
CITY OF KELOWNA
MEMORANDUM

DATE: April 9, 2009

TO: City Manager

FROM: Community Sustainability Division

APPLICATION NO. OCP09-0005 / Z09-0015

OWNER: Dorion Developments Ltd.,
INC. NO. BC635742

AT: 565, 591, 615, 641, 657, 683 Osprey Avenue
564, 594, 616, 636, 656 Raymer Avenue
2764 Richter Street

APPLICANT: CEI Architecture (Tim M.)

PURPOSE: TO AMEND THE OFFICIAL COMMUNITY PLAN FROM MULTIPLE FAMILY RESIDENTIAL - MEDIUM DENSITY TO COMMERCIAL IN ORDER TO ACCOMMODATE THE PROPOSED MIXED USE DEVELOPMENT

TO REZONE THE SUBJECT PROPERTIES FROM RU6 - TWO DWELLING HOUSING TO C4 - URBAN CENTRE COMMERCIAL IN ORDER TO ACCOMMODATE THE PROPOSED MIXED USE DEVELOPMENT.

EXISTING OCP DESIGNATION: Multiple Unit Residential - Medium Density

PROPOSED OCP DESIGNATION: Commercial

EXISTING ZONE: RU6 – Two Dwelling Housing

PROPOSED ZONE: C4 – Urban Centre Commercial

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP09-0005 to amend Map 19.1 of the *Kelowna 2020* – Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of Lot 35, D.L. 14, ODYD, Plan 3769, located at 564 Raymer Avenue, Lot 34, D.L. 14, ODYD, Plan 3769, located at 594 Raymer Avenue, Lot 33, D.L. 14, ODYD, Plan 3769, located at 616 Raymer Avenue, Lot 32, D.L. 14, ODYD, Plan 3769, located at 636 Raymer Avenue, Lot 31, D.L. 14, ODYD, Plan 3769, located at 656 Raymer Avenue, Lot 30, D.L. 14, ODYD, Plan 3769, located at 2764 Richter Street, Lot 29, D.L. 14, ODYD, Plan 3769, located at 683 Osprey Avenue, Lot 28, D.L. 14, ODYD, Plan 3769, located at 657 Osprey Avenue, Lot 27, D.L. 14, ODYD, Plan 3769, located at 641 Osprey Avenue, Lot 26, D.L. 14, ODYD, Plan 3769, located at 615 Osprey Avenue, Lot 25, D.L. 14, ODYD, Plan 3769, located at 591 Osprey Avenue, Lot 24, D.L. 14, ODYD, Plan 3769, located at 565 Osprey Avenue, Kelowna, B.C. from the Multiple Unit Residential - Medium Density designation to the Commercial designation, as shown on Map "A" attached to the report of the Planning & Development Services Department, dated April 9, 2009, be considered by Council;

THAT Council considers the APC public process to be appropriate consultation for the purpose of Section 879 of the *Local Government Act*, as outlined in the report of the Planning & Development Services Department dated April 9, 2009;

THAT Rezoning Application No. Z09-0015 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 35, D.L. 14, ODYD, Plan 3769, located at 564 Raymer Avenue, Lot 34, D.L. 14, ODYD, Plan 3769, located at 594 Raymer Avenue, Lot 33, D.L. 14, ODYD, Plan 3769, located at 616 Raymer Avenue, Lot 32, D.L. 14, ODYD, Plan 3769, located at 636 Raymer Avenue, Lot 31, D.L. 14, ODYD, Plan 3769, located at 656 Raymer Avenue, Lot 30, D.L. 14, ODYD, Plan 3769, located at 2764 Richter Street, Lot 29, D.L. 14, ODYD, Plan 3769, located at 683 Osprey Avenue, Lot 28, D.L. 14, ODYD, Plan 3769, located at 657 Osprey Avenue, Lot 27, D.L. 14, ODYD, Plan 3769, located at 641 Osprey Avenue, Lot 26, D.L. 14, ODYD, Plan 3769, located at 615 Osprey Avenue, Lot 25, D.L. 14, ODYD, Plan 3769, located at 591 Osprey Avenue, Lot 24, D.L. 14, ODYD, Plan 3769, located at 565 Osprey Avenue, Kelowna, B.C. from RU6 – Two Dwelling Housing to the C4 – Urban Centre Commercial Zone be considered by Council;

THAT the OCP Bylaw Amendment No. OCP09-0005 bylaw and the zone amending bylaw be forwarded to a Public Hearing for further consideration;

THAT final adoption of the zone amending bylaw be considered subsequent to the registration of a plan of subdivision to consolidate the properties into one title;

THAT final adoption of the zone amending bylaw be considered subsequent to the lane closure and the registration of the public access Right of Way;

THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject properties;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Fire Department, Development Engineering Branch and the Building and Permitting Department being completed to their satisfaction;

