
CITY OF KELOWNA

MEMORANDUM

DATE: February 17, 2009

TO: City Manager

FROM: Community Sustainability Division

APPLICATION: DP08-0241 / DVP08-0242 **OWNER:** 0795236 B.C. LTD., INC. NO. BC0795236
AT: 530-562 West Avenue **APPLICANT:** Worman Resources Inc.

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT FOR THE FORM AND CHARACTER OF THE PROPOSED MIXED USE BUILDING;

TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY THE HEIGHT OF THE PROPOSED MIXED USE BUILDING FROM 15M / 4 STOREYS PERMITTED TO 18.5M / 5 STORIES PROPOSED AND TO VARY THE LOADING SPACES FROM 2 SPACES REQUIRED TO 0 SPACES PROPOSED.

EXISTING ZONE: C4 – Urban Centre Commercial

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT the Council authorize the issuance of Development Permit No. DP08-0241 for Lot A, District Lot 14, ODYD, Plan 31758, located at 530-562 West Avenue, 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.
- 5) The applicant be required to satisfy the Development Engineering Branch requirements prior to issuance of the Development Permit.

AND 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. DVP08-0242; Lot A, District Lot 14, ODYD, Plan 31758, located at 530-562 West Avenue, Kelowna, B.C.;

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

Section 8.2 - Off-Street Loading - 8.2.2 Loading Schedule (Table 8.2)
Vary the loading spaces from 2 required to 0 proposed.

AND THAT the Council NOT authorize the issuance of Development Variance Permit No. DP08-0242 to vary the height of the building from 15m / 4 storeys permitted to 18.5m / 5 storeys proposed for Lot A, District Lot 14, ODYD, Plan 31758, located at 530-562 West Avenue, Kelowna, B.C.

2.0 SUMMARY

The applicant has applied for a Development Permit for the form and character of the proposed mixed use building. A Development Variance Permit is required to vary the height of the proposed mixed use building from 15m / 4 storeys permitted to 18.5m / 5 storeys proposed and to vary the loading spaces from 2 spaces required to 0 spaces proposed.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on February 3, 2009, the APC passed the following motions:

THAT the Advisory Planning Commission support Development Variance Application No. DVP08-0242, for 530-562 West Avenue; Lot A, Plan 31758, Sec. 13, Twp. 25 & Sec. 18, Twp. 26, ODYD by Worman Resources (S. Worman), to vary the height of the building from 4 storeys to 5 storeys.

THAT the Advisory Planning Commission support Development Variance Application No. DVP08-0242, for 530-562 West Avenue; Lot A, Plan 31758, Sec. 13, Twp. 25 & Sec. 18, Twp. 26, ODYD by Worman Resources (S. Worman), to vary the loading spaces from two (2) spaces required to zero (0) spaces proposed.

THAT the Advisory Planning Commission support Development Permit Application No. DP08-0241, for 530-562 West Avenue; Lot A, Plan 31758, Sec. 13, Twp. 25 & Sec. 18, Twp. 26, ODYD by Worman Resources (S. Worman), to obtain a Development Permit for the form and character of the proposed mixed use building.

4.0 THE PROPOSAL

The applicant has proposed to construct a five storey mixed-use building on the subject property. The building is composed of a ground level retail space, three floors of office space and a fifth storey consisting of two residential units. The proposed parking scheme indicates that of the required 56 parking stalls, 32 parking stalls will be located beneath the buildings' habitable space and set behind the retail space. The remaining parking (14 stalls) is surface parking located at the rear of the proposed development. The applicant will be providing cash-in-lieu for the remaining 10 stalls.

Stepping the building back after the ground floor helps to break up the massing of the structure while providing the offices with useable private open space. The fifth storey residential units are also stepped back substantially, minimizing their impact and again providing the residents with valuable open space. The exterior of the proposed mixed use building will have a balanced mix of sandstone and beige stucco. The proposal compares to the C4 – Urban Centre Commercial Zoning requirements as follows:

