

REPORT TO COUNCIL



Date: September 12, 2012
To: City Manager
From: Land Use Management, Community Sustainability (AW)
Application: DP12-0135 **Owner:** Interior Health Authority
Address: 2251 - 2312 Pandosy St. **Applicant:** Interior Health Authority
Subject: Development Permit

Existing OCP Designation: Educational / Major Institutional
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: HD1 - Kelowna General Hospital

1.0 Recommendation

THAT Final Adoption of Zoning Amending Bylaw No. 10676 be considered by Council;

THAT Council authorize the issuance of Development Permit No. DP12-0135 for Lot A, District Lot 14, ODYD, Plan EPP18664, located at 2251 - 2312 Pandosy Street, Kelowna B.C., subject to the following:

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

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

2.0 Purpose

To consider the form and character of the proposed IHA surface parking lot.

3.0 Land Use Management

The Interior Health Authority has been working towards acquiring the remaining Education / Institutional properties adjacent to KGH for a few years. Providing additional surface parking to support the hospital will help to relieve some of the parking pressures felt by adjacent single family neighborhoods. The proposed surface parking lot will add an additional 63 stalls to support the Kelowna General Hospital's parking demands. The attached lighting scheme shows that two lighting poles will be located in the centre of the parking lot which limits the amount of glare that will be experienced by the surrounding residential neighbourhood. The proposed landscape scheme will be of high quality that will also provide a good buffer from the surrounding residential neighbourhood. The plan shows that a total of 10 trees will be added around the perimeter of the asphalt parking lot. The attached lighting, irrigation and landscape plans indicate that mitigation measures have been incorporated that will limit the impact on the adjacent residential properties.

4.0 Proposal

The proposed surface parking lot meets all Zoning Bylaw requirements including stall size, layout and landscape buffering. The asphalt surface will provide a dust free parking lot, while the mix of trees and groundcover create a quality landscape scheme. Locating the light poles in the centre of the property and choosing light standards that limit light pollution on the adjoining neighbourhood acknowledges the residential uses of the immediate neighbourhood.

4.1 Subject Property Map



4.2 Site Context

The subject property is located along Royal Avenue near to the Kelowna General Hospital. The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 - Large Lot Housing	Residential
East	P1 - Major Institutional	Cancer Lodge
South	HD1 - Kelowna General Hospital	Hospital
West	RU1 - Large Lot Housing	Residential

5.0 Kelowna Official Community Plan (OCP)

5.1 Urban Design Guidelines (Chapter 14) - Revitalization Design Guidelines

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Design and facilitate beautiful public open spaces that encourage year-round enjoyment;

6.0 Technical Comments

6.1 Building & Permitting Department

Plumbing permit required for the drainage system for the hard surfaced parking area.

6.2 Development Engineering Department

See Attached.

6.3 Fire Department

No concerns.

7.0 Application Chronology

Date of Application Received: July 20th, 2012
 Servicing Agreement Executed: September 11, 2012

Report prepared by:

Alec Warrender, Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

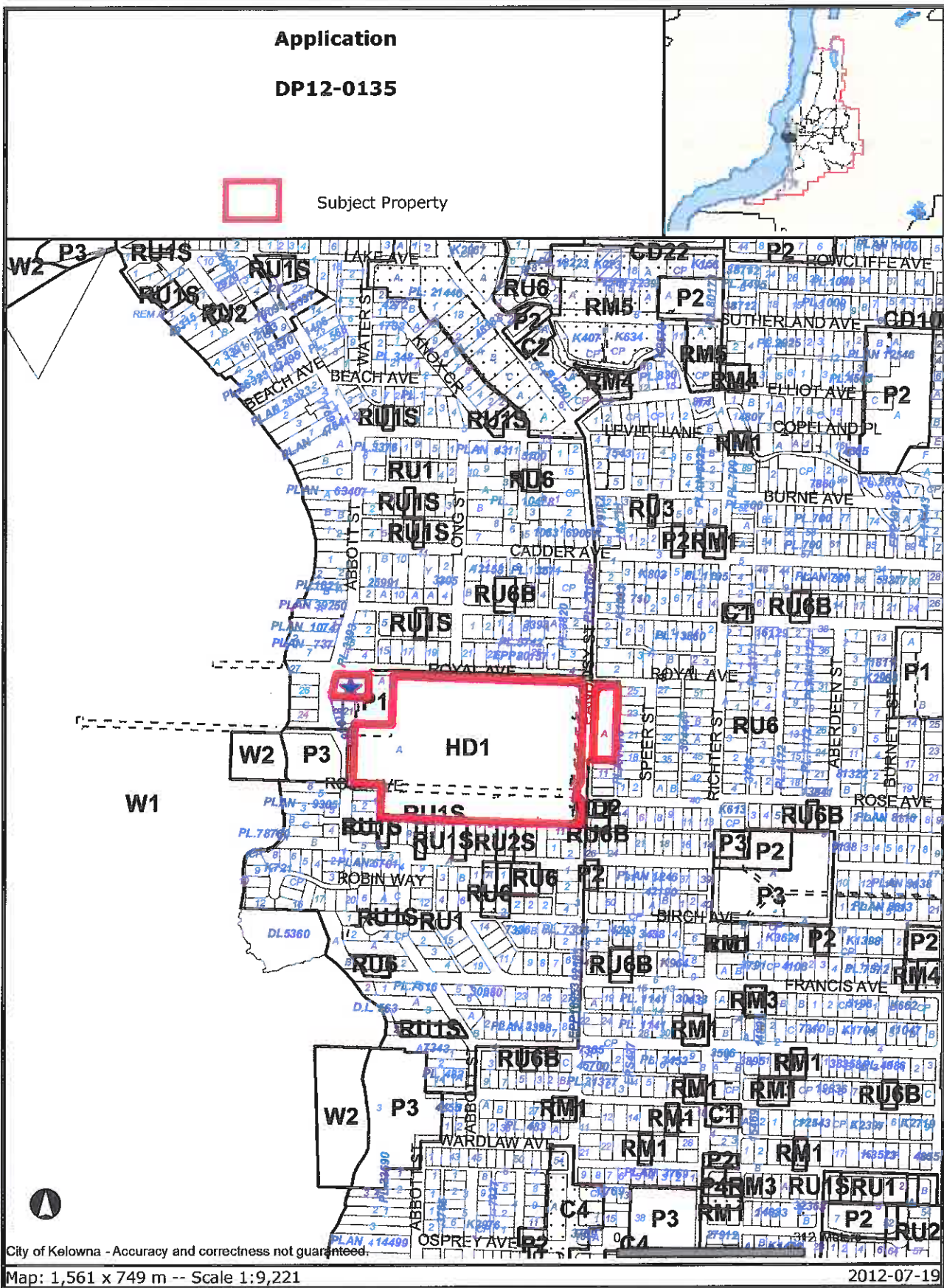
Approved for Inclusion:



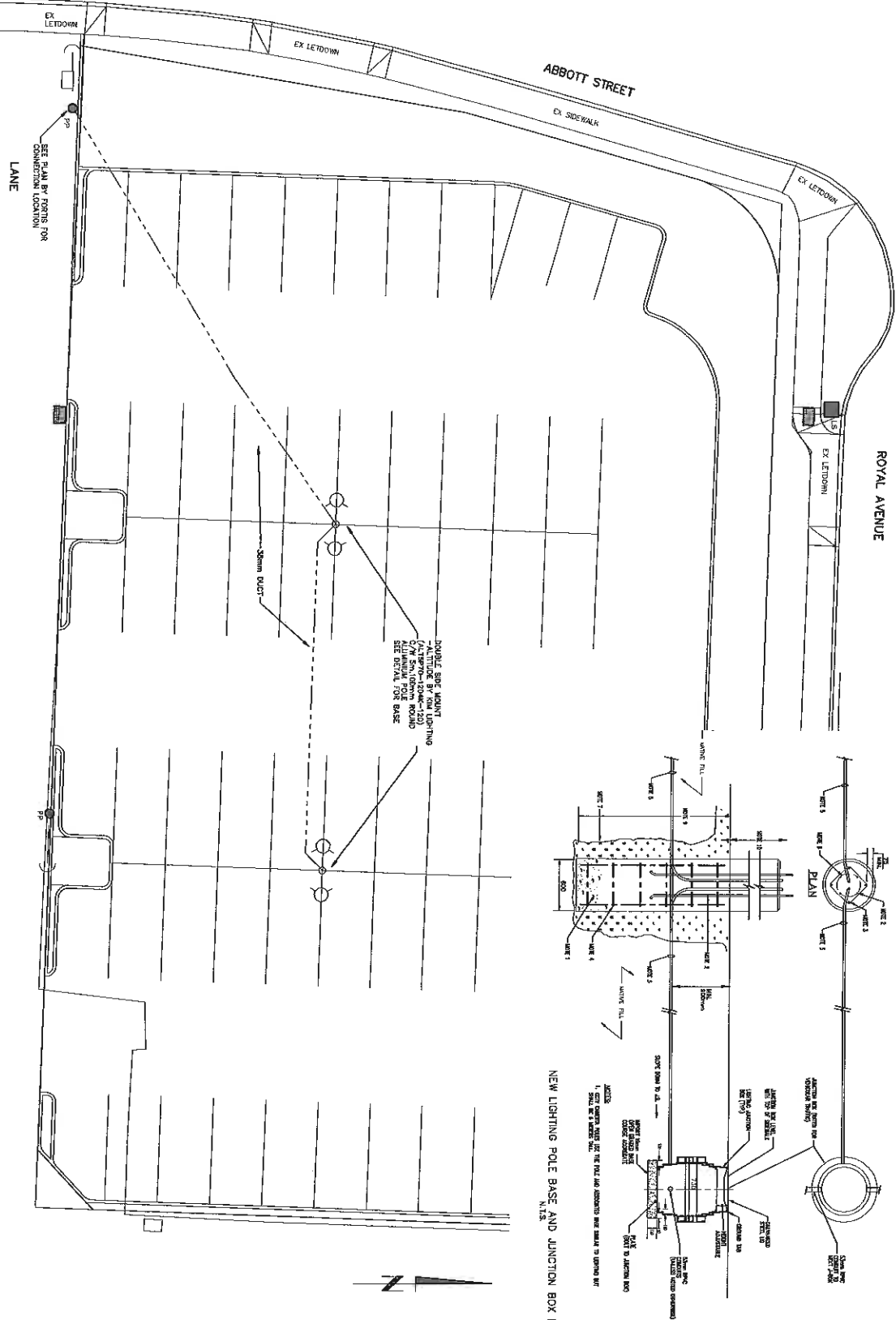
Shelley Gambacort, Director of Land Use Management

Attachments:

- Site Plan
- Lighting Plan & Landscape Plan
- Development Engineering Requirements



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.