2.0 SUMMARY

The applicant has made application for an Official Community Plan amendment to change the future land use designation of the subject properties from the existing "Multiple Unit Residential – Medium Density" designation to the proposed "Commercial" designation. The applicant has also applied to rezone the subject property from the existing RU6 – Two Dwelling Housing zone to the proposed C4 – Urban Centre Commercial zone in order to permit the construction of the proposed mixed-use development. A Development Permit for the form and character of the project will be submitted to the City and reviewed by the Council at a later date.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on March 31, 2009, the APC passed the following motions:

THAT the Advisory Planning Commission support Official Community Plan Application No. OCP09-0005, for 565 Osprey Ave, Lot 24, Plan 3769, District Lot 14, Sec 13, Twp 25, ODYD;, by CEI Architecture Planning, to amend the Official Community Plan from Multiple Family Residential - Medium Density to Commercial in order to accommodate the proposed mixed use development.

THAT the Advisory Planning Commission support Rezoning Application No. Z09-0015, for 565 Osprey Ave, Lot 24, Plan 3769, District Lot 14, Sec 13, Twp 25, ODYD, by CEI Architecture Planning, in order to accommodate the proposed mixed use development.

4.0 THE PROPOSAL

The applicant is proposing to develop the subject property with a 6 storey commercial building and a 5 storey mixed use building separated by a 7.0m Public Right of Way (Vehicular) and a public plaza / pedestrian area. The commercial component of the project has a 1 storey retail base with 5 storeys of office space while the mixed-use component has a 1 storey retail base with 4 storeys of residential development. The required parking will be located entirely within a 1 storey underground parkade.

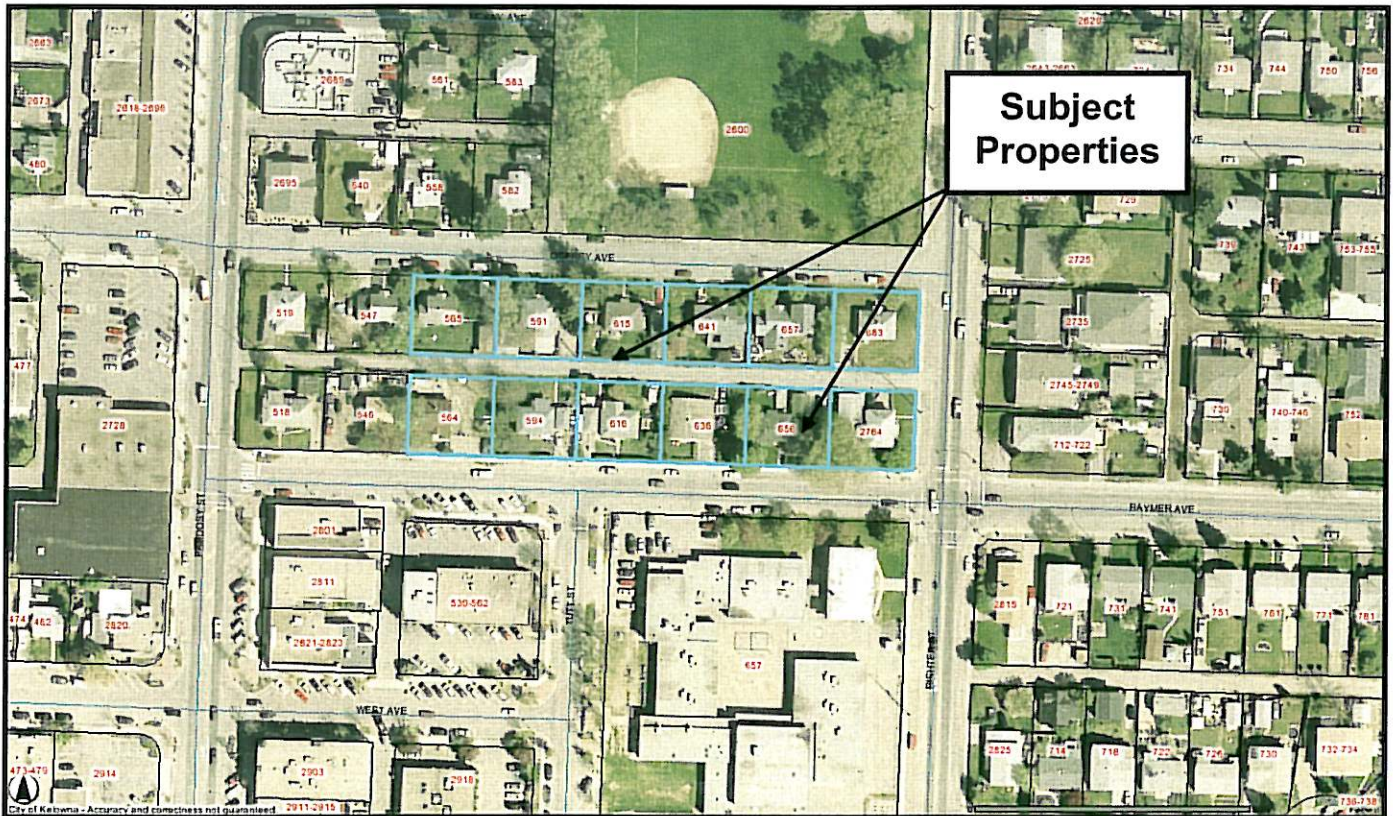
Loading and underground parking access will be from the western edge of the proposed development while an additional loading area will be accessed from the Public Access Right of Way located between the two structures. In conjunction with rezoning the subject properties to the C4 – Urban Centre Commercial Zone the applicant will be taking advantage of the available density bonuses. All of the required parking will be located underground, a car share program will be introduced, publicly accessible plaza space is located between the two structures and around the perimeter of the development and the one storey podium will be equipped with a green roof. Achieving these standards provides the applicant with additional floor area and height. A Development Permit for the form and character of the proposed development will be submitted once land-use approvals are supported in principle. The application complies with the requirements of Zoning Bylaw No. 8000 as follows:

Zoning Bylaw No. 8000		
Criteria	Proposed	C4 Zone Requirements
Subdivision Regulations		
Site Width	148.6m	13.0 m
Site Depth	52.1m	30.0 m
Site Area	7,745.0m ²	460 m ²
Development Regulations		
Floor Area Ratio (FAR)	1.84	2.32 FAR permitted 1.3 - mixed use project 0.84 - Underground parking / car share 0.18 - Public Courtyard / Green Roof
Site Coverage (buildings)	63%	75%
Height	24.5m and 6 storeys	25 m or 7 storeys
Front yard (S)	3.5 m	0.0 m
Side yard (E)	3.5m	0.0m
Side yard (W)	7.0m	2.0m
Rear yard (N)	3.5m	0.0m

Other Regulations		
Private Open Space	285.5 m ² provided	10m ² per 1BR unit x 22 = 220m ² 15m ² per 2BR unit x 50 = 750m ²
Vehicle Parking	230 stalls	230 stalls
Bicycle Parking	Class I: 36 Class II: 28	Class I: 36 Class II: 28
Loading stalls	6 stalls	6 stalls

4.1 Subject Property Map

Osprey / Raymer / Richter

4.2 Site Context

The subject property is located in an area of transition between Pandosa and Richter Streets and adjacent to Osprey Park and Raymer Elementary in the South Pandosa Town Centre area. The area is designated for future "Multiple Unit Residential – Medium Density" development. The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	P3 – Parks & Open Space	Osprey Park
East	RU6 – Two Dwelling Housing (FLU Designation – Multiple Unit Residential - Low Density)	Residential
South	P2 – Education & Minor Institutional	Raymer Elementary
West	RU6 - Two Dwelling Housing (Future Land Use Designation – Commercial)	Residential

5.0 CURRENT DEVELOPMENT POLICY

Staff recommends that the APC public process should be considered appropriate consultation for the purpose of Section 879 of the *Local Government Act*, and that the process is sufficiently early and does not need to be further ongoing in this case. Furthermore, additional consultation with the Regional District of Central Okanagan is not required in this case.

Staff have reviewed this application and it may move forward without affecting either the City's financial plan or waste management plan.

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).

6.0 TECHNICAL COMMENTS

6.1 Building & Permitting

Detailed design drawings and code analysis required for proper building code review.

6.2 Development Engineering Branch

See Attached

6.3 Fire Department

- Plans do not have enough detail.
- Fire protection information not provided. It appears fire flows for the complex will not be met. Engineered fire flows are required to determine if existing hydrants/fire flows are adequate and if additional hydrants/fire flows are required.
- Detailed building code analysis (detail equivalencies, if any) required for proposed building; to include exiting fire protection information, fire department access etc.

7.0 LAND USE MANAGEMENT DEPARTMENT

These properties are located east of the Pandosy commercial corridor between Pandosy Street and Richter Street. The Commercial designation within the Pandosy Town Centre was intended to reflect the existing commercial uses and zoning. The Multiple Unit Residential – Medium Density was intended to generate additional people living in the area in support of the Pandosy businesses as well as create more opportunity to choose to live, work and play in the same neighbourhood. The North / South Public Right of Way will provide a vital link between the Pandosy town Centre and Osprey Park. Allowing pedestrian and vehicular movements to continue through the proposed development will help to alleviate some of the circulation concerns that the redevelopment of this area has presented.

While there are concerns regarding the expansion of the commercially designated area within the town centre, the proposed mixed use project does maintain a significant portion of the site as multiple unit residential. This proposal fosters a mix of uses, including a substantial residential 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 are supportive of the proposed development.