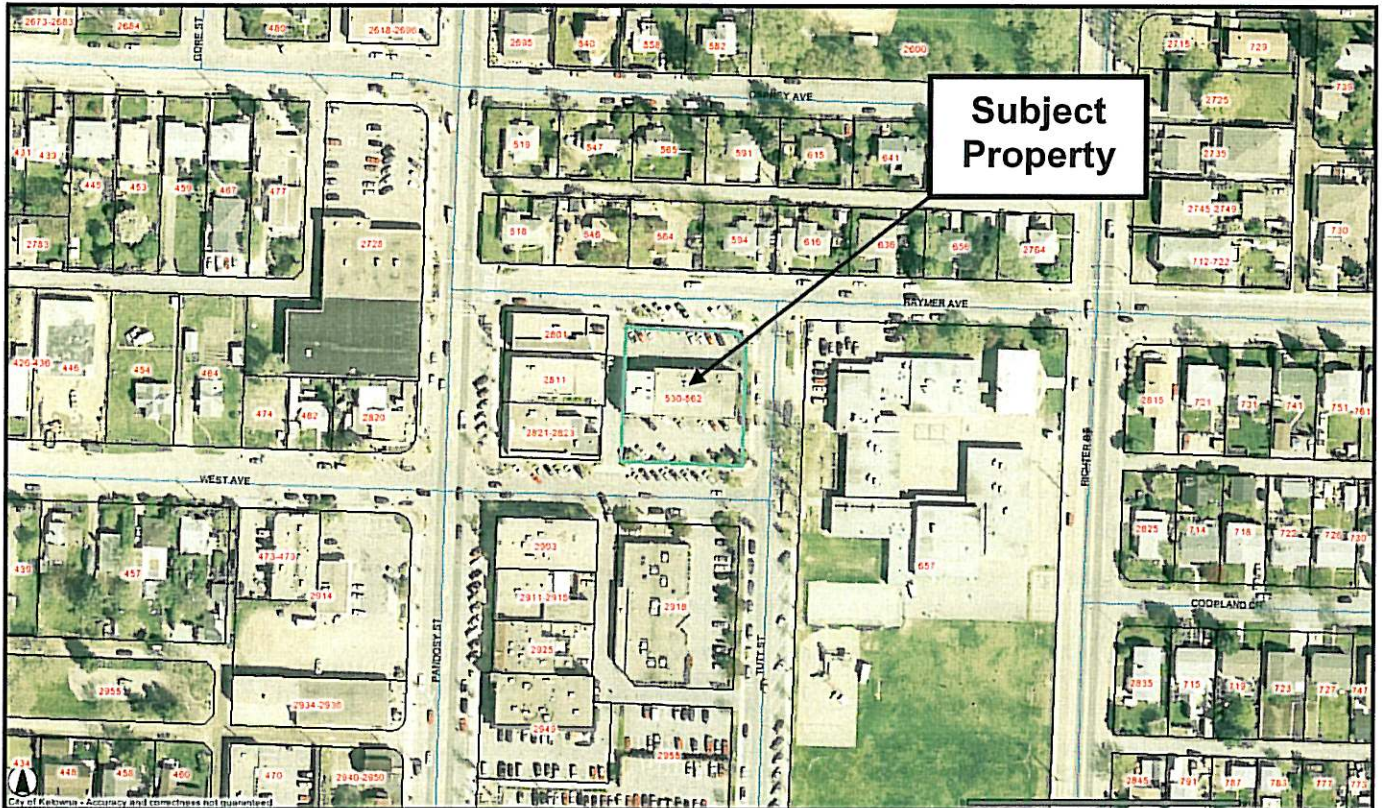
CRITERIA	PROPOSAL	C4 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,825.1 m ²	460 m ²
Development Regulations		
Floor Area Ratio	1.440	1.444
Site Coverage	65.5%	75%
Height	18.3 m / 5 storeys (V ¹)	15m / 4 storeys
Front Yard (south)	1.07 m	0.0 m
Side Yards (west / east)	0.03m / 0.46m	0.0 m
Rear Yard (north)	13.82 m	0.0 m
Other Regulations		
Parking Requirements	46 stalls 10 stalls – Cash-in-lieu	56 stalls
Bicycle Parking	Meets Requirements	Class I: 6 / Class II: 14
Loading	0 (V ²)	2 spaces

V¹ To vary the height of the building from 15m / 4 storeys permitted to 18.3m / 5 storeys proposed

V² To vary the loading spaces from 2 required to 0 proposed

4.1 Site Location

530-562 West Avenue



4.2 Site Context

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU6 – Two Dwelling Housing	Residential
East	P2 – Education & Minor Institutional	Raymer Elementary
South	C4 - Urban Centre Commercial	Commercial
West	C4 - Urban Centre Commercial	Commercial

5.0 CURRENT DEVELOPMENT POLICY

5.1 Objectives for Development within Urban Centres (OCP Chapter 6)

- 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 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, 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).

Access

- 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.
- Pedestrian access should be clearly marked.

Ancillary Services/Utilities

- Loading, garbage and other ancillary services should be located at the rear of buildings.
- Utility service connections should be screened from view or be located so as to minimize visual intrusion.

Building Massing

- Commercial, industrial and multiple-unit residential developments should be sensitive to and compatible with the massing and rhythm of the established streetscape. Detailed design features of existing buildings should be emulated if such features are of design value.
- Commercial, industrial, and multiple-unit residential developments should have no more than a one storey height gain between adjacent uses within 5.0 m of the side property line where the adjacent property is not designated for higher density redevelopment. Height gains will also need to comply with Zoning Bylaw provisions.

Parking

- Parking areas should, wherever possible and safe, be located either under buildings or at the rear or side of main buildings.
- Pedestrian circulation areas within parking lots should be convenient and clearly identified, preferably with distinct paving and/or landscaping treatment.

Relationship to the Street

- Buildings containing uses attracting visits from the general public should be located as close to the front property line as practical and as permitted under prevailing zoning regulations.
- People-oriented facilities (store entrances, café seating areas, displays, signage) should be focused along public streets and in front of buildings.
- Storefronts should incorporate large windows such that passers-by can see in and occupants can “look out”.
- Awnings or overhangs should be included, where suitable, to provide sheltered environments for pedestrians and to aid in energy conservation.
- Buildings at key intersections should be designed to highlight the corner. Design treatments could include setbacks at the corner, accentuated entrances and additional height using, for instance, towers and cupolas.

Signs

- The placement, size and format of signs shall be such that signs can be easily read by pedestrians (e.g. store signs should be at pedestrian eye level, not just on awnings).

Walls

- End walls visible from a public street or residential lot should be finished to provide an attractive appearance. Blank or solid walls (without glazing) should not be longer than 5 m. Walls longer than 5 m should incorporate wall detailing that will provide visual interest.

6.0 TECHNICAL COMMENTS

6.1 Building & Permitting

Provide spatial separation calculations for west elevation relative to lane. Ensure access to exit not restricted from both residential units to north exit stairway.

6.2 Development Engineering Branch

See Attached.

7.0 LAND USE MANAGEMENT DEPARTMENT

The Development Permit is for the construction of a mixed use building within the South Pandosy Urban Town Centre. The proposed development is consistent with the OCP's Commercial Future Land Use Designation and the overall form and character is consistent with what would be expected within the Pandosy Town Centre. This proposal fosters a mix of uses, including a substantial commercial component that supports the pedestrian-friendly environment envisioned for the Pandosy Town Centre and works towards achieving a highly urbanized concentration of different land uses mixed together in a sustainable manner.

Staff do not typically support a relaxation in the number of loading spaces for a mixed use building, however; at the request of the Development Engineering Manager the applicant has

agreed to shift the building 0.75m to the east allowing the lane to meet the City's commercial lane standard of 7.5m. This voluntary shift will provide additional space necessary for commercial vehicles.

In October, 2007 Council passed a recommendation directing Staff to withhold support for Development Variance Permit applications that result in height beyond four storeys for commercial and residential development within the South Pandosy Sector until the OCP review has been completed. This directive was in response to a report from the Policy/Research/Strategic Planning Division with regards to the increased development pressures in the South Pandosy Sector of the City beyond what the OCP had envisaged as well as the increased interest in developing high rise towers in the South Pandosy Sector in excess of 20 storeys.

