
CITY OF KELOWNA

MEMORANDUM

DATE: NOVEMBER 12, 2008

TO: CITY MANAGER

FROM: COMMUNITY SUSTAINABILITY DIVISION

APPLICATION NO. DP08-0143 and
DVP08-0144

OWNER: MELCOR LAKESIDE INC.

AT: 1150 BLACK MOUNTAIN DRIVE **APPLICANT:** FRONT STREET EQUITY
INC. (COLLIN SAWATZKY)

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT FOR THE FORM AND
CHARACTER OF A 36 UNIT, 3 STOREY MULTI-FAMILY RESIDENTIAL
DEVELOPMENT

TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY THE
MAXIMUM BUILDING HEIGHT FROM 2 ½ STOREYS PERMITTED TO 3
STOREYS PROPOSED.

EXISTING ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP08-0143 for Lot 1, Section 19, Township 27, ODYD Plan KAP81890, located at 1150 Black Mountain Drive, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND FURTHER THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the development permit application in order for the permit to be issued;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP08-0144 for Lot 1, Section 19, Township 27, ODYD Plan KAP81890, located at 1150 Black Mountain Drive, Kelowna, B.C;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 13.9.6 (c) – To vary the maximum building height of 2½ storeys to 3 storeys;

AND THAT the Development Permit be issued subsequent to the requirements of Works and Utilities being completed to their satisfaction.

2.0 SUMMARY

The applicant is proposing to a 3 storey multiple unit residential complex containing 36 two (2) bedroom units within one building on three levels. The site is part of the upper phase of development at Black Mountain adjacent to the newly developed golf course. A Development Variance Permit has been applied for to address the height of the building.

3.0 ADVISORY PLANNING COMMISSION

At their regular meeting of August 12, 2008 it was resolved:

THAT the Advisory Planning Commission NOT support Development Application No. DP08-0143, for 1150 Black Mountain Drive; Lot 1, Plan 81890, Secs. 18 & 19, Twp. 27, ODYD by Front Street Equity Inc (C. Sawitzky), to obtain a development permit for the form and character of a multi family residential development with 36 units in a 3 storey condo building.

Due to non-support of the Development Permit application, no motion was passed for the corresponding DVP application.

Note: The applicant has responded to the commentary provided by the APC, and have revised the façade to remedy the variety of concerns that were highlighted. Design amendments include deepening of the soffits, alternating the colour on the second floor front façade to create more variety, softening the dominance of the roof colour and the addition of select privacy landscaping.

4.0 BACKGROUND

The vacant site is situated in Black Mountain on the north side of Highway 33 past Loseth Road. Access to the site is through a newly established large lot single family subdivision along Black Mountain Drive. The development proposal (marketed as Pinehurst development) will be the first visible structure in this new phase of development. The immediate adjacent properties both offer open space in the form of a pedestrian walkway situated on the south leading to a single family neighbourhood above the site and the Black Mountain golf course located immediately to the north. The

2003 Bell Mountain Area Structure Plan designates over 6 hectares of land as an integrated pedestrian circulation network comprising of walkways, sidewalks and cycle paths. Specifically a recreational corridor 6 meters wide including off street bike lane, sidewalk, street trees, and landscape elements will run along the front of the proposed site.

Geographically, the site lies on the west side of a shallow valley between two hillsides, consisting of a relatively flat area at street level gradually becoming steeper with an unusable hillside on the rear 1/3 of the site. There is an undeveloped low density multi-family zoned property directly across the street and a new single family residential development at a higher elevation up the road. Due to of the prominence of this building, the form and character will have an influence on the subsequent new development.

Much of the original natural landscape has been compromised by land reconstruction in the past building a platform created by the dumping of earth movement from previous projects. In the subdivision of the land and the creation of the Area Structure plan for Bell Mountain, this site was designated as RM3 - Low Density Multiple Housing, envisioned to increase the diversity of the housing units available for the area. However, the topography of the site poses many constraints resulting in a challenge to create a visually appealing design that is economically viable.

4.1 The Proposal

The proposed development aims to have a 'resort' style and character with a variety of roofline heights and gabled roofs. The exterior finishes are diverse utilizing hardiplank, stucco and stone veneer to create texture and visual interest. The colour palette is earthy and aims to reflect the palette of the surrounding landscape. The incorporation of glass on the decks, wide trim boards around the windows and doors, and beam details in the soffits creates a high level of variation in the design.

The pedestrian and vehicular access to the complex is off Black Mountain Drive. The main entrance to the complex leads through a prominent covered entry which is easily identifiable as the principal portal. Additional entrances are found off the parkade. The majority of parking is located underground with a select number of stalls for residents and visitors including the handicapped stall located in front of the building at grade.

From a functional perspective, there is limited green space on the site for residents to use and benefit from. However, private open space requirements have been met with each unit having a large deck or patio as outside space. A City recreation corridor passes immediately in front of the project allowing access to various modes of outdoor activity. There are multiple neighbourhood parks and access to a major trail system within walking distance from the site for the occupants to benefit from. This project will be marketed to empty nesters, aiming for individuals who would take advantage of the proximity to the golf course amenity.

The landscape plan proposes appropriate buffering that includes a variety of vegetation that grows well in the region, including some species from the Okanagan Inspired Planting list. A vegetative canopy will be created when the variety and quantity of trees

mature. It is anticipated that the landscape plantings will enhance the site with visual interest and colour. Retaining walls are required for the steep slope in the rear of the building and will be planted with a variety of coloured plant material suitable to the area.

The main access to the development crosses the Recreation Corridor (RC) and a raised stamped concrete walkway will cross the asphalt in line with the existing sidewalk to function as a speed bump and to differentiate the walkway. Signage is planned to alert users to the co-existing pedestrians of vehicular traffic.