No.	DATE	BY	REVISION
1	12.08.17	DG	DEVELOPMENT PERMIT

Project	US
Design	US/O/S
Approval	
Date	AUGUST 2012
Scale	1:200

THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT
 ROYAL AND ABBOTT PARKING LOT
 ELECTRICAL PLAN

Division MUNICIPAL
 Drawing No. E-01
 Rev No. 0

SCHEDULE A
 This forms part of development
 Permit # **AP12-0135**

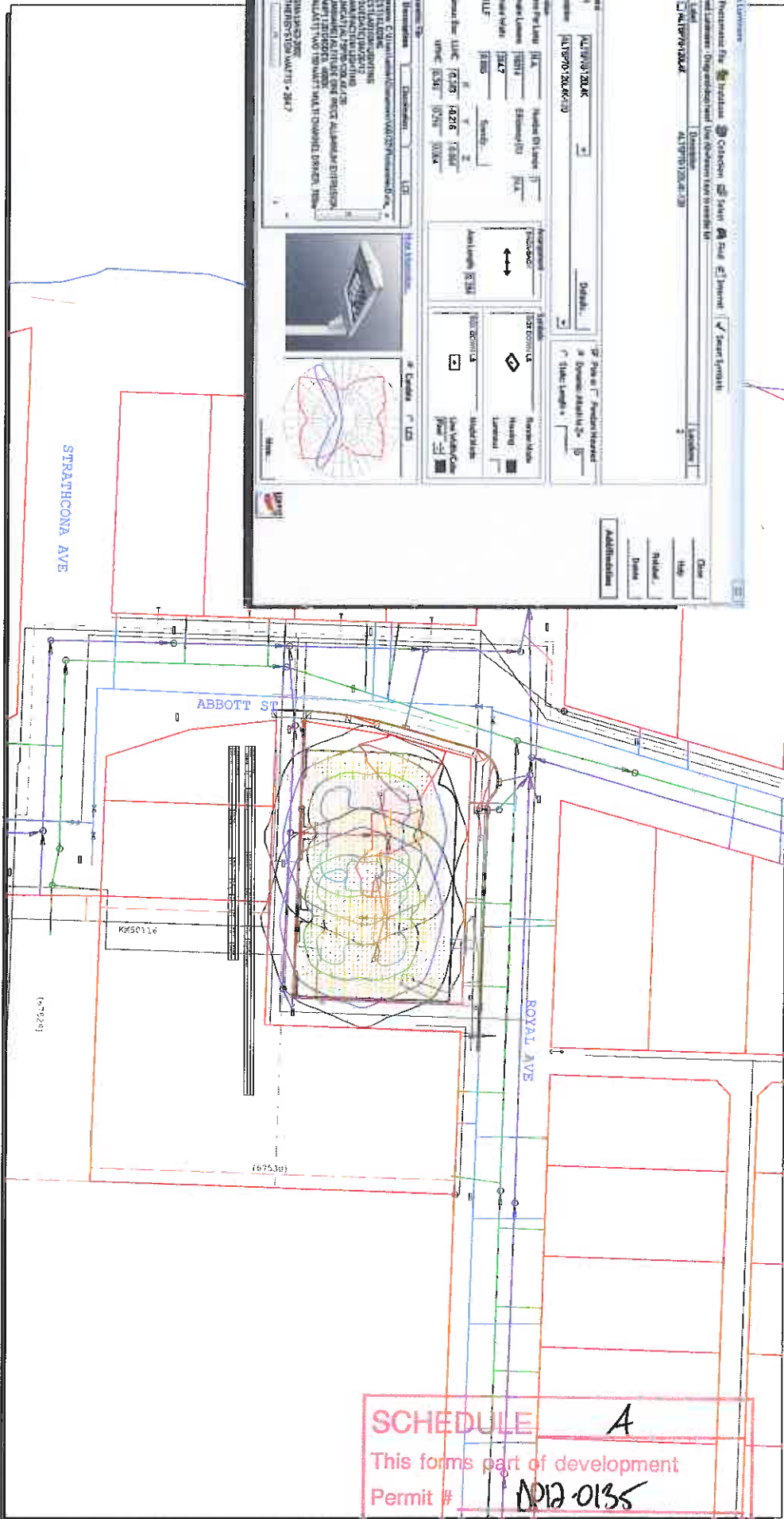
DEVELOPMENT PERMIT

- GENERAL NOTES**
1. REFER PER PLAN SHEET FOR A COMPLETE SET OF DEVELOPMENT PERMIT DATA SHEET 1.
 2. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KELOWNA STANDARD SPECIFICATIONS FOR ROADWORK.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN ELECTRICAL CODE (CEC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL SAFETY CODE (CNSC).
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL FIRE CODE (CNFC).
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC).
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL PLUMBING AND MECHANICAL CODE (CNPM).
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL GAS CODE (CNGC).
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL SANITARY AND VENTILATION CODE (CNSSV).
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL FUEL GAS CODE (CNFGC).
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL SAFETY CODE (CNSC).
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL FIRE CODE (CNFC).
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 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL SANITARY AND VENTILATION CODE (CNSSV).
 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL FUEL GAS CODE (CNFGC).