Land Use Management is complying with this directive not to support height variances within the South Pandosy Sector. However, justification for support could be that the directive was a result of the increased interest in developing high rise towers in this sector, whereas this proposed height variance is for one additional storey and does not have a significant impact on the overall massing of the project. The 5th storey is less than half the area of the three office storeys below and represents a fraction of the Net Floor Area (11%). Furthermore, this project is located within an Urban Centre where it can be serviced without major infrastructure improvements and is consistent with the Urban Centre Guidelines thus having a positive impact on the surrounding area.

8.0 ALTERNATE RECOMMENDATION

If Council chooses to support the proposed height variance the following recommendation is required:

THAT the Council authorize the issuance of Development Permit No. DP08-0241 for Lot A, District Lot 14, ODYD, Plan 31758, located at 530-562 West Avenue Avenue, 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";
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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.
5. The applicant be required to satisfy the Development Engineering Branch requirements prior to issuance of the Development Permit.

AND 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. DVP08-0242; Lot A, District Lot 14, ODYD, Plan 31758, located at 530-562 West Avenue Avenue, Kelowna, B.C.;

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

Section 8.2 - Off-Street Loading - 8.2.2 Loading Schedule (Table 8.2)

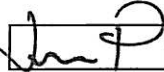
Vary the loading spaces from 2 required to 0 proposed.

Section 14.4.5 (c) - Development Regulations – Height

Vary the height of the building from 15m / 4 storeys permitted to 18.5m / 5 storeys proposed


Shelley Gambacort
Director of Land Use Management

Approved for Inclusion



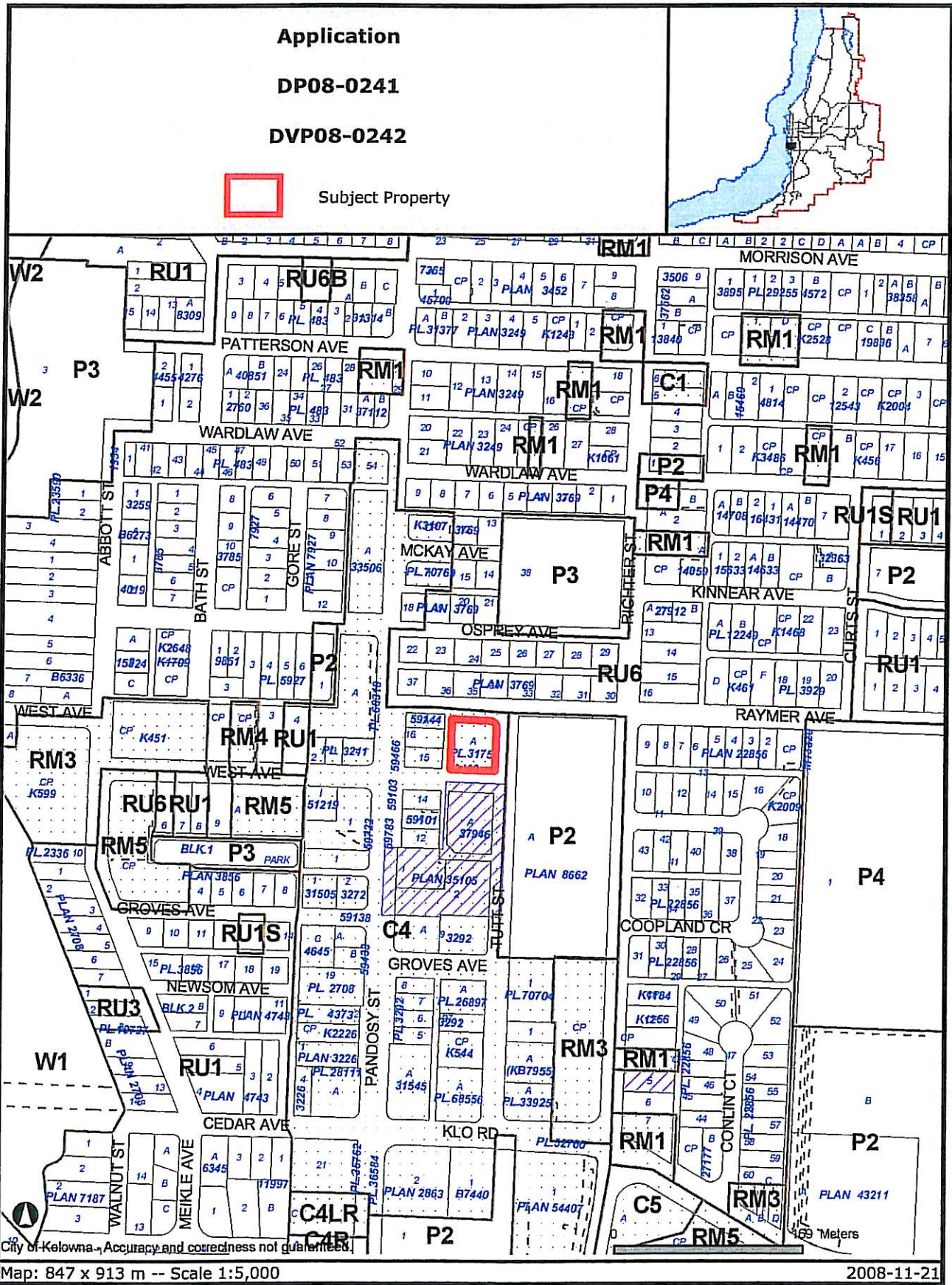
Jim Paterson
General Manager of Community Sustainability

JP/SG/aw

Attachments

- Location Map
- Site Plan & Elevations
- Landscape Plan
- Development Engineering Branch - Comments