Since the time of the APC review, the applicant has responded to Staff and APC comments with following design refinements:

- Inclusion of a welcoming landscape feature at the street level
- Enhancement of lighting to ensure safety of residents, but minimizing light pollution
- Incorporation of a landscape buffer between the outdoor parking and level front unit deck space
- Alteration of the colour of the roofing material to soften the dominance
- Enhancement of the treatment of the windows to include stronger trim detail and alternating the colour of the second floor wall cladding to break up the repetition
- Enlarging the upper level soffits
- Alteration of the façade finish to a softer look and changed the window on the elevator tower to match those on the second storey frontage
- Addition of trusses to the second level decks
- Creation of a trellis with vines along the ground level suites to create privacy

The application compares to the requirements of the RM3 – Low Density Multiple Housing zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	6,630 m ²	900 m ²
Lot Width	109.19 m	20.0 m
Lot Depth	70.581 m	30.0 m
Proposed Development		
Site Coverage (buildings)	25 %	40%
Site Coverage (buildings/parking)	39.7%	50%

	PROPOSAL	RM3 ZONE REQUIREMENTS
CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Height	3 storeys/ 9.5 m ❶	2 ½ storeys / 9.5 m
Front Yard	14.0 m	4.5 m
Side Yard (s)	6.3 m	3.0 m
Side Yard (n)	4.5 m	4.5 m
Rear Yard	22.4± m	7.5 m
Parking Stalls (#)	Underground stalls: 46 Outside stalls: 13 Total: 59 stalls provided	1.5 stalls x 36 (2 bedroom units) 5 Visitor Stalls Total: 59 stalls required
Bicycle Parking	Class I: 18 Spaces Class II: 4 Spaces	Class I: 18 spaces Class II: 4 spaces
Private Open Space	933 m ² provided	900 m ² required

❶ Note: The applicant is seeking to vary the height from 2 1/2 storeys permitted to 3 storeys proposed.

4.2 SITE CONTEXT

The subject property is located on the west side of Black Mountain Drive, with an existing public walkway to an upper subdivision on the south side and a golf course to the north.

Adjacent zones and uses are:

North	P3 – Parks and Open Space
West	RU1H – Large Lot Housing (Hillside)
South	A1 – Agriculture
East	RM3 – Low Density Multiple Housing

4.3 SITE LOCATION MAP

Subject Property: 1150 Black Mountain Drive



5.0 CURRENT DEVELOPMENT POLICY

5.1 Kelowna Official Community Plan

With respect to objectives for multiple unit residential development, all projects 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. Design criteria for multiple unit development area as proposed is generally consistent with the guidelines that address landscaping, relationship to the street, building massing, end walls, view corridors, and crime prevention.

- 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 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).

6.0 TECHNICAL COMMENTS

6.1 Works and Utilities

Document attached

6.2 Fire Department

Detailed code analysis required with equivalences, if any, stating the occupancy classification, construction type, occupancy load etc.

Engineered fire flows are required to determine if existing hydrants/fire flows are adequate and if additional hydrants/fire flows are required.

There is a dead end corridor on the third floor leading to the elevator, confirm elevator vestibule in the parkade meets BCBC 2006, fire separations between storage lockers and the parkade to meet BCBC 2006.

6.3 Inspection Services

All outstanding items were address by applicant July 2, 2008.

6.4 Park Manager

The proposed Main Entry Driveway crosses the Black Mountain Drive Recreation Corridor. For pedestrian and cyclist safety, a special treatment raised crosswalk will be required. A detail of the crosswalk should be submitted to the Planning Department for review and approval prior to Council first reading.

In addition, signage should be installed for both vehicular traffic and pedestrian/cyclists alerting people to use caution at a crosswalk/intersection.

The Black Mountain Drive Recreation Corridor shall be constructed as part of this Development Permit consistent with previous phases and consistent with Parks Standards.

The landscape plan reflects this request and bonding will be sought as part of the Landscape Agreement.

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department supports the proposed building form as it is consistent with many development and design policies found in Kelowna's Official Community Plan. Staff have worked extensively with the applicant on the proposed form and character to ensure that all components create a sensitive building for the site, considering the density that is proposed on a parcel that has topographical constraints. The building has reasonable architectural detailing with a responsive roofline. Landscaping will soften the massing of the development and establish native plantings to enhance the visual interest on the parcel.

The well camouflaged refuse area is on the north side of the site built into the retaining wall. The applicant reviewed and addressed issues brought forth by the APC staff suggesting changes to privacy for the lower floor balconies, concerns regarding surveillance of the parking areas, adequate lighting and identifying features. The applicant responded favourably to these items and all other design suggestions to influence the final proposal.

A variance is being sought to relax the number of permitted storeys necessitated by the design of the floor plans and topographical constraints. Signatures from all neighbours

were received to support the variance. Notably, the underground parking is encouraged to minimize the on-site interference with pedestrian and vehicle movement.



