
CITY OF KELOWNA
MEMORANDUM

DATE: June 25, 2007

TO: City Manager

FROM: Planning and Development Services Department

APPLICATION NO. Z07-0008

OWNER: 0758587 B.C. Ltd.
(ICE Developments)

AT: 290 & 300 Asher Road
315 McIntosh Road

APPLICANT: S2 Architecture

PURPOSE: TO OBTAIN A ZONE AMENDMENT, A DEVELOPMENT PERMIT AND A DEVELOPMENT VARIANCE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 4-STOREY 40-UNIT MULTI-UNIT RESIDENTIAL DEVELOPMENT

EXISTING ZONE: RU6 - Two Dwelling Housing

PROPOSED ZONE: RM5 – Medium Density Multiple Housing

REPORT PREPARED BY: Corine (Cory) Gain, MCIP, CPT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0008 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 19, 20 and 21 Section 26 Township 26 Osoyoos Division Yale District Plan 9924, located on Asher and McIntosh Roads, Kelowna BC from RU6 - Two Dwelling Housing Zone to RM5 – Medium Density Multiple Housing Zone be considered by Council;

THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of Development Permit DP07-0016 on the subject property;

THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of Development Variance Permit DVP07-0017 on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works and Utilities Department being completed to their satisfaction.

2.0 SUMMARY

The applicant is proposing to construct a 40-unit, 4-storey multi-family residential building on the subject properties that complies with the proposed RM-5 zoning designation.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of June 5, 2007 it was resolved:

THAT the Advisory Planning Commission support Rezoning Application No. Z07-0008, for 290 and 300 Asher Road; 315 McIntosh Road, Lots 19, 20 and 21, Plan 9924, Sec. 26, Twp. 26, ODYD, by S2 Architecture (D. Symons), to rezone from the RU6-Two Dwelling Housing zone to the RM5-Medium Density Multiple Housing zone to allow for construction of a 4 storey, 40 unit, multi family residential development.

3.0 BACKGROUND

The property under application is located on the southwest corner of Asher and McIntosh Roads in the Rutland Urban Centre area. Three RU6 zoned properties that are currently occupied by two existing single-family dwellings will be consolidated to form one .27 ha. lot (after required road dedication). The Official Community Plan designation of the properties is MRM – Multiple Unit Residential – Medium Density. This designation supports the rezoning request. The Planning and Development Services Department has successfully worked with the applicant to revise the development plans to eliminate the need for all but one variance to the Zoning Bylaw.

4.1 The Proposal

The proposed building has been designed with due consideration to the characteristics of the surrounding neighbourhood, one that is currently in transition to a predominantly multi-family area. It is expected that the proposed project will be a positive addition to the community, compatible in function with other residential development and the nearby commercial and recreational opportunities.

The subject property is nearly flat and allows for construction of an underground parking structure to a depth of 3 m. The proposed parking structure to the 4-storey, 40-unit multi-family residential building will be accessed by way of the existing lane that runs parallel to Asher Road. Four floors of residential units will be constructed over the underground parkade. The proposed building would consist of 34 two-bedroom units ranging in size from 83.8 m² to 101.3 m² and six one-bedroom units ranging in size from 62.5 m² to 88.2 m². The permitted maximum floor area ratio of 1.30 has been utilized by this proposed development. The proposed building footprint of 1018.8 m² would result in a site coverage of 37.2% and a total site coverage of 50% including buildings, patios and driveways. Both of these proposed site coverages are within the maximum allowable under the Zoning Bylaw. The zoning bylaw parking requirement for a total of 59 vehicle parking stalls; 20 Class I and 4 Class II bicycle parking spaces have also been satisfied by the proposal. Six visitor parking spaces will be provided in a secured portion of the parkade structure. All parking spaces dedicated to resident parking are proposed to be located in an additionally secured portion of the parkade. The applicant has made provision for residents to admit visitors to the building via the proposed security system.

The applicant has provided a Geotechnical Report that addresses the potential effects on stability, retention and rehabilitation of the property; a schedule of proposed construction (proposed to commence immediately upon approval with completion anticipated by the end of 2008), a letter from the Landscape Architects describing the attributes of the proposed plan, including the selection of low water intake and native species and a 'Design Brief' report addressing Crime Prevention through Environmental Design. All documents submissions have been prepared by registered professionals

with due attention to the applicable best practices in their fields of expertise. Modifications have been made to the original proposal submission to address issues of form and character, including location of the main entry, lighting, landscaping, parking and provision of private amenity space.

The applicant has incorporated most of the requested changes with the exception of the proposed use of vinyl siding over the stated preference for hardiboard products. The developer has provided correspondence addressing this issue specifically, a copy of which is attached as Attachment 'Q' for your information and reference. Also included in Attachment 'Q' is further correspondence from the applicant dated June 20, 2007 the reinforces the applicant's position with respect to vinyl siding as the appropriate material choice rather than hardiboard siding.

The colour board provided with the application respects the Planning and Development Services Department preference for timeless earth tones colours typical of the Okanagan landscape. The use of two types of cultured stone will provide added interest to the façade of the building.

Extensive information regarding both the interior and exterior of the building are attached to this report for your reference. A thorough review of the zoning bylaw requirements has confirmed that the proposed development satisfies applicable provisions with the exception of the rear lot line setback requirement of the RM5 Medium Density Housing Zone as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Site Area (m ²)	2,737 m ² /.27 ha.	1400 m ²
Site Width (m)	48.717 m	30 m
Site Depth (m)	56.423 m	35 m
Site Coverage (%)	37.2% (50% Total)	50% (60% including buildings, driveways and parking areas)
F.A.R.	1.3	1.3
Height (m)	12.98 m	13 m
Storeys (#)	4 storeys (< 16.5 m)	4 storeys or 16.5 m
Setbacks (m)		
- Front/McIntosh (North)	6.0 m	6.0 m
- Flanking Street/Asher (East)	6.0 m	6.0 m
- Side (West)	7.5 m	7.5 m
- Rear (South)(Technically the rear lot line, functionally a side lot line)	7.5 m *Variance required*	9.0m or 7.5m where this is a rear lane
Private Open Space	952.6 m ²	6 units x 15m ² 34 units x 25m ² TOTAL: 940 m²
Parking Stalls (#)	59 spaces	6 units x 1.25 spaces per unit 34 units x 1.5 spaces per unit Total Required: 59 spaces
Bicycle Stalls (#)	36 spaces	Class I: 0.5/dwelling (20 spaces) Class II: 0.1 per unit (4 spaces) Total Required: 24 spaces
Length of continuous building frontage	Acceptable	Maximum 40 m for a 4 storey building

4.2 Site Context

Adjacent zones and land uses are:

North - RU6 – Two Dwelling Housing

East - RM3– Low Density Multiple Housing & RM5 – Medium Density Multiple Housing
and RU6 – Two Dwelling Housing

South - RU6 – Two Dwelling Housing & RM3 – Low Density Multiple Housing
West - RU6 – Two Dwelling Housing

4.3 Site Location Map (See Attachment A)

Subject Property: 290 & 290 Asher Road and 315 McIntosh Road

4.4 Current Development Policy

4.4.1 Official Community Plan (OCP)

8.1.36 **Apartment and Townhouses** states: “Encourage development to contribute to the City’s goal of, over the 2000 – 2020 timeframe, having 53% of new residential units be in the form of apartments, townhouses (and cluster housing), or other multiple unit buildings.”

8.1.40 **Housing Variety** states: “Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna’s diverse population and satisfies a range of lifestyle choices.”

8.1.43 **Integration** states: “Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities.”

8.2 **Development Permit Guidelines for Form and Character of Multiple Unit Development:** Objectives for Multiple Unit Residential Development:

- “All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development within Urban Centres and Village Centres should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, and community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED)”

6.9 **Guidelines for Development within Urban Centres Issues** to be considered:

- Design should facilitate pedestrian and bicycle access
- Vehicle access and on-site circulation should minimize interference with pedestrian movement
- Vehicle access from arterial or collector roads is discouraged. Where possible, such access should be achieved from a local road or lane.

- Loading, garbage and other ancillary services should be located at the rear of buildings.
- Within multiple-unit residential developments, variation between architectural bays within each façade is encouraged.
- Guidelines for Crime Prevention through Environmental Design Guidelines (CPTED) should be followed.
- Lighting shall be used to create a safe and comfortable environment for pedestrians.
- Parking areas should, wherever possible and safe, be located either under buildings or at the rear of side of main buildings.
- Within multiple-unit residential projects, first storey units should ideally provide ground-level access and outdoor amenity space
- Within multiple-unit residential projects, the principle front entranceway should be clearly identified and in scale with the development.

5.0 TECHNICAL COMMENTS

5.1 Ministry of Transportation

Interests unaffected. Refer to correspondence contained in Attachment 'R'.

5.2 Works and Utilities Department

- a. Requirements of Rezoning Application No. Z07-0008 must be satisfied before approval of the development permit;
- b. Generally on-site related variances do not compromise Works and Utilities servicing requirements; and
- c. Access to the underground parking from the rear lane to this development meets the City's transportation objectives.

Refer to Attachment 'S' for further details.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS


The proposed zoning respects the Official Community Plan designation of the Rutland Urban Centre area. One variance for the proposed setback to the southern (technically defined as the rear lot line, functionally defined as a side lot line) will be required for the project to proceed. The Planning and Development Services Department supports the proposed setback variance because it is consistent with the intention of the bylaw for property lines that function as side lot lines.