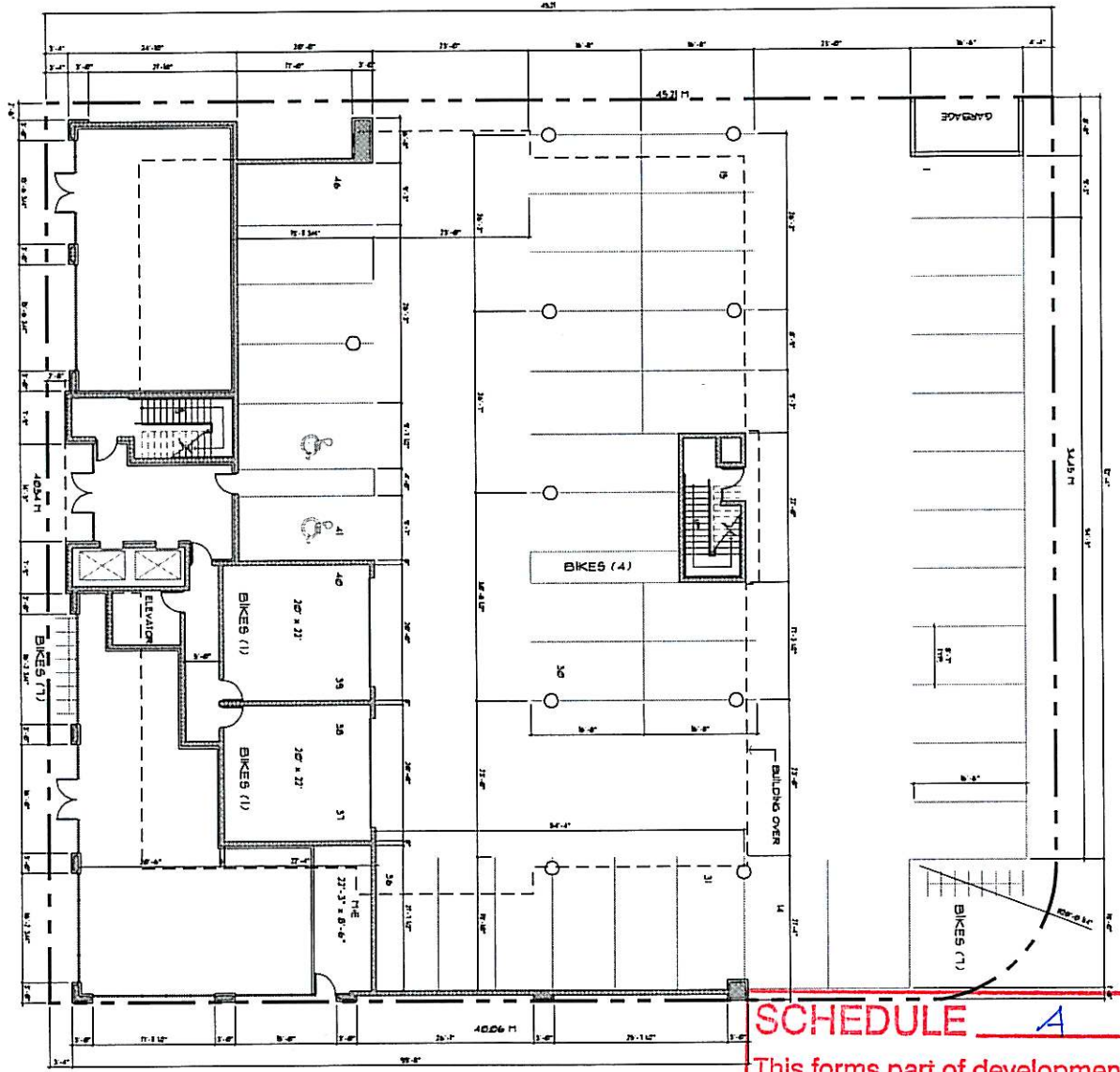




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

SITE / MAIN FLOOR PLAN

WEST AVE

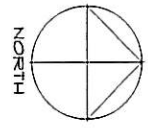
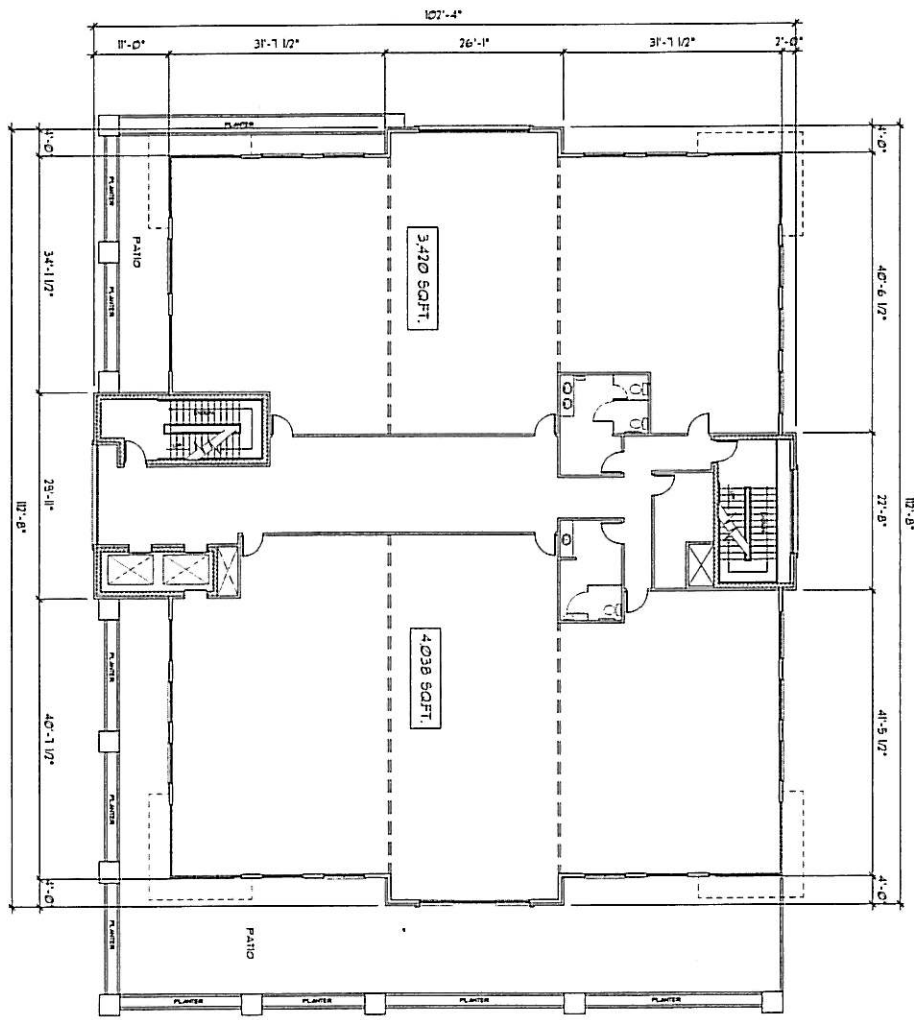