Name: AL1001282K
 Description: AL1001282K10
 Project: AL1001282K10
 Location: AL1001282K10
 Date: 10/10/2010

Units: Lux
 Calculation Type: Illuminance
 Calculation Method: Average
 Calculation Area: 1000.00
 Calculation Time: 0.00

Calculation Summary
 Label: parking lot
 CalcType: Illuminance
 Units: Lux
 Avg: 26.34
 Max: 64.8
 Min: 3.1
 Avg/Min: 8.50
 Max/Min: 20.90



SCHEDULE A
 This forms part of development
 Permit # **DD12-0135**



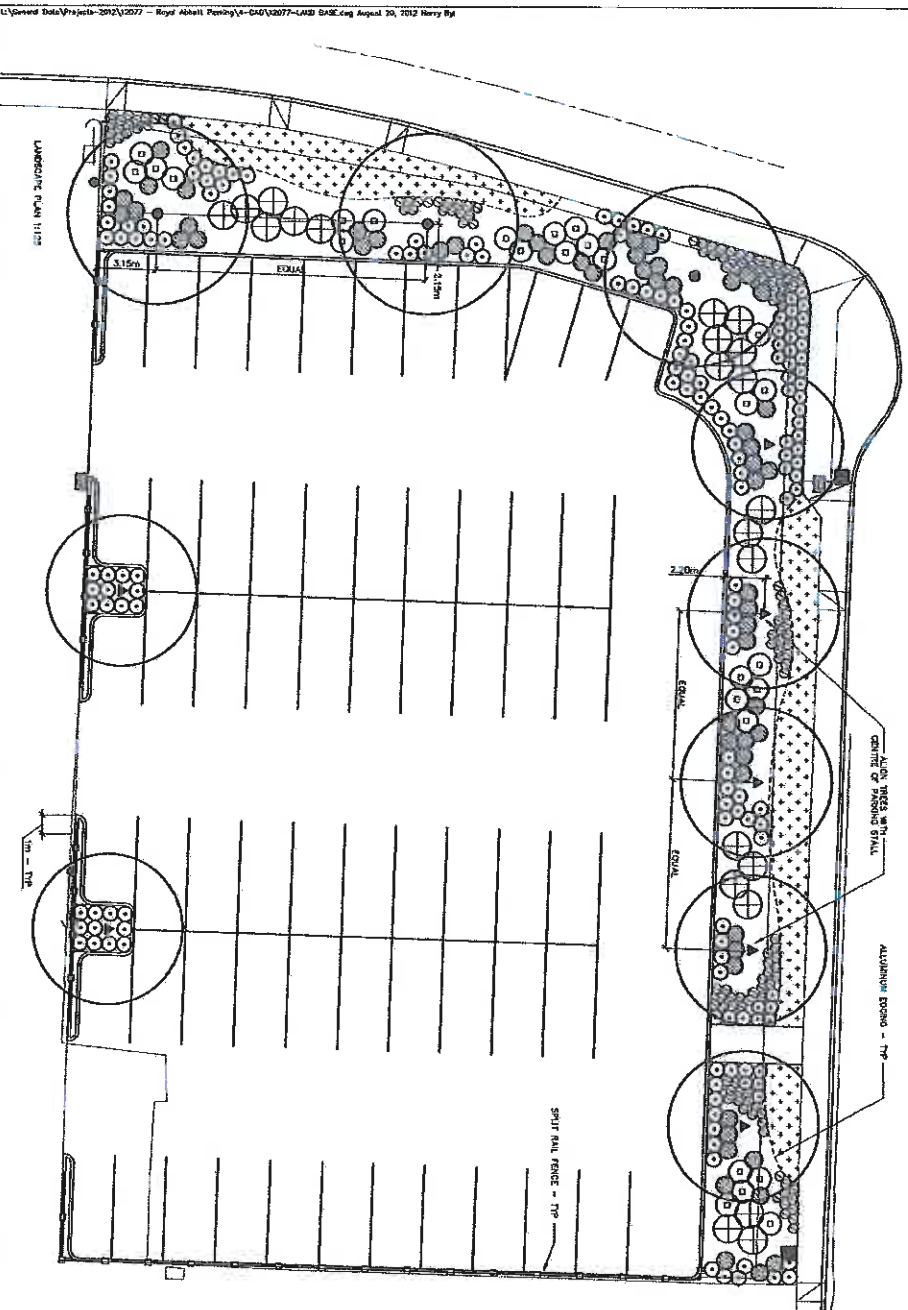
Altitude Double Head Luminaire by Kim Lighting

Royal and Abbott KGH Parking Lot

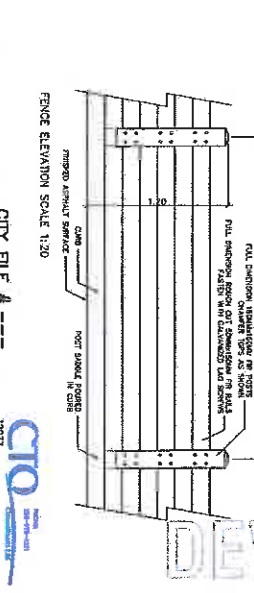
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SCHEDULE B
This forms part of development
Permit # DD-0135