Modifications have been made to the original submission to address issues of form and character, including location of the main entry, lighting, landscaping, parking and provision of private amenity space. The Planning and Development Services Department is generally satisfied that the applicant has given due consideration to the Development Permit Form and Character Guidelines for multi-unit residential development with respect to the subject application notwithstanding a preference for vinyl siding over hardiboard exterior cladding materials. In particular the following issues have been addressed in the design of the development:

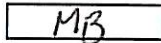
- Vehicle access is from the lane;
- Garbage services are located at the rear of the building;

- Variation between architectural bays within each façade have been incorporated;
- Crime Prevention through Environmental Design Guidelines (CPTED) have been addressed;
- Lighting has been included to create a safe and comfortable environment for pedestrians;
- Parking areas are located under the building;
- First storey units have ground-level access and outdoor amenity space on patios; and
- The principal front entranceway has been clearly identified and is in scale with the development.

The applicant has confidence in the development as presented and has requested that the Planning and Development Services Department forward the application to Council for consideration without further modification.


Shelley Gambacort
Current Planning Supervisor

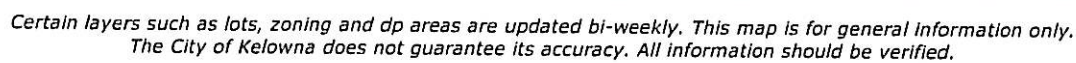
Approved for Inclusion




Ron Dickinson
Inspection Services Manager

ATTACHMENTS

- A – Location Map
- B - Cover Sheet (Drawing DP0.0)
- C - Site Plan (Drawing DP1.1)
- D - Landscape Plan (Drawing DP1.2)
- E - Site Details (Drawing DP1.3)
- F - Site Pictures (Drawing DP1.4)
- G - Parkade Plan (Drawing DP2.1)
- H - Main Floor Plan (Drawing DP2.2)
- I - Second Floor Plan (Drawing DP2.3)
- J - Roof Plan (Drawing DP2.6)
- K - Elevations (Drawing DP4.1)
- L - Elevations (Drawing DP4.2)
- M - Colour Elevations (Drawing DP4.3)
- N - Sections (Drawing DP5.1)
- O - Sections (Drawing DP5.2)
- P - Exterior Materials (DP-MB)
- Q – Letter from Ice Developments Ltd. dated April 12, 2007 and E-mail from Ken Shamen, S2Architecture dated June 20, 2007
- R – Letter from Ministry of Transportation dated February 27, 2007
- S – Works & Utilities Department comments



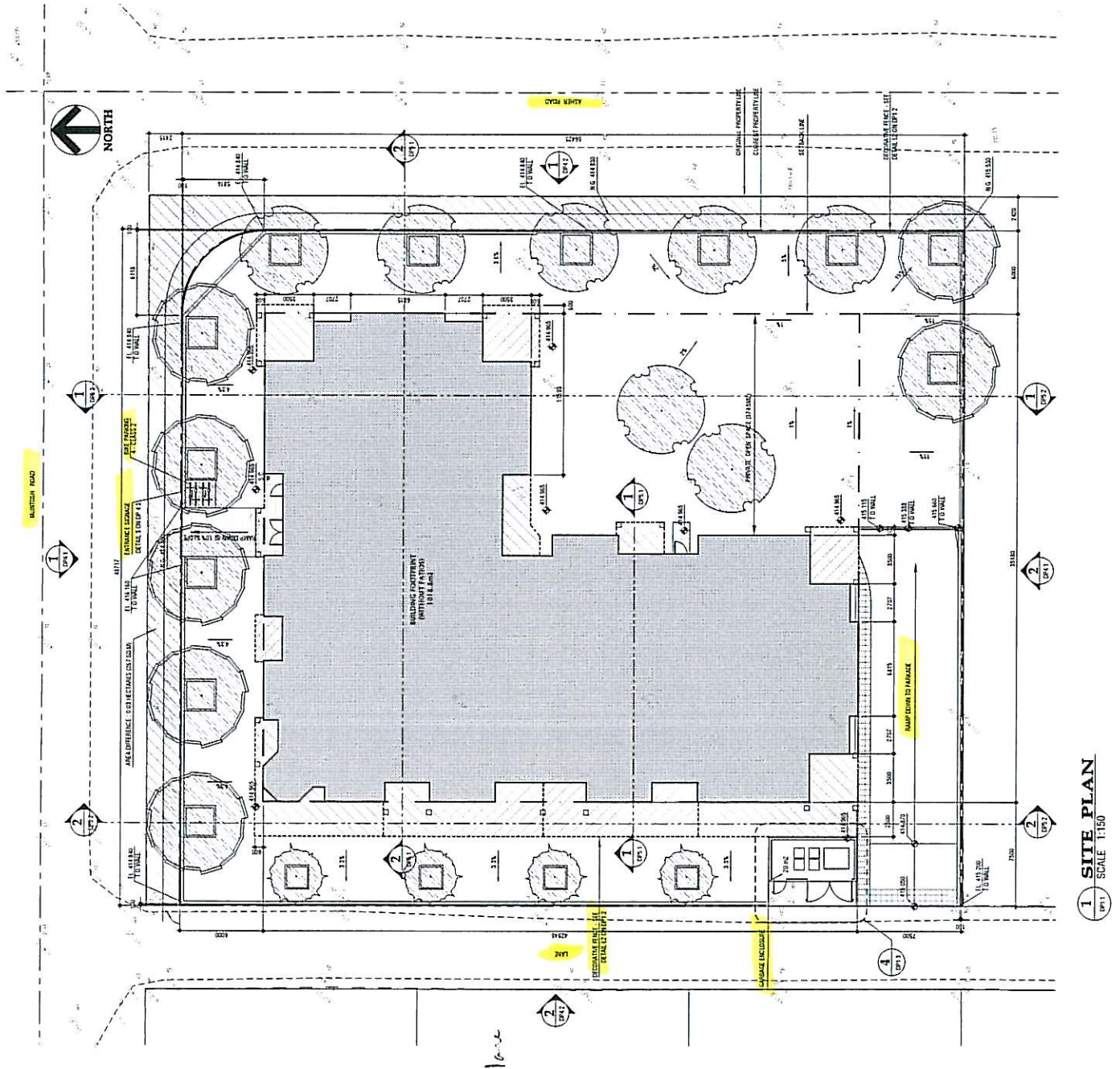
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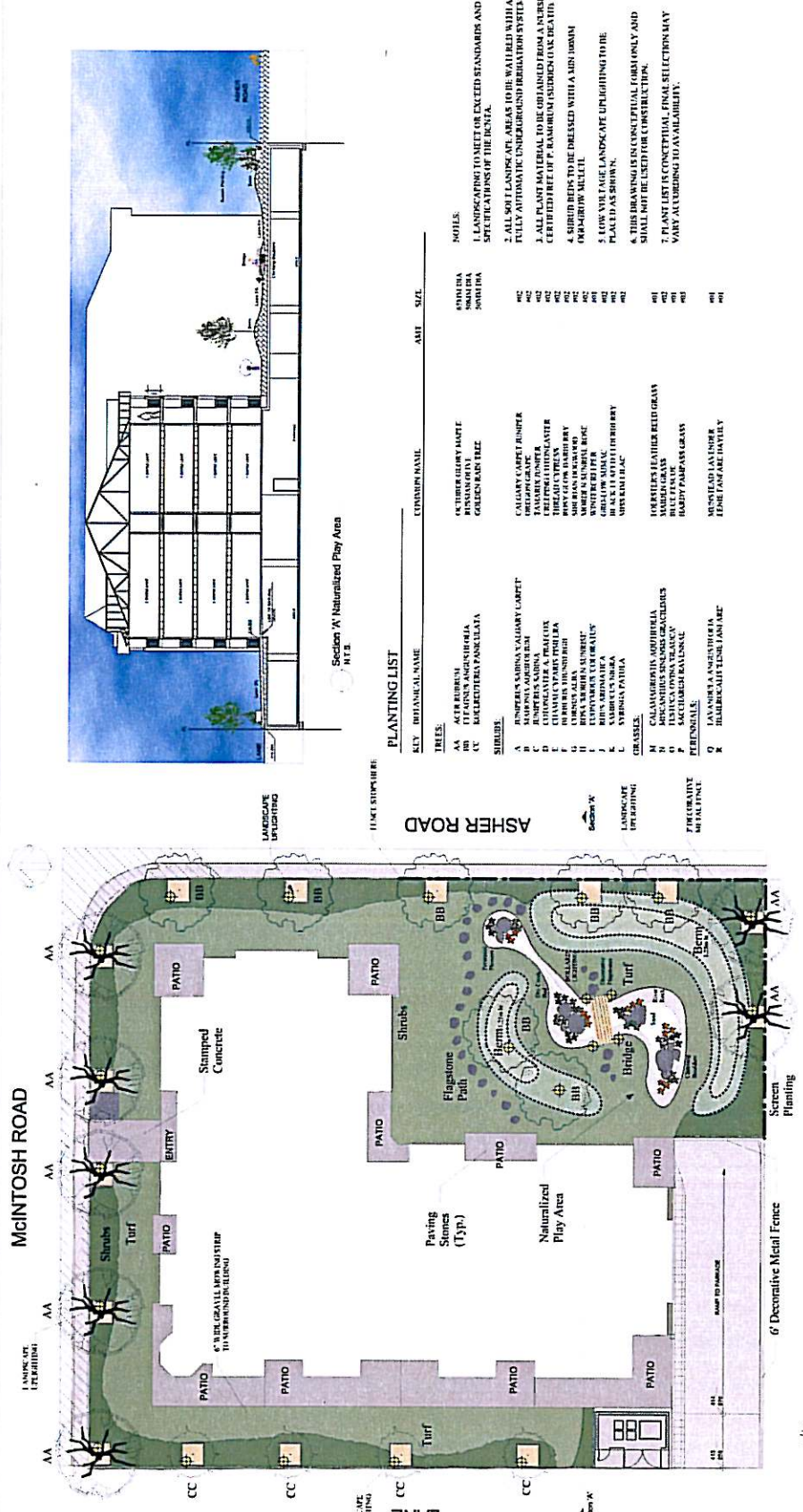
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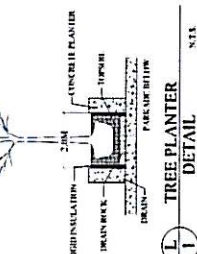
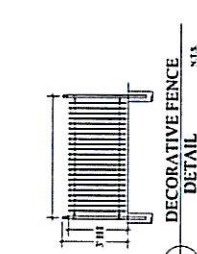
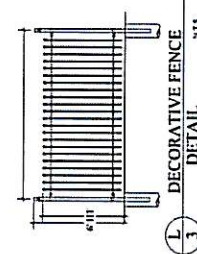
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ATTACHMENT C