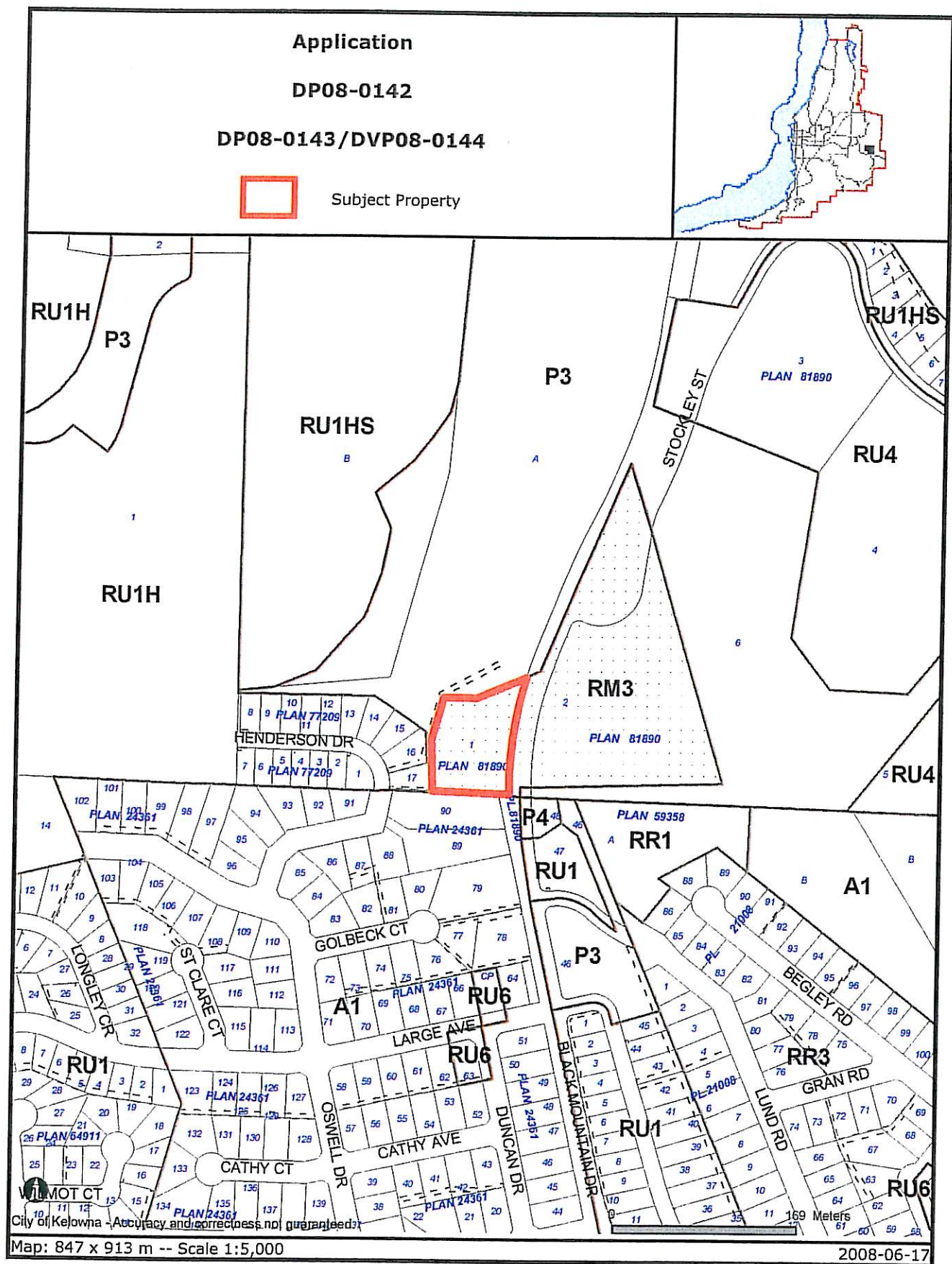
Danielle Noble
Urban Land Use Supervisor

SG/DN/bcd

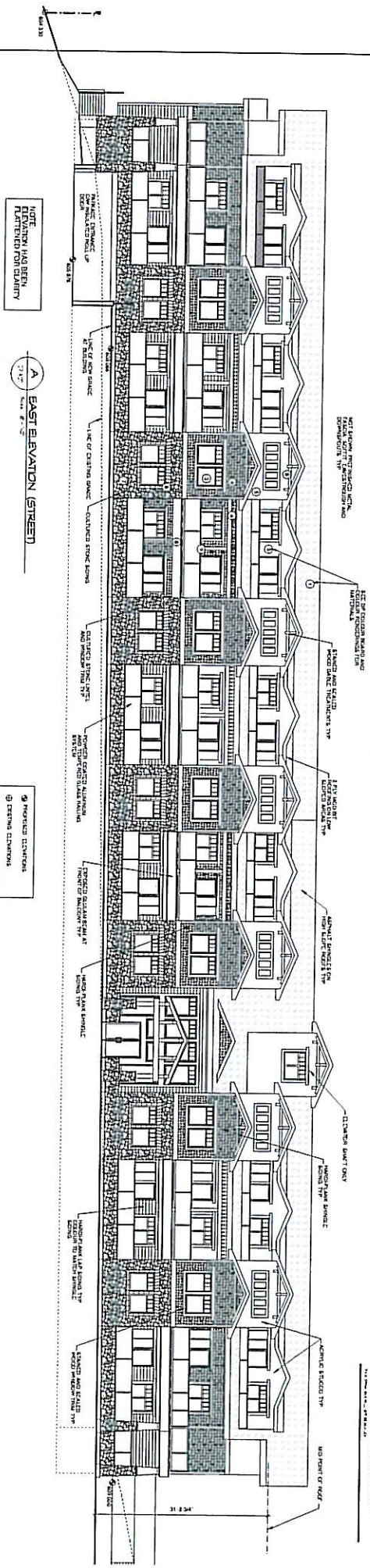
Attach.

Attachments:

- Subject Property Map
- Elevations
- Colour rendering
- Sample floor plans
- Sample colour and materials board
- Proposed signage
- Landscape Plan
- Works and Utilities Comments



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

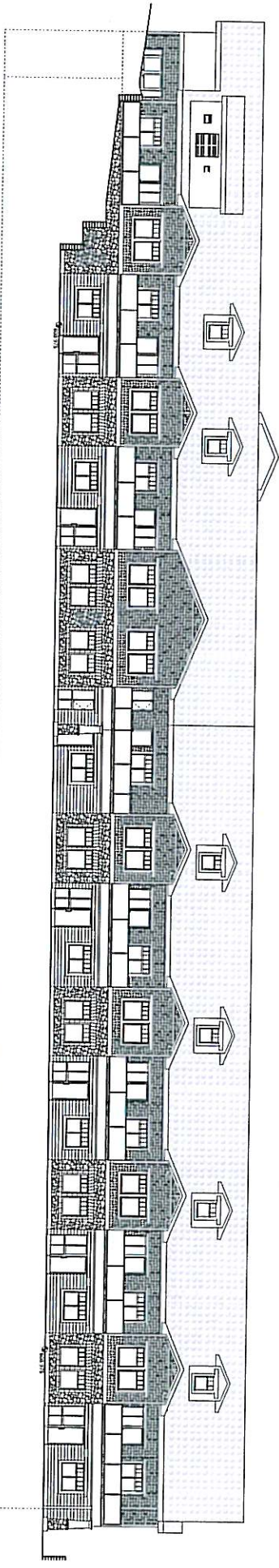


NOTE: PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE ILLINOIS STATE BUILDING CODE