SCHEDULE A
 This forms part of development
 Permit # DPO8-0241/DPO8-0242

PROJECT DATA	
CIVIC ADDRESS:	530 WEST AVE, KELOWNA B.C.
LEGAL DESCRIPTION:	LOT 1 PLAN 3184 DL. III. CD.12.
CURRENT ZONING:	CA - URBAN CENTRE COMMERCIAL
ZONING BYLAW REQUIREMENTS	
SITE AREA:	13446 SQFT. (1231 SQM)
BUILDING AREA (NET)	2100 SQFT. (194 SQM)
MAIN FLOOR (NET)	1750 SQFT. (162 SQM)
SECOND FLOOR (OFFICES)	1750 SQFT. (162 SQM)
THIRD FLOOR (OFFICES)	1750 SQFT. (162 SQM)
FOURTH FLOOR (OFFICES)	1750 SQFT. (162 SQM)
FIFTH FLOOR (RESIDENTIAL)	2250 SQFT. (208 SQM)
TOTAL:	31750 SQFT. (2931 SQM)
FIFTH FLOOR:	2 - 2 BEDROOM
BUILDING AREA (GROSS)	3441 SQFT. (318 SQM)
MAIN FLOOR (NET)	1750 SQFT. (162 SQM)
SECOND FLOOR (OFFICES)	1750 SQFT. (162 SQM)
THIRD FLOOR (OFFICES)	1750 SQFT. (162 SQM)
FOURTH FLOOR (OFFICES)	1750 SQFT. (162 SQM)
FOURTH FLOOR (OFFICES)	1750 SQFT. (162 SQM)
TOTAL:	33100 SQFT. (3071 SQM)
PARKING REQUIRED	
COMMERCIAL (1.0/1000 SQFT. (100/1000))	34 STALLS
RESIDENTIAL (1.0/100)	2 STALLS
COVERED SPACES PROVIDED:	37 STALLS
LOADING & UNLOADING:	1 STALL
BICYCLE PARKING:	0 STALLS
RESIDENTIAL	
(CLASS I) & 5 PER DWELLING UNIT (2 UNITS)	10 SPACES
(CLASS II) & 7 PER DWELLING UNIT (2 UNITS)	14 SPACES
COMMERCIAL	
(CLASS I) & 2/1000 SQFT. (2/1000)	48 SPACES
(CLASS II) & 5/1000 SQFT. (5/1000)	13 SPACES
TOTAL REQUIRED	
(CLASS I)	58 SPACES
(CLASS II)	13 SPACES
TOTAL FLOOR AREA (FAR) RATIO	
(CLASS I) RESIDENTIAL	12.7%
PERCENTAGE OF PROVIDED PARKING	37.5%
TOTAL FLOOR AREA (FAR) RATIO	
12.7%	12.7%
TOTAL FLOOR AREA (FAR)	
DEVELOPER	1413 (7500 SQFT.)
PROPOSED	1413 (7500 SQFT.)



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



HANS P. NEUMANN ARCHITECT INC. 1220 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K2
PHONE: (250) 868-6878 FAX: (250) 868-6877

DESIGN TECH DESIGN CONSULTANTS

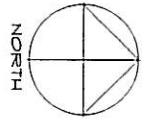
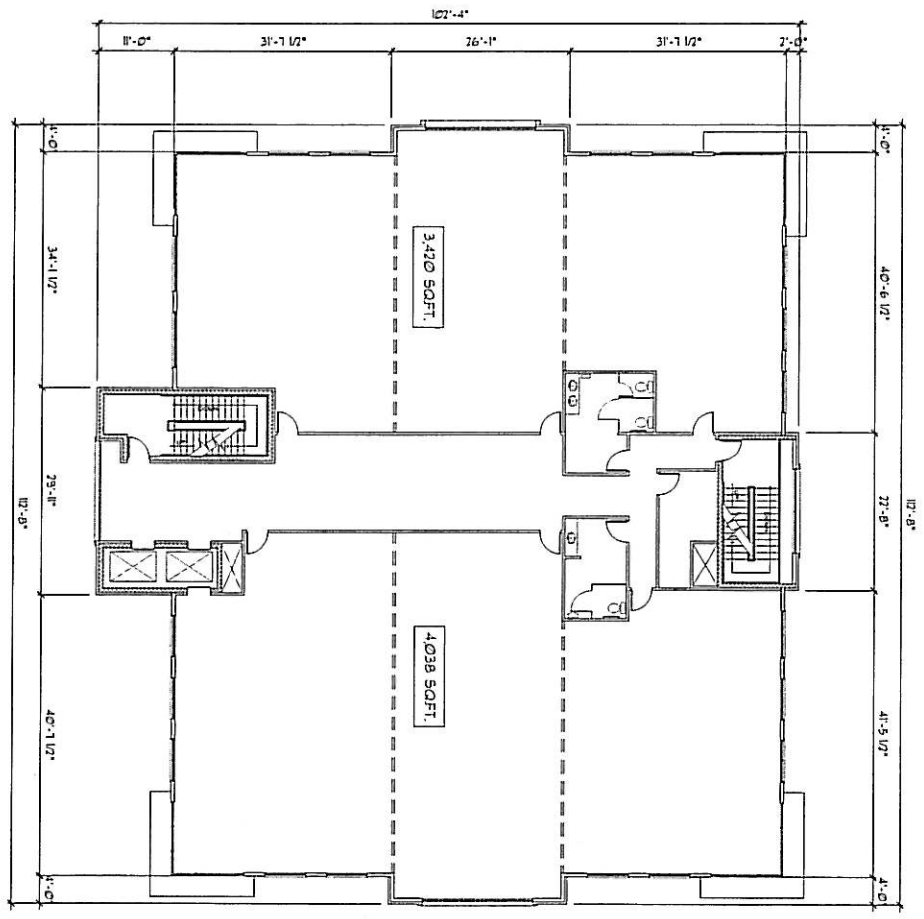
PROJECT NO. A2

