
CITY OF KELOWNA
MEMORANDUM

DATE: April 8, 2008
FILE NO.: TA08-0001

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. TA08-0001

OWNER: T 186 ENTERPRISES LTD.
& AL STOBER
CONSTRUCTION,

AT: 1615 DICKSON AVENUE

APPLICANT: MEIKLEJOHN
ARCHITECTS INC.

PURPOSE: TEXT AMENDMENT TO THE CD 14 – COMPREHENSIVE HIGH
TECH BUSINESS CAMPUS ZONE TO ADD UPDATED
DEVELOPMENT DRAWINGS TO THE CD 14 ZONE,

EXISTING ZONE: CD 14 – COMPREHENSIVE HIGH TECH BUSINESS CAMPUS

REPORT PREPARED BY: PAUL McVEY

1.0 **RECOMMENDATION**

THAT Zoning Bylaw Text Amendment No. TA08-0001 to amend City of Kelowna Zoning Bylaw No. 8000 by replacing existing "CD14 Map A" with revised "CD14 Map A" (new site plan), and by adding new "CD14 Map C" (new added building elevations) as outlined in the report of the Planning & Development Services Department dated April 8, 2008 be considered by Council;

THAT Zoning Bylaw Text Amendment No. TA08-0001 be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zoning bylaw text amending bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit on the subject property;

AND THAT final adoption of the zoning bylaw text amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

2.0 **SUMMARY**

The applicant is proposing the development of a 6 level parking structure with ground level commercial space. As this area is controlled by a Comprehensive Development Zone, there has been application made for a text amendment to the CD14 – Comprehensive High Tech Business Campus zone to add the updated drawings to the

CD14 zone. There is also a Development Variance Permit application to vary; Parking provisions to allow more than 125% of required parking to be provided on site, to increase site coverage to 66%, and to reduce the front yard setback along the south side of Dickson Avenue to 3.0 m.

2.1 Advisory Planning Commission

The above noted application (TA08-0001) was reviewed by the Advisory Planning Commission at the meeting of February 12, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Text Amendment Application No. TA08-0001, for 1620 – 1632, 1610 & 1615 Dickson Avenue, Lots 1 & 3, Plan 84655; Lot A, Plan 85536, Sec. 20, Twp. 26, ODYD by Meiklejohn Architects (V. Fernandez), to the CD14 – Comprehensive High Tech Business Campus zone to add updated development drawings to the CD-14 zone;

3.1 The Proposal

The original CD14 – Comprehensive High Tech Business Campus zone was created in 2001. In 2004, the CD14 zone was amended to add lots A & D, Plan 20443 to the CD zoned area. Since that time, there has also been several DVP applications approved to increase the permitted building heights to allow the use of the observation enclosures located on top of the building as leaseable space.

This latest application proposes the development of the portion of the CD14 zoned development site which is located on the south side of Dickson Avenue with a 6 level parking structure that is designed to incorporate grade oriented commercial uses along the Dickson Avenue frontage and the east side of the proposed building.

The vehicle access to the site and the parking structure is located at the west end of the property. This location is also the location of the loading area and the garbage enclosure. The proposed parking structure creates approximately 357 parking stalls on 6 levels.

The grade level commercial uses create space for approximately 652 m² of area. The space is designed with seven entrance doors located at regular intervals along the north and east sides of the building. This arrangement will provide variety in how the commercial space may be divided up as the space is leased out. The area along Dickson Avenue is proposed to be finished with a form of decorative paving to create a pedestrian friendly space along the Dickson Avenue frontage. The pedestrian entrances located along the east side of the building are accessed from a sidewalk which is located along the east side of the building.

The entire area that is zone CD14 – Comprehensive High Tech Business Campus zone is bound by a site service agreement that treats the development site as if it is one titled property. This also includes the portion of the development site proposed to be developed with the proposed parking structure.

Council will have an opportunity to consider the associated Development Permit and Development Variance Permit applications at a future Council Meeting, should Council support this application for a text amendment to the CD14 zone.

