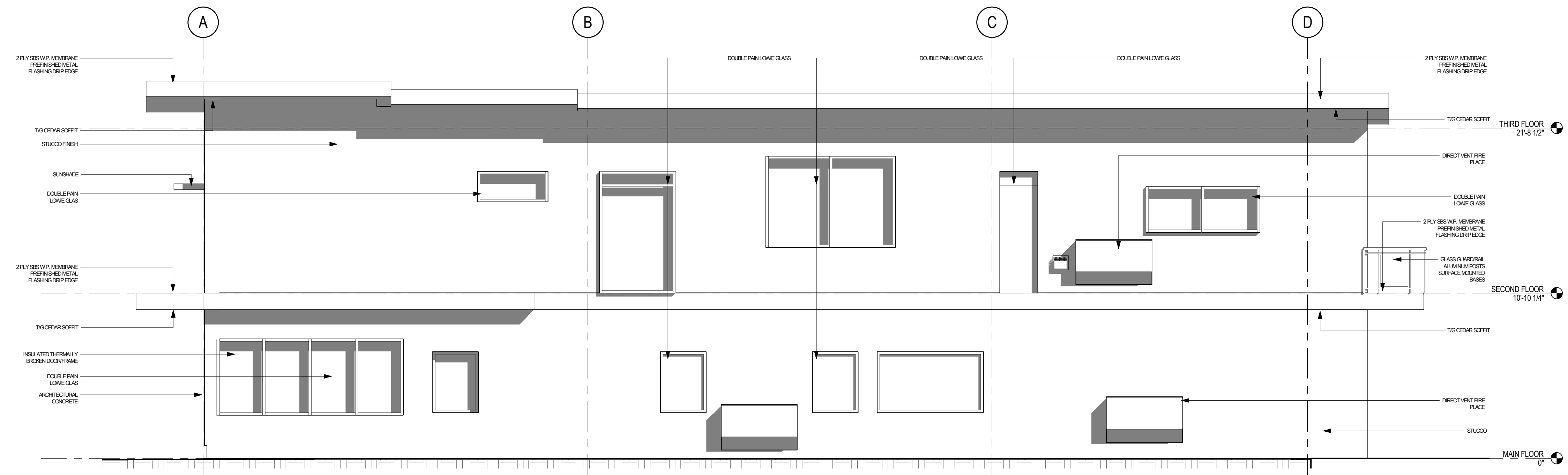
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3 Elevation 4 - a
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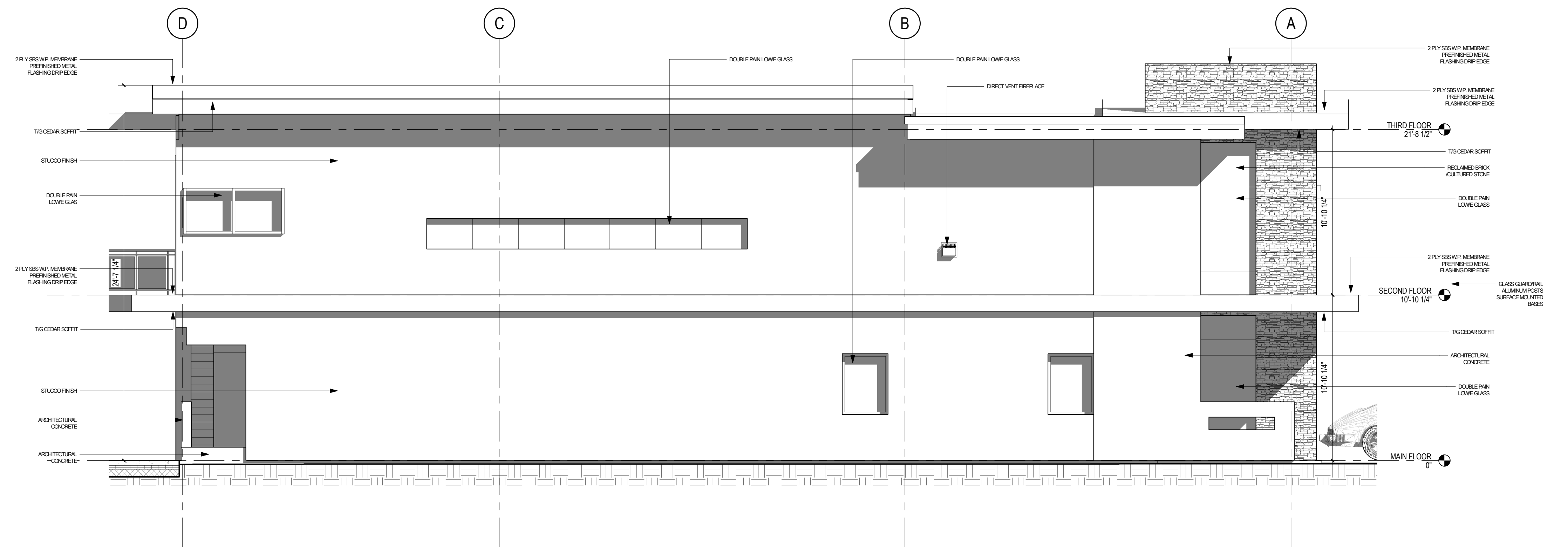