NO.	DATE	DESCRIPTION
1	FEB 20-2011	GENERAL REVISION

CLIENT NAME	PROJECT
CLIENT ADDRESS	MIXED USE DEVELOPMENT
CLIENT PHONE	530 WEST AVENUE, KELOWNA B.C.
CLIENT FAX	
CLIENT EMAIL	
CLIENT WEBSITE	
CLIENT LOGO	
CLIENT SIGNATURE	
CLIENT STAMP	

PROJECT TITLE	SECOND FLOOR PLAN
PROJECT NO.	A2
PROJECT DATE	
PROJECT LOCATION	
PROJECT CLIENT	
PROJECT ARCHITECT	
PROJECT ENGINEER	
PROJECT CONTRACTOR	
PROJECT SUBMITTER	

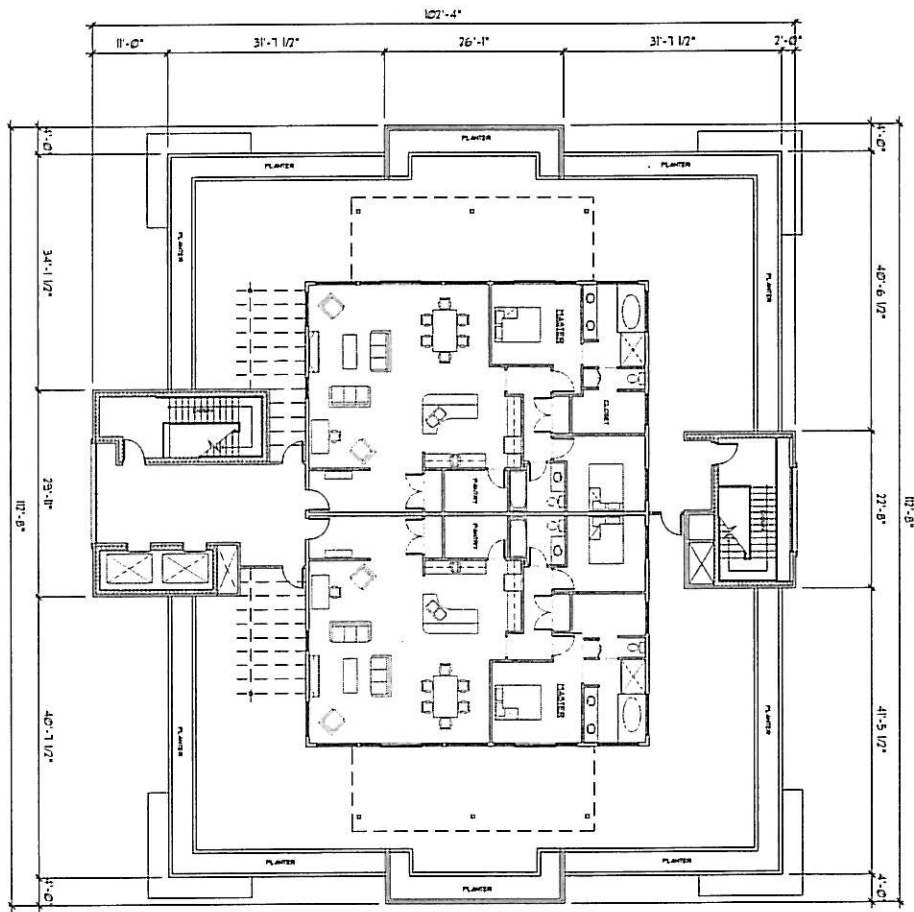
THIRD + FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



 HANS P. NEUMANN ARCHITECT INC. DESIGN TECH DESIGN CONSULTANTS <small>300 CASDICO ROAD, KELOWNA, BC V1W 4J7 PHONE (250) 718-2885</small>	<small>1123 HIGHLAND DRIVE NORTH KELOWNA, BC V1W 4K3 PHONE (250) 868-0879 FAX (250) 868-0877</small>									
	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>FEB 19-07</td> <td>GENERAL REVISION</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	FEB 19-07	GENERAL REVISION	<table border="1"> <tr> <td> A3 <small>SCALE: 1/8" = 1'-0" DATE: NOV 7, 2006 DRAWN: JAC CHECKED: TMM DESIGNED BY: [Signature]</small> </td> <td> THIRD + FOURTH FLOOR PLAN </td> <td> MIXED USE DEVELOPMENT <small>530 WEST AVENUE, KELOWNA B.C.</small> </td> </tr> </table>	A3 <small>SCALE: 1/8" = 1'-0" DATE: NOV 7, 2006 DRAWN: JAC CHECKED: TMM DESIGNED BY: [Signature]</small>	THIRD + FOURTH FLOOR PLAN
NO.	DATE	DESCRIPTION								
1	FEB 19-07	GENERAL REVISION								
A3 <small>SCALE: 1/8" = 1'-0" DATE: NOV 7, 2006 DRAWN: JAC CHECKED: TMM DESIGNED BY: [Signature]</small>	THIRD + FOURTH FLOOR PLAN	MIXED USE DEVELOPMENT <small>530 WEST AVENUE, KELOWNA B.C.</small>								

DATE PLOTTED: 11/14/06 10:46:52 AM

FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



HANS P. NEUMANN ARCHITECT INC.
DESIGN TECH DESIGN CONSULTANTS

1125 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0278 FAX: (250) 868-0277