Total site development as proposed compared to the existing CD14 – zone (for the subject properties located on both sides of Dickson Avenue, as proposed by the applicant) is as follows;

CRITERIA	PROPOSED PARKING DEVELOPMENT ADDED TO SITE	EXISTING DEVELOPED CD14 ZONED AREA Phases I, II, & III
Site Area (m ²) (after subdivision, and road dedications)	23,887 m ²	23,887 m ²
Site Width (m)	164 m	164 m
Site Depth (m)	115 m	115 m
Site Coverage (%)	66%	50%
EXISTING DEVELOPMENT Total Floor Area (m ²) Phase I (exc. u/g parking) Phase II Phase III Total Floor area		7,950 m ² 7,546 m ² 6,256 m ² 21,752 m ²
AMENDED DEVELOPMENT Total Floor Area (m ²) Phase I (exc. u/g parking) Phase II Phase III Proposed Commercial Total Floor area	7,950 m ² 7,546 m ² 6,256 m ² 652 m ² 22,404 m ²	
F.A.R. (net floor area)	23,887 m ² max FAR = 0.937	1.0 max. FAR = 0.91
Storeys (#)	18.3 m & 6 storeys	25.8 m & 7 storeys ②
Setbacks (m)		
- Front (Dickson Ave)	3.0 m ③	4.5 m
- Front (Highway 97)	4.5 m ①	DVP00-10,023 authorized a 4.5 m setback from Provincial Hwy
- East Side	6 m	0 m
- West Side	9 m	0 m
Landscaping (m)		
- Front	6 metres	Level 2: 3 metres
- Rear	4 metres	Level 3: 3 meters or opaque barrier
- East Side	6 metres	0
- West Side	6 metres	0
Parking Stalls (#)	532 stalls in bldg 357 new stalls 889 stalls provided approx 154% of required	560 stall req'd for PH I, II, & III 17 stall req'd for comm 577 stalls req'd 721 stalls max permitted @ 125%
Loading Stalls (#)	4	4 loading spaces

Notes:

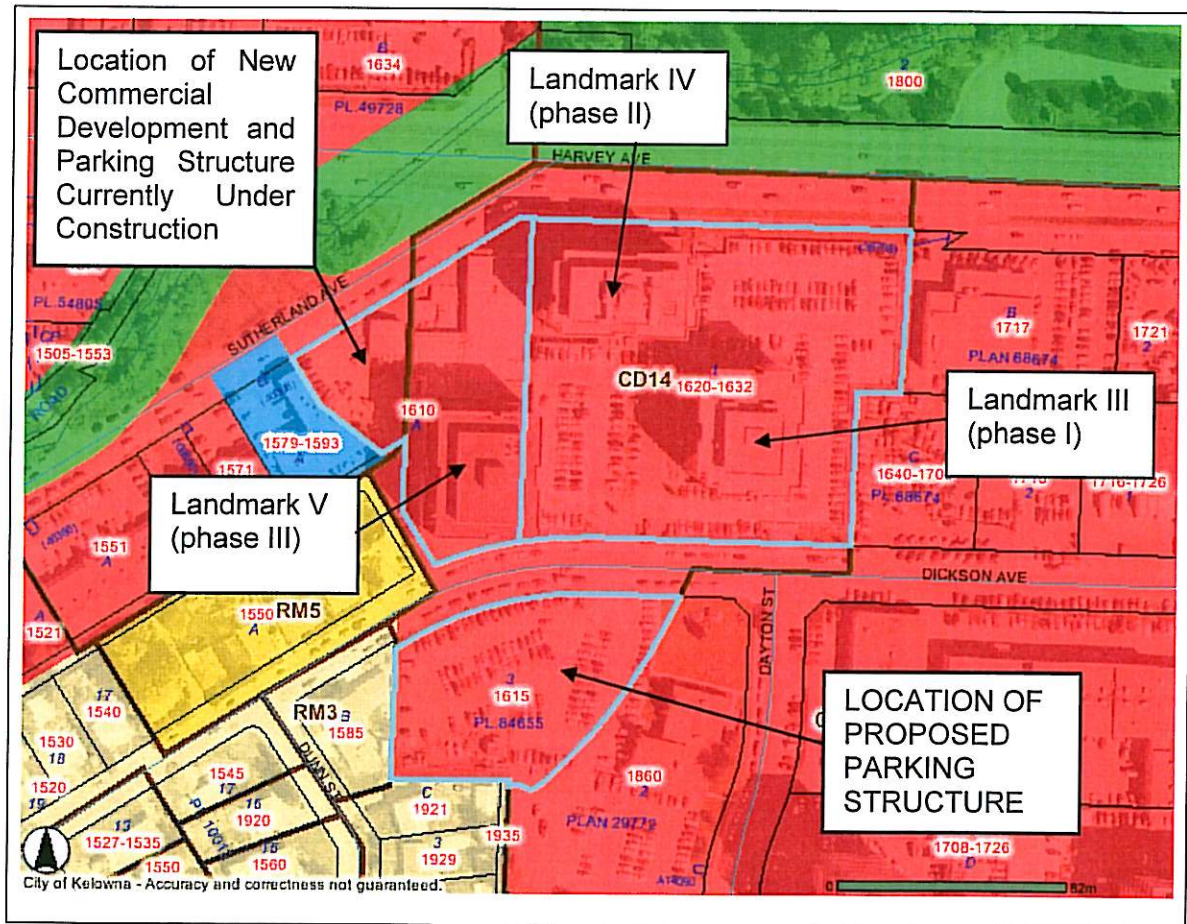
① The applicant had made application for a Development Variance Permit (DVP00-10,023) to reduce the required building setback from a Provincial Highway from the 15 m required to the 4.5 m setback proposed.