ATTACHMENT D

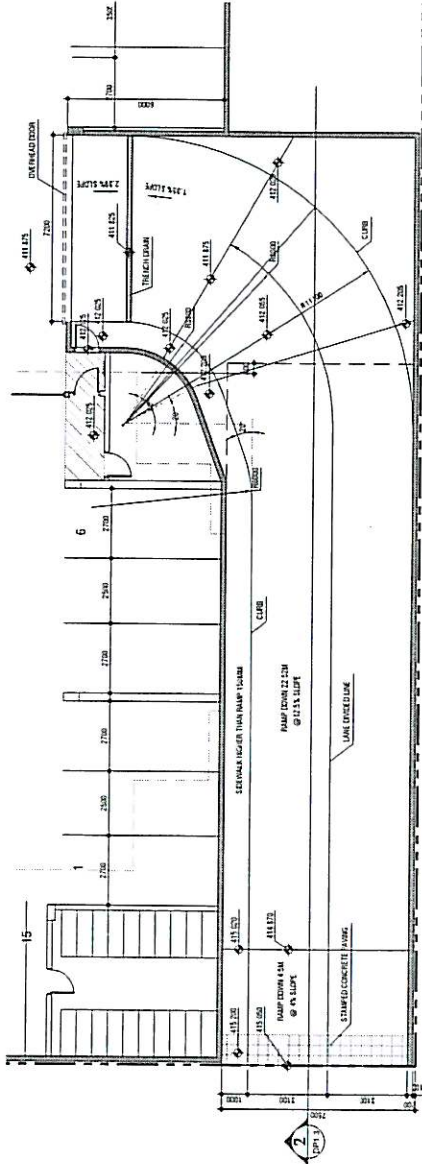


1 LANDSCAPE PLAN

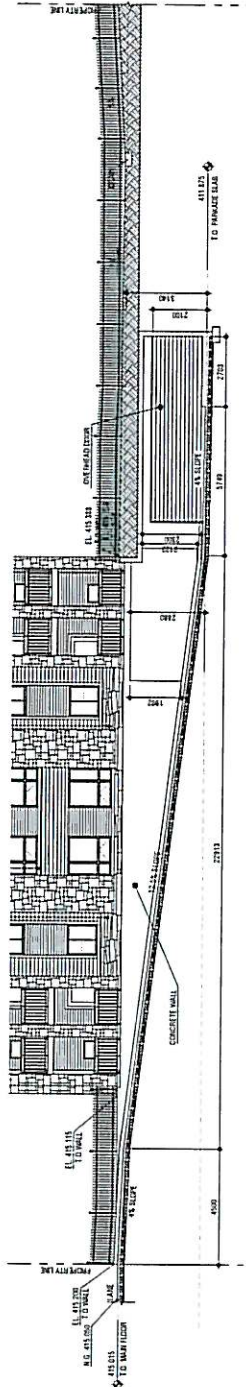
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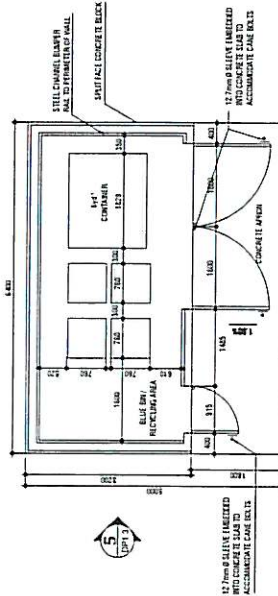
ATTACHMENT E



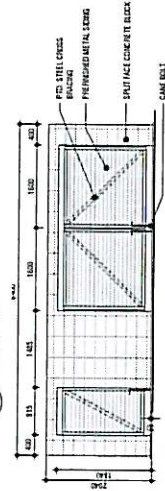
1 PARKADE RAMP PLAN
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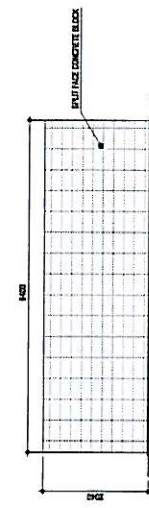
1 PARKADE RAMP SECTION
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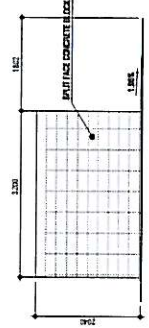
3 GARBAGE ENCLOSURE
SCALE 1:50



5 ELEVATION 1
SCALE 1:50



6 ELEVATION 3
SCALE 1:50



5 ELEVATION 2
SCALE 1:50

The owner represents that the information provided herein is true and correct to the best of their knowledge.

It is the responsibility of the architect to verify the information provided herein and to ensure that the information is accurate and complete. The architect shall not be responsible for any errors or omissions in the information provided herein.

All drawings shall be prepared in accordance with the current edition of the National Building Code of Canada.

Any drawings not prepared in accordance with the current edition of the National Building Code of Canada shall be clearly marked as such.

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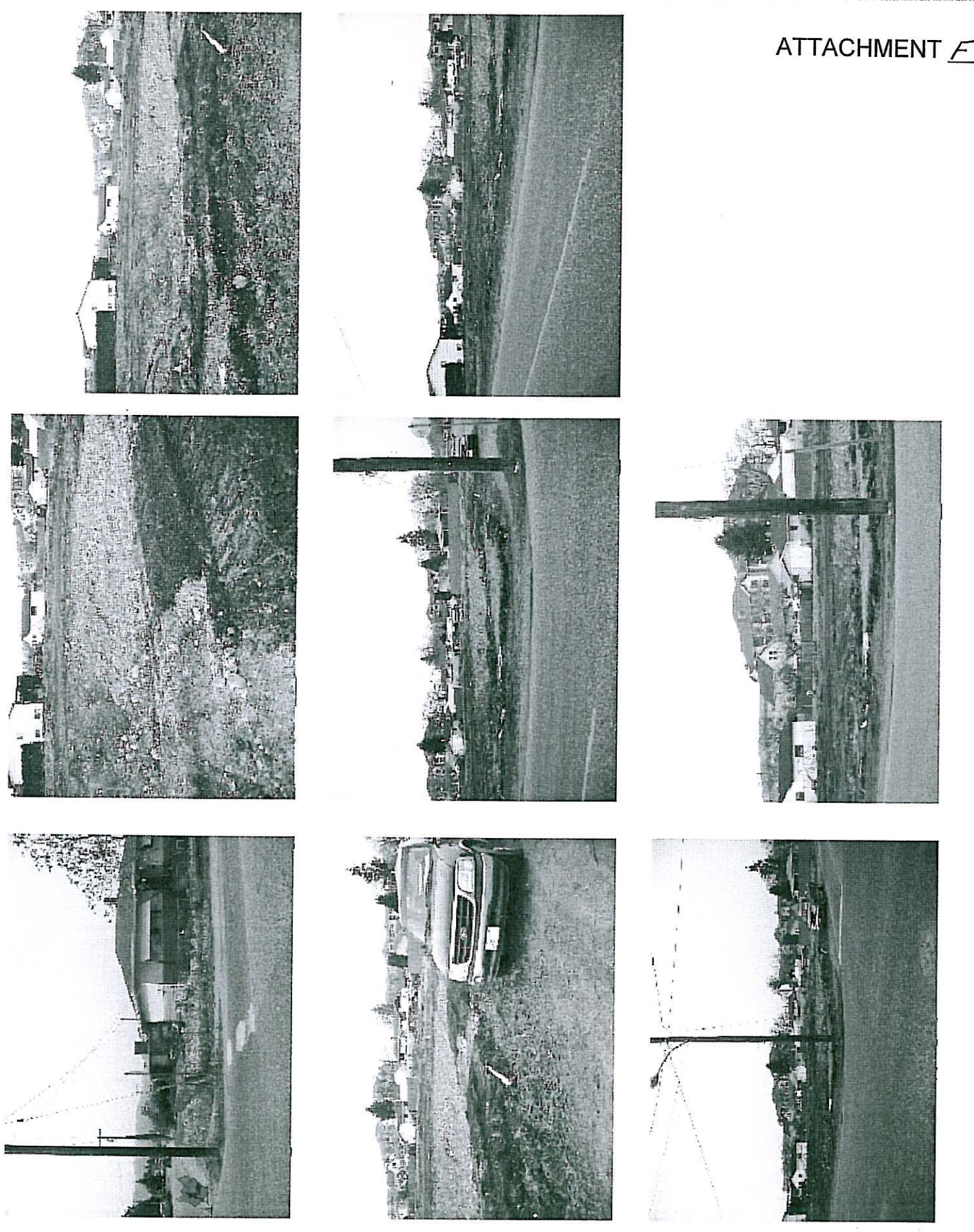
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ATTACHMENT F