A EAST ELEVATION (STREET)

B PROPOSED ELEVATIONS
C EXISTING ELEVATIONS

B WEST ELEVATION (HILL SIDE)



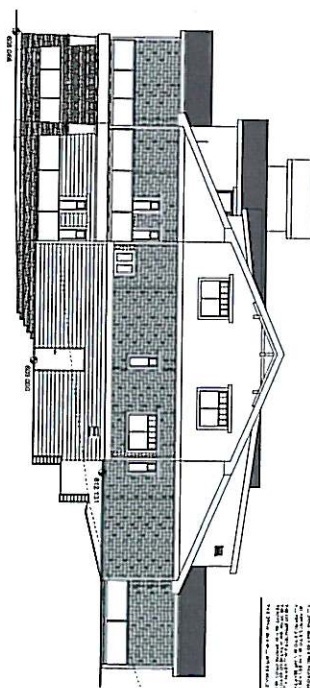
DEVELOPMENT PERMIT
APPLICATION ONLY.
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Northern Sky Architects Inc.
 1100 Blue Mountain Drive
 Suite 200
 Chicago, IL 60614
 Tel: 773.334.1100
 Fax: 773.334.1101
 www.northernsky.com

Project: 1100 Blue Mountain Drive
 Date: 08/01/19
 Drawn By: [Signature]
 Check By: [Signature]
 Project No: 1100
 Revision: 01
 Scale: 1/8" = 1'-0"
 Sheet: 1 of 1
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 Date: 08/01/19
 Drawn By: [Signature]
 Check By: [Signature]
 Project No: 1100
 Revision: 01
 Scale: 1/8" = 1'-0"
 Sheet: 1 of 1
 Title: EXTERIOR ELEVATIONS

Pinehurst
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 www.pinehurst.com

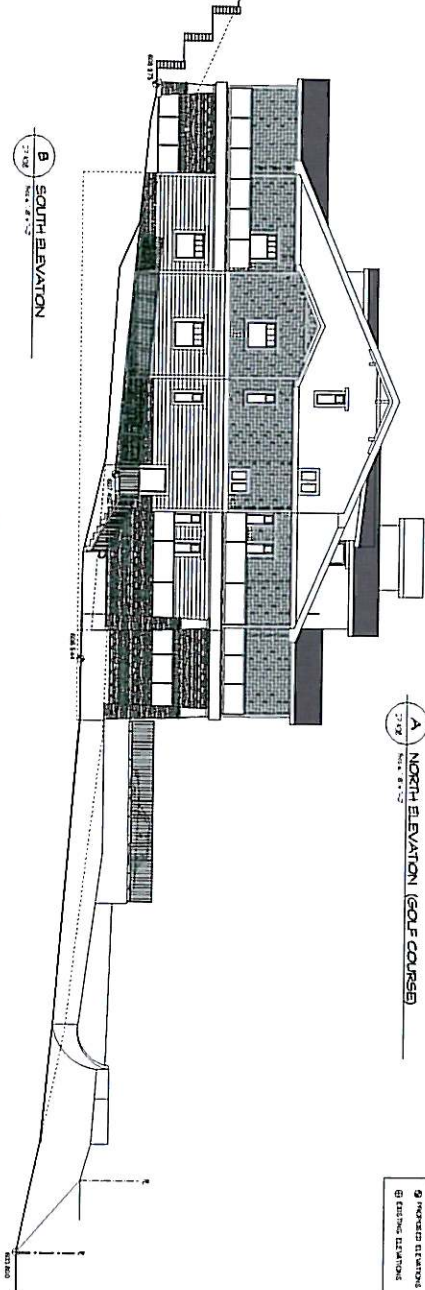
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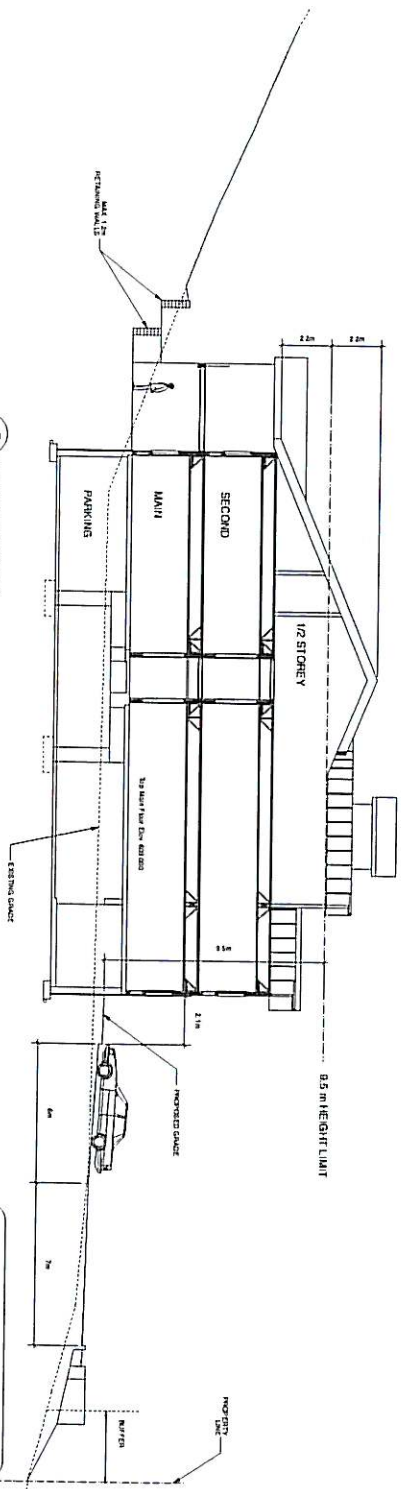
A NORTH ELEVATION (GOLF COURSE)
Scale: 1/8" = 1'-0"