② Development Variance Permit (DVP04-0159) has been made to vary the building height of the CD 14 zone from the maximum 6 storey (22m) permitted to 7 storeys (25.8m) existing to allow the use of the "sunroom" located on top of the Phase II building as office space. Net building area includes floor area of "Sunroom"

③ The applicant is seeking a development variance permit to vary the front yard setback from the required 4.5m to the proposed 3.0 m

3.2 Site Context

SUBJECT PROPERTY MAP



Adjacent zones and uses are, to the:

- North - P1 – Major Institutional – Harvey Avenue / Parkinson Recreation Ctr.
- East - LUC 76-1054 – Used Car / New Car dealerships
- South - LUC71-1 – office uses permitted in the Land Use Contract
RU1 – Large Lot Housing / Single Unit residential uses
- West - C3 – Community Commercial / new commercial/parking building
RM5 – Medium Density Multiple Housing/ Apartment under construction
RM3 – Low Density Multiple Housing /existing 3 unit building

3.3 Existing Development Potential

The proposed CD14 – Comprehensive High Tech Business Campus zone permits “High Technology Research and Product Design” as the principal permitted use, and; accounting services, amusement arcades - major and minor, amusement arcades – minor, apartment housing, apartment hotels, broadcasting studios, business support services, care centres – major, commercial school, custom indoor manufacturing, , financial services, food primary establishment government services, health services, home based business – minor, liquor primary establishment, offices, participant recreation – indoor, personal service establishments, private clubs, religious assemblies, retail stores - convenience, and utility services - minor impact as secondary permitted uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The proposed use is consistent with the “Commercial” Future Land Use designation of the Kelowna Official Community Plan

3.4.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- works to develop and maintain a strong, diversified local economy that offers residents opportunities for high-paying jobs
- embraces the social, cultural and physical well-being of its residents through the delivery of quality services at a reasonable price, the development and maintenance of quality infrastructure and built forms, and meaningful opportunities to be involved in major decisions made by the City.

The City of Kelowna Strategic Plan 2004 also states as an Objective;

- Aid in the growth and progress of Kelowna as a desirable place to do business.

The City of Kelowna Strategic Plan 2004 also states as an action statement under Goal #2, Objective #3,;

"Work with growth industries, including health care, agriculture, education, high tech, manufacturing and aerospace industries, in an effort to promote their continued growth in our region".