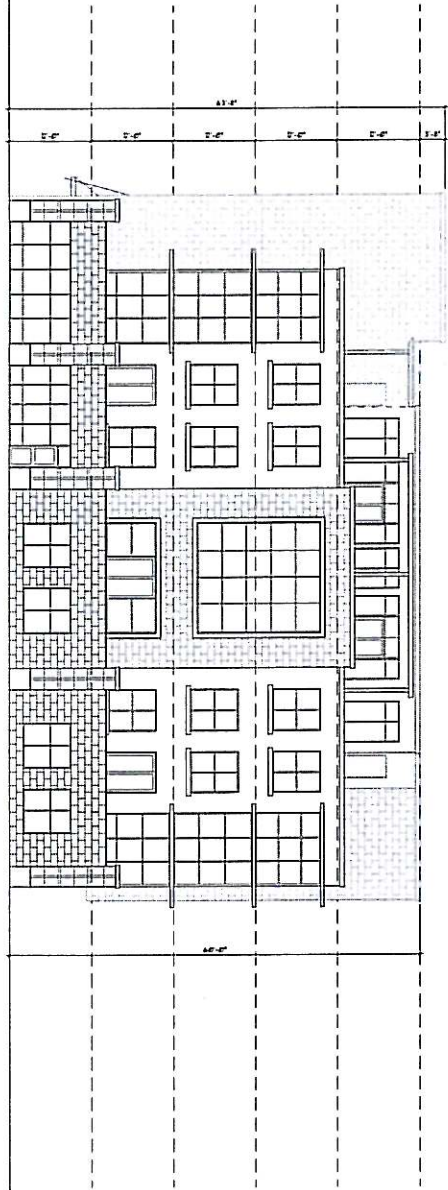
PROJECT NO. 1111
DRAWING NO. A4

CLIENT NAME
DRAWING TITLE
FIFTH FLOOR PLAN

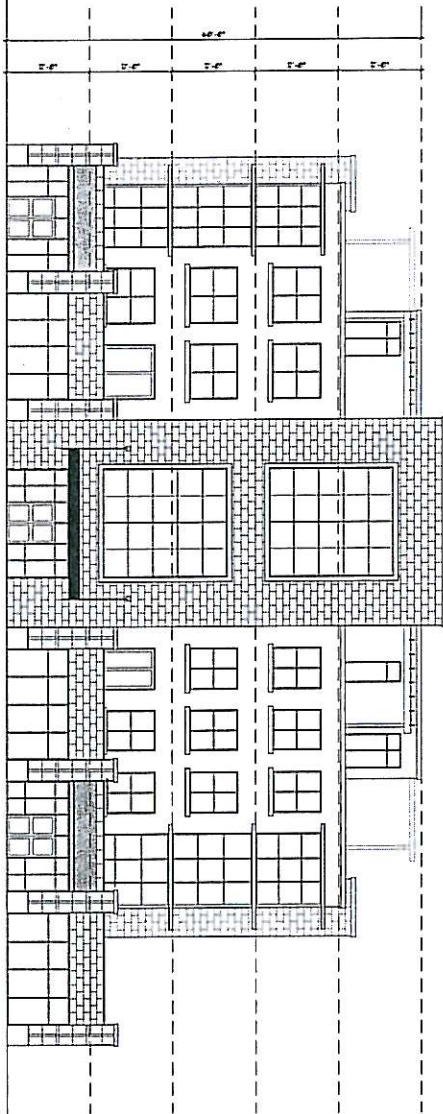
PROJECT
MIXED USE DEVELOPMENT
530 WEST AVENUE, KELOWNA B.C.

