

REPORT TO COUNCIL



Date: July 5, 2012

To: City Manager

From: Land Use Management, Community Sustainability

Application: Z12-0027

Owners: Willow West Homes Ltd., Karl & Hildegard Sauter, Kenji & Mieko Oishi

Address: 1954, 1956, 1960, 1970,
1974 KLO Road

Applicant: Pacific Capital Real Estate

Subject: Rezoning Amendment

Existing OCP Designation: Single/Two Unit Residential

Existing Zoning: A1 - Agriculture 1

Proposed Zoning: RU5 - Bareland Strata Housing

1.0 Recommendation

THAT Rezoning Application No. Z12-0027 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 1, DL 131, ODYD, Plan 12786, Lot 64, DL 131, ODYD, Plan 186, Except Plans 8012 & 8472, Lot 1, DL 131, ODYD, Plan 8760, Lot 2, DL 131, ODYD, Plan 8760, Lot 2, DL 131, ODYD, Plan 8472, located at KLO Road, Kelowna, BC from the A1 - Agriculture 1 zone to the RU5 - Bareland Strata Housing zone, be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property;

AND FURTHER THAT final adoption of the bylaws be considered subsequent to the requirements of the Development Engineering Branch and Environment Land Use Branch being completed to their satisfaction.

2.0 Purpose

The applicant is proposing to rezone the subject properties from the A1 - Agriculture 1 zone to the RU5 - Bareland Strata Housing zone in order to facilitate a phased strata development of 74 units in duplex/semi-detached forms.

3.0 Land Use Management

The proposed RU5 zone is generally consistent with the future land use designation. This area has been under some land use speculation, and while the density yield for this strata development is a departure from what is established in the immediate area, the future land use and recent sewer connection supports sensitive infill to utilize the generously large lot areas more efficiently.

Staff have encouraged the applicant team to comprehensively plan this strata development to consider future opportunities for incorporating the lots to the east and west of the proposed development, as these properties will be isolated which can lead to access issues in the future. Notably, it has been emphasized that walled communities are not supported by OCP policies, and the design and site planning of a strata development in a location such as this must present a friendly streetscape presence, sensitive transition to the abutting parcels, and appear permeable/transparent to the public realm. In response, the proposal incorporates ample green space and meandering pathways to ensure that this strata community will be aesthetically pleasing and provide functional on-site opportunities to foster a sense of neighborhood. To the applicant team's credit, they hosted an Open House for neighboring residents to invite early feedback on the vision for the site. This is favorably endorsed by Staff and is seen to be a critical step to engaging the public and refining the concept to take into consideration existing neighborhood concerns as this area transitions.

As noted below, a review of the corresponding Development Permit and Development Variance Permit (to vary setbacks as noted in the Zoning Analysis Table) will follow favorable consideration of the land use proposed. Key considerations in the urban design review process will include achieving an appropriate interface and transition to the established neighboring land uses, as well as maximizing the amount of green space on-site. The site plan for the strata must sensitively integrate into the surrounding neighborhood context in terms of height, interface treatment, and rhythm of the new dwellings. Additionally, ensuring that this community is comprehensively planned for future parcel acquisitions (particularly to the east) is critical. Attention to the KLO streetscape presence and creating a housing rhythm and landscape treatment that is inviting and friendly to the street frontage will be part of the evaluation process.

4.0 Proposal

4.1 Project Description

The applicant proposes to rezone the subject property from the existing A1 - Agriculture 1 zone to the RU5 - Bareland Strata zone. The rezoning would accommodate a total of 74 one-level and two-level units in duplex/semi-detached forms.

The site plan presents a rhythm of duplexes that takes into consideration the established area of single family homes, and aims to respect the rhythm of the larger lot pattern to the north. The project is organized around a series of internal greenways, providing on-site amenity areas for the residents to enjoy. The 1 storey duplexes are programmed for the east, north and west property lines while the 2 storey duplexes will be positioned in the middle of the consolidated site as well as along KLO frontage to achieve a sensitive height transition to the abutting properties. A common, landscaped amenity area is proposed as the focal point of pedestrian and vehicular entry off of KLO that will connect the on-site greenways.

The proposed architectural style proposes pitched roofs but does not exceed a height beyond 2 storeys, which is in keeping with the established height profile. Outdoor covered areas provide for outdoor living opportunities, including the provision of porches to facilitate neighbourhood interaction and a sense of community. Favourably, all garages are located on an internal lane and are setback 6m with the liveable portion of the home extending closer to the street. The applicant's letter of rationale states:

- "The design of the community will reflect an Okanagan orchard theme that draws inspiration from the area's agricultural history and integrates well with neighbouring properties

- The community will be inclusive and accessible, as opposed to a closed or gated community
- The development will utilize design guidelines and controls to ensure consistency throughout the site;
- The housing architecture will reflect an Okanagan craftsman design in semi-detached or duplex built form”

These site planning and design considerations will be evaluated through a corresponding Development Permit should the land use be supported.