The owners land assembly efforts will see the entire block developed in a coordinated manner, the four lots closest to Pandosy can still accommodate a viable commercial development. The City's Transportation & Traffic Branch had originally worked with the applicant in an attempt to secure a more substantial road connection through the subject properties. Through this process it became evident that maintaining the existing urban grid while accommodating a North / South link was the mutually beneficial alternative.

In October, 2007 Council passed a recommendation directing Staff to withhold support from OCP amendments within the South Pandosy sector of the City where such amendments would provide for more residential units than are currently permitted. However, this project would not be affected by this policy as there are no additional constraints on the City's Growth Strategy as the proposed project does not result in an increase in density or require a height variance.



Shelley Gambacort
Director of Land Use Management

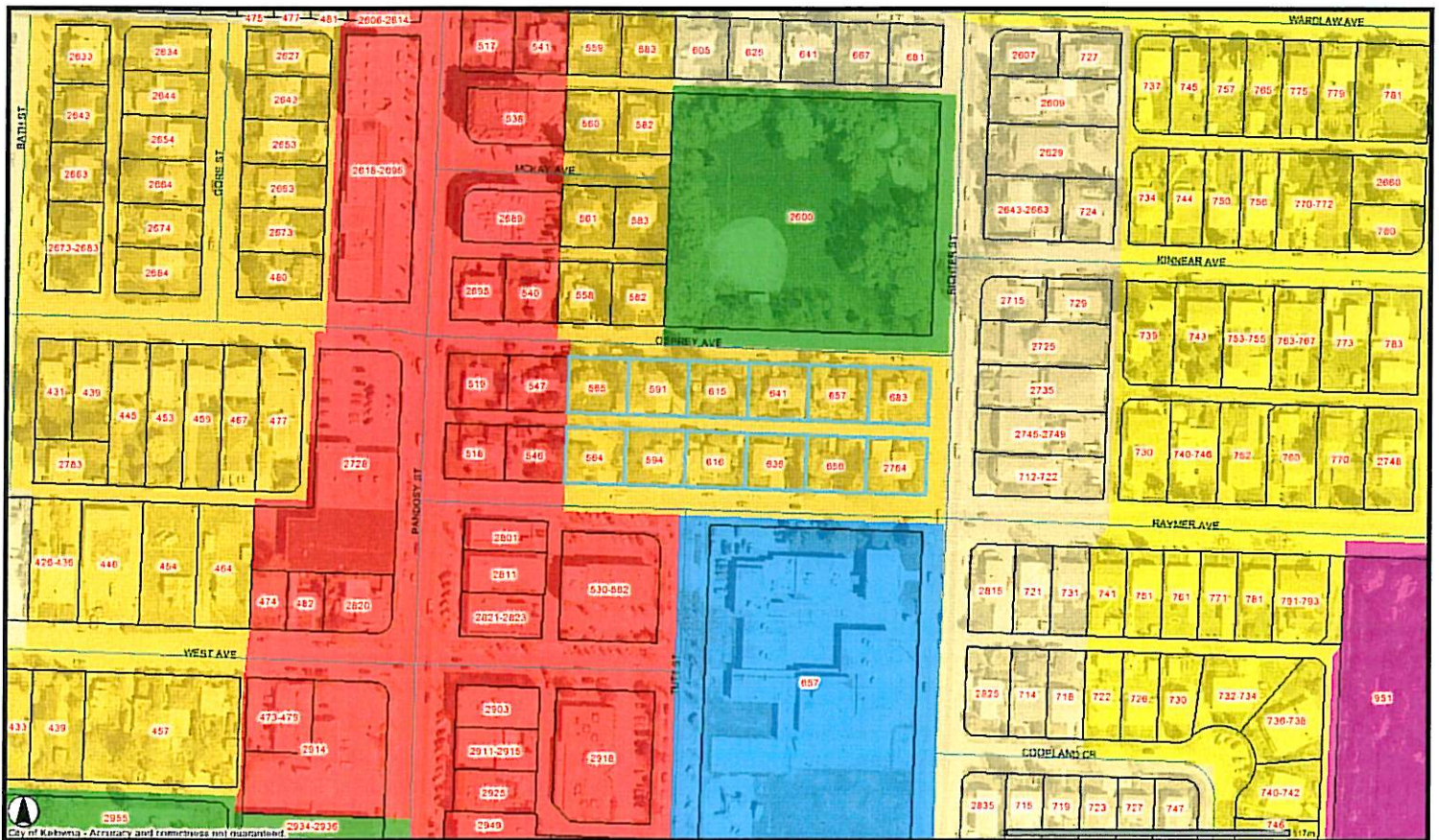
Approved for Inclusion 

Jim Paterson
General Manager of Community Sustainability
JP/SG/aw

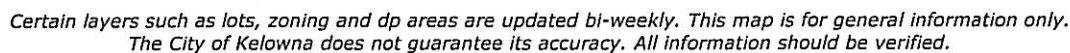
Attachments

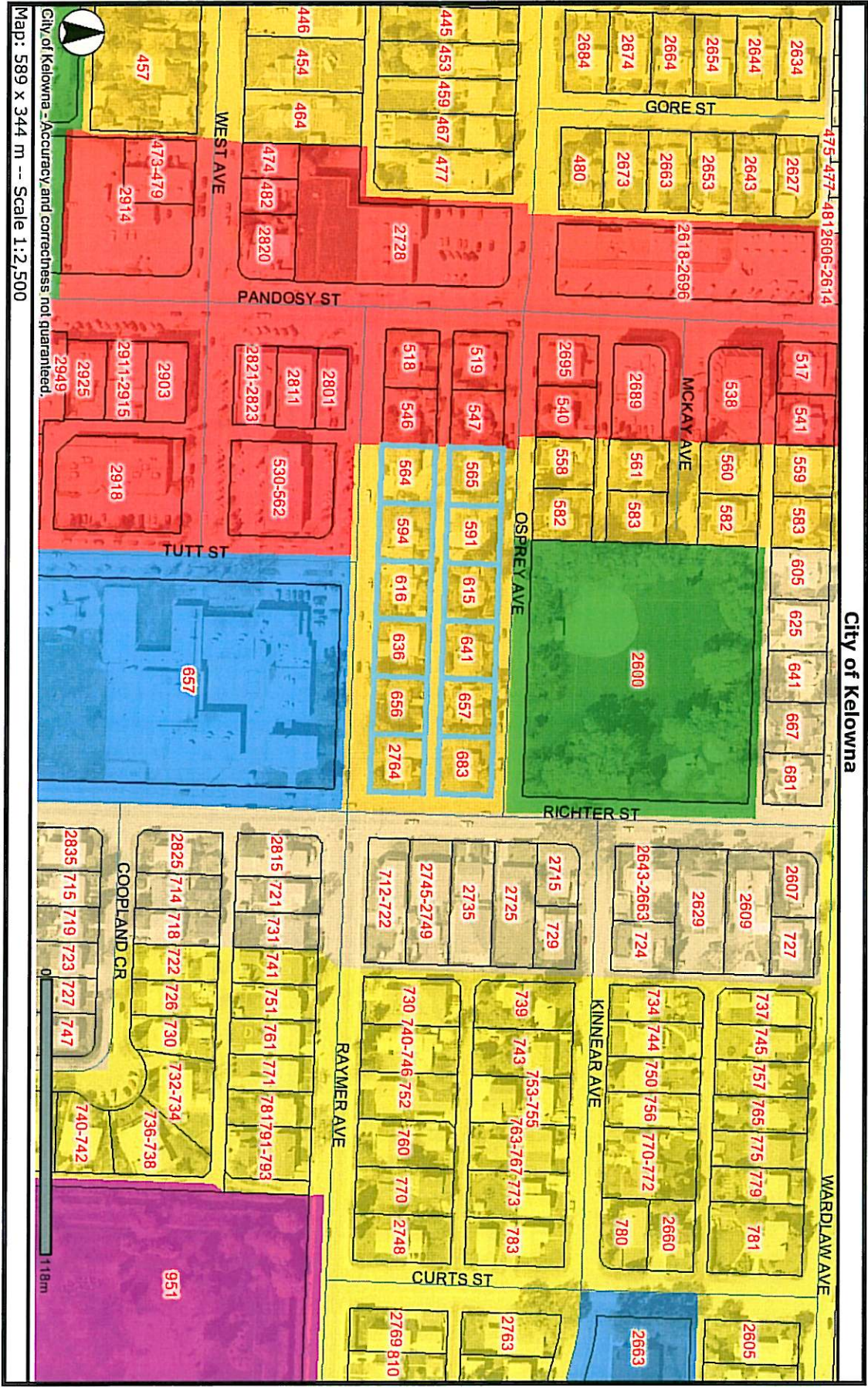
- Location Map
- Site Plan & Elevations

MAP "A"