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments which have been submitted are attached to this report.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

This application represents the development of the last piece of undeveloped land which is located within the CD14 – Comprehensive High Tech Business Campus zoned area. The proposed development of a parking structure has the potential to provide much needed vehicle parking to serve this area. The commercial uses within the Landmark development have created a demand for parking which exceeds the available parking provided on the development site as part of the original development. As a result of the lack of available parking directly associated with the Landmark development, there has been a major impact on the adjacent neighbourhood when occupants of the businesses in the Landmark development park their vehicles on neighbourhood streets in the adjacent residential area.

The construction of a new six level parking structure will create 256 new parking stalls to the area, for a total of 357 stalls in this proposed structure. This will create a opportunity to remove those cars from the neighbourhood and park them in the new structure. This new parking is in addition to the 59 parking stalls recently approved as part of the new building under construction on the former Domino's Pizza site.

The designer of the proposed parking structure has utilized a single storey commercial space located at grade to provide a visual buffer to the pedestrian when the proposed development is viewed from Dickson Avenue. As well, the provision of this grade oriented commercial use will enhance the pedestrian experience while also providing opportunities to provide service to the nearby employees who work in the area.

The Planning and Development Services Department supports this application, and recommends for positive consideration by Council.



Shelley Gambacort
Current Planning Supervisor

PMc/pmc
Attach.

File: TA08-0001

Application

File: TA08-0001

Type: TEXT AMENDMENTS

Customer ID: 1080530

Applicant: Meiklejohn Architects Inc

Address: 233 Bernard Ave

Kelowna BC

V1Y 6N2

Postal Code:

Phone: 762-3004

Fax: 762-8707

Cell:

Email:

Contact: Vince Fernandez

Phone:

Fax:

Cell:

Email:

Received By: TEMP

Legal: No

Development Officer: PAUL MCVEY

Status: Open

Planner: SHELLEY GAMBACORT

Engineering Contact: JOHN FILIPENKO

Owners

Owner Name	Address	Postal Code	Phone	Fax
Al Stober Construction Ltd	410 1632 Dickson Ave Kelowna BC	V1Y7T2	763-2305	

Properties

Kid	Type	Plan	Lot	Block	Unit	Number	Street Name	Dir	St	LTO
693692		85536	A			1610	Dickson Ave		A	R
688312		84655	3			1615	Dickson Ave		A	R
647140		84655	1			1620-1632	Dickson Ave		A	R

SubdivisionFile Links

Z07-0102 Child

DP07-0280

DVP07-0281

Technical

OCP Designation: COMM - COMMERCIAL

OCP Amend Req'd:

Sector Plan: DRAFT CENTRAL CITY SECTOR PLAN

Sector Designation:

Neighbourhood Plan:

Neighbourhood Designation:

Heritage Register: DP Area: Yes

Bylaw:

Conform:

Proposed Use: TEXT AMENDMENT TO THE CD 14 - COMPREHENSIVE HIGH TECH BUSINESS CAMPUS ZONE TO ADD
UPDATED DEVELOPMENT DRAWINGS TO THE CD 14 ZONE.

TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE CONSTRUCTION OF A 6 LEVEL PARKING STRUCTURE WITH GRADE ORIENTED COMMERCIAL USES.

1. TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY;
2. SECTION 8.12 OF THE PARKING AND LOADING REQUIREMENTS OF ZONING BYLAW TO PERMIT THE PROVISION OF MORE THAN 125% OF REQUIRED PARKING,
3. TO INCREASE PERMITTED SITE COVERAGE TO 66%
4. TO REDUCE FRONT YARD SETBACK TO 3.0 M.