1 Elevation 2 - a
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2 Elevation 3 - a
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AVENUE DESIGN
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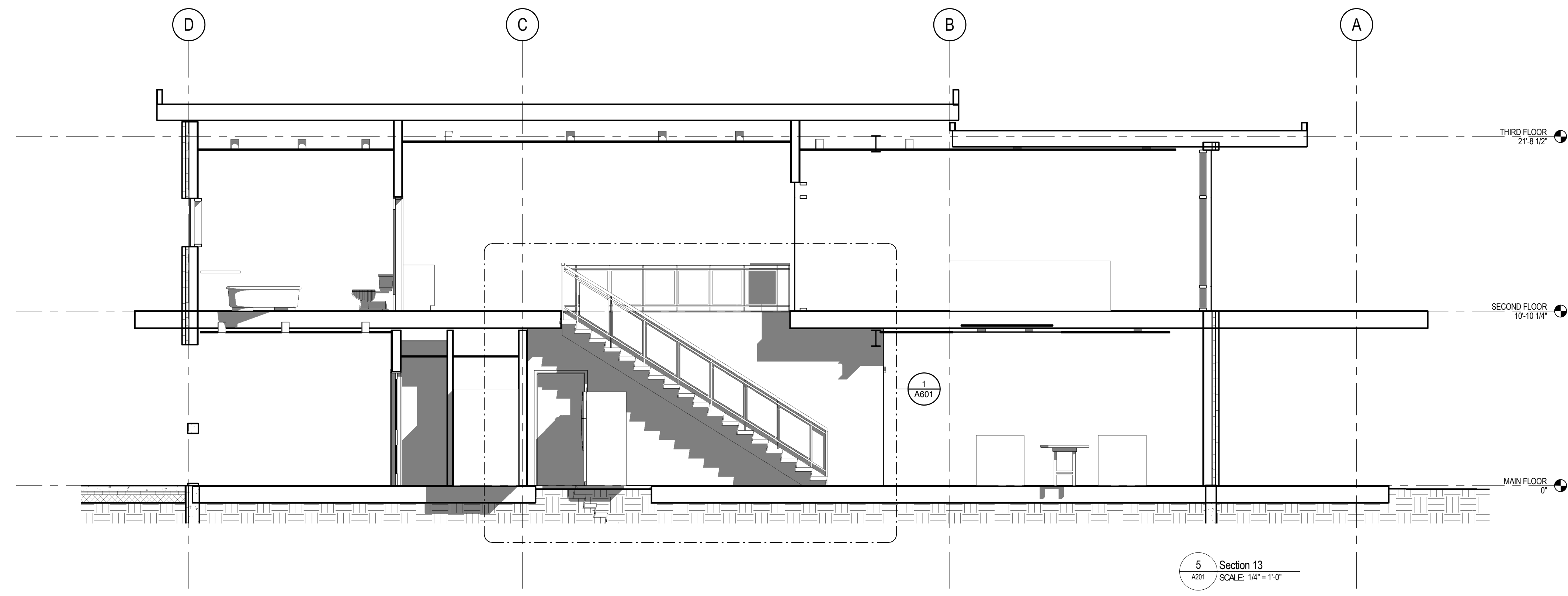
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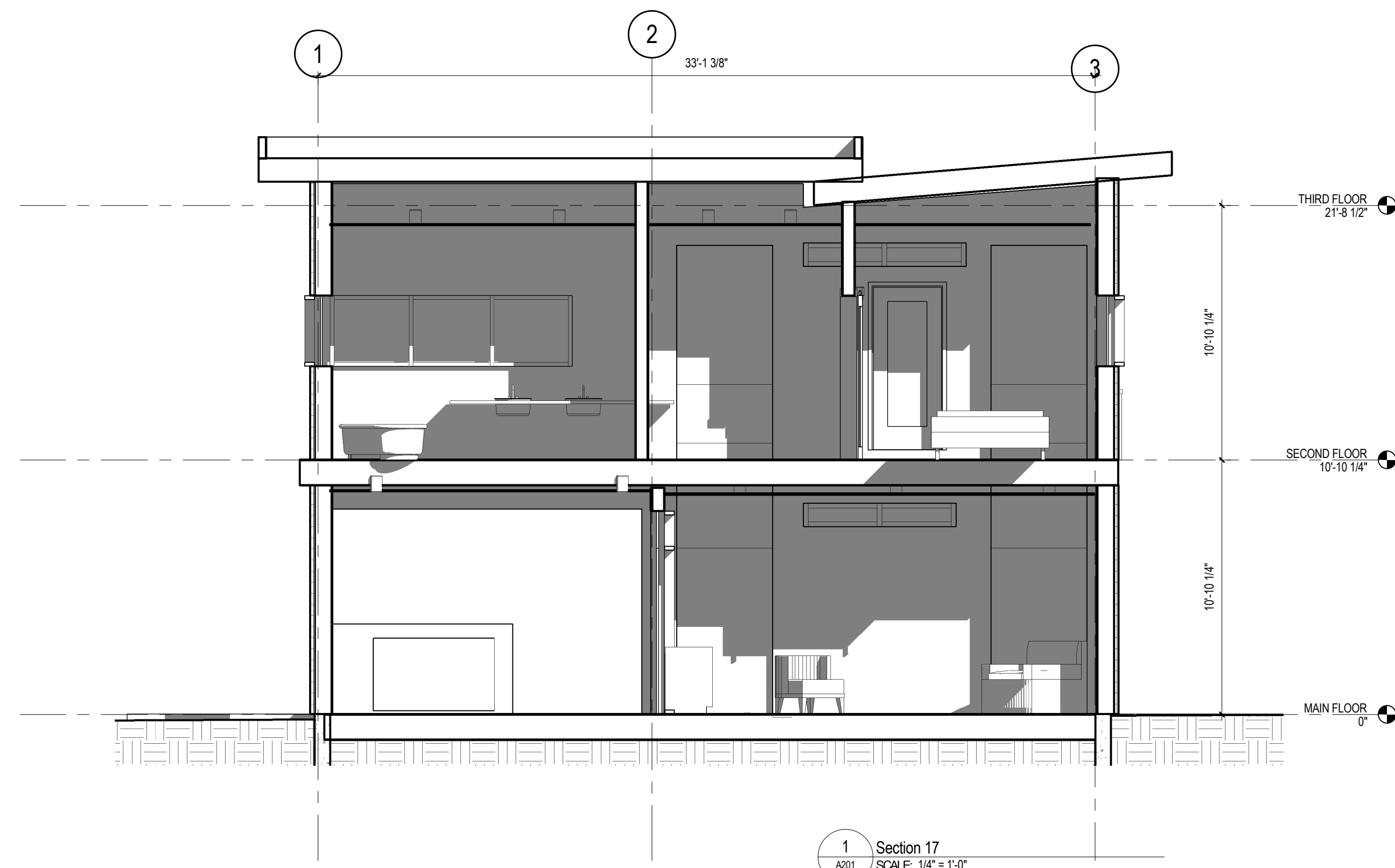
1 Elevation 5 - a
 A201 SCALE: 1/4" = 1'-0"