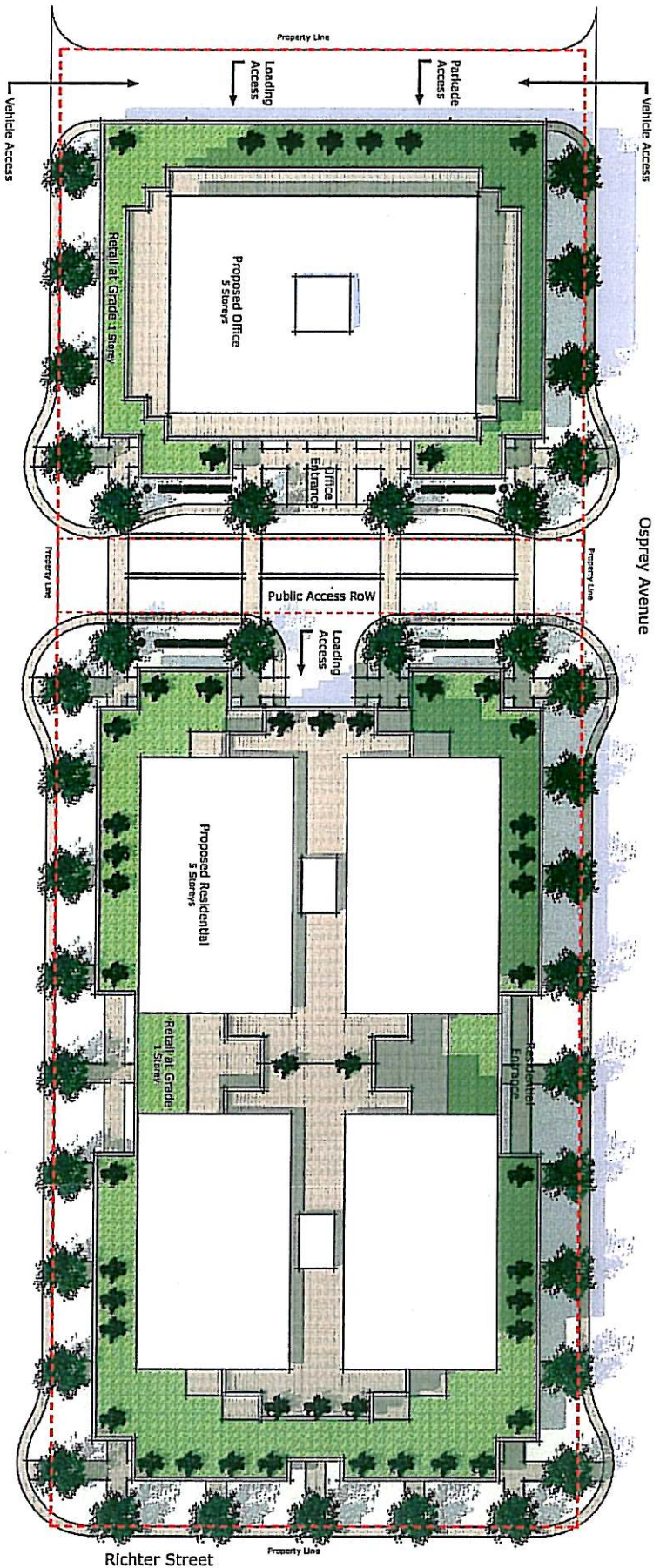


Subject Property to have Future Land Use designation changed from "MULTIPLE UNIT RESIDENTIAL – MEDIUM DENSITY" to "COMMERCIAL"





This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



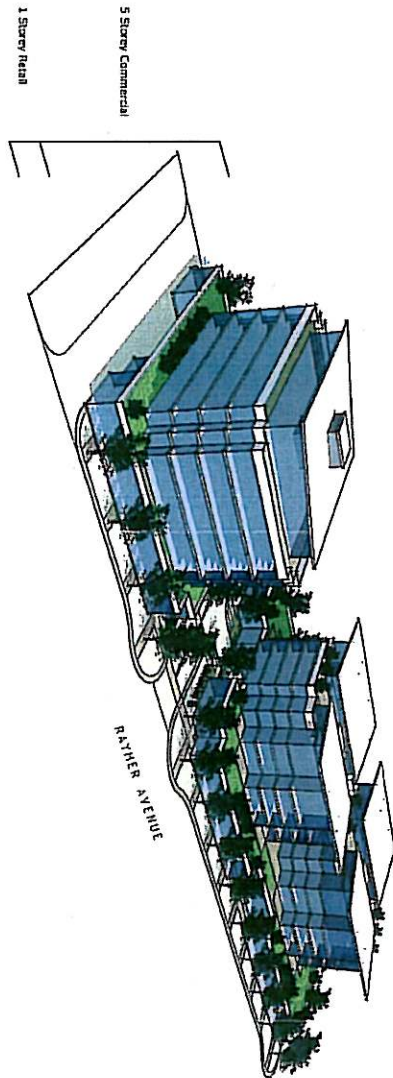
SITE Address: 555.59, 615.64, 657.68 Osprey Avenue / 554.59, 616.03, 656.55 Raymer Avenue / 2764 Richter Street Legal Description: Lot 24.25, 26.47, 28.28, 30.3, 32.3, 34.3, 36.3, 38.3, 40.3, 42.3, 44.3, 46.3, 48.3, 50.3, 52.3, 54.3, 56.3, 58.3, 60.3, 62.3, 64.3, 66.3, 68.3, 70.3, 72.3, 74.3, 76.3, 78.3, 80.3, 82.3, 84.3, 86.3, 88.3, 90.3, 92.3, 94.3, 96.3, 98.3, 100.3 Current Zoning: RU6 Proposed Zoning: C4			
ZONING BY-LAW ANALYSIS Site Area: +/-7,450.0 m ² (83,365.0 sq.ft.)			
Building Area (Gross) Commercial Space: +/-9,180.0 m ² (98,395.0 sq.ft.) Residential Space: +/-13,800.0 m ² (148,415.0 sq.ft.) Total Building Area (GROSS) +/-22,980.0 m ² (246,810.0 sq.ft.) Total Building Area (NET) +/-14,215.0 m ² (153,010.0 sq.ft.)			
Building Area (Net) Commercial Space: +/-9,180.0 m ² (98,395.0 sq.ft.) Residential Space: +/-13,800.0 m ² (148,415.0 sq.ft.) Total Building Area (NET) +/-22,980.0 m ² (246,810.0 sq.ft.)			
Underground Parking Commercial Space: 16,725.0 m ² x 1.75/100 Residential Space: +/-22,980.0 m ² x 1.0			
Landscaping Total Area: +/-140.0 m ² Total Area (GROSS) +/-7,745.0 m ² (83,365.0 sq.ft.) Total Area (NET) +/-24.5m / 5 Slaves			
Other Areas Landing @ 1,000 m ² GFA Bicycle (Class I) @ 0.5 / Driveway Unit Bicycle (Class II) @ 0.3 / 100 m ² GFA Private Open Space 10.0 m ² per 100 Unit x 22 Units 15.0 m ² per 200 Unit x 50 Units			
Other Areas Landing @ 1,000 m ² GFA Bicycle (Class I) @ 0.5 / Driveway Unit Bicycle (Class II) @ 0.3 / 100 m ² GFA Private Open Space 10.0 m ² per 100 Unit x 22 Units 15.0 m ² per 200 Unit x 50 Units			