The proposed development compares with the Zoning Bylaw No. 8000 requirements for the RU5 zone as follows:

Zoning Analysis Table		
CRITERIA	RU5 ZONE REQUIREMENTS	PROPOSAL
Bareland Strata Site Subdivision Regulations		
Lot Area	1 ha	40468m ²
Lot Width	40 m	197.04 m
Lot width for strata lot	12 m	≥13 m
Lot depth for strata lot	25 m	≥ 26.5 m
Lot area for strata lot	325m ²	≥351 m ²
Site Development Regulations		
Height	9.5 m	9.48m
Front Yard	4.5 m	6.0m
Side Yard	3.0 m	7.6m
Rear Yard	6.0 m unless site width exceeds the site depth the minimum rear yard is 4.5m	5.0 m
Bareland Strata Lot Development Regulations		
Front Yard	6.0 m for garage	Road 1 (except KLO fronting sites): 4.5 m Road 1 (KLO fronting) 3.0m ① Both sides of Lane A: 1.9m ②
Side Yard (Flanking)	3.0 m from a flanking road	3.0 m
Side Yard	3.0 m	Internal lots: 3.0 m Outer east & west lots: 2.1 m ③
Rear Yard	4.5 m for 1 storey building 6.0 m for 2 storey building 3.0 m if rear yard abuts common property used for open space	Meets regulations
Lot Coverage	Maximum 50% for all buildings	28.4%
Other Regulations		
Minimum Site open space	10%	30%
Minimum parking requirements	2 spaces/unit Visitor: 1 per 7 dwelling units	2 spaces /unit Visitor: 1 per 7 dwelling units

Variances requested:

- ① To relax the minimum distance to a garage from 6.0m required to 3.0m proposed for the semi-detached units fronting on the KLO Road.
- ② To relax the minimum distance to a garage from 6.0m required to 1.9m proposed for the semi-detached units on the KLO frontage on both sides of Lane A.
- ③ To vary the bareland strata lot side yard setback for semi-detached housing from 3.0m required to 2.1m proposed.

4.2 Site Context

The subject property is located on the north side of KLO Road, a short distance from the KLO bridge accessing the Mission Creek greenway. An irrigation channel is located on the northern property line. Land uses in the surrounding neighbourhood are predominantly residential, with rural residential and agriculture also in the vicinity. Specifically, the adjacent zones and land uses are:

Direction	Zone	Land Use
North	A1 - Agriculture 1	Single detached dwellings
South	A1 - Agriculture 1 & P3 - Parks/Open Space	Golf course and Rural/Agricultural properties
East	A1 - Agriculture 1	Single detached dwelling
West	A1 - Agriculture 1	Single detached dwelling



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The subject property is designated as Single/Two Unit residential for future land use. Relevant policies are included below.

Residential Land Use Policies:

Policy 5.2.4 - Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service.

Policy 5.23.1 - Ground-Oriented Housing. Encourage all multi-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms to provide a family housing choice within multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Building & Permitting Branch

Building Code analysis at time of Building Permit application.

6.2 Development Engineering Branch

See attached Memorandum.

6.3 Fire Department

Fire department access, fire flows of 60ltr/sec, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. All access roads are to be a minimum of 6M clear width. No parking on the roadway signs are to be posted along all the interior roads. If there is an electronic access gate installed a "Fire Department Lock Box" is required for emergency access.

6.4 Environment Land Use Branch

The applicant shall work closely with the Mission Creek Water users and the Water Allocation Section of the Provincial Government to implement their requirements into the development plan for the irrigation channel that flows through the development. Requirements may include right of way agreements for maintenance personnel and homeowners responsibilities to ensure the channel is not compromised, etc. A Section 219 Restrictive Covenant with respect to flooding/building design will be required to be registered on title of the subject properties.

6.4 Fortis BC

FortisBC has reviewed the attached referral. The property owner is asked to contact FortisBC's contact center at 1-866-436-7847 to arrange for electrical servicing to the proposed development. A service point needs to be established at the property line at the owner's expense. The owner is asked to provide this referral number (Z12-0027) to the contact center agent at the time of the call. In conjunction with the electrical servicing, the owner will be required to grant any associated rights of ways to FortisBC.

7.0 Application Chronology

Date application received: April 13, 2012
Revised Site Plan: June 13, 2012

Reviewed by:



Danielle Noble, Manager, Urban Land Use

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

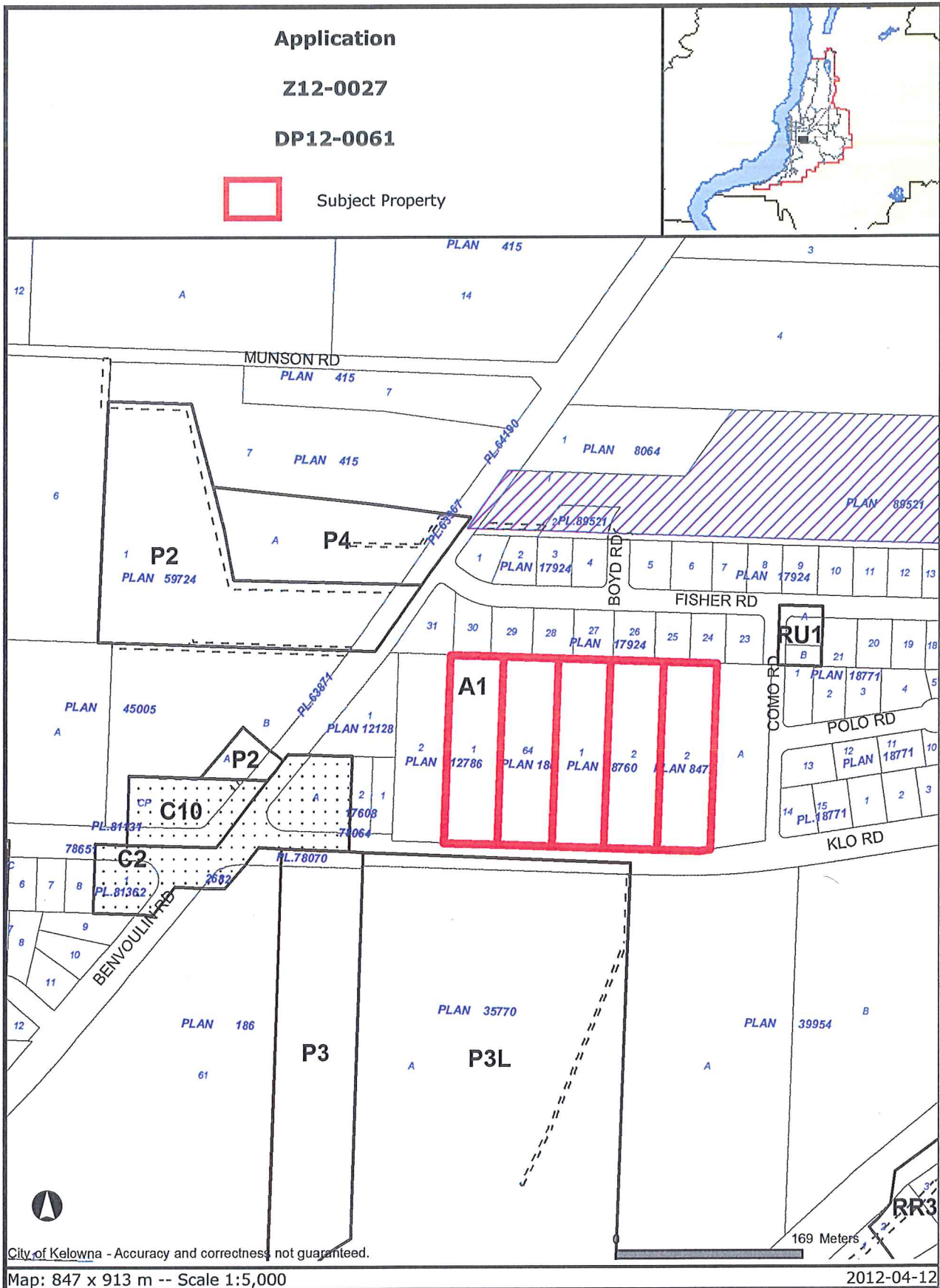
Subject Property Map

Site Plan

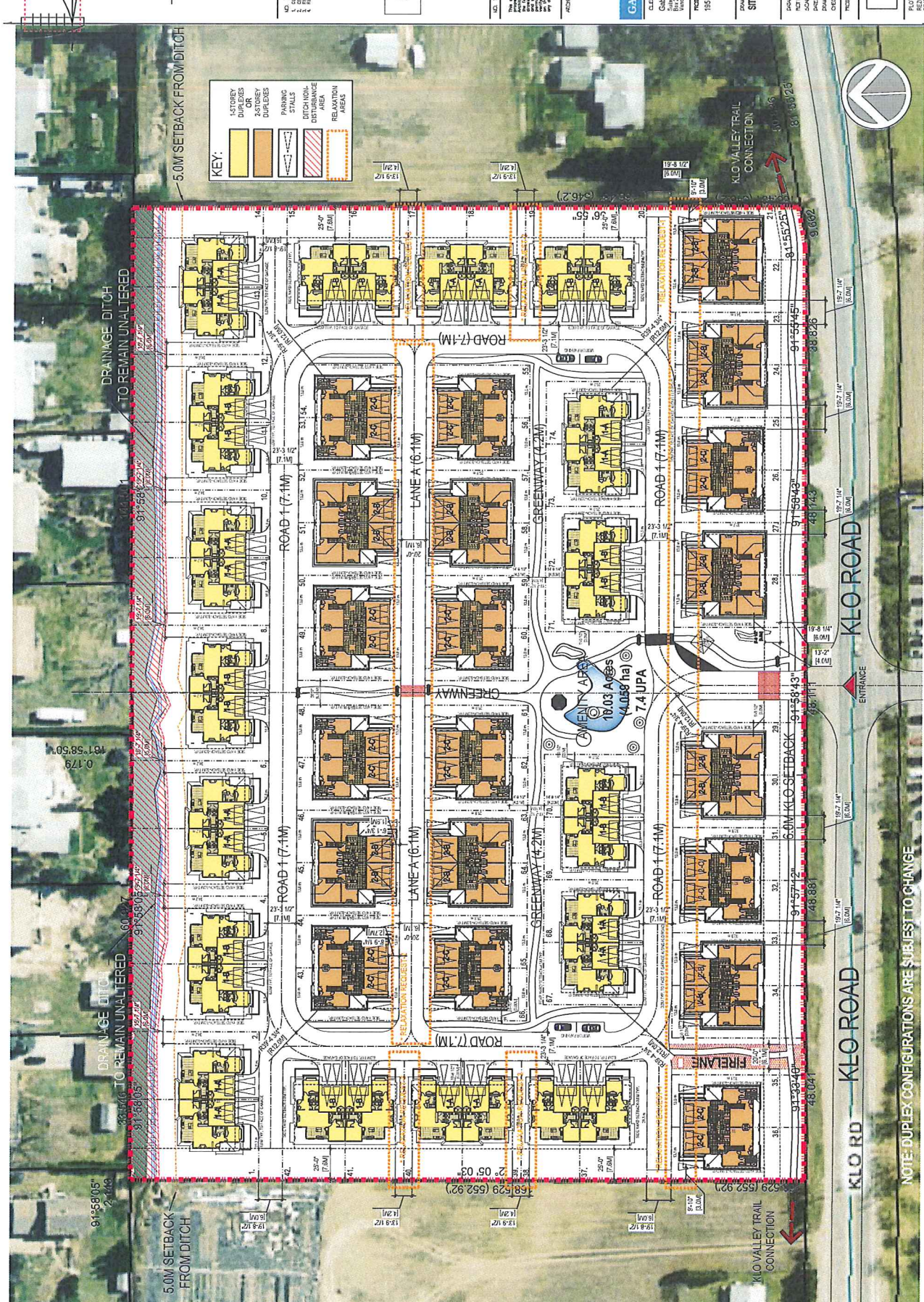
Landscape Plan

Development Engineering Branch Memorandum





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.



ROITCH
HEMPHILL
ASSOCIATES
ARCHITECTS

PIELIXTON HOUSE
120 SMALL STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: (604) 441-0002
FAX: (604) 441-1011

NO. 0428
DATE: FEBRUARY 14, 2012
PROJECT: REZONING/DPA
DRAWN BY: [signature]

FOR
REZONING/DPA
MAY 18, 2012 (REVISED)

NO. 0428
DATE: FEBRUARY 14, 2012
PROJECT: REZONING/DPA
DRAWN BY: [signature]

CABLECRAFT HOMES

1954-1979 KLO Road