9 IMPROVED ELEVATION
B EXISTING ELEVATION

B SOUTH ELEVATION
Scale: 1/8" = 1'-0"



C BUILDING SECTION
Scale: 1/8" = 1'-0"



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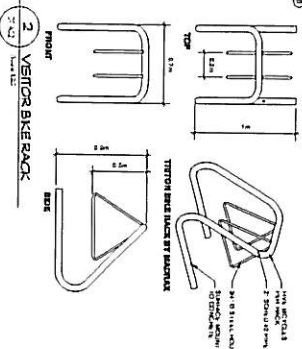
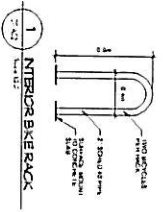
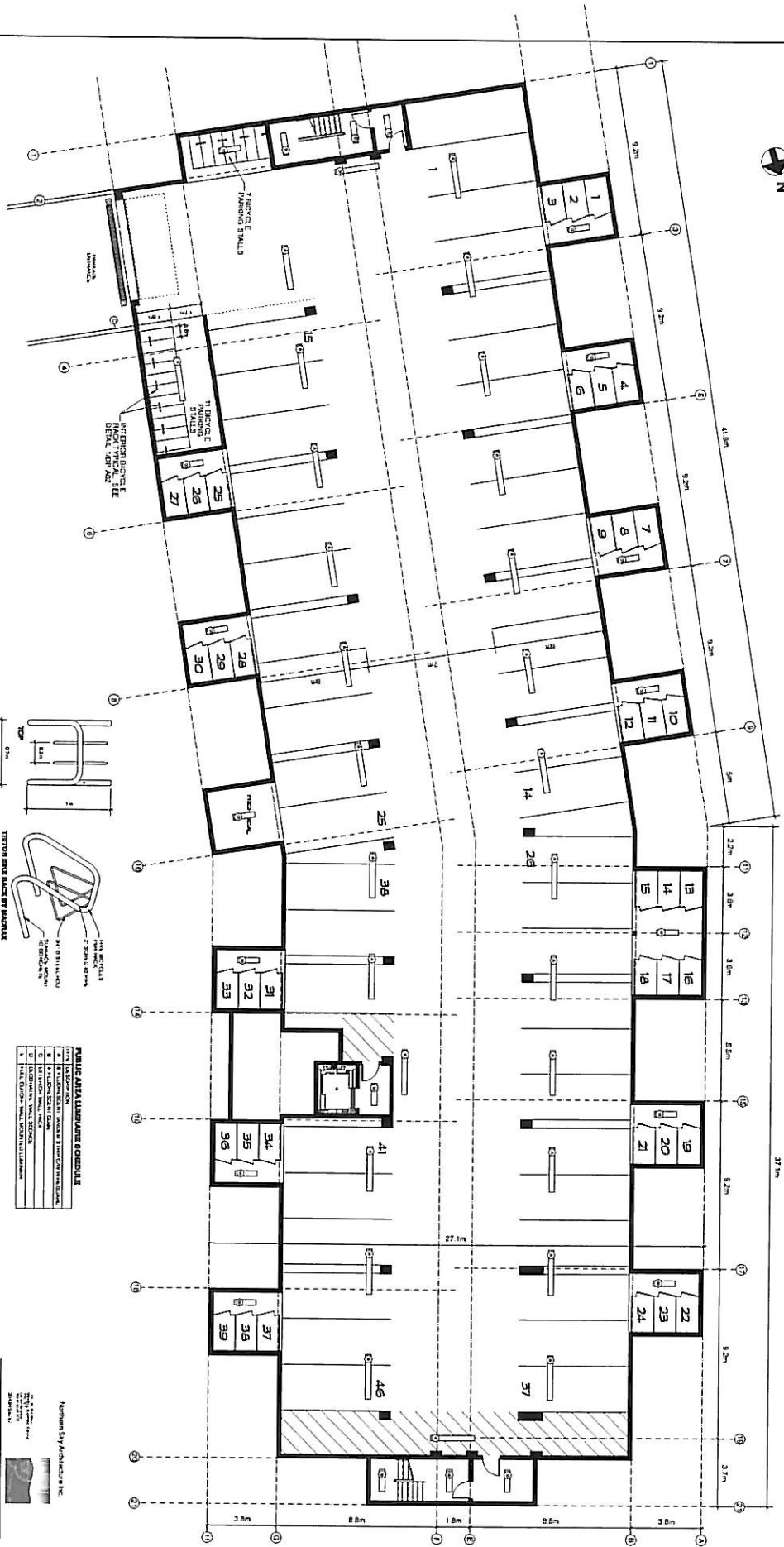
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DATE 07-212
DESIGNED BY PHL
PERMIT NO. DP 448
DATE 11/27

1111 BELL PLAZA INC.
1111 BELL PLAZA INC.

Pinehurst



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PUBLIC AREA LIBRARY SCHEDULE	
1	READING ROOM
2	COMPUTER LAB
3	MEETING ROOM
4	STORAGE ROOM
5	RESTROOMS
6	ENTRANCE
7	BIKE RACKS

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Pinehurst
Public Area Library