AVENUE DESIGN
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5 Section 13
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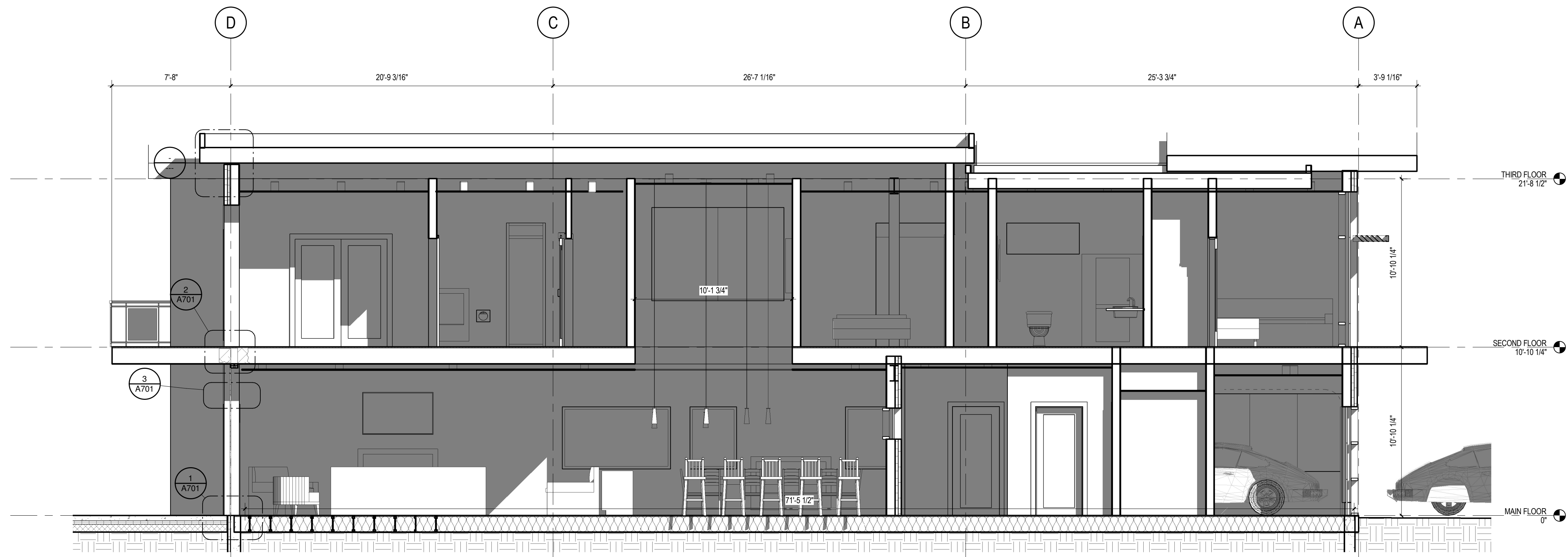
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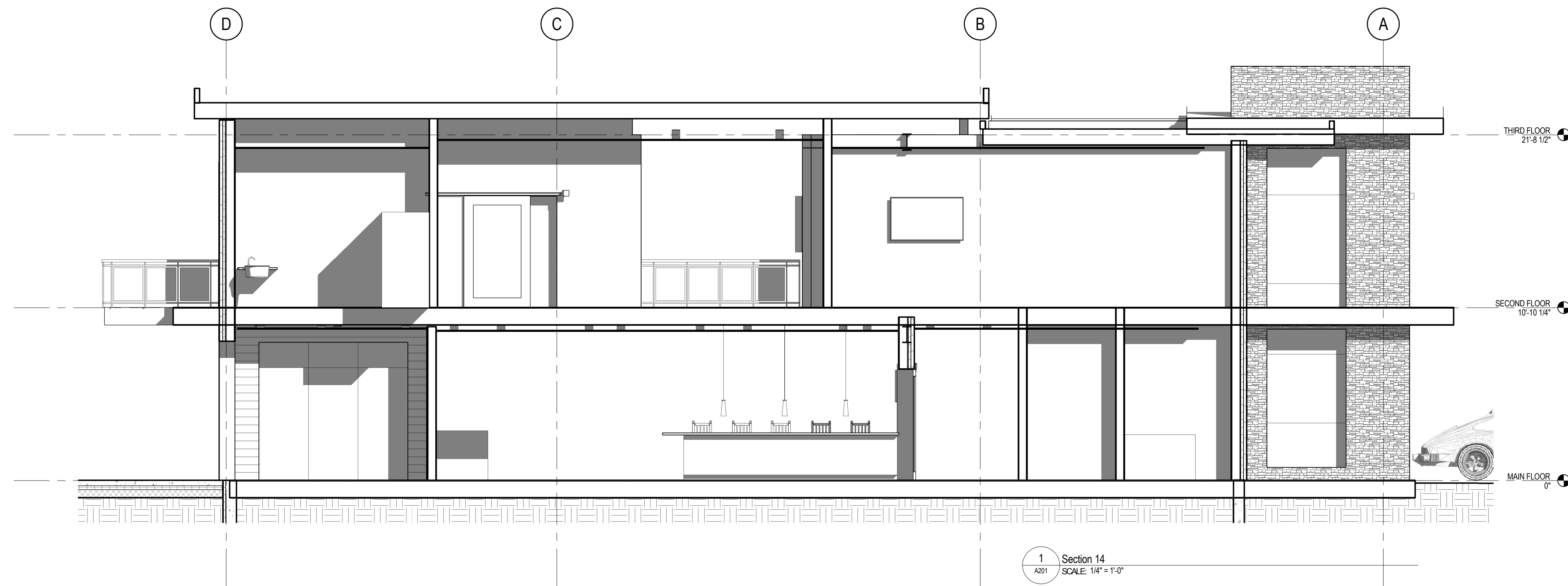
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2 Section 15
A201 SCALE: 1/4" = 1'-0"



