

*D.A. Goddard Land Surveying Inc.  
103-1358 St. Paul Street, Kelowna  
Phone (250) 763-3733*

**PROPOSED SUBDIVISION OF LOT 10  
SEC. 35 TP. 26 O.D.Y.D. PLAN 18660**

*Lot sizes meet RU1c and RU6 requirements.*

**ATTACHMENT**

**A**

This forms part of application

# Z17-0030

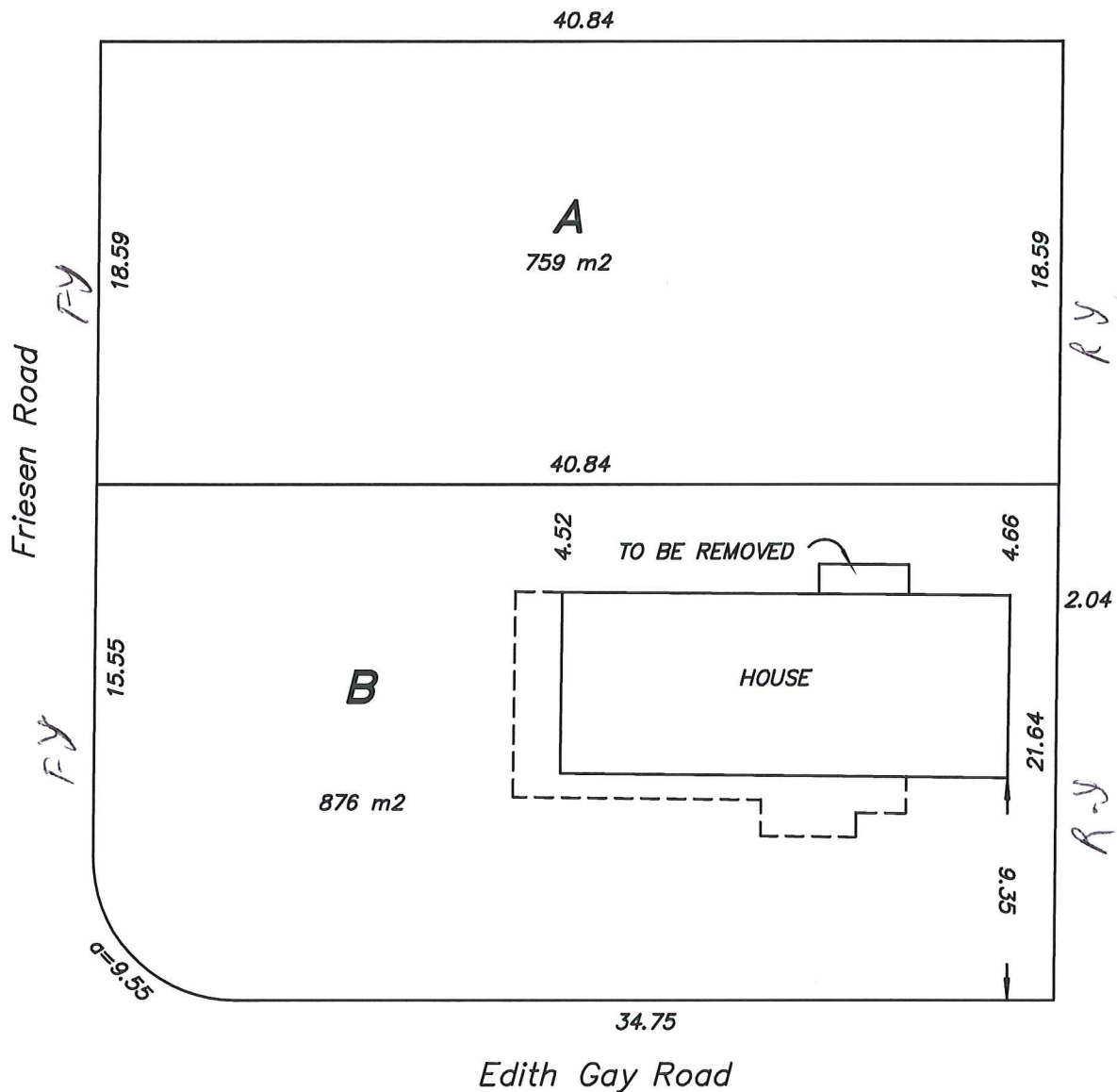
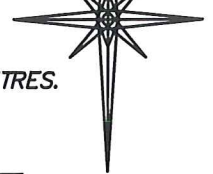
Planner  
Initials

TB

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City of  
**Kelowna**  
COMMUNITY PLANNING

SCALE 1:300

DISTANCES ARE IN METRES.



**FILE 17062 FB 388**

JASPAL DHALIWAL  
JULY 12, 2016.

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## CITY OF KELOWNA

## MEMORANDUM

**Date:** May 10, 2017  
**File No.:** Z17-0030  
**To:** Urban Planning Management (TB)  
**From:** Development Engineering Manager (SM)  
**Subject:** 440 Edith Gay Road RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application to facilitate a two lot subdivision. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Ough.

1. **Domestic Water and Fire Protection**

The property is located within the Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with BMID staff for any service improvements and, if necessary, the decommissioning of existing services.

2. **Sanitary Sewer**

- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for each property. The applicant, at his cost, will arrange for the installation of one new service for the proposed second lot.
- b) This property is located within Sewer Specified Area #20. 1 Single Family Equivalent (SFE) is paid for annually with property taxes and is required to be paid in full as part of this rezoning application. The total sewer Specified Area fee in 2017 will be calculated upon determination of a final unit count, based on: \$2045.50 per SFE.

3. **Road Improvements**

- a) Friesen Road is identified in the 2030 Transportation Servicing plan as a 2-lane collector road. It must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, sidewalk, piped drainage system with catch basins, manholes, pavement removal and replacement, LED street lights, boulevard landscaping and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.

- b) Edith Gay Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, piped drainage system with catch basins, manholes, pavement removal and replacement, LED street lights, boulevard landscaping and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.
- c) Provide 6m corner rounding.

#### 4. **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 (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 subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

#### 5. **Servicing Agreements for Works and Services**

- a) A Servicing Agreement is required for all offsite 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.

#### 6. **Other Engineering Comments**

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- 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.

**7. Geotechnical Report**

- a) Provide a comprehensive 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 development.**

- Overall site suitability for development.
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

**8. Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits or splash pads.

**9. Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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.



Steve Muenz, P. Eng.  
Development Engineering Manager

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