The 12,000 registered primary voters for the June 1994 election

REVENUE	DATE
1	EXP SUBMITTATION DEC 20 2006
2	EXP UNPAID SUBMITTATION FEB 20 2007
3	EXP DANG SUBMITTATION MAR 05 2007
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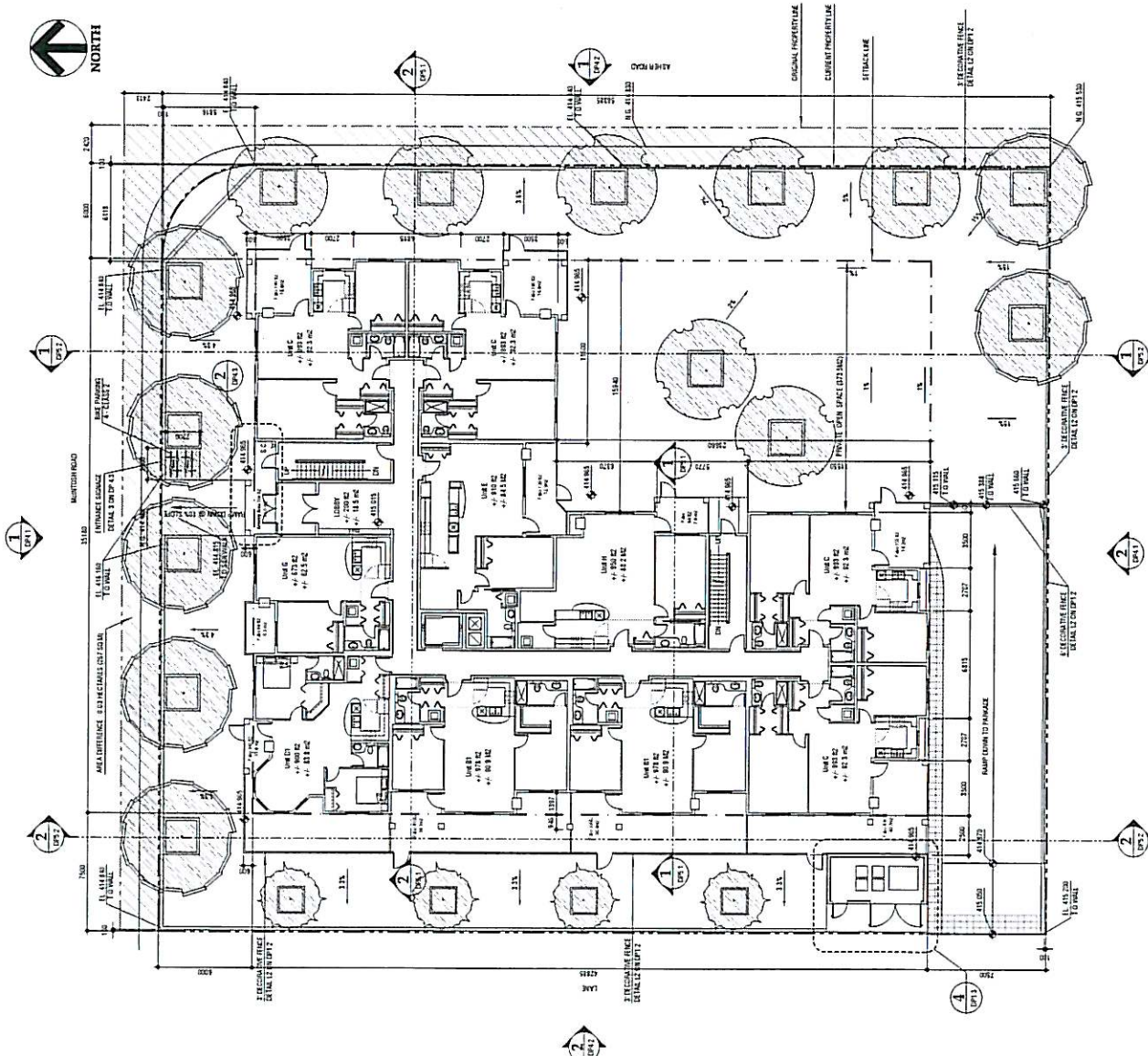
REFERENCES

DP2.2

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ATTACHMENT H

ONE BEDROOM : 3
TWO BEDROOM : 7
GROSS BUILDING AREA (WITHOUT PATIOS) : 1010.8 SQ.M
GROSS BUILDING AREA (WITH PATIOS) : 1254.0 SQ.M
NET BUILDING AREA : 875.0 SQ.M



1 MAIN FLOOR PLAN
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This 3-point response/effort presents a more "do and yield" than a 5-point.

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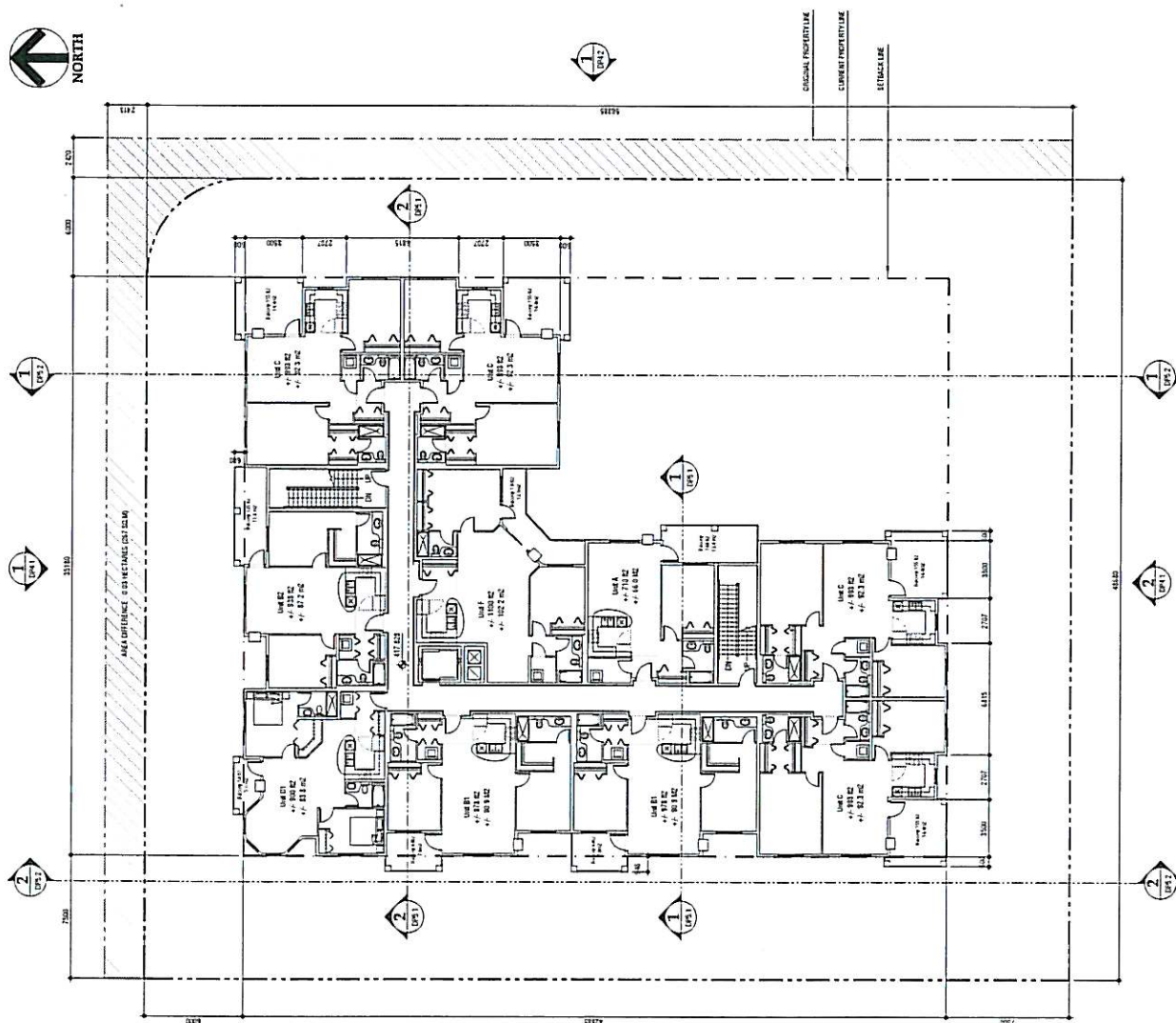
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ON BOARD

DP2.3

ATTACHMENT 2

ONE BEDROOM : 1 TWO BEDROOM : 9
GROSS BUILDING AREA (WITHOUT BALCONIES) : 1012.1 SQ M
GROSS BUILDING AREA (WITH BALCONIES (115.3 SQ. M.) : 1128.4 SQ M
NET BUILDING AREA : 856.1 SQ M



1 SECOND FLOOR PLAN
UP23 SCALE 1:150

This drawing is prepared pursuant to the provisions of the Colorado Professional Engineer Act, Chapter 1240, C.R.S. and the provisions of the Colorado Professional Engineer Act, Chapter 1240, C.R.S. and the provisions of the Colorado Professional Engineer Act, Chapter 1240, C.R.S.