PROJECT 28126
 DATE 3.2004
OSPREY AVENUE DEVELOPMENT
 KILGOM, BRITISH COLUMBIA

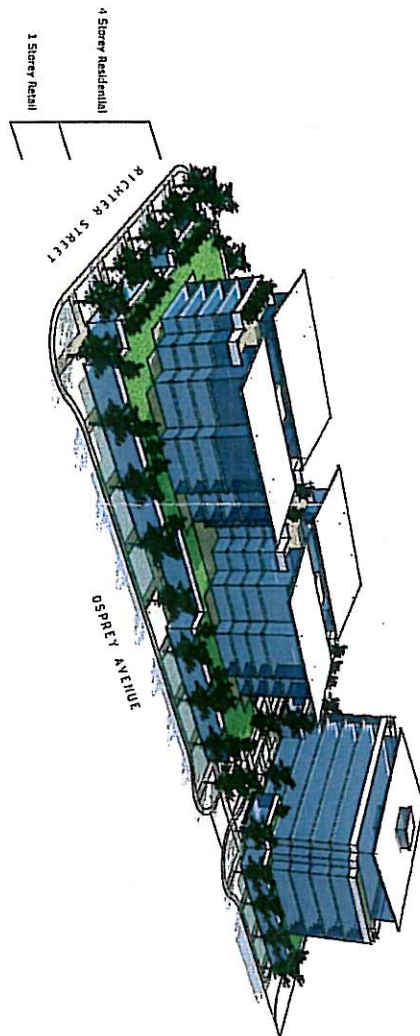
CONCEPTUAL SITE PLAN



NOTE:
 Concept Plan provided for reference purposes.
 A detailed landscape plan will be submitted in
 conjunction with the final "Character Development"
 Permit Application.



VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST

NOTE:
 Conceptual massing diagram, intended to convey allocation of density and project development concept.
 Detailed site and character design to be submitted with Development Permit application.

PROJECT 20176

MARCH 5, 2008

OSPREY AVENUE DEVELOPMENT

KELLOWA, BRITISH COLUMBIA

CONCEPTUAL BUILDING VIEWS

CITY OF KELOWNA

MEMORANDUM

Date: March 24, 2009
File No.: Z09-0015
To: Planning & Development Services Department (AW)
From: Development Engineering Manager (SM)
Subject: Proposed Mixed Use – Office, Retail, and Residential
565, 591, 615, 641, 657, 683 Osprey Ave / 2764 Richter St. / 656, 636, 616, 594,
564 Raymer Ave. Lots 24 -35 Plan 3769

The Works & Utilities Department have the following comments and requirements associated with this application to rezone from RU-6 to C4. 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 Derek Corning E.I.T.

1. General

- a) Consolidate the lots
- b) Ensure loading and access points satisfies City of Kelowna bylaw requirements, specifically 12% grades at parkade entry/exits points. The width of the loading and access lane shall be a minimum of 7.6m.
- c) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.
- d) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- e) The site plan illustrates the applicant's intension on using the laneway as part of the development site. Land transactions must be arranged through the City's Community Development and Real Estate department. Contact Doug Gilchrist, the City's CDRE Manager, to make arrangements.
- f) The developer must obtain the necessary permits and have all existing utility services disconnected prior to moving existing houses.