SITE PLAN

SCALE: 1:500
DATE: JUNE 19, 2012
DRAWN BY: [signature]

A2.0
DATE: JUNE 19, 2012
REVISION REF: 27-0027
P. 06/01

KEY:

- 1-STORY DUPLEXES OR DUPLEXES
- 2-STORY DUPLEXES
- PARKING STALLS
- DITCH/NOI-DISTURBANCE
- RELAXATION AREAS



NOTE: DUPLEX CONFIGURATIONS ARE SUBJECT TO CHANGE

Copyright reserved. This drawing and design is the property of M2 Landscape Architecture and shall be used for other projects without their permission.



3811 Falcon Drive
 Burnaby, British Columbia
 V5E 2C7
 TEL: 604.941.6288
 FAX: 604.434.3088

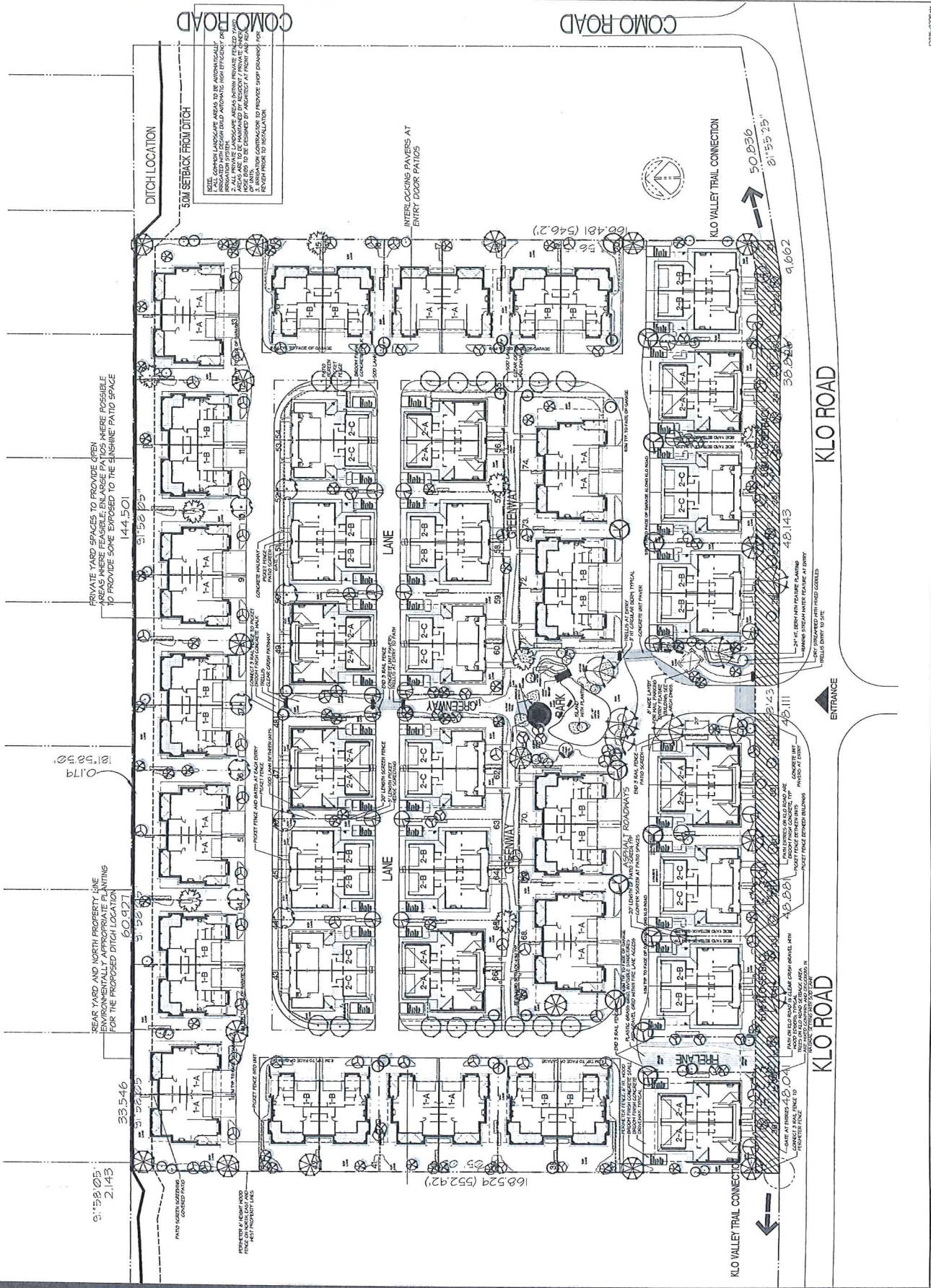
NO.	DATE	REVISION DESCRIPTION	BY	CHK.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROJECT: MULTI-FAMILY RESIDENTIAL
 KLO ROAD
 KELOWNA, BC

