

**CITY OF KELOWNA****MEMORANDUM**

Date: May 4, 2017
File No.: S17-0034
To: Community Planning (LK)
From: Development Engineering Manager (SM)
Subject: Subdivision Application – PLR Requirements

LOCATION: 4264 Lakeshore Rd	ZONE RU6
APPLICANT: 1040711 BC LTD	
LEGAL: Lot 11 Plan 4610	

The City's Development Services 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 Approval of a subdivision plan. The Development Engineering Technician for this project is Jason Angus.

.1) General

- a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

.2) Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

.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) New water services can be provided for the RU6 lot 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 Jason Angus at jangus@kelowna.ca or phone 250-469-8783. Or arrange for lot connections before submission of the subdivision plan.

.4) Sanitary Sewer

- a) The lot is serviced with a 100mm diameter service which is acceptable. A new sanitary service can be provided for the new lot 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 Jason Angus at jangus@kelowna.ca or phone 250-469-8783. Or arrange for lot connections before submission of the subdivision plan.

.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 hydro geotechnical 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 lot does not presently have a storm drainage service.

.6) Roads

- a) Lakeshore Road frontage must be upgraded to a full urban standard including curb, gutter, sidewalk, fillet pavement, street lights, storm drainage, landscaping and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.
- b) Re-locate existing poles and utilities, where necessary.

.7) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Dedicate 3.0m width and a 3.0m road reserve along the full frontage of Lakeshore Rd. The existing fence and gate post must be removed.
- b) Grant statutory rights-of-way if required for utility services.

.8) 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).

.9) Site Related Issues**Access and Manoeuvrability**

- i) The driveway access to the properties from Lakeshore Rd must be a shared access.
- ii) Furthermore, it is advised that in the future, access and egress to and from the site may be restricted to right-in and right-out due to a future median.

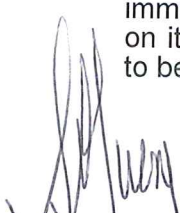
.10) Other Engineering Comments

- 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 Terasen, 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 frontage upgrades to Lakeshore Rd & Belmont 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.

i) Lakeshore Road Item	Cost
Curb & Gutter	\$ 4,572.00
Sidewalk	\$ 5,175.00
Drainage	\$ 563.00
Street Lighting	\$ 1,715.00
Landscape Boulevard	\$ 1,715.00
Road Fillet	\$ 6,858.00
Total	\$21,137.00

.11) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Survey Monument Fee of \$100.00 (\$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) Utility services upgrades; **to be determined.**
- e) The City wishes to defer the construction of frontage improvements on Lakeshore Rd 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 **\$21,137.00**



 Steve Muenz, P. Eng.
 Development Engineering Manager

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CITY OF KELOWNA
MEMORANDUM

Date: May 4, 2017
File No.: Z17-0037

To: Community Planning (LK)

From: Development Engineering Manager (SM)

Subject: 4264 Lakeshore Road RU1 to RU6

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

1. General

Road dedication & 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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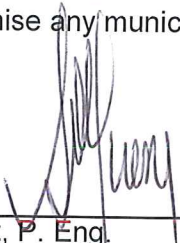
CITY OF KELOWNA

MEMORANDUM

Date: May 4, 2017
File No.: DVP17-0084
To: Community Planning (Lk)
From: Development Engineer Manager (SM)
Subject: 4264 Lakeshore Road

The Development Engineering comments and requirements regarding this DVP application are as follows:

This development variance permit application to vary the parcel width from 13m to 12.46m does not compromise any municipal services.



Steve Muenz, P. Eng.
Development Engineering Manager

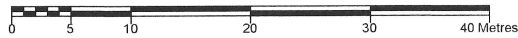
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**SITE PLAN OF LOT 11 DISTRICT LOT
167 OSOYOOS DIVISION YALE
DISTRICT PLAN 4610**

PID: 007-500-513
 APPLICANT: CHRISTOPHER BLAKE
 CIVIC ADDRESS: 4264 LAKESHORE ROAD

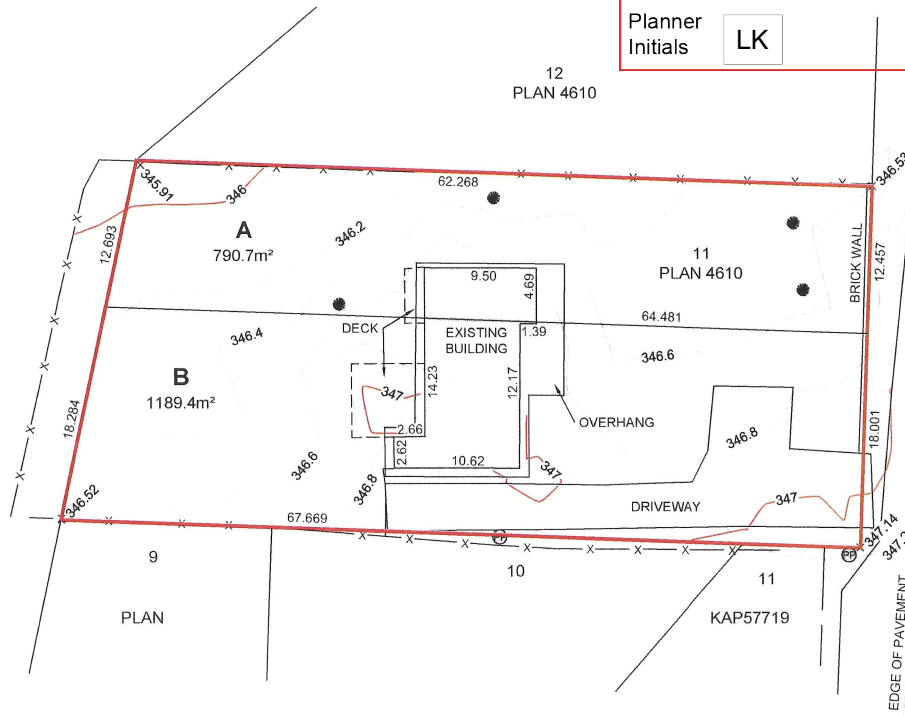
REGISTERED DOCUMENTS: NONE

SCALE 1:400 (@ 11" x 17")