Legend	Symbol	Description
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2	Circle with dot	Plant
3	Circle with horizontal lines	Plant
4	Circle with vertical lines	Plant
5	Circle with diagonal lines	Plant
6	Circle with wavy lines	Plant
7	Circle with cross-hatch	Plant
8	Circle with diagonal cross-hatch	Plant
9	Circle with horizontal cross-hatch	Plant
10	Circle with vertical cross-hatch	Plant
11	Circle with diagonal cross-hatch (45°)	Plant
12	Circle with diagonal cross-hatch (135°)	Plant
13	Circle with diagonal cross-hatch (225°)	Plant
14	Circle with diagonal cross-hatch (315°)	Plant
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16	Circle with diagonal cross-hatch (135°)	Plant
17	Circle with diagonal cross-hatch (225°)	Plant
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100	Circle with diagonal cross-hatch (135°)	Plant



NO.	DATE	BY	REVISION
1	AUGUST 2012	HS	ISSUED FOR PERMIT
2	AUGUST 2012	HS	ISSUED FOR PERMIT



- ROYAL ABBOTT PLANTING LEGEND**
- | NO. | SYMBOL | PLANT NAME | COMMON NAME |
|-----|----------------------------------|------------------------|--------------------|
| 1 | Circle with cross | TEA OLIVE | BRANDY BUSH |
| 2 | Circle with dot | TEA OLIVE | LITTLE LEAF LAMB |
| 3 | Circle with horizontal lines | ROYAL CLOAK BERRY | ROYAL CLOAK BERRY |
| 4 | Circle with vertical lines | LAUREL | LAUREL |
| 5 | Circle with diagonal lines | HELEBRON SPERMOPHYTES | BLUE GRASS |
| 6 | Circle with wavy lines | CLAYTONIA SPERMOPHYTES | WARGATED RED GRASS |
| 7 | Circle with cross-hatch | CORPUS ALBA PALM | PORT JACO PALM |
| 8 | Circle with diagonal cross-hatch | HEMIPHILLIS STELLATA | STELLA DE ORO PALM |
- ALUMINUM LANDSCAPE BOUNDING**
- SPILT MIL FENCE - REFER TO DETAILS**
- PLANTING NOTES**
1. ALL PLANTS, MATERIALS AND PLANTING PRACTICES TO CONFORM TO THE BCMA 2010 LANDSCAPE STANDARD - 7TH EDITION.
 2. CONTRACTOR TO PROVIDE A WARRANTY PERIOD OF 1 YEAR ON ALL PLANTS AND MATERIALS PLANTS OR MATERIALS THAT FAIL BEFORE END OF WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE. THE LOCATION ON ALL EXISTING UTILITIES ON SITE.
 3. ALL SHRUBS ARE TO RECEIVE 150MM OF TOPSOIL.
 4. ALL SOIL AREAS TO RECEIVE 150MM OF TOPSOIL.
 5. LANDSCAPE CONTRACTOR TO APPROVE ALL THE GRADING AND SOIL PLACEMENT PRIOR TO LAYING AND/OR PLANTING.
 6. LANDSCAPE CONTRACTOR TO APPROVE LAYOUT OF PLANTS ON SITE PRIOR TO PLANTING.
 7. NO PLANT SPECIES SUBSTITUTIONS WILL BE ACCEPTED WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. CONTRACTOR TO SUPPLY LANDSCAPE ARCHITECT WITH PROPOSED SUBSTITUTION AND JUSTIFICATION FOR SUBSTITUTION TO RECEIVE 150MM OF TOPSOIL.
 8. ALL TREES TO BE STAKED.
 9. DO NOT PLACE MULCH WITHIN 50MM OF BASE OF ALL PLANTS.
 10. PROVIDE STAKES TO TREE ROOT @ TREE ROOT BARRELS WHERE TREES ARE LOCATED WITHIN 2.0M OF FINISHED SURFACE.

CITY FILE # _____

THE CITY OF KELOWNA

ORDENANCE DEPARTMENT

ROYAL AND ABBOTT PARKING LOT

LANDSCAPE PLAN

DATE: AUGUST 2012

SCALE: AS NOTED

DESIGNER: L-01

REVISION: 0

SCHEDULE

This forms part of development Permit # **DP12 0135**

CITY OF KELOWNA
MEMORANDUM

Date: September 4, 2012
File No.: Z12-0008
To: Land Use Management Department (AW)
From: Development Engineering Manager (SM) Revised Comments 3
Subject: 313-323 Royal Ave Abbott St Proposed HD1

Development Engineering has the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this application.

The Development Engineering Technologist for this project is John Filipenko, ASCT

1. Domestic Water and Fire Protection

- (a) The subject properties are currently serviced with small diameter water services. The developer's consulting engineer will determine the servicing requirements for this proposed development.
- (b) Only one service will be permitted for the consolidated lot. The applicant, at his cost, will arrange for the disconnection of all existing unused services at the mains.
A one-time cash payment in lieu of construction may be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be \$12,000.00
- (c) 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.
- (d) Boulevard landscaping, complete with underground irrigation systems, must be integrated with the on-site irrigation systems.