DRAWING TITLE: CONCEPT PLAN

DATE:	D/14/2022	DRAWING NUMBER:	L1
SCALE:	N.T.S.	DRAWING:	NEMA
DRAWN BY:	NEMA	DESIGN:	EMM
CHECKED BY:		DATE:	

M2 PROJECT NUMBER: 12-005



12-005-001P10
 05/11/2022

Introduction to GableCraft Homes

GableCraft Homes is a dynamic new home builder whose founders are well seasoned in building great places to live. Experienced in single family residential through to high-rise condominium construction, the team at GableCraft is committed to providing an exceptional home buying experience.

The key to our success is thoughtful land use, creative site planning, great architectural design and fastidious attention to details. Our safe, family oriented neighbourhoods are richly landscaped and conveniently located to shops, schools and jobs.

Our mission is to create housing designs that fit seamlessly into the kind of neighbourhoods where people want to live.

Comprehensive Planning and Craftsmanship

We begin by selecting great communities that share sustainable and strong family values. We then work with consumers to determine interior, exterior, and landscape preferences. Beginning with a focus on long-term master planning, we continue, as our name implies, to “craft” everything from the beginning to the final details.



Thoughtful Stewardship

We care for the land—both from a development and conservation perspective, and strive to build and operate our properties in a sustainable, environmentally sensitive way.

Ethical Conduct

We are honest in our actions and follow through on our commitments. We make good decisions based on long-term goals rather than short-term gains.

Exceptional Service

We are committed to providing our customers with an exceptional home buying experience from purchase, to move in, and throughout the entire warranty period.

Collaborative Citizenship

We are active, involved members of our communities and strive to work with stakeholders to address key public policy issues and meet critical needs through our philanthropy.



The images above are examples of homes GableCraft built in Comox, BC

1954-1974 K.L.O. Road Residential Development

Site Context and Location



Map showing the location of the site in relation to immediate neighbours

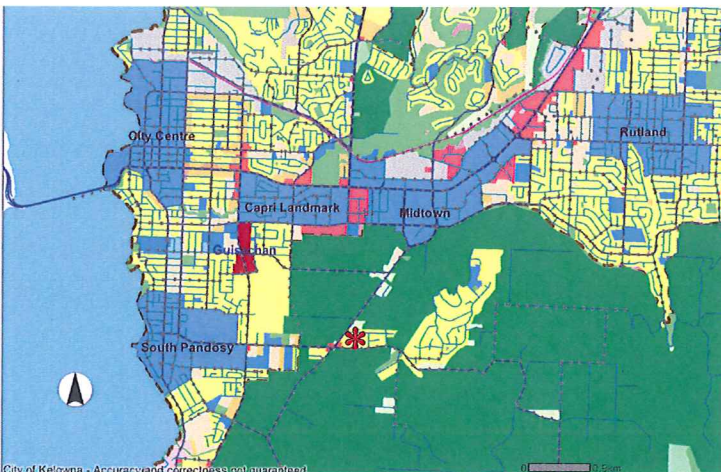


Example of type of homes in the community neighbouring the site

The location of the proposed development site at 1954-1974 KLO Road provides a tremendous opportunity to create a new ground orientated residential district in Kelowna. Situated along the KLO Corridor, the site benefits from strong transportation links with easy connections to Orchard Park shopping centre, the vibrant South Pandosy Urban Village, and quick access to the Kelowna's City Centre. The development will compliment and strengthen the immediate area around the KLO/Benvoulin Junction by offering a variety of housing options that are organized in a pedestrian focused, holistic community recognizing the agricultural history and agrarian context of its surroundings.