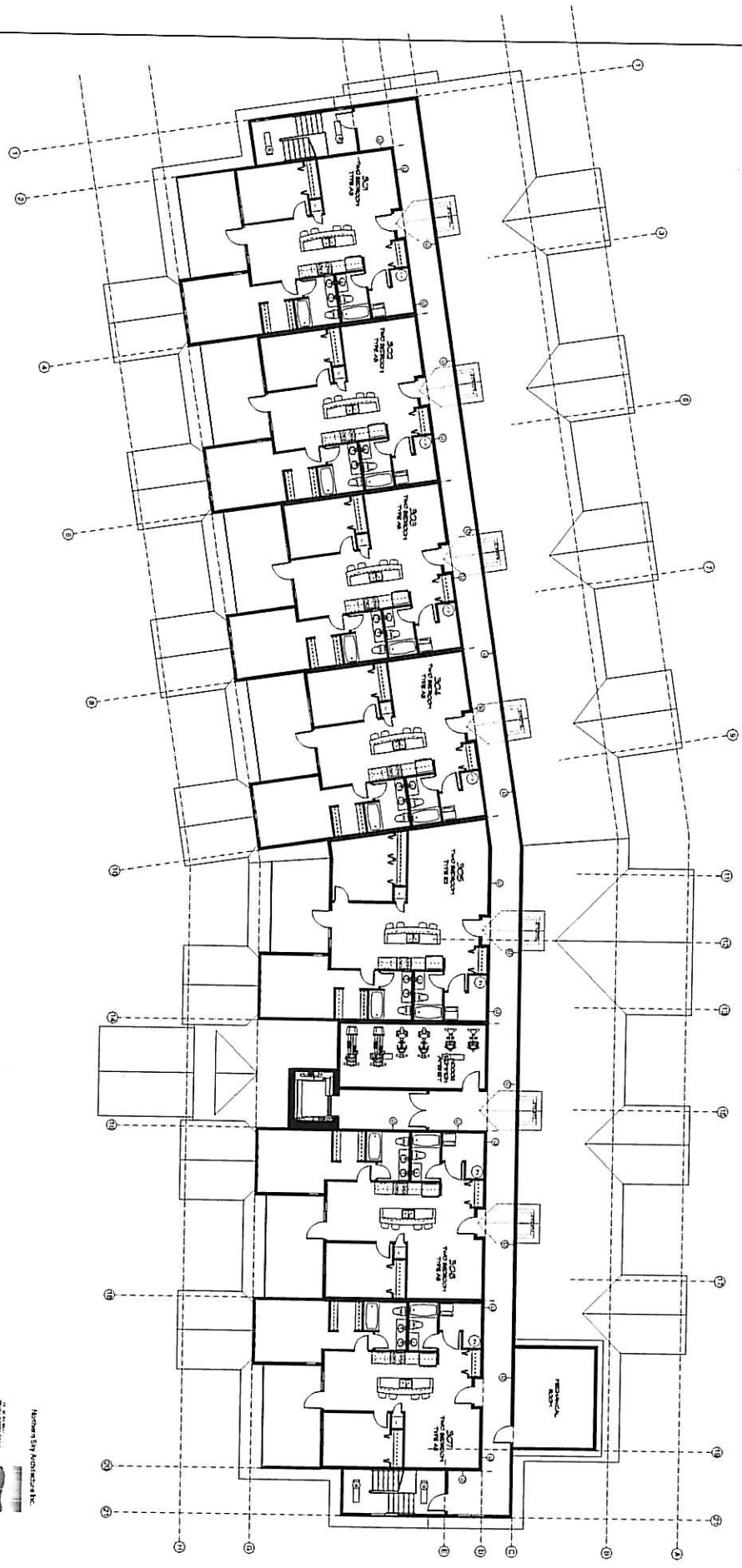
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DATE	10/1/2010
DESIGNED BY	100-100-100-100
CHECKED BY	100-100-100-100
DATE	10/1/2010
PROJECT NO.	100-100-100-100
DATE	10/1/2010

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SCHEDULE FLOOR PLAN			
NAME	TYPE & CT	DESIGNED BY	NO.
DATE	MAY 2008	DESIGNED BY	NCO
PURPOSE NO.	C7112	CONSTRUCTED BY	C&O
REVISIONS & NO.		APPROVED	DATE
		CP A44	12/4

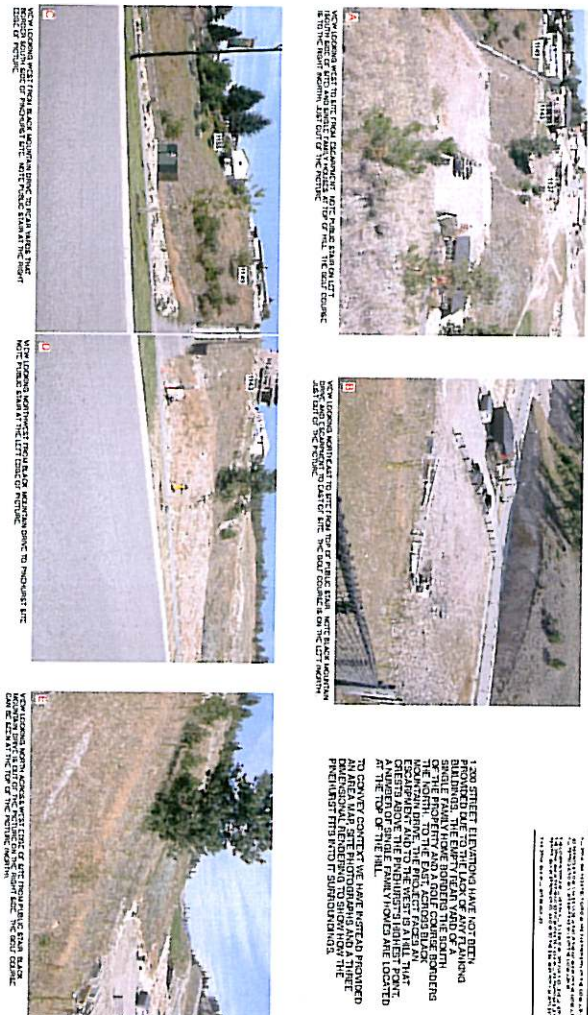


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THIRD FLOOR PLAN			
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DESIGNED BY	10-1-10	DATE	10-1-10
CHECKED BY	10-1-10	DATE	10-1-10
APPROVED BY	10-1-10	DATE	10-1-10



Pinenurst
1000 10th Avenue
Suite 100
Boulder, CO 80502
303.440.1000
www.pinenurst.com



DEVELOPMENT PERMIT FINISHES LIST
"PINEHURST AT BLACK MOUNTAIN"
Front Street Equity Inc.