For the purpose of this drawing, the Engineer has assumed that the information provided is accurate and that the design is based on the information provided. The Engineer is not responsible for the accuracy of the information provided or for the results of the design. The Engineer is not responsible for the accuracy of the information provided or for the results of the design.

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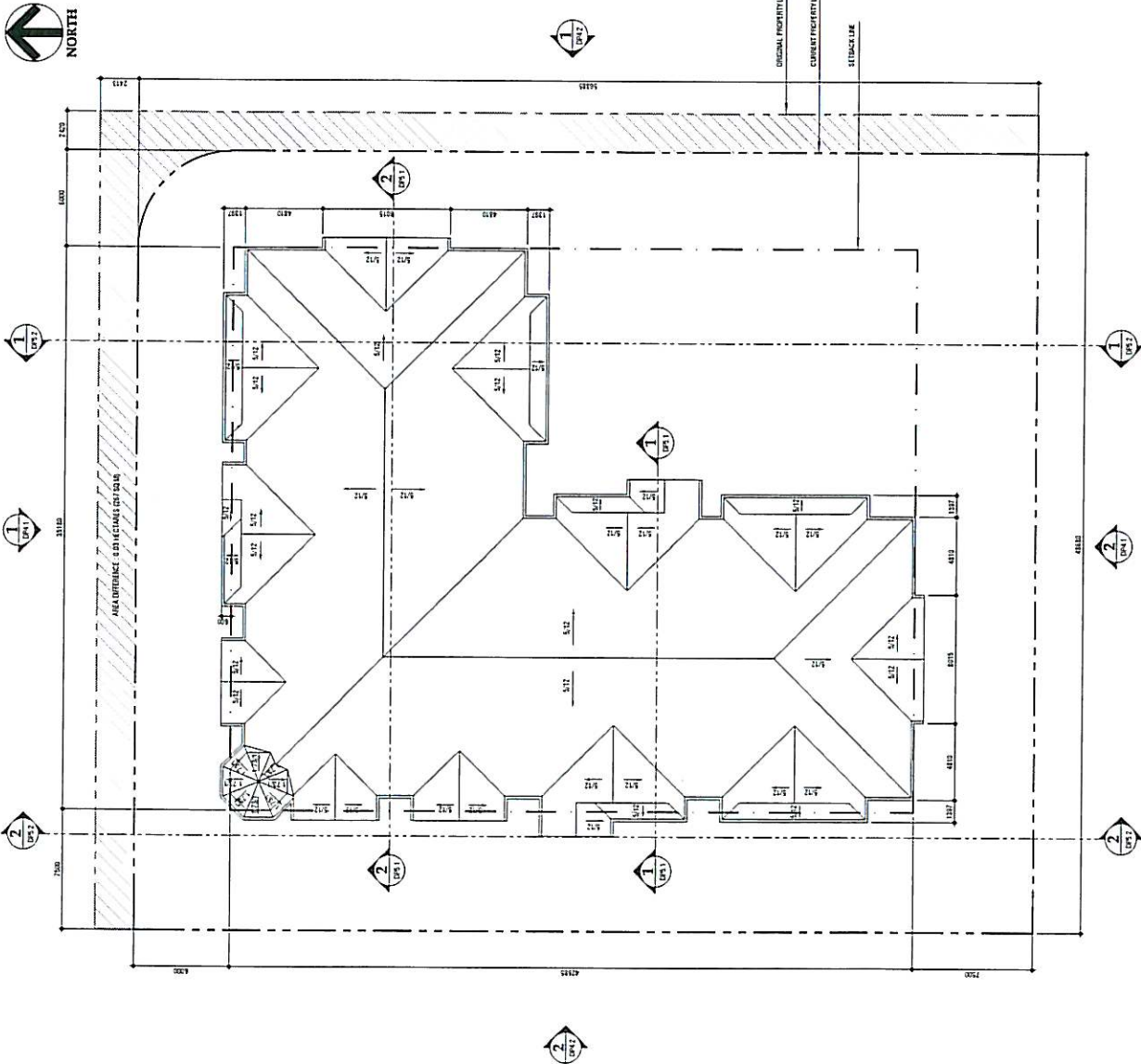
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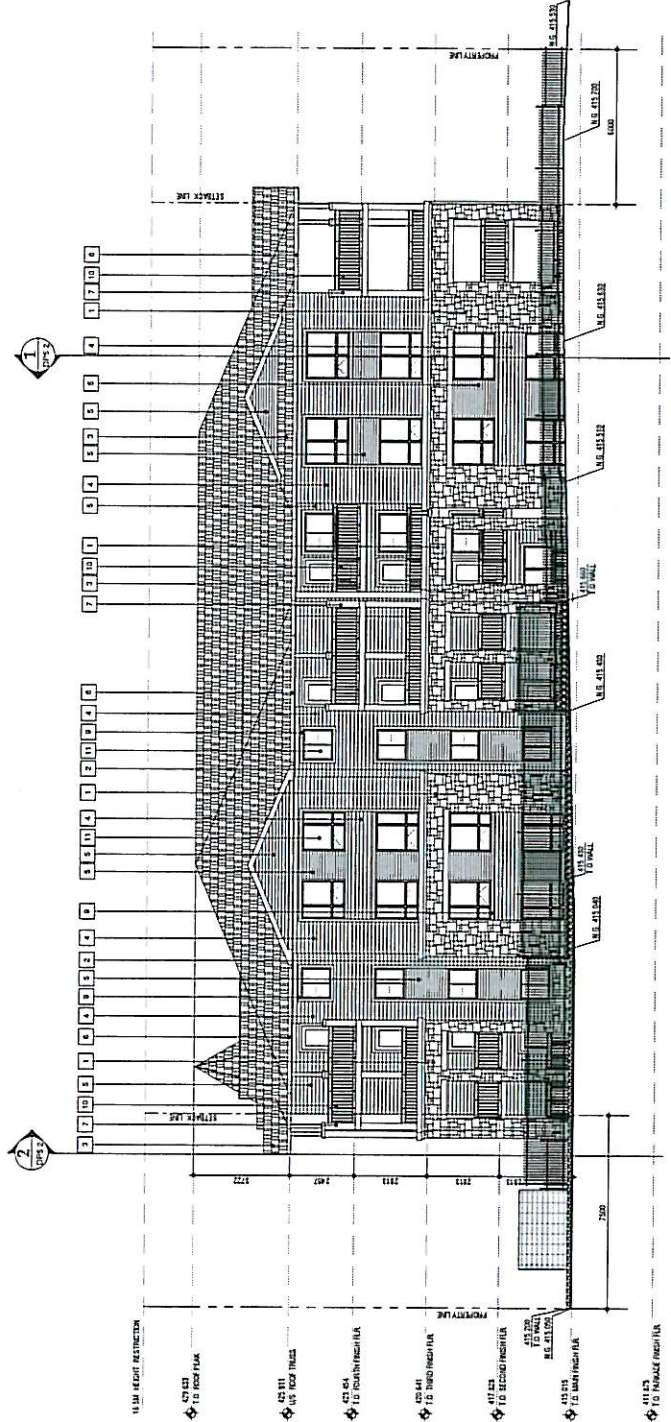
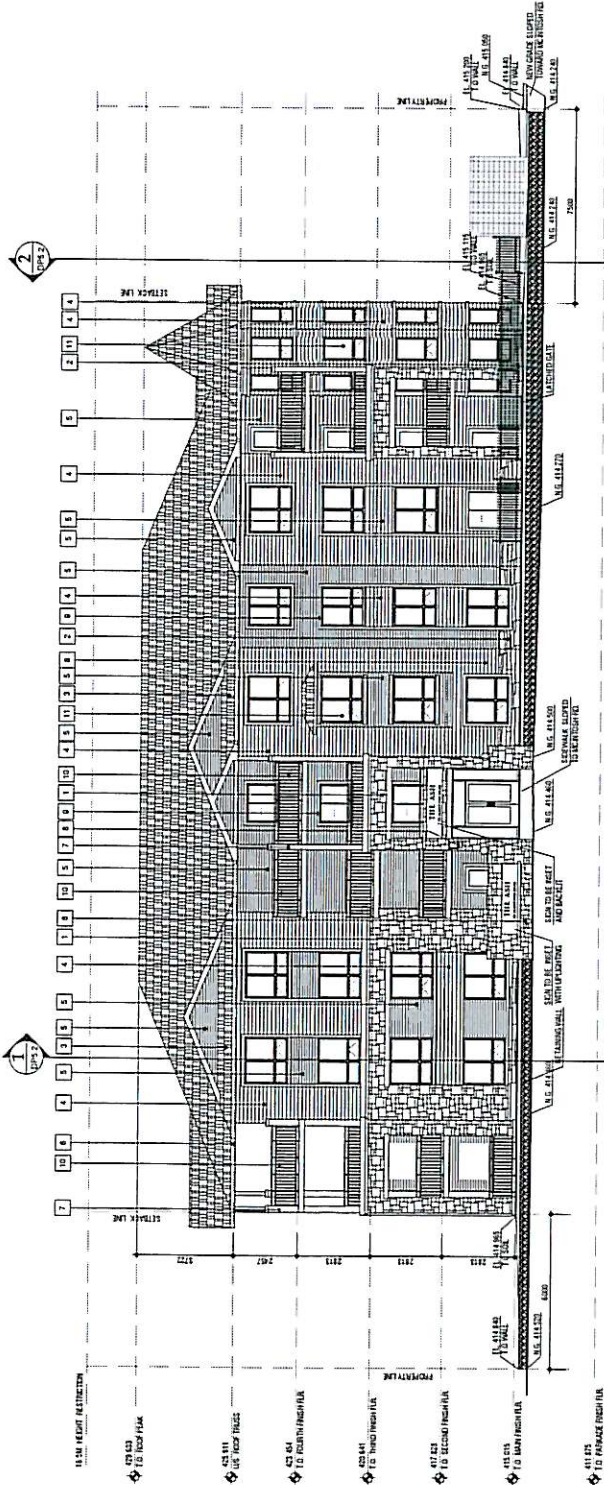
ATTACHMENT 1