2. Sanitary Sewer

- (a) Our records indicate that the subject properties are connected with small diameter sewer services. Only one service will be permitted for the consolidated lot. The applicant, at his cost, will arrange for the capping of all existing unused services at the mains.
A one-time cash payment in lieu of construction may be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be \$8,000.00

3. Storm Drainage

- (a) Provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must include provision of a Lot Grading Plan.
- (b) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock. The estimated cost of installing a storm overflow service for bonding purposes is \$10,000.00

4. Road Improvements

- (a) The Abbott Street frontage is fully urbanized. Access modifications will necessitate a driveway ramp removal, curb replacement, sidewalk and boulevard restoration. The estimated cost of this construction for bonding purposes is **\$7,000.00**
- (b) Royal Avenue frontage is urbanized. Access modifications will necessitate a driveway ramp removal, curb replacement and sidewalk restoration. Also required is a landscaped boulevard complete with underground irrigation system. The estimated cost of this construction for bonding purposes is **\$9,000.00**
- (c) Service disconnects will require road cuts with pavement and sidewalk restoration. Replacement of damaged works will also be at the developer's expense. The extent of the restoration works will be determined by the City Engineer.
- (d) Site access shall be provided from the lane. It will be necessary to fillet pave the lane up to property lines for the full frontage length of the consolidated lot. Upgrades may also include the removal, re-location or adjustment of existing utility appurtenances to accommodate this development. The estimated cost for this construction for bonding purposes is **\$4,000.00**.

5. Road Dedication and Subdivision Requirements

- (a) Provide a corner rounding dedication of 6m radius at the property corner intersection of Abbott St with Royal Ave.
- (b) Dedicate a 3.0m x 3.0m corner truncation at the lane intersection.
- (c) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (d) Lot consolidation

6. Engineering

- (a) 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.
- (b) Provide adequate sight distances (110m) for traffic turning onto Abbott Street. No sight obstruction greater than 1m in height shall be within 8m of intersections.

- (c) We recommend that a Traffic Impact Assessment not be required for this application on the conditions that the developer agrees to construct a full traffic signal at the intersection of Pandosy Street and Royal Avenue. The cost of a full signalized intersection is determined to be \$250,000.00

Securities collected to date for a signalized pedestrian crossing at this location equal \$150,000, therefore the additional security required shall be **\$100,000**

7. 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.

8. Bonding and Levy Summary

(a) Bonding

Access driveway modifications	\$ 16,000.00
Lane frontage improvements	\$ 4,000.00
Storm Connection	<u>\$ 10,000.00</u>
Total Bonding	<u>\$ 30,000.00</u>

(b) Cash Levy

Traffic signal – Royal / Pandosy	\$100,000.00
Service disconnects	\$ 20,000.00
Total Levy	<u>\$ 120,000.00</u>

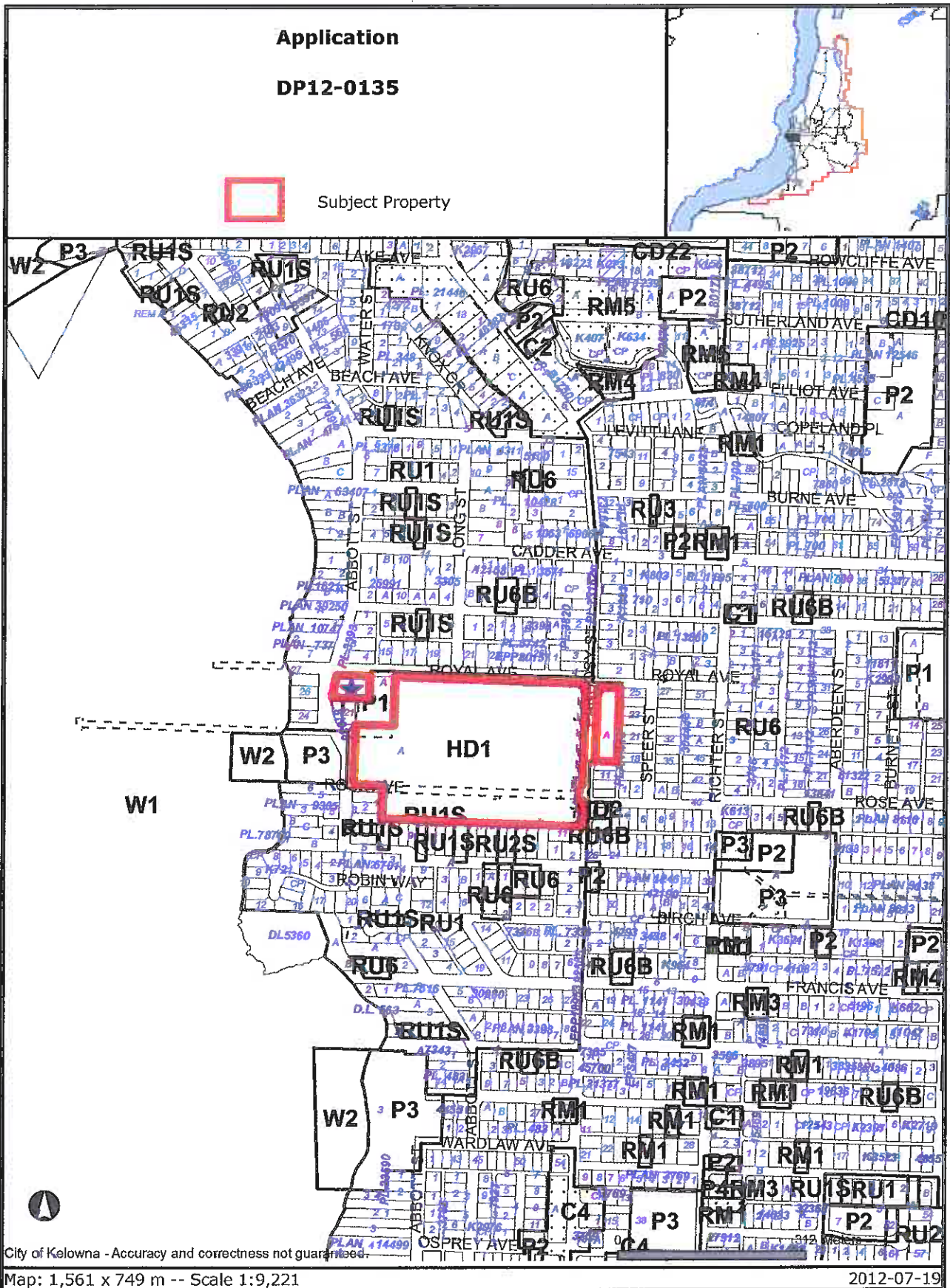
NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 130% to include contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction 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.