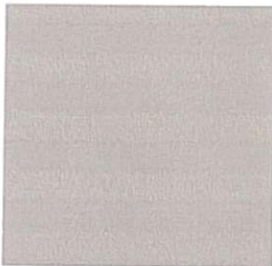
May 16, 2008
3 Pages Total

Note: Colors are not an accurate representation; please see samples on DP board for accurate representation



HARDIE PLANK SHINGLE SIDING

Manufacturer: James Hardie
Color: Timber Bark



STUCCO PAINT

Manufacturer: ICI Paints
Color: Sisal
Code: 30YY 41/165



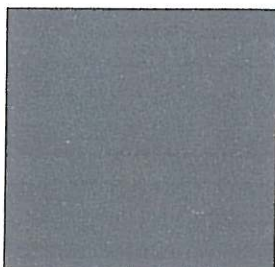
STONE VENEER

Manufacturer: Kettle Valley Stone Company
Supplier: Steels Industrial Products
Color: 80% Kettle Valley Granite Thin Veneer
20% Midnight Rain
Mortar: Interstar, Natural CM-328, One Bag
Installation: Tight Joints

"THE PINEHURST AT BLACK MOUNTAIN"

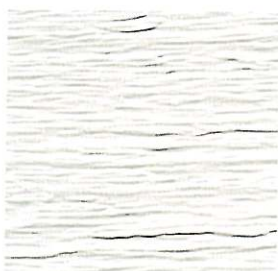
Front Street Equity

May 16, 2008



WINDOW / DOOR TRIM AND FASCIA

Manufacturer: ICI Paints
Color: Forest Black
Code: 30YY 10/038



SOFFITS

Manufacturer: Kaycan
Material: Vinyl
Color: Sandalwood
Size: 16"



ROOF

Manufacturer: BP (Building Products of Canada Corp.)
Collection: Architect Collection
Series: Eclipse
Color: Twilight Grey

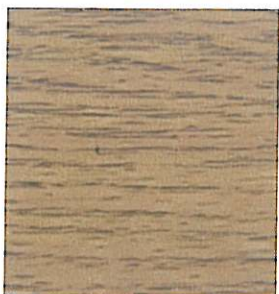
"THE PINEHURST AT BLACK MOUNTAIN"

Front Street Equity

May 16, 2008

WINDOWS

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Color: Beige



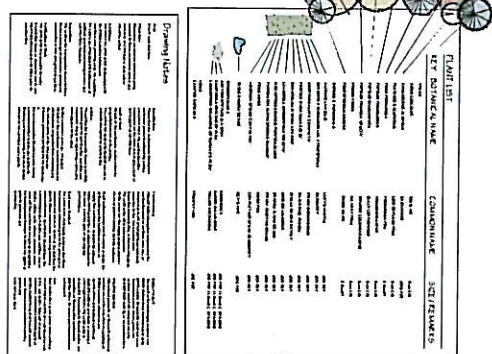
WOOD GABLE AND TIMBER STAIN

Manufacturer: Wood Shied Semi-Transparent Stains
Supplier: Home Hardware
Color: Walnut/ Natural Walnut



RAILING

Manufacturer: Alco
Supplier: Sundeck Centre
Color: Rideau Brown P-1271-9



Issue / Reopen:		
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2	Re-issued for DP	10.22.00
3	Re-issued for DP	11.12.08
4		
5		

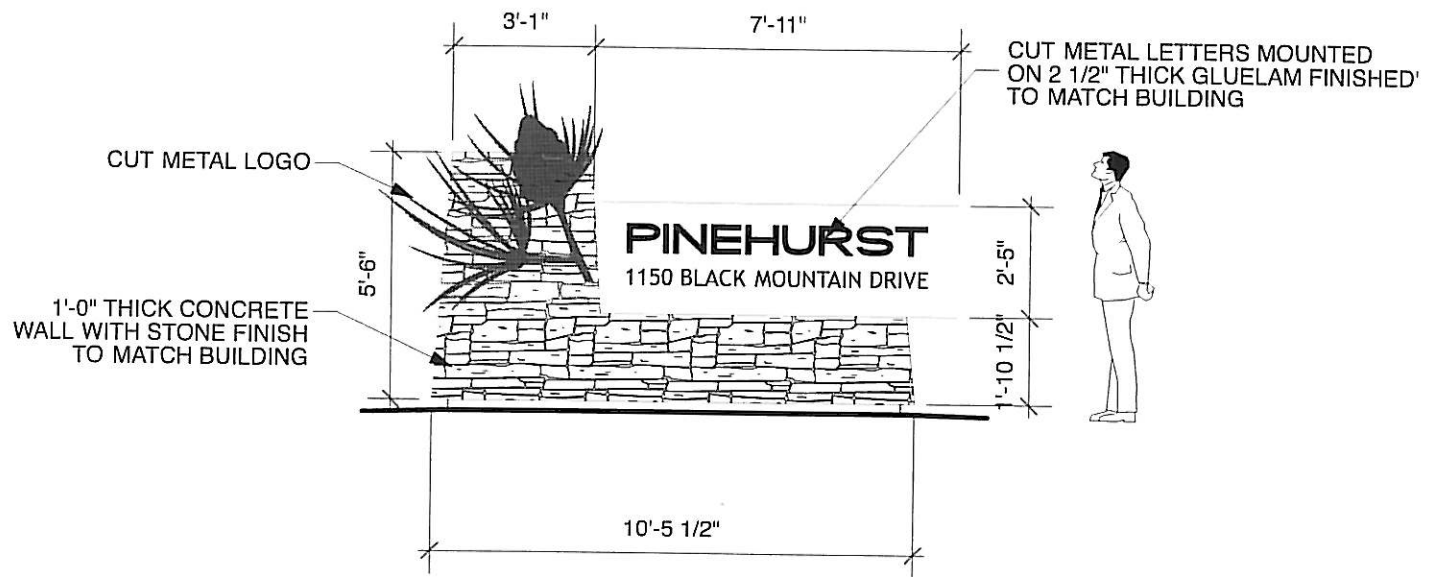
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 Drawn By: SP
 Checked By: FC
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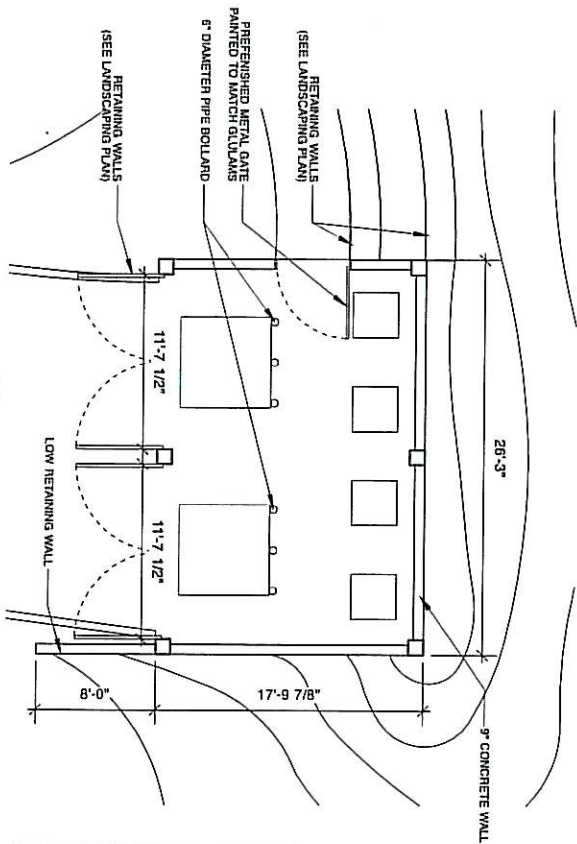