LEGEND

- Subject Property
- Major Contour (1m)
- Minor Contour (0.2m)
- Fence
- Power Pole
- Tree



ATTACHMENT B

This forms part of application
 # Z17-0037

Planner Initials LK

City of **Kelowna**
 COMMUNITY PLANNING



LAKESHORE ROAD

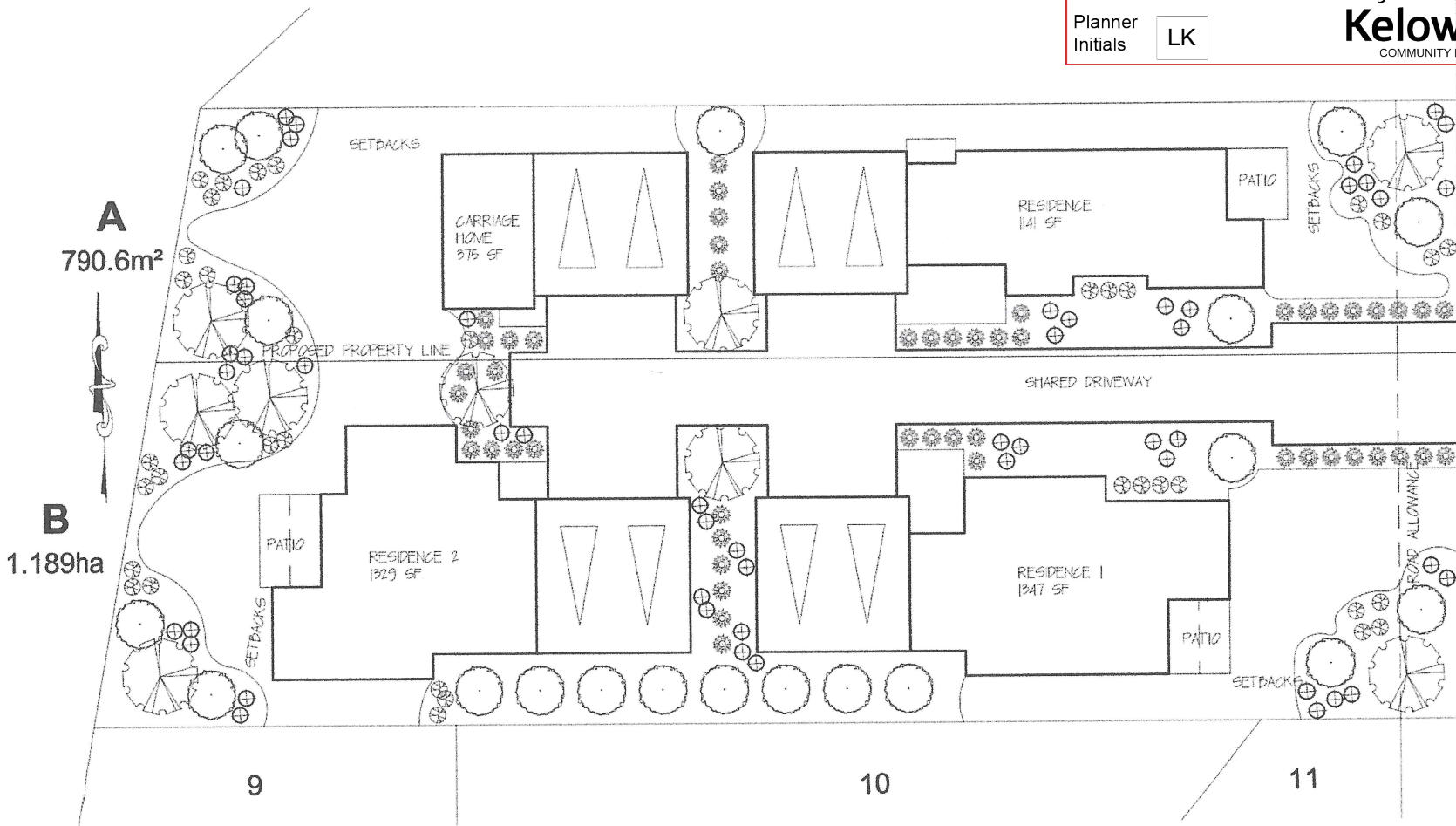
VECTOR
 GEOMATICS LAND SURVEYING LTD.

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 Fort St. John, B.C. V1J 4H8 Kelowna, B.C. V1Y 4N7
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 www.vectorgeomatics.com
 File: 1600163

ATTACHMENT B

This forms part of application
Z17-0037

Planner Initials LK



LAKESHORE ROAD

CONCEPTUAL SITE PLAN
4264 LAKESHORE ROAD



SCALE: 1/8" = 1'-0" | DRAWING NUMBER | REVISION

DESIGNED BY: JAMES W. HANDVIK
DATE: FEBRUARY 11, 2017

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