Proposed Lots:	Units:	
Final Lots:	Units:	General Comment:
Remainder Lots:	ESA Remainder Comment:	
Floor Space:	m2	
Lot Size:	ha	m2
Front x Depth:	m X	m Irregular:

Zoning

Existing Zone: CD14 # Lots: Proposed Zone: CD14 # Lots:

Fees

File Progress

Step	Date	Comment
Application Accepted	2008-01-25	
Application Circulated	2008-01-25	W&Util Feb 15/08 See Z07-0102 report for Money breakdown
All Agency Comments Received		
Advisory Planning Commission	2008-02-12	<p>THAT the Advisory Planning Commission supports Text Amendment Application No. TA08-0001 for 1620 - 1632, 1610 & 1615 Dickson Avenue, by Meiklejohn Architects (V. Fernandez), to amend the CD14-Comprehensive High Tech Business Campus zone to add non accessory parking as a permitted use; to increase permitted site coverage to 66%; to reduce front yard setback to 3.0 m; and to add updated drawings to the CD zone;</p> <p>AND THAT the Advisory Planning Commission supports Development Permit Application No. DP07-0280, for 1620 - 1632, 1610 & 1615 Dickson Avenue, by Meiklejohn Architects (V. Fernandez), to obtain a Development Permit for construction of a 6 level parking structure and grade level commercial.</p>

Report Forwarded to Council

Council Consideration

First Reading

Public Hearing

Second Reading

Third Reading

MOTH Approval

Final Reading

File Closed

File Circulation

Seq	Out	In	By	Comment
	B.C. Assessment Authority (info only)			
2008-01-25	2008-01-25			
	Community Development & Real Estate Mgr			
2008-01-25	2008-01-25			CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 ? x 11 copy, of any survey plans.
	Fire Department			
2008-01-25	2008-01-25			Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

Remarks

File: Z07-0102

Application

File: Z07-0102

Type: REZONING

FILE OPENED IN ERROR
REPLACED WITH TA08-0001

Customer ID: 1080530

Applicant: Meiklejohn Architects Inc

Address: 233 Bernard Ave

Kelowna BC

V1Y 6N2

Postal Code:

Phone: 762-3004

Fax: 762-8707

Cell:

Email:

Contact: Vince Fernandez

Phone:

Fax:

Cell:

Email:

Received By: TEMP

Legal: No

Development Officer: PAUL MCVEY

Status: Closed

Planner: SHELLEY GAMBACORT

Engineering Contact: JOHN FILIPENKO

Owners

Owner Name	Address	Postal Code	Phone	Fax
Al Stober Construction Ltd	410 1632 Dickson Ave Kelowna BC	V1Y7T2	763-2305	

Properties

Kid	Type	Plan	Lot	Block	Unit	Number	Street Name	Dir	St	LTO
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647140		84655	1			1620-1632	Dickson Ave		A	R

SubdivisionFile Links

TA08-0001	Parent
DP07-0280	Child
DVP07-0281	Child

Technical

OCP Designation: COMM - COMMERCIAL

OCP Amend Req'd:

Sector Plan: DRAFT CENTRAL CITY SECTOR PLAN

Sector Designation:

Neighbourhood Plan:

Neighbourhood Designation:

Heritage Register:

DP Area: Yes

Bylaw:

File: Z07-0102

Existing Use: Vacant

Conform:

Proposed Use: TEXT AMENDMENT TO THE CD 14 - COMPREHENSIVE HIGH TECH BUSINESS CAMPUS ZONE TO ADD
UPDATED DEVELOPMENT DRAWINGS TO THE CD 14 ZONE,

_ TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE CONSTRUCTION OF A 6 LEVEL PARKING
STRUCTURE WITH GRADE ORIENTED COMMERCIAL USES,

_ TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY;
1. _ SECTION 8.12 OF THE PARKING AND LOADING REQUIREMENTS OF ZONING BYLAW TO PERMIT
THE PROVISION OF MORE THAN 125% OF REQUIRED PARKING,
2. _ TO INCREASE PERMITTED SITE COVERAGE TO 66%
3. _ TO REDUCE FRONT YARD SETBACK TO 3.0 M,

Proposed Lots: Units:
Final Lots: Units: General Comment:
Remainder Lots: ESA Remainder Comment:
Floor Space: m2
Lot Size: ha m2
Front x Depth: m X m Irregular:

Development Areas**Zoning**

Existing Zone: CD14 # Lots: Proposed Zone: C3 # Lots:

Fees

Invoice	Status	Date	Parameter	Fee	Charge
104618	Paid	2007-11-29	Residential, Agricultural, Rural		1,260.00
104618	Paid	2007-11-29	Advisory Planning Commission		525.00 G
104618	Paid	2007-11-29	GST Reg. No. R12193 7551 RT		31.50
					<u>1,816.50</u>

File Progress

Step	Date	Comment
Application Accepted	2007-11-29	
Application Circulated	2007-11-29	
E-Application Received	2007-12-03	
E-Report Sent to Planning	2008-01-25	
All Agency Comments Received	2008-02-18	
E-TIS Report Received	2008-01-25	
E-Geotech Report Received	2008-01-25	
E-Predesign Report Received	2008-01-25	
E-Predesign/TIS/Geotech Acctd	2008-01-25	
Additional Info Required	2008-01-25	
Additional Info Received	2008-01-25	
Advisory Planning Commission	2008-02-12	<p>THAT the Advisory Planning Commission supports Text Amendment Application No. TA08-0001 for 1620 - 1632, 1610 & 1615 Dickson Avenue, by Meiklejohn Architects (V. Fernandez), to amend the CD14-Comprehensive High Tech Business Campus zone to add non accessory parking as a permitted use; to increase permitted site coverage to 66%; to reduce front yard setback to 3.0 m; and to add updated drawings to the CD zone;</p> <p>AND THAT the Advisory Planning Commission supports Development Permit Application No. DP07-0280, for 1620 - 1632, 1610 & 1615 Dickson Avenue, by Meiklejohn Architects (V. Fernandez), to obtain a Development Permit for construction of a 6 level parking structure and grade level commercial.</p>
Report Forwarded to Council	2008-01-25	
Council Consideration	2008-01-25	
First Reading	2008-01-25	
Public Hearing	2008-01-25	
Second Reading	2008-01-25	

Seq	Out	In	By	Comment
		B.C. Assessment Authority (info only)		
2007-11-29	2008-01-25			
		Community Development & Real Estate Mgr		
2007-11-29	2007-12-19	SALEXAND		CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 1/2 x 11 copy, of any survey plans.
		Fire Department		
2007-11-29	2008-01-11	MNEID		Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.
		FortisBC		
2007-11-29	2008-01-25			
		Inspections Department		
2007-11-29	2007-12-21	RREADY		Ensure all retail areas are within 50 ft. of street for fire fighting access purposes. Open air storey to be 25% at all levels including basement or alternate solution to be provided. Ensure travel distance requirements met at basement level of parkade to BCBC 2006. Spatial separation requirements to be met for exit stair shaft at south east corner of building.
		Mgr Policy, Research & Strategic Plannin		
2007-11-29	2007-12-20			Comments too extensive for posting here. Please refer to related email dated December 20, 2007.
		Ministry of Transportation		
2007-11-29	2008-02-15			The Ministry has no objections or concerns with the above noted applications.
		Park/Leisure Services Dir. (info only)		
2007-11-29	2008-01-25			
		Parks Manager		No comment.
2007-11-29	2008-01-25			
		Public Health Inspector		
2007-11-29	2007-12-11			No comment
		RCMP		
2007-11-29	2007-12-28			No Comment
		School District No. 23		
2007-11-29	2008-01-25			
		Shaw Cable		No comment.
2007-11-29	2007-12-06			
		Telus		
2007-11-29	2008-01-15			TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
		Terasen Utility Services		
2007-11-29	2008-01-02			No Comment
		Works & Utilities		
2007-11-29	2008-02-18			See documents tab

**** End of Report ****

CITY OF KELOWNA
MEMORANDUM

Date: February 15, 2008
File No.: Z07-0102 DP07-0208, DVP07- 0281, TA08-0001
To: Planning & Development Services Department (PMcV)
From: Development Engineering Manager
Subject: Proposed Dickson Avenue Parkade Al Stober Construction
1610 1615 1620 -1632 Dickson Avenue Lot A Plan 65536 Lots 1, 3 Plan 84655

The Works & Utilities Department have the following comments and requirements associated with these applications. 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 John Filipenko, ASCT

1. Domestic Water and Fire Protection

- (a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. We have no service records for Lot 3 Plan 84655. A field investigation will be required by the consultant to determine if this lot was pre-serviced during the Phase 1 frontage improvements on Dickson Avenue.
- (b) Only one service will be permitted for Lot 3 Plan 84655. The applicant, at his cost, will arrange for the installation of one new metered water service if required.