9. 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 HST) \$775.04 (\$692.00 + 83.04 HST)


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

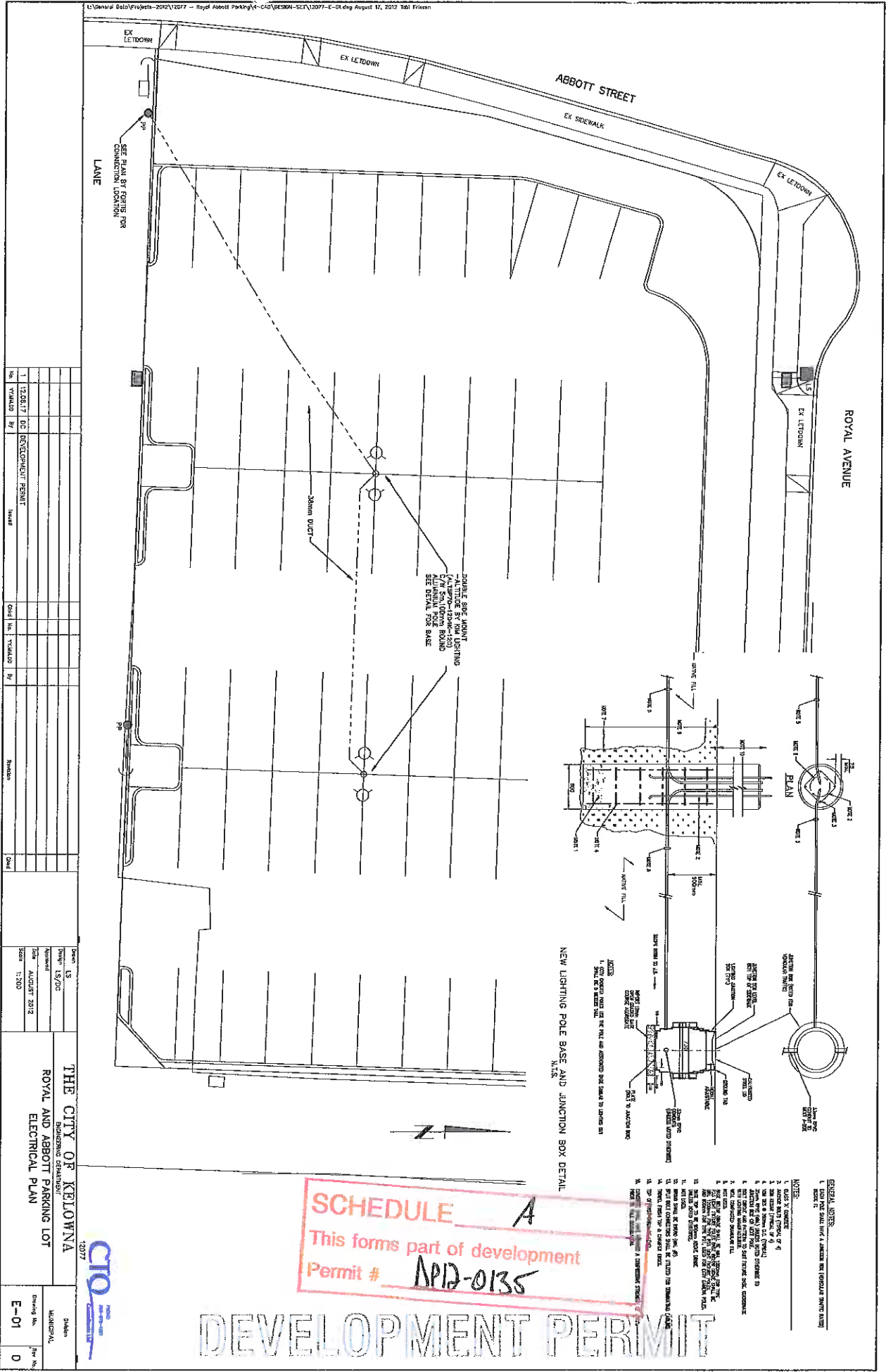


City of Kelowna - Accuracy and correctness not guaranteed.