1 Section 14
A201 SCALE: 1/4" = 1'-0"

AVENUE DESIGN
GROUP

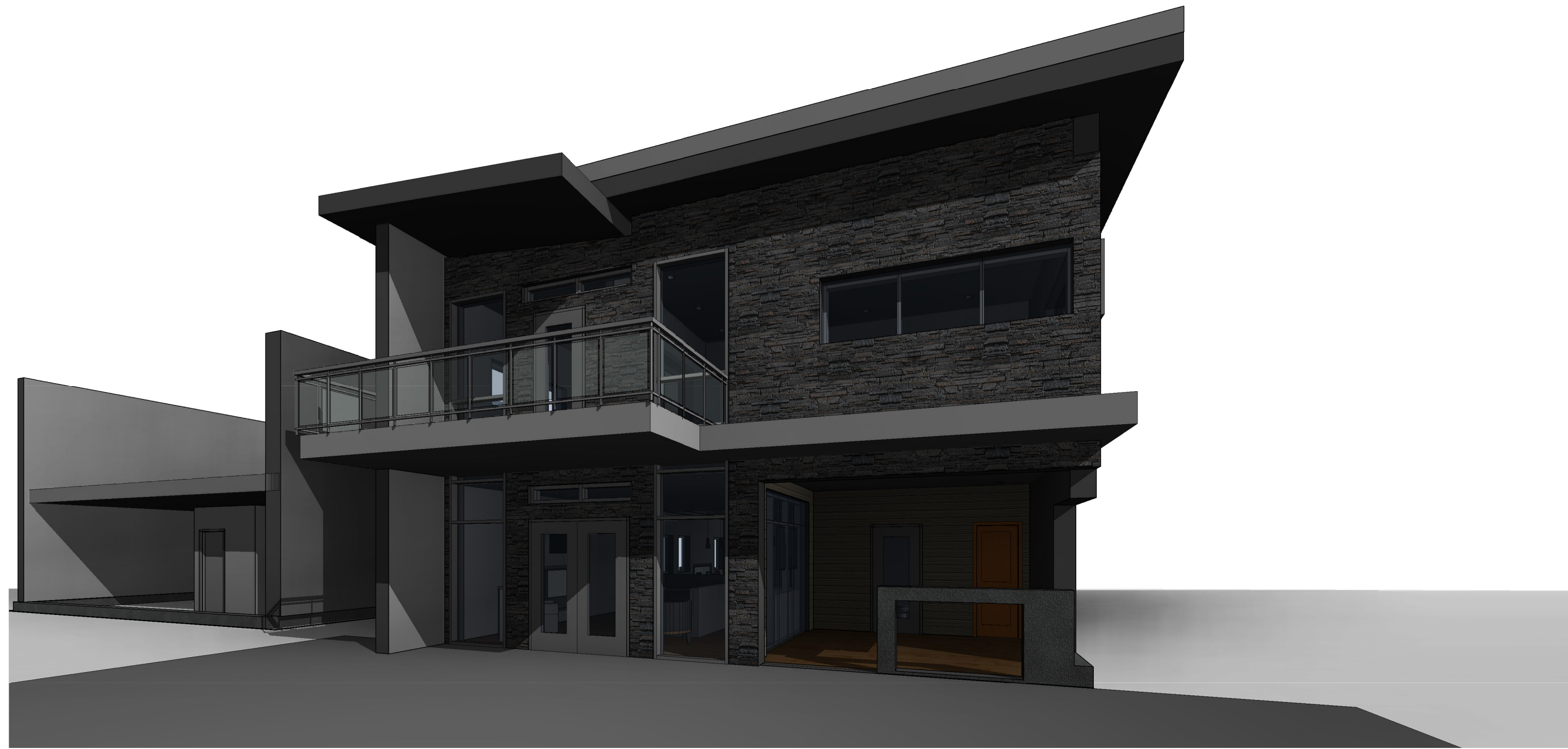
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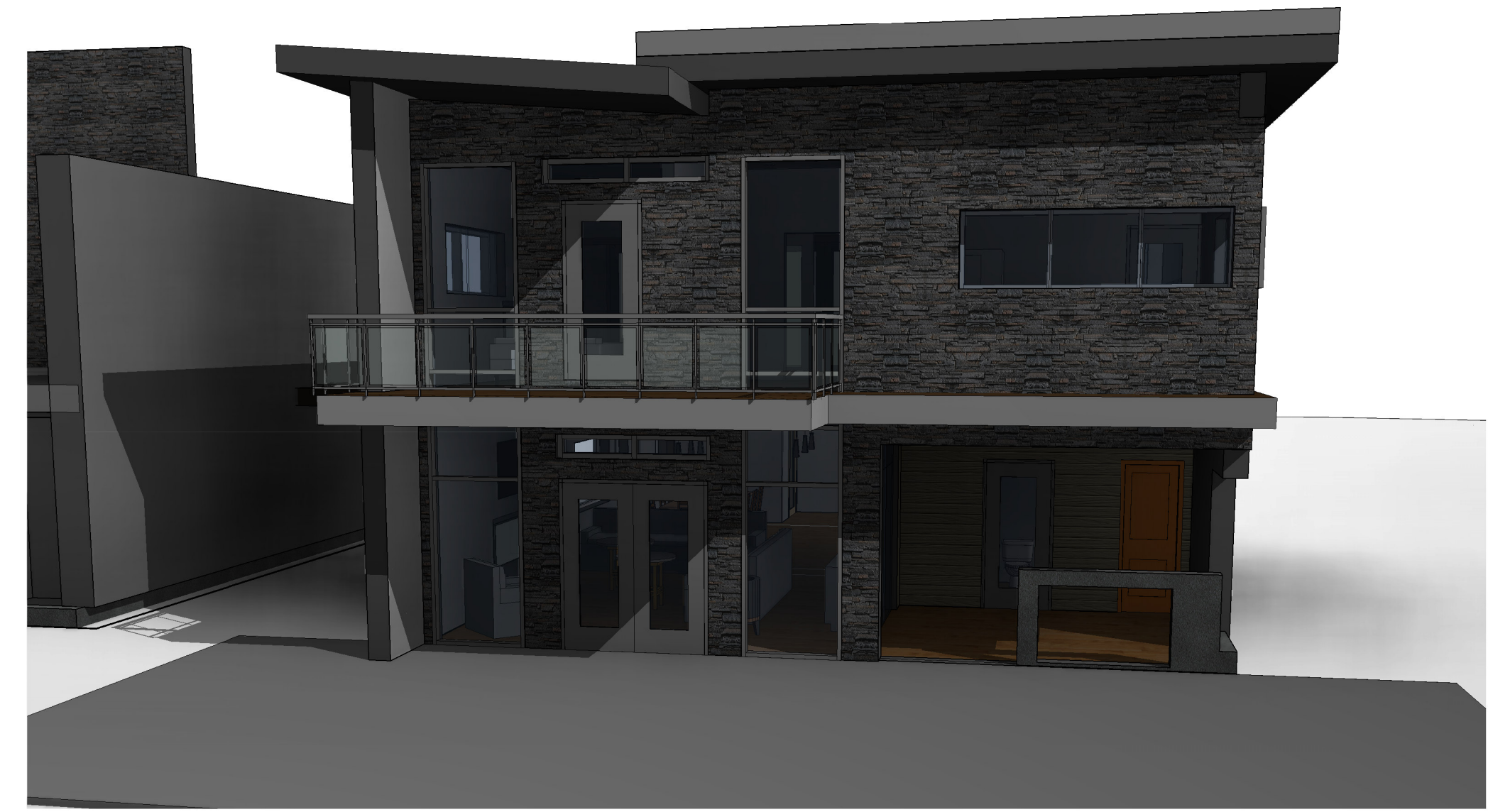
PERSPECTIVES

AVENUE DESIGN GROUP

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4 3D View 23
SCALE



3 3D View 22
SCALE



1 3D View 19
SCALE



2 3D View 21
SCALE

PERSPECTIVES

AVENUE DESIGN GROUP

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