If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, and a new service is required, then additional bonding will be required.
- (c) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. We have no service records for Lot 3 Plan 84655. A field investigation will be required by the consultant to determine if this lot was pre-serviced as part of the Phase 1 frontage upgrades on Dickson Avenue.

Only one service will be permitted for Lot 3 Plan 84655. The applicant, at his cost, will arrange for the installation of one new service if one does not exist. The installation of a inspection chamber will be required. The estimated cost for construction for bonding purposes is **\$1,000.00**. Should a new service be required, then additional bonding will be required.

- (b) A downstream flow analysis check is required by the developer's consulting civil engineer to determine the impact of additional flow contributions on the existing pipe system.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. The estimated cost for providing a overflow service for bonding purposes is **\$6,000.00**

- (b) Provide a lot-grading plan.

4. Road Improvements

- (a) Dickson Avenue must be upgraded to a full urban standard along the full frontage of this proposed development, including a monolithic sidewalk, removal of the existing curb letdown and the construction of a driveway access. Service upgrades will require additional road cuts. Also required is a landscaped boulevard complete with underground irrigation system, re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$ 24,000.00**.

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Grant statutory rights-of-way if required for utility services.

6. 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.

7. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil

engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

8. 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.

9. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Bonding and Levy Summary

(a) Bonding

Dickson Avenue frontage improvements	\$ 24,000.00
Service upgrades	\$ 6,000.00
Total Bonding	\$ 30,000.00

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to 4th reading of the zone amending bylaw.

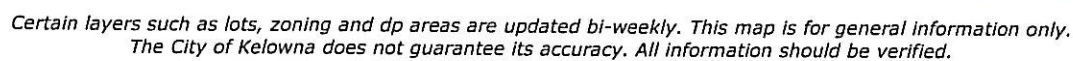
11. Text Amendment, Development Permit and Site Related Issues