1 ROOF PLAN
SCALE 1/4\"/>

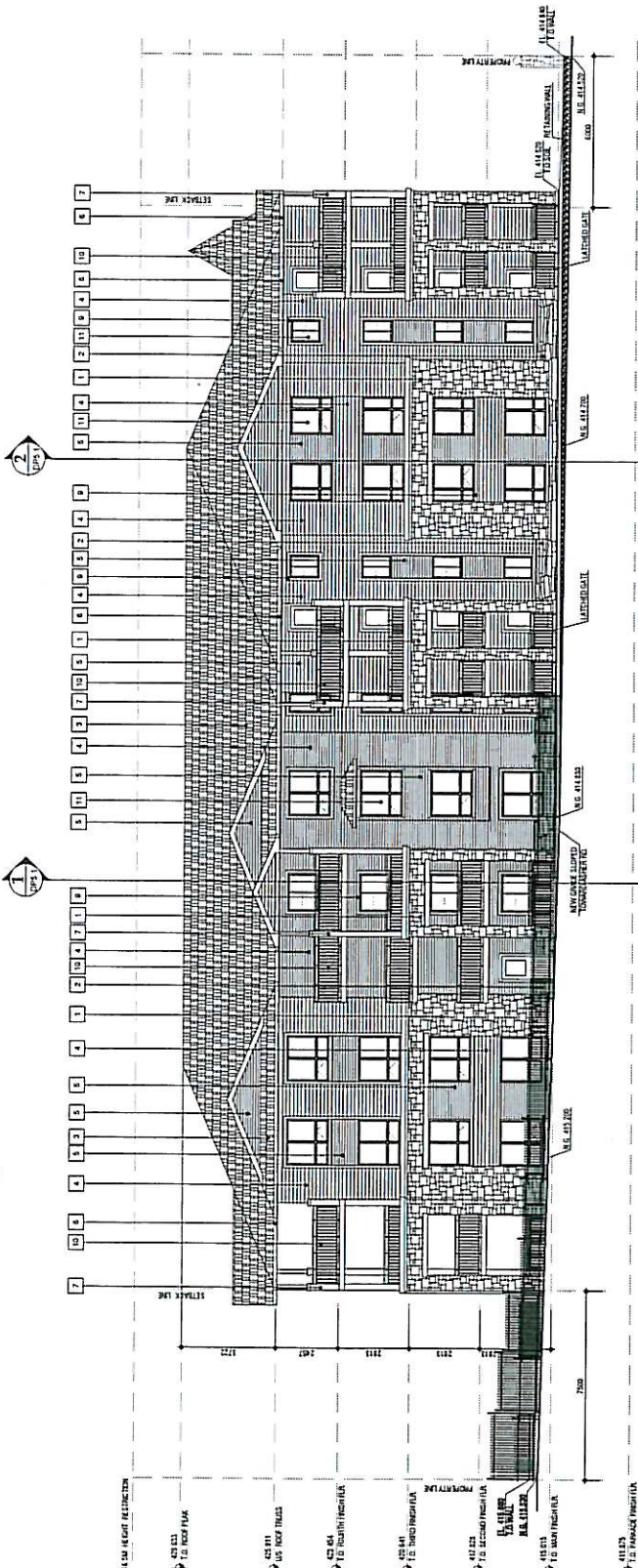
ATTACHMENT K

- MATERIAL LEGEND:**
- TYPE 1 STONE WITH STONE CAP
 - TYPE 2 STONE
 - ASPHALT SHINGLES
 - VINYL SIDING-LIGHT COLOR
 - VINYL SIDING-DARK COLOR
 - ALUMINUM SIDING AND FASCIA
 - PREFINISHED POST
 - LUMBER
 - TRIM
 - METAL HANDRAIL
 - CLEAR GLAZING IN VINYL WINDOW FRAME

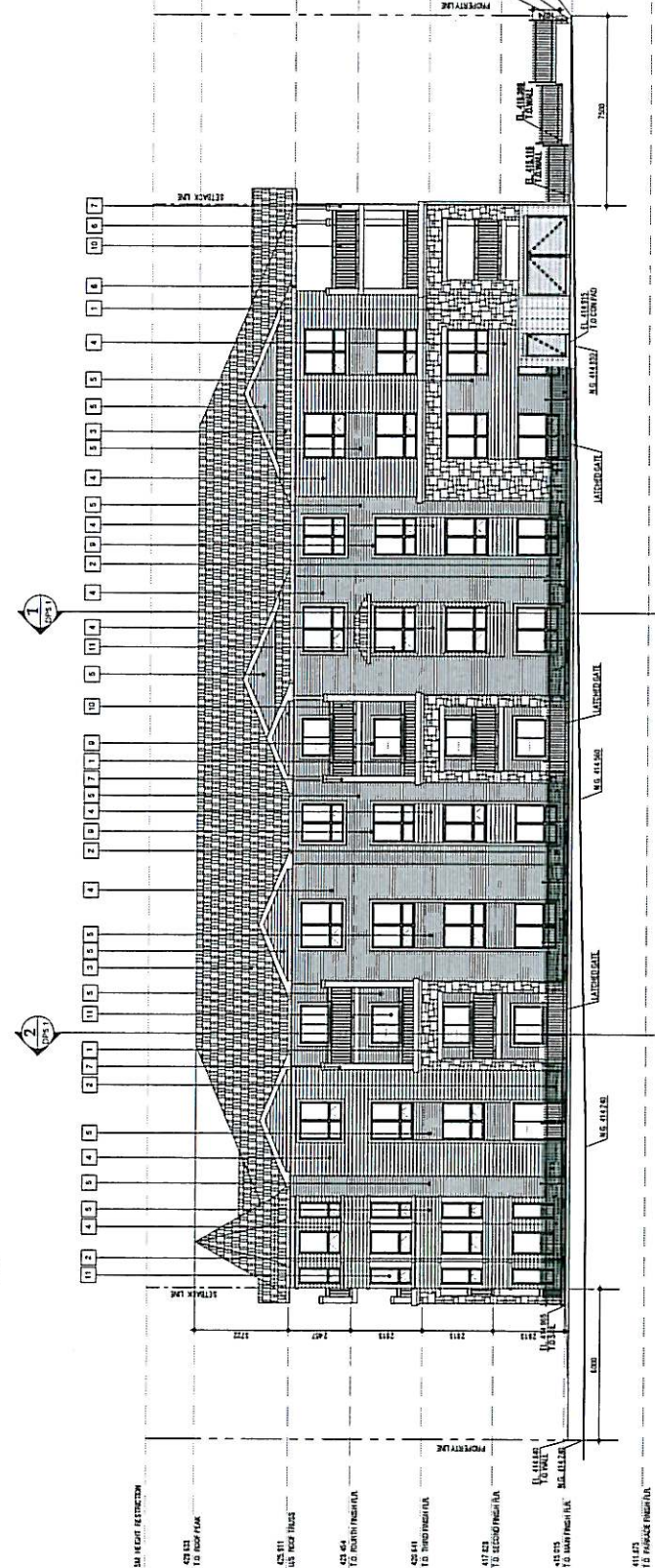


ATTACHMENT 7

- MATERIAL LEGEND:**
- TYPE 1 SIDE WITH STONE COP
 - TYPE 2 STONE
 - ASPHALT SHINGLES
 - VINYL SIDING-DARK COLOR
 - VINYL SIDING-LIGHT COLOR
 - ALUMINUM SIDING AND FASCIA
 - PREPARED ROOF
 - LOGGAGE
 - TERRAZZO
 - METAL HANDRAIL
 - CLEAR GLAZING IN VINYL WINDOW FRAME