Example of newer multi-family housing on KLO Road



Map Showing the location of the site in relation to the broader Kelowna area



Example of the character of homes in the community neighboring the site

1954-1974 K.L.O. Road Residential Development

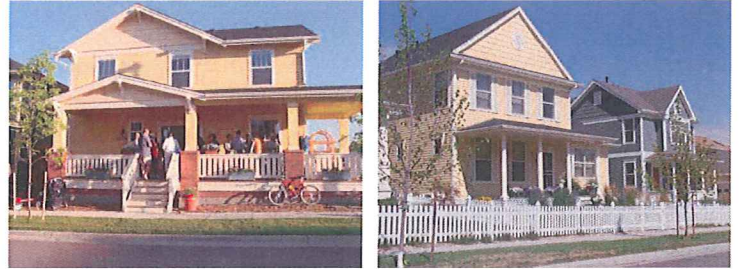
Vision and Design Principles

Vision for the site

Recognizing the site's unique location, proximity within Kelowna and its residential surroundings, GableCraft Homes seeks to develop the property into a holistic community that recognizes its agricultural history and provides housing options that are accessible to a diverse range of demographics. The community will be thoughtfully designed to respect the best practices of urban design, placemaking and sustainability.

Character and Design

- * The design of the overall community will reflect an Okanagan orchard theme that draws inspiration from the area's agricultural history and integrates well with neighbouring properties
- * The community will be inclusive and accessible, opposed to a closed or gated community
- * The development will utilize design guidelines and controls to ensure consistency throughout the site;
- * The housing architecture will reflect an Okanagan Craftsman design in semi-detached or duplex built form
- * The development will have plentiful landscaping and green space that set the homes in a natural setting
- * The materials used will transmit the character of the region, neighbours and natural environment



The images above demonstrate how the use of front porches in house design can activate the streetscape



The community will be designed to encourage walking by providing streetscapes that are pedestrian focused



Landscaping and design will reflect an Okanagan orchard theme

Integration with Neighbouring Communities

- * The development will respect the existing neighbouring communities by utilizing setbacks and landscape buffering to create an easy transition between new and existing buildings
- * The scale of new homes will step down along the northern part of the site to ensure consistency and provide privacy within the properties on Fisher Road
- * The scale of KLO road will be treated with appropriate landscaping
- * The community design will allow for the eventual development of neighbouring parcels to the west and east;
- * Strong pedestrian and vehicle linkage will connect to Green space and garden boxes recognizing the agricultural history of the site (Orchard Theme)
- * Neighbours will be consulted and updated on the progress of the development through the entire process

1954-1974 K.L.O. Road Residential Development

Vision and Design Principles

Vision for the site

Recognizing the site's unique location, proximity within Kelowna and its residential surroundings, GableCraft Homes seeks to develop the property into a holistic community that recognizes its agricultural history and provides housing options that are accessible to a diverse range of demographics. The community will be thoughtfully designed to respect the best practices of urban design, placemaking and sustainability.

Urban Design / Streetscape

- * The development will follow the guidelines set out in the Urban Design Development Permit Areas in the Kelowna Official Community Plan
- * The development will reflect the spirit of new urbanism by utilizing traditional neighbourhood design elements
- * Garages will be accessed through rear lanes, resulting in less vehicular traffic and prioritizing pedestrians
- * Front porches will provide an inviting interface between the houses and the street
- * Streetscapes will be designed and landscaped to encourage walking and facilitating interaction within the community
- * A well connected open space and path system will offer residents opportunities to access green space easily



Streets will be designed for pedestrian priority and to encourage slower vehicular speeds

Sustainability

- * Site wide initiatives will be implemented to focus on water and energy conservation
- * Native landscaping
- * BuildGreen Silver Homes
- * Location is near transit and cycle routes facilitating alternative transportation choices
- * GableCraft is committed to building sustainable communities
- * Orientate and design homes to respond to the climate
- * Generous planting of trees will provide shading in summer



The design will emphasize a strong connection between homes and open space

Transportation

- * The community will be designed in a way to give priority to the pedestrians
- * Pedestrian crossings will be well marked and variety of surface colouring and materials will be used to outline areas
- * Paths and proximity to Transit will facilitate alternative transport options
- * The location on KLO road provides good access to South Pandoisy and Orchard Park mall along Benvoulin Road
- * A full transportation impact assessment will be completed as part of the planning process



The orientation of buildings towards the street will create an interesting streetscape

1954-1974 K.L.O. Road Residential Development

Proposed Housing Types

The KLO site offers creative opportunities to provide ground oriented duplex style homes in central Kelowna. The Kelowna market is currently well served with low-rise apartment style homes. GableCraft has identified a gap in the market for buyers seeking accessible, low maintenance housing with main floor living. The KLO site will supply this underserved market in a vibrant, safe and well connected community.

GableCraft is proposing two duplex built forms for the subject site at 1954-1974 KLO Road to best integrate the new houses into the existing community.

1. Single Storey Duplex (Bungalow)

- * Main Floor Master
- * 2 Bedrooms
- * Double Garage



Design will feature low pitched roof and detailed trim and finishing. Front doors will be brought forward onto the street being proud of the garage doors. Open concept living on a single level will appeal to retirees interested in aging in place.

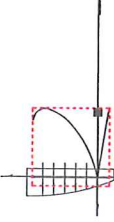


2. Two Storey Duplex

- * Main Floor Master
- * 3 Bedroom (2 upstairs)
- * Detached Double Garage
- * Front Doors onto Park



Design will feature craftsman elements and garages off of back lanes. The two storey model provides upstairs living space for visitors and families while still offering main floor master living. Detached garages accessed from lanes are linked to the house through an outdoor living space at the back of the homes. Front doors feature a porch element fronting onto park space or a landscaped streetscape.