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Landscape Plan

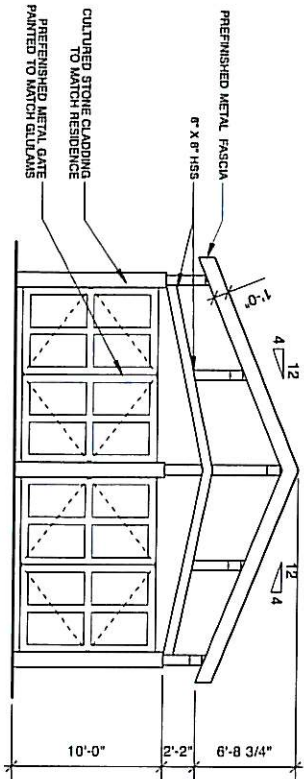




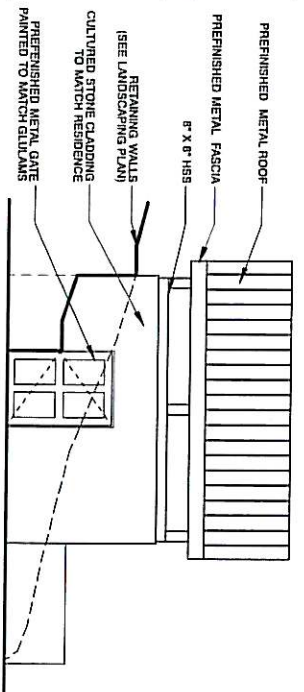
1 PLAN
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2 PERSPECTIVE
Scale: 1/8" = 1'-0"



3 FRONT ELEVATION
Scale: 1/8" = 1'-0"



4 LEFT-SIDE ELEVATION
Scale: 1/8" = 1'-0"

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Architect
Northern Sky Architecture Inc.
204-461-1111
204-461-1111

Project
Garage Enclosure
1500 Pinehurst Drive
Kamloops, BC V2C 1A1

Owner
Pinehurst
1500 Pinehurst Drive
Kamloops, BC V2C 1A1

Project	Garage Enclosure
Client	1500 Pinehurst Drive
Location	Kamloops, BC V2C 1A1
Architect	Northern Sky Architecture Inc.
Architect's License No.	204-461-1111
Project No.	204-461-1111
Date	April, 2012
Drawn By	DP
Checked By	DP
Approved By	DP
Scale	1/8" = 1'-0"

CITY OF KELOWNA
MEMORANDUM

Date: August 1st, 2008
File No.: DP08-0143
To: Planning and Development Officer (BD)
From: Development Engineering Manager (SM)
Subject: 1150 Black Mountain Dr.- Front Street Equity Inc.

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

1. Subdivision

Provide easements as may be required.

2. Geotechnical Study.

The comprehensive geotechnical study prepared by Beacon Geotechnical LTD. appears acceptable as far as servicing is concerned.

3. Domestic water and fire protection.

- a) The subject property is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs are to be paid directly to the BMID.
- b) 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.
- c) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

4. Sanitary Sewer.

The subject property is adequately serviced by the municipal sanitary sewer collection system.

5. Drainage.

A comprehensive site drainage management plan has been submitted and appears to be acceptable.

6. Access

A new driveway access from Black Mountain Drive is being contemplated by the applicant. The existing curb and gutter will require to be modified to accommodate the new driveway. The driveway will cross the multi-purpose path, it is essential that the multi-purpose asphalt path be kept continuous without any vertical deflections through the entire proposed driveway. The existing curb drop must be removed and reconstructed with a barrier curb. The estimated cost for the driveway relocation is \$ **14,000.00** inclusive of a bonding escalation

7. 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 (refer to 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 Works & Utilities 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.

8. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all 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.

9. Power and Telecommunication Services.

The services to and fronting this development 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.

10. Levies and performance bonding.

Performance security

Driveway relocation **\$14,000.00**

Levies

Engineering and Inspection fee (minimum, incl. GST)) **\$ 305.00**

Steve Muenz, P.Eng.
Development Engineering Manager

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