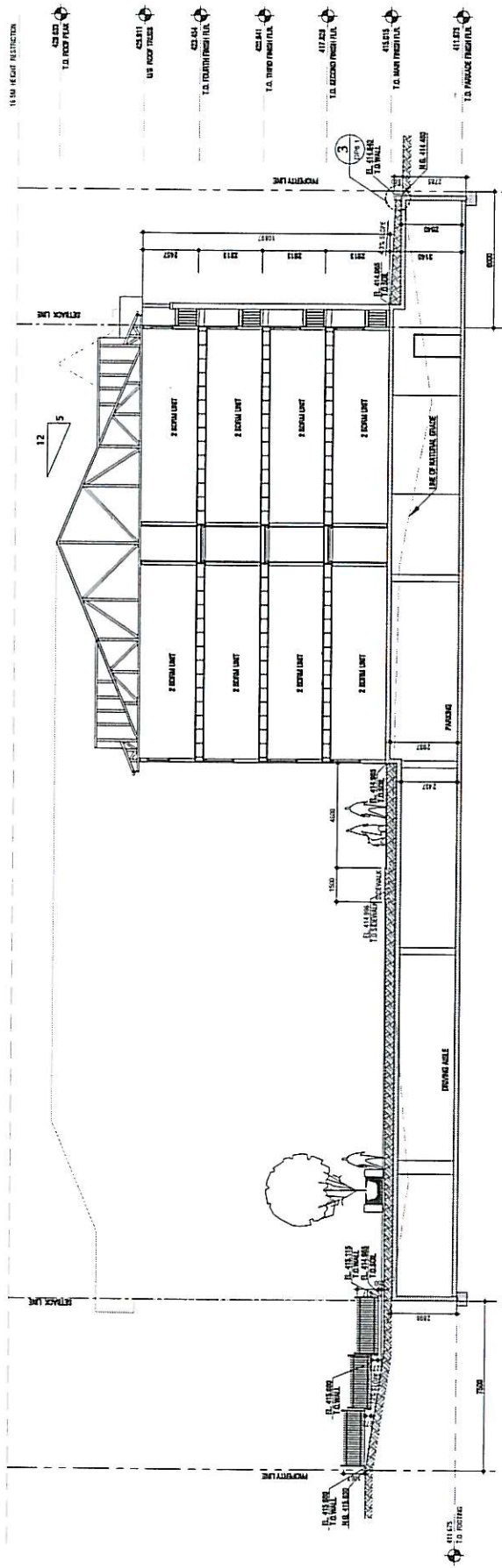
1 EAST ELEVATION
SCALE 1:100



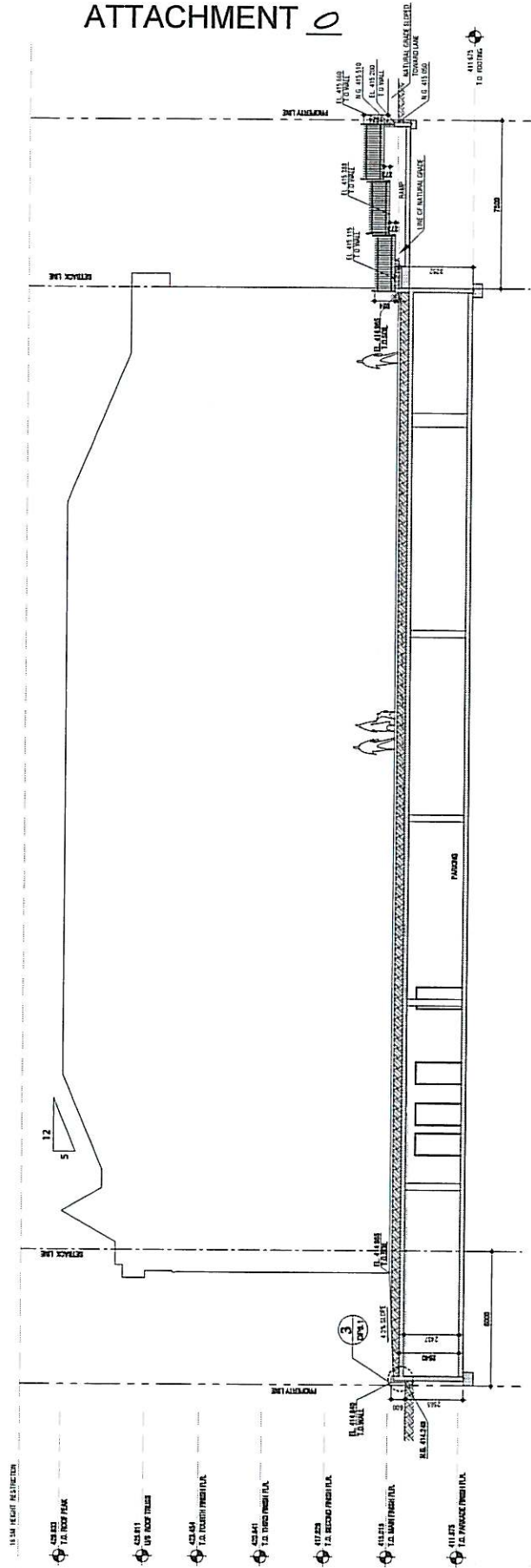
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This drawing is a schematic design and is not to be used for construction. It is intended to provide a general understanding of the project and is not a contract document. All dimensions are approximate and subject to change. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the accuracy of the information provided by the owner or for the results of any construction based on this drawing.

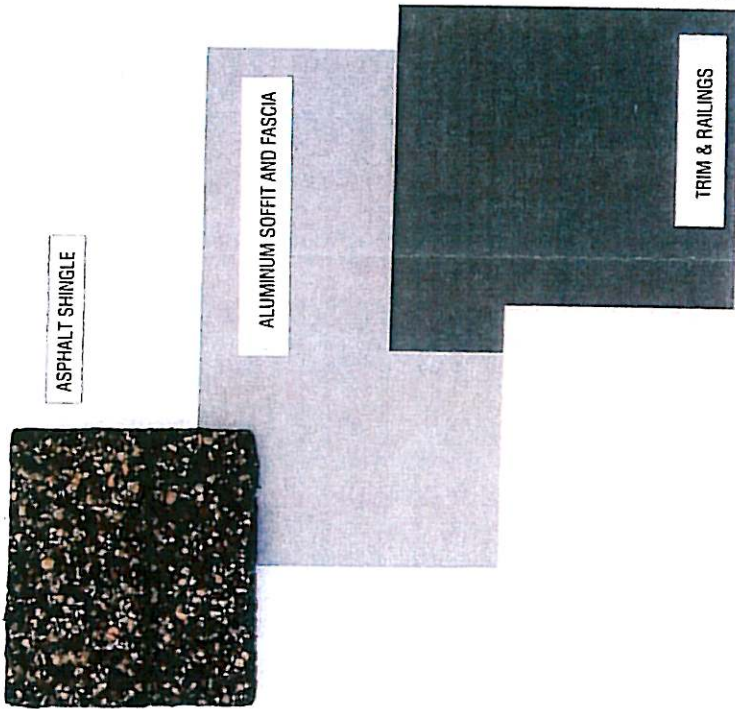
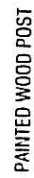
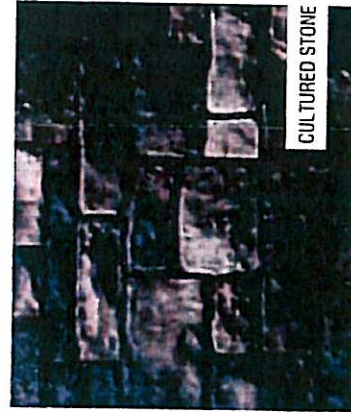
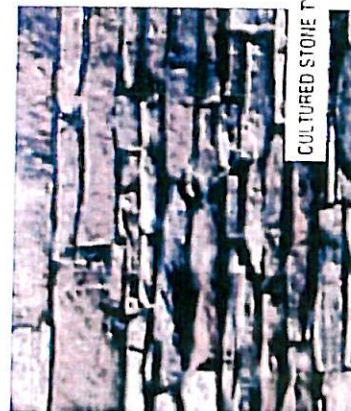
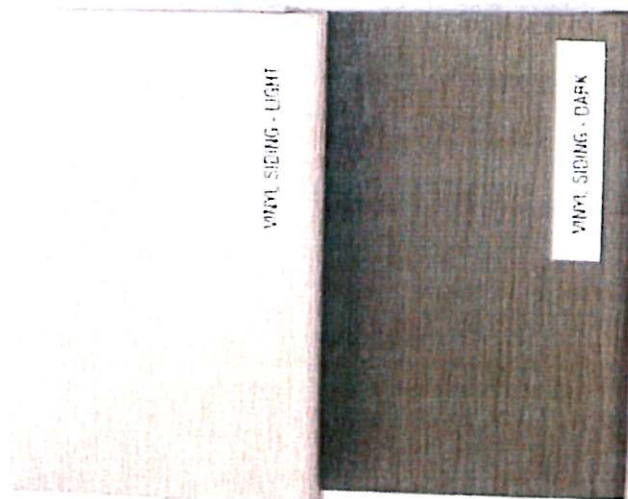
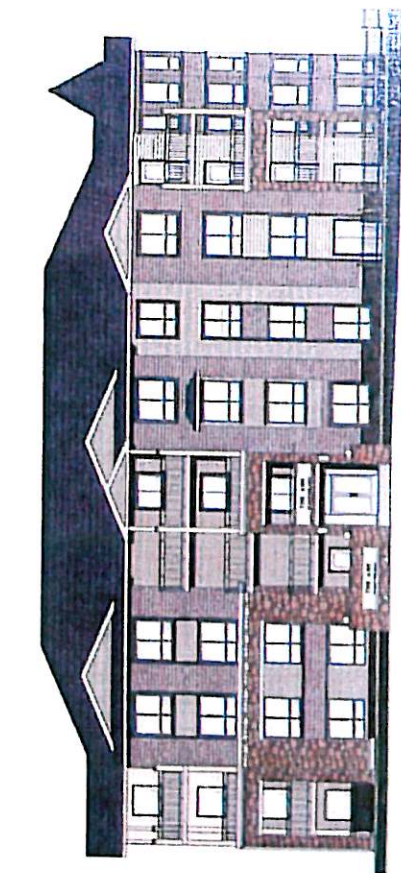
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ATTACHMENT 0

1 SCHEMATIC SECTION 3

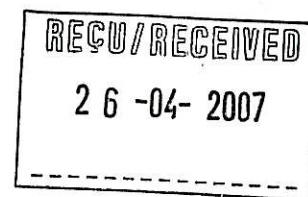


2 SCHEMATIC SECTION 4



PROJECT: RUTLAND MULTIFAMILY LOCATION: ICE DEVELOPMENTS ARCHITECT: DAVID SYMONS ARCHITECT		DATE: 07/20/2013 11:13 AM DRAWN BY: [blank] CHECKED BY: [blank] DESIGNED BY: [blank]	
EXTERIOR MATERIALS: [blank]		LAYER: [blank]	

Ice Developments Ltd
#210 - 347 Leon Avenue
Kelowna, B.C. V1Y 8C7



April 12th, 2007

City Of Kelowna
Planning and Development Services
1435 Water Street
Kelowna, B.C.
V1Y 1J4

RECEIVED

MAY 02 2007

CITY OF KELOWNA
PLANNING DEPT.