NO.	DATE	DESCRIPTION
1	FEB 18-05	GENERAL REVISION

TWIT STREET (EAST) ELEVATION



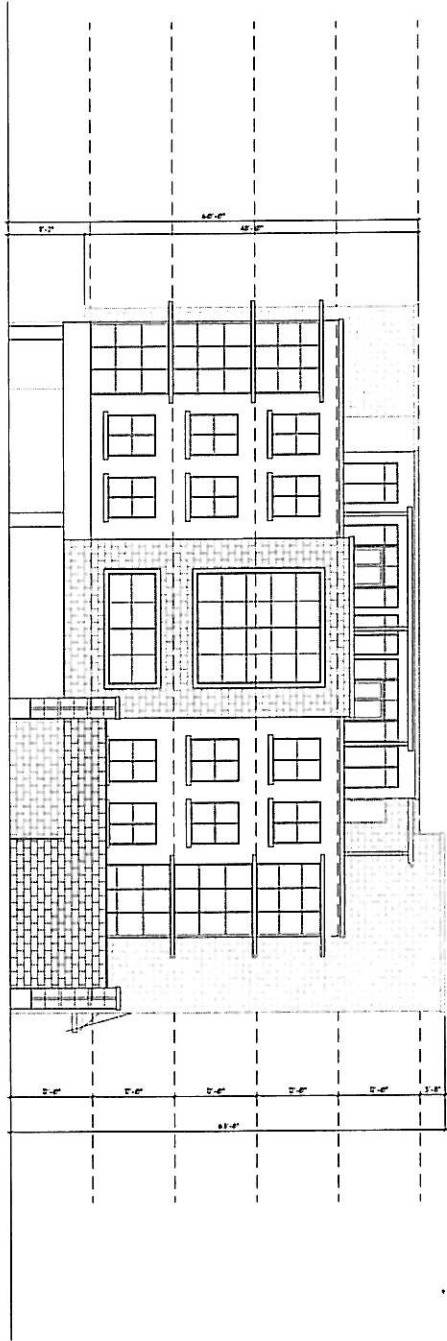
ESQONT (SOUTH) ELEVATION



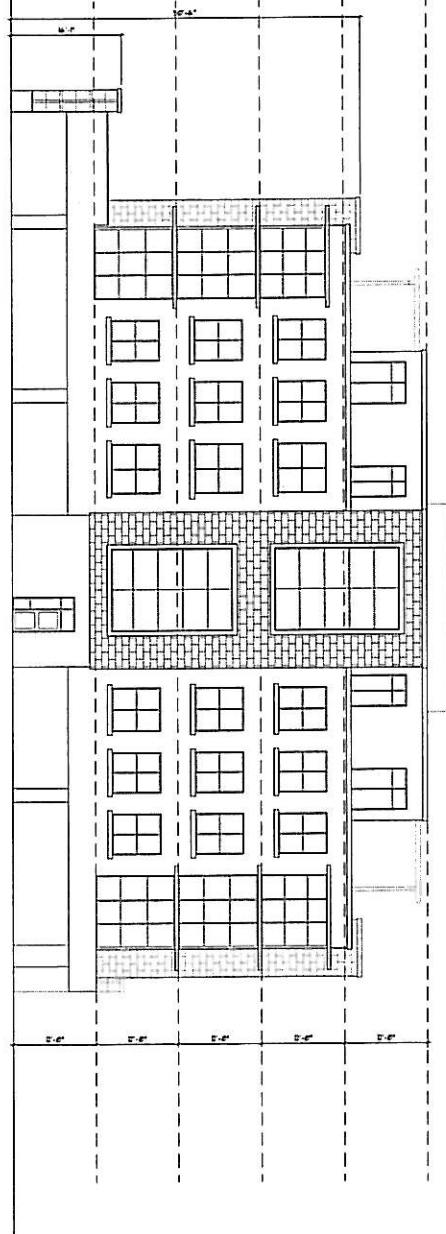
SCHEDULE B
 This forms part of development
 Permit # DP08-02411 / DP08-0242

HANS P. NEUMANN ARCHITECT INC. DESIGN TECH DESIGN CONSULTANTS		1225 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4K2 PHONE: (250) 868-0875 FAX: (250) 868-0837	
PROJECT TITLE ELEVATIONS	PROJECT MIXED USE DEVELOPMENT 530 WEST AVENUE, KELOWNA B.C.	DRAWN BY A5	CHECKED BY DATE PROJECT NO.
CLIENT NAME PROJECT NO.		DATE DESCRIPTION 1 FEB 14-15 GENERAL REVISION	

LANE (WEST) ELEVATION



RAFTER AVE (NORTH) ELEVATION



HANS P. NEUMANN ARCHITECT INC.
 DESIGN TECH DESIGN CONSULTANTS

1120 HOWLAND DRIVE NORTH
 KELOWNA, BC V1Y 4K5
 PHONE: (250) 868-0278 FAX: (250) 868-0237

SCALE: 1/8" = 1'-0"
 DATE: FEB 11 2011
 DRAWN BY: JPN
 CHECKED BY: JPN
 PROJECT NO: A6

CONSULTANT
 DRAWING TITLE: ELEVATIONS
 PROJECT: MIXED USE DEVELOPMENT
 530 WEST AVENUE, KELOWNA B.C.

2830 GARDNER ROAD, KELOWNA, BC V1Y 4K7 PHONE: (250) 719-2388

NO.	DATE	DESCRIPTION
1	FEB 10-11	GENERAL REVISION



550 WEST AVENUE | Kelowna, BC

Worman Commercial

CITY OF KELOWNA
MEMORANDUM

Date: December 19, 2008
File No.: DP08-0241 DP08-0242

To: Planning & Development Services Department (AW)

From: Development Engineering Manager

Subject: 550 West Avenue at Tutt Street Plan 31758 Lot A Commercial Building

Development Engineering has the following requirements associated with this development application. 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 proposed development site is currently serviced with a 25mm diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development, and establish hydrant requirements and service needs.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services at the main and the installation of one new larger water service.
- (c) The estimated cost of this construction for bonding purposes is **\$9,000.00**. If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (d) A water meter is mandatory for this development and must be installed inside the buildings 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.
- (e) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) Our records indicate that this proposed development site is connected with a 100mm diameter sewer service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs.
- (b) The applicant, at his cost, will arrange for the capping of the existing service at the main and the installation of one larger service.
The estimated cost of construction for bonding purposes is **\$6,000.00**

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 **\$5,000.00**
- (a) Provide a lot grading plan identifying modifications to the existing on-site drainage system.

4. Road Improvements

- (a) Raymer Avenue and Tutt Street fronting this development have been urbanized. Protect existing sidewalks and streetscapes during construction. Replacement of damaged works and restoration will be at the developer's expense. The extent of the restoration works will be determined by the City Engineer once construction is completed.
- (b) Access driveway modifications will be at the applicant's cost. This work will require curb, gutter, ramp removal, replacement and boulevard landscaping restoration. The work must be constructed to City of Kelowna Standards. Relocate or adjust existing appurtenances if required to accommodate this construction.
The estimated cost of this construction for bonding purposes is **\$ 10,000.00**

5. Electric Power and Telecommunication Services

The electrical and telecommunication services to this development must be installed in an underground duct system. 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.

6. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site drainage collection and disposal systems and lot grading, 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.

7. Geotechnical Report

As a requirement of this application and / or prior to issue of a building permit, the applicant must provide a modified geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (i) Area ground water characteristics.
- (ii) Site suitability for development; i.e. unstable soils, etc.
- (iii) 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, analyze soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (iv) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (v) Recommendations for roof drains and perimeter drains.

8. 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.

9. Bonding and Levy Summary(a) Bonding

Service Upgrades	\$20,000.00
Access Modification	\$10,000.00
Total Bonding	\$30,000.00

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated to include engineering design and contingency protection. 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 as a condition of building permit issuance, 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 issuance of a building permit.

10. Development Permit and Site Related Issues

- (a) Development Engineering requests that the building footprint setback, from the lane, be increased to 0.75m. This will provide more clearance for two-way traffic and better turning movement for commercial vehicles in the lane.
- (b) Protect existing sidewalks and streetscapes during construction. Replacement of damaged works will be at the developer's expense.
- (c) The development variance permit to vary the maximum height requirement does not compromise Development Engineering requirements.

11. 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, minimum \$1,000.00) in the amount of **\$1,050.00** (\$1,000.00 + 50.00 GST)

Steve Muenz, P. Eng.
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