**ROSITCH
HEMPHILL
&
ASSOCIATES**
ARCHITECTS

PILKINGTON HOUSE
10 - 10 TOWELL STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: (604) 441-4002
FAX: (604) 441-1011

NO. 10420
1. FEBRUARY 14 2012
2. CONCEPTUAL DESIGN
3. REVISIONS

DATE:
FEBRUARY 14 2012
MARCH 27 2012

ISSUED FOR
REZONING/DPA
MARCH 27 2012

NO. DESIGN PAGE

Copyright © 2012, Rositch Hemphill & Associates, Inc. All rights reserved. This drawing is the property of Rositch Hemphill & Associates, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rositch Hemphill & Associates, Inc.

ARCHITECTURAL, LLP

Gablecraft HOMES

CLIENT:
Gablecraft Homes
1000 West 10th Avenue
Suite 200
Vancouver, BC V6H 1W9, Canada

PROJECT:
1854-1979 KLO Road

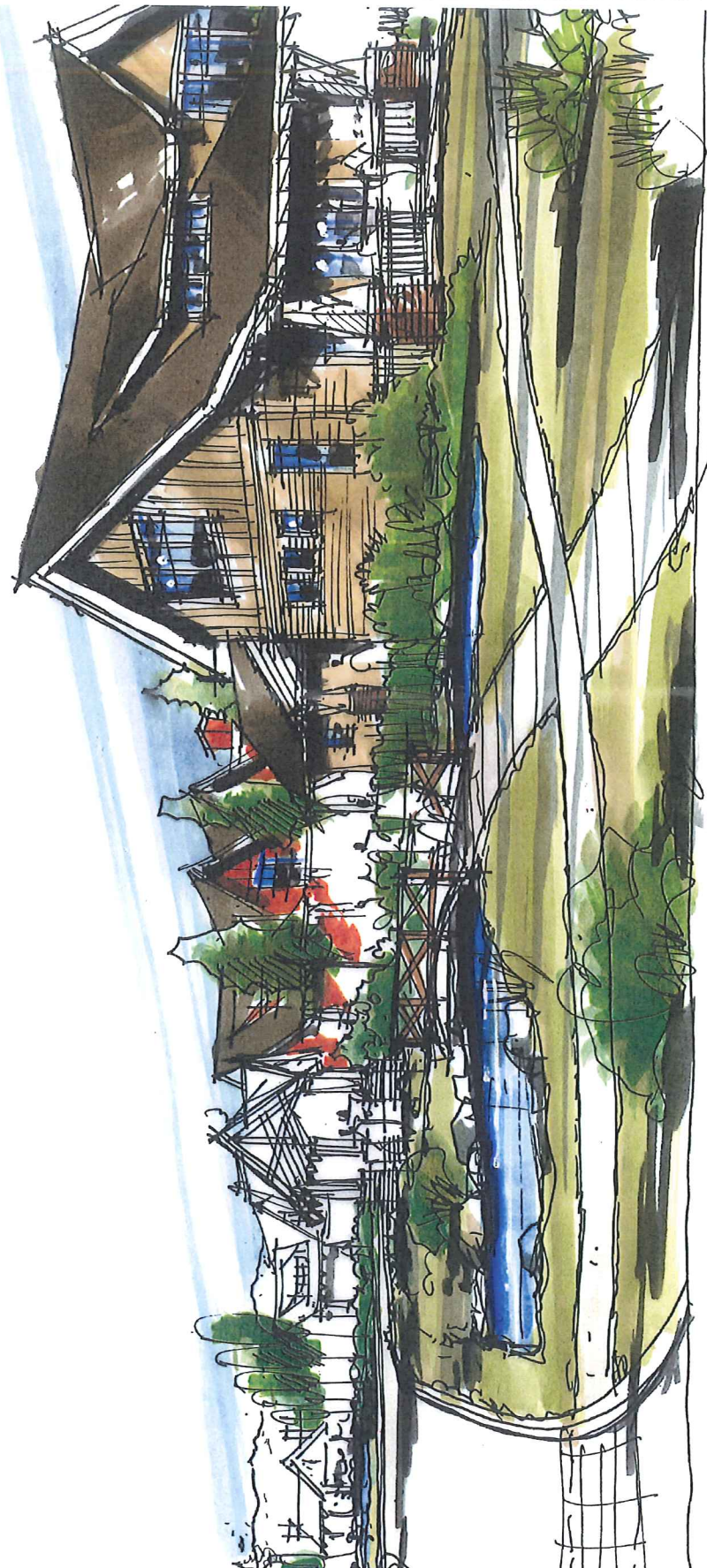
DRAWING TITLE:
CHARACTER SKETCH

DESIGNED: TRM/MLP
ARCHITECT: CH
DATE: MARCH 2012
DRAWN: CH
CHECKED: BR

PROJECT NO. 1201

DWG. NO.
A0.1

PLOT DATE: MARCH 20 2012
BY: [Signature]



VIEW AT ENTRANCE

Photographs



Figure 1; Site looking southwest from northwest corner.



Figure 2; Site looking northeast from centre of west property line (back of houses front onto Fisher Rd)



Figure 3; Looking north across property line in middle of site onto backs of houses on Fisher Rd.)