2. Geotechnical Report

- a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- (vii) Identify slopes greater than 30%.
- ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.
- viii) Recommendations for construction of detention or infiltration ponds if applicable.

3. Domestic Water and Fire Protection

- (a) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The existing 100mm Cast Iron water-main on Osprey Avenue is substandard. The applicant is responsible for removal and replacement of this section of main, the construction estimate for bonding purposes is **\$53,800.00**. Once the fire flow requirement is known the City can model the water main to determine the required pipe replacement diameter. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (b) The existing twelve lots are serviced with small -diameter copper water services. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing services and the installation of one new larger metered water service. The estimated cost of this construction for bonding purposes is **\$28,000.00**
- (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.
- (d) 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.
- (e) The applicant is to confirm with the City of Kelowna water division that the supply of domestic water and fire protection is achievable in accordance with the City standards for the proposed development.

4. Sanitary Sewer

- (a) The existing twelve lots are connected with sewer services. The developer's consulting engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for the proposed development. The applicant, at their cost, will arrange for service and main upgrades as required, as well as the capping of all existing unused services. Any upgrades required will be at the developer's expense. The estimated cost of construction of decommissioning the existing services is **\$5,000.00**.
- (b) The applicant, at their cost, will arrange to decommission the sanitary main existing in the laneway between Osprey Avenue and Raymer Avenue. The developer must provide all properties currently being serviced by this main with an alternative service connection. The estimated cost of this construction for bonding purposes is **\$78,700.00**.

5. Storm Drainage

- (a) It will be necessary for the developer to construct storm drainage facilities on Osprey Avenue and Richter Street to accommodate road drainage fronting the proposed development. The estimated cost is included in the Road upgrading item.
- (b) 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 lot 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.
- (c) Provide a lot-grading plan.

6. Road Improvements

- (a) Osprey Avenue fronting this development must be upgraded to a SS-R4 urban standard including barrier curb and monolithic sidewalk, piped storm drainage system, pavement widening, landscaped boulevard complete with underground irrigation system, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading. The estimated cost of this construction for bonding purposes is **\$82,300.00**
- (b) Raymer Avenue fronting this development must be upgraded to a SS-R5 urban standard including barrier curb and monolithic sidewalk, storm drainage works, pavement widening, landscaped boulevard complete with underground irrigation system, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading. The estimated cost of this construction for bonding purposes is **\$59,600.00**
- (c) Richter Street fronting this development must be upgraded to a major arterial standard including barrier curb and separate sidewalk, piped storm drainage system, pavement widening, landscaped boulevard complete with underground irrigation system, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading. The estimated cost of this construction for bonding purposes is **\$61,300.00**
- (d) The centre line of the Public Access Right of Way shall line up with the centre line of Tutt Street and the centre line of the future McKay extension. **Provide a road layout drawing showing dimensions between Tutt St, the proposed public access row and the proposed McKay Avenue extension for review.** The Public access ROW shall be a minimum of 7.5m in width assuming sidewalks are provided onsite.
- (e) Service upgrades will require road cuts and pavement restoration work within City road ways. The work must be approved by the City and constructed to City Standards.
- (f) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.
- (g) Relocate existing poles and utilities, where necessary.

- (h) The proposed bulb outs must meet the minimum radius of 7.5m.
- (i) Sidewalks on Raymer Avenue and Osprey Avenue must be extended through the public access ROW to maintain a continuous sidewalk.

7. Road Dedication and Subdivision Requirements

- (a) The applicant is advised that a **1.3m road dedication widening** will be required along the Osprey Avenue frontage to meet the minimum road right-of-way designation width of 15.0m. This widening shall be accomplished by a dedication on the subdivision plan.
- (b) **Provide a 2.5m road reserve** along the Richter Street frontage to protect for future expansion.
- (c) The appropriate frontage setback will be required from this proposed right of way.
- (d) Lot consolidation is required.
- (e) **Corner rounding (7m Radius) dedications** are required for the North and South East lot corners.

8. Electric Power and Telecommunication Services and Street Lights

- (a) 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.
- (b) Street lights must be installed on all roads
- (c) Remove aerial trespass(es)

9. 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.

10. 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.

11. 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.

12. 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.

13. Bonding and Levy Summary

(a) Bonding

Frontage improvements	
Raymer Avenue	\$ 59,600.00
Osprey Avenue	\$ 82,300.00
Richter Street	\$ 61,300.00
Sanitary main relocation	\$ 78,700.00
Service upgrades	\$ 33,000.00
Water Main Replacement	\$ 53,800.00
Total Bonding	\$368,700.00

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.

14. Development Permit and Site Related Issues

- (a) The developer must obtain the necessary permits and have all existing utility services disconnected prior to moving existing houses.

15. 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 the total off-site construction costs, not including design. 5% GST will be added.

Steve Muenz, P. Eng.
Development Engineering Manager
DC