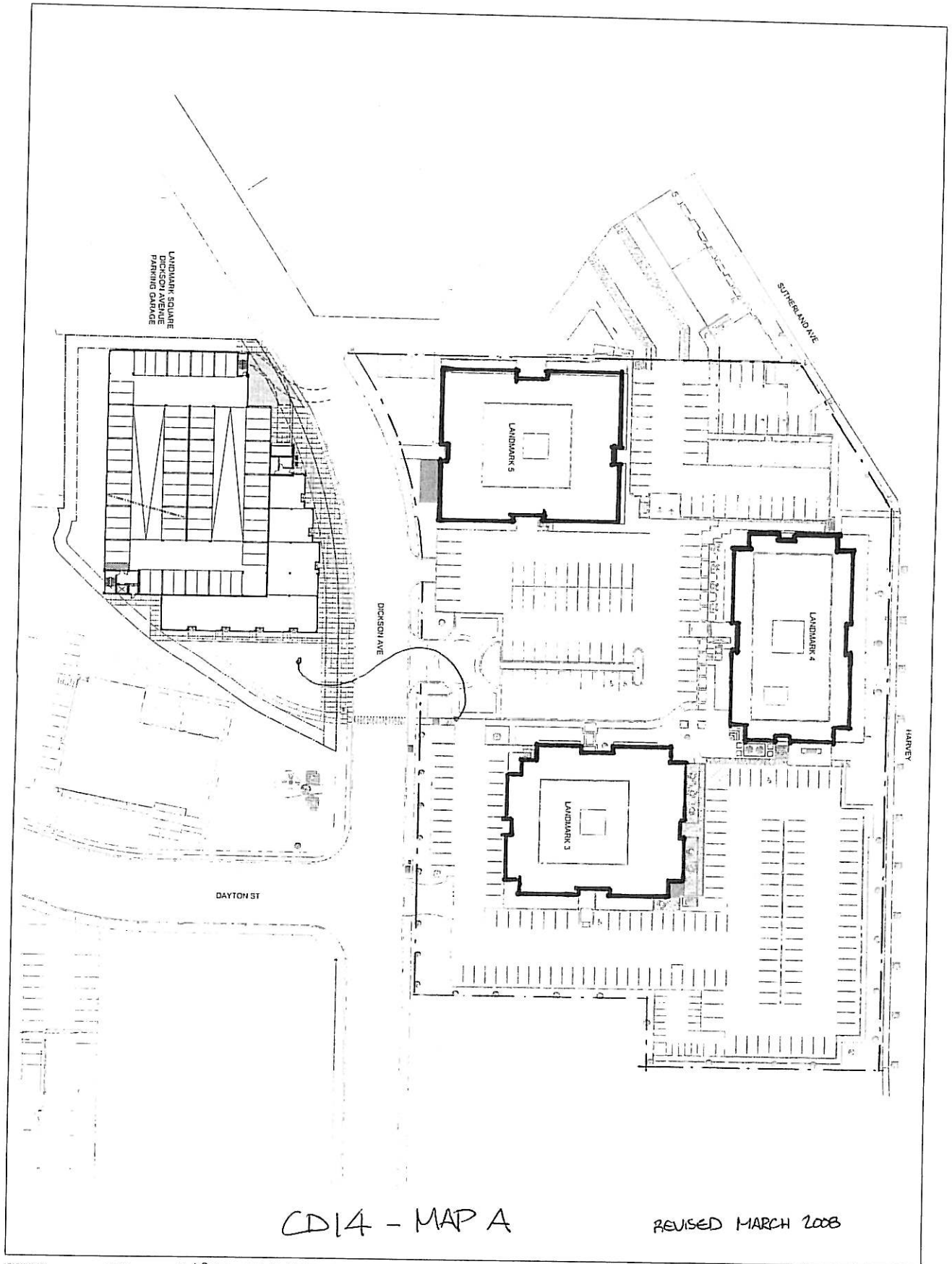
- (a) The requested Text Amendment to the CD-14 zone to allow for a multi-level parking garage as a primary use, does not compromise Works and Utilities requirements.
- (b) The development variance permit to vary the site coverage requirements does not compromise Works and Utilities requirements.
- (c) Works and Utilities will not oppose the development variance permit to vary the front yard setback from the required 4.5m, to 3.0m proposed, provided that the required site distances for vehicles leaving the Parkade are not compromised.

12. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection.
The administration charge is calculated as 3% of Total Off-Site Construction Cost, plus GST \$ 683.70 (645.00 + 38.70)

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf





DATE	11/11/07
BY	MEIKLEJOHN ARCHITECTS, INC.
FOR	CD 14 ZONE MAP
PROJECT	CD 14 ZONE MAP
SCALE	1" = 100'
PROJECT	CD 14 ZONE MAP

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CD 14 ZONE MAP
SITE PLAN

NO.	DATE	DESCRIPTION
1	11/11/07	ISSUED FOR CD 14 ZONE MAP
2	11/11/07	ISSUED FOR CD 14 ZONE MAP
3	11/11/07	ISSUED FOR CD 14 ZONE MAP
4	11/11/07	ISSUED FOR CD 14 ZONE MAP
5	11/11/07	ISSUED FOR CD 14 ZONE MAP
6	11/11/07	ISSUED FOR CD 14 ZONE MAP
7	11/11/07	ISSUED FOR CD 14 ZONE MAP
8	11/11/07	ISSUED FOR CD 14 ZONE MAP
9	11/11/07	ISSUED FOR CD 14 ZONE MAP
10	11/11/07	ISSUED FOR CD 14 ZONE MAP



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