Attn: Corey Gain (Development Manager)

Dear Cory,

Re: DP Application - File # Z07-008/DP07-0016/DVP07-0017

Further to the Design Review Committee comments, particularly item 1.9 "Exterior finish details with preference to hardi-plank type finish over vinyl siding", please find below, our comments, as to why we have not included for this type of exterior finish product to this building.

First and foremost, is the fact that hardi-plank type products present a potential health hazard, as the products contain silica (see below), for installers, other workers in the vicinity of the product being installed, as well as future owners and/or tenants should the dust from cutting and drilling find it's way into cavities, ducting, etc, or simply having the dust airborne. We understand that the siding industry is having a difficult time in finding trades people to install this type of product due to the silica component. We wish not to put anyone in harms way.

Silica (SiO₂) is a common ingredient in hardi type building products. In an intact state, these products do not pose a silica risk. However, when cut, drilled, or abraded during installation, the resulting smaller, silica-containing dust, can pose a potential health hazard as inhalation of excessive quantities over an extended duration can cause silicosis, lung cancer, or other lung-related diseases, potentially leading to death.

We have also found that vinyl products provide better details at window and door jambs, do not require extensive caulking which need regular maintenance, joints are lapped not butted, etc. and also offer equivalent warranties.

Should any additional information be required please contact me at your convenience.

Yours truly,
Ice Developments Ltd. / 0758587 B.C. Ltd.
Steve Brown, Partner

Cory Gain

From: Ken Shaman [K.Shaman@s2architecture.com]
Sent: Wednesday, June 20, 2007 12:13 PM
To: Cory Gain
Subject: The Ash - APC Report 6050/1.2

Cory,

We have reviewed the comments from the June 5, 2007 APC meeting and our responses are listed below:

Visitor Parking - We have provided secured Visitor Parking.

Lane Access - Very early in the design process, we were directed by the transportation and planning departments to locate our access off of the lane and it is our understanding that this is in keeping with sound transportation policy and principles by keeping the site access away from the intersections and separating pedestrian realm from vehicular realm.

Landscaping - The landscaping design including fencing, has been reworked several times in conjunction with the planning department and we believe it is an attractive and functional design with lots of interesting features and amenity areas and as such we do not favour further revisions at this time.

Building Articulation - The building facade is well articulated and every unit has a significant change in plane ranging from 1.3m to 3.5m. In addition to the change in plane each unit also has 2-4 changes of colour and/or material. We do not favour further revisions at this time.

At-Grade Entrances - In order to protect the privacy and security of the future residents, additional access and accentuation of the patio doors is not in keeping with the design intent of the project.

Siding Material - We are still of the position that vinyl siding is an appropriate material choice rather than Hardi-board for the following reasons:

- as suggested in the letter from the client dated April 12, 2007, the silica dust is a health risk and is indicated as such in the manufacturer's literature

(attached Hardiplank Info.pdf) as taken from the James Hardi Website
<http://www.jameshardie.com/>

- Hardi Board requires regular maintenance in terms of painting and caulking as indicated in the manufacturer's literature and on their website

- from a distance both vinyl and Hardi Board have the same appearance. Please see the attached images of houses 1 & A.

- in order to promote a broad based community made up of various types of housing options, multi-family residences appeal to the entry level

target market which also suggests that in some cases more affordable finishing materials be considered

- we are not aware of any architectural guidelines which prohibit the use of vinyl siding for this area

Please let us should you require any further information prior to the submission of the report coming out of the APC meeting. We look forward to receiving the report upon its completion.

Regards,

Ken Shaman

M.Arch
Intern Architect

S2 Architecture

Suite 900, 110 - 12 Avenue SW
Calgary, Alberta, Canada, T2R 0G7

D 403.670.7050 x 1071

T 403.670.7000

F 403.670.7051

K.Shaman@s2architecture.com

www.s2architecture.com

6/20/2007



ATTACHMENT R

CG

POSTED

Our File: 02-081-21856

Your File: Z07-0008

February 27, 2007

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Dear Ms. Benmore:

**Re: Rezoning Application No. Z07-0008 – ICE Developments.
Asher & McIntosh Roads – Rutland area**

Thank you for the opportunity to provide comments on the above noted rezoning application.

Upon our review of the material submitted, we are pleased to inform you that our interests are unaffected and as such, the Ministry of Transportation has no concerns or objections to the amendment bylaw that proposes to amend the property from RU6 to RM5.

Kindly quote File No. 02-081-21856 when sending the Bylaw after third reading for the Ministry's approval pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions or concerns, please call or email me directly.

Yours truly,

Robert Bilte
District Development Technician
e-mail: rob.bilte@gov.bc.ca

RB

Ministry of
Transportation

Okanagan Shuswap District
Southern Interior Region

Mailing Address:
#300 – 1358 St. Paul Street
Kelowna, BC V1Y 2E1

Telephone: (250) 712-3662
Facsimile: (250) 712-3669
Web Address: www.gov.bc.ca/tran

Development Approvals Website: http://www.gov.bc.ca/Development_Approvals/home.htm

Permits Website: <http://www.th.gov.bc.ca/permits>

CITY OF KELOWNA
MEMORANDUM

Date: February 19, 2007
File No.: Z07-0008
To: Planning & Development Services Department (CG)
From: Development Engineer Manager (SM)
Subject: 200 Asher Road – Lots 19, 20 and 21 Plan 9924, Sec. 26, Twp. 26 ODYD

The Works & utilities Department comments and requirements regarding this application are as follows:

These are W. & U. initial comments and they may be subject to MOT requirements

1. Subdivision

- a) Provide easements as may be required.
- b) Consolidate the lots.
- c) Dedicate approximately 2.50 m. along the McIntosh Road frontage to achieve an ultimate 20.0 m. road right of way.
- d) Dedicate approximately 2.50 m. along the Asher Road frontage to achieve an ultimate 20.0m. road right of way.
- e) Dedicate a 6.0m. radius at North-East corner of the property for the corner of McIntosh Road and Asher Road.
- f) Dedicate a 3.0m. truncation at the North-West corner of the property for the corner of the lane and McIntosh Road.

2. Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- a) Overall site suitability for development.
- b) Presence of ground water and/or springs.
- c) Presence of fill areas.
- d) Presence of swelling clays.
- e) Presence of sulfates.
- f) Potential site erosion.
- g) Provide specific requirements for footings and foundation construction.
- h) Provide specific construction design sections for roads and utilities over and above the City's current construction standards

3. Domestic water and fire protection.

This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements for the zone currently applied for under this application.

A watermeter is mandatory as well as a sewer credit meter to measure all the irrigation water. Watermeters must be housed in an above-ground, heated, accessible and secure building, either as part of the main site buildings or in a separate building. Remote readers units are also mandatory on all meters.

4. Sanitary Sewer.

- a) The subject property is serviced by the Municipal wastewater collection system and is located within specified area #1.
- b) A new sanitary service, sized and conveniently located to accommodate the proposed development will be required. All the redundant 100 mm. diameter services must permanently be disconnected. The cost of disconnecting the old services and installing a new service will be determined when an application for the new service is received by the City Inspection Services Department

5. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application. The drainage study should indicate the size and location of the ground recharge system. This plan can become part of the geotechnical study to identify possible ground recharge/detention areas.

6. Power and Telecommunication Services.

The subject property is located within the Rutland Town Centre. The services to this development and adjacent overhead distribution are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

7. Road improvements.

a) McIntosh Road

The applicant is responsible for the upgrade of McIntosh Road to a paved urban collector standard (SS-R5). The construction consists of curb, gutter and sidewalk, fillet paving, storm drainage works, removal and/or relocation of utilities as may be required, etc. The estimated cost for this work, for bonding purpose, would be **\$42,100.00**, inclusive of a bonding contingency (Utility poles relocation not included).

b) Asher Road

The applicant is responsible for the upgrade of Asher Road to a paved urban collector standard (SS-R5). The construction consists of curb, gutter and sidewalk, fillet paving, storm drainage works, removal and/or relocation of utilities as may be required, etc. The estimated cost for this work, for bonding purpose, would be **\$64,300.00**, inclusive of a bonding contingency (Utility poles relocation not included).

c) Lane

The applicant is responsible for the paving of the lane to current City standard complete with storm drainage and relocation of existing utilities if required. The estimated cost for this work, for bonding purpose, would be **\$41,200.00**, inclusive of a bonding contingency (Utility poles relocation not included).

8. Engineering.

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 and MOT for the work on Hwy 33

9. DCC Credits.

None of the required improvements qualify for DCC credit consideration, as these upgradings are not identified in the current DCC schedules.

10. Bonding and Levies Summary.

a) Performance Bonding

Houghton Road frontage upgrading	\$ 42,100.00
Asher Road frontage upgrading	\$ 64,300.00
Lane reconstruction	<u>\$ 41,200.00</u>
Total Bonding	<u>\$147, 600.00</u>

Steve Muenz, P.Eng.
Development Engineering Manager

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