Figure 4; Looking southeast across KLO Road a Mission Creek Golf Clubhouse

CITY OF KELOWNA
MEMORANDUM

Date: May 29, 2012
File No.: Z12-0027

To: Land Use Management Department (BD)

From: Development Engineering Manager

Subject: Proposed 74 Unit Bareland Strata Housing 1960 KLO Rd Plan 8760 Lot 1

Development Engineering has the following requirements associated with this application to rezone from A1 to RU5. 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) Our records indicate that the existing lots are currently serviced with small diameter water services. The developer's consulting civil engineer will determine the domestic and 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 all existing services at the main and the installation of hydrants and a new larger metered water service from the existing 250mm diameter watermain within KLO Road. The estimated cost of this construction for bonding purposes is **\$35,000.00**

If it is determined that additional upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

(c) The subject properties are within the Fisher Rd Water Specified Area (No 26) An area connection fee assessment will be required. The current charge, based on a total of 85.74 equivalent dwelling units (EDU) is \$5,079.12 per EDU

2. Sanitary Sewer

(a) Our records indicate that the existing lots are currently serviced with small diameter sewer services. 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 installation of one larger service as well as the capping of all existing services at the main. Only one service will be permitted for this development. The estimated cost of construction for bonding purposes is **\$25,000.00**

- (c) The subject properties are within the Fisher Rd Sanitary Specified Area (No 26) An area connection fee assessment will be required. The current charge, based on a total of 85.74 equivalent dwelling units (EDU) is \$6,780.77 per EDU

3. Drainage

- (a) The subject development must include the design of drainage facilities within KLO Road including the extension of the existing storm drainage main, drywells and catch basins. The estimated cost of construction for bonding purposes is **\$125,500.00**
- (b) A lot-grading plan is to be submitted prior to construction and adhered to during the construction of this development. The KLO Road grade fronting this development will need to be established by the developer's civil consulting engineer to set the sidewalk and driveway access elevations.
- (c) The Mission Creek Water Users operates a irrigation channel that traverses the development site along the north property line. It is the developer's responsibility to work with the Mission Creek Water Users and the Province to come to an agreement on how that channel should be incorporated and maintained within the development. Once you have the agreement in writing, please present that to us for our records.

4. Road Improvements

- (a) It will be necessary to construct a curb and gutter, separate sidewalk, piped storm drainage facilities and pavement widening. Also required is a landscaped boulevard complete with trees, underground irrigation system, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the construction. The estimated cost of construction for bonding purposes is **\$206,500.00**
- (b) Provide Street Sign and Markings Drawings. The City will install or modify the required signs and traffic control devices at the developer's expense.
- (c) Re-locate existing poles and utilities, where necessary.

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Dedicate a 6.0 meter road allowance widening for the full frontage of this development. Parallel the existing horizontal curve on the south side of the road right of way.
- (b) To be able to provide pedestrian continuity, the developer is encouraged to negotiate the road allowance widening fronting the land owners of Lot 2 Plan 2786 and Lot A Plan 8012.
- (c) Secure and or grant Statutory Rights Of Way for utility services.
- (d) Lot consolidation.
- (e) Cross access agreements in favour of Lot 2 Plan 2786 and Lot A Plan 8012

- (f) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

6. Electric Power and Telecommunication Services

The existing overhead electrical and telecommunication distribution wiring on KLO Road fronting this development must be relocated to an approved offset within the proposed boulevard area. The developer may choose to have the wiring installed in an underground duct system. This development must be connected by underground services.

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. If the electrical source is on the south side of KLO Road, this source must be in underground ducts.

7. Street Lighting

Street lighting including underground ducts must be installed fronting this proposed development. The cost of this requirement is included in the roads upgrading item.

8. Engineering

- (a) 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.
- (b) It is required that the applicant prepare and submit a minor traffic impact study which addresses the movement of motor vehicles, and make recommendations for additional road construction to address the transportation requirements which will result from this Development.
- (c) When this study is presented to the City and reviewed by the Transportation & Mobility Manager, we will finalize our rezoning and development permit comments and if necessary, adjust the bonding amounts.

9. Bonding and Levy Summary

(a) Bonding

Service Upgrades & disconnects	\$60,000.00
Storm Drainage Main	\$125,500.00
KLO Road Frontage Improvements	\$206,500.00

Bonding **\$392,000.00**

Not included in the above estimates are the costs to install Electric Power and Telecommunication Services and facilities.

(b) The additional cost for oversize works required by the City, which are not DCC creditable items, may be reimbursed to the owner subject to availability of funds. The oversize cost must be verified by actual construction tender or invoice and be based on:

i) For Pipes: The pipe material cost only for the increase in size.

(c) Cash Levy

(i) Fisher Rd **Water** Specified Area (No 26) add 47.8 EDU
New Total is 133.54 EDU
Adjusted charge per EDU = \$3,261.07

74 Units x \$3,261.07 x 0.7 = **\$168,923.43**

(ii) Fisher Rd **Sanitary** Specified Area (No 26) add 47.8 EDU
New Total is 133.54 EDU
Adjusted charge per EDU = \$4,353.63

74 Units x \$4,353.63 x 0.7 = **\$225,518.03**

Total Levies

\$394,441.46

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated 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.

10. Administration Charge

An administration charge is assessed for processing of this application, review and approval of engineering designs and construction inspection. Based on the initial bonding and construction, the administration charge is calculated as (3% of Total Off-Site Construction Cost plus HST) in the amount of **\$9,408.00** (\$8,400 + 1,008.00 HST)

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