Map: 1,561 x 749 m -- Scale 1:9,221

2012-07-19

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.



NO.	DATE	BY	REVISION
1	12/03/17	CC	DEVELOPMENT PERMIT

DATE	BY	REVISION
12/03/17	CC	DEVELOPMENT PERMIT

THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT
 ROYAL AND ABBOTT PARKING LOT
 ELECTRICAL PLAN

DATE	BY	REVISION
12/03/17	CC	DEVELOPMENT PERMIT

SCHEDULE A
 This forms part of development
 Permit # **AP12-0135**

DEVELOPMENT PERMIT

- GENERAL NOTES:**
1. EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED AT ALL TIMES.
 2. ALL UTILITIES TO BE DEEPER THAN 1.0 METRE.
 3. ALL UTILITIES TO BE MAINTAINED AND PROTECTED AT ALL TIMES.
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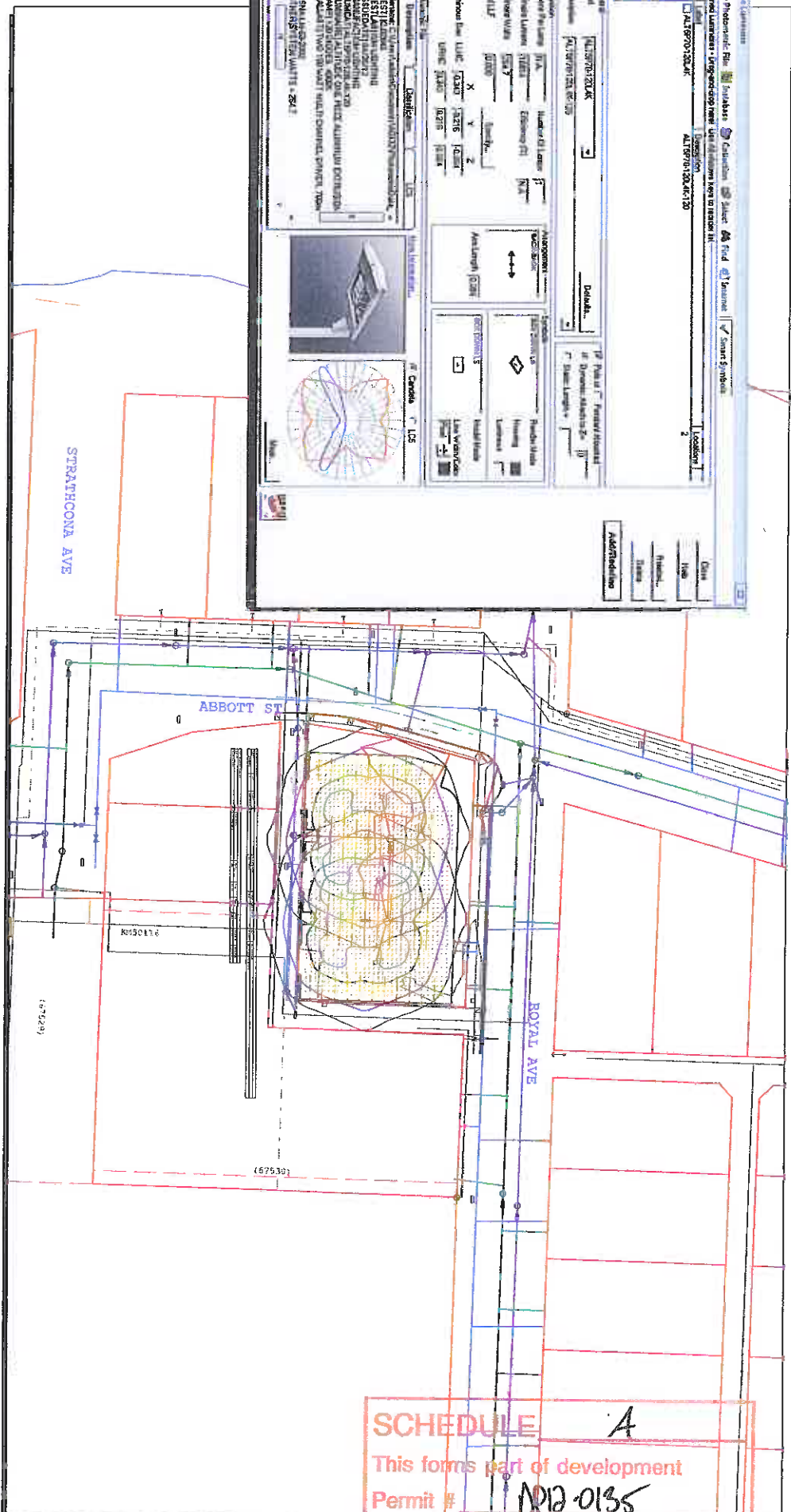
New Photometric File: **Photometric** | Collection: **SLICK** | Slider: **64** | Field: **1** | Feature: **Smart System**
 Location: **AL19701304K120** | Location: **2**
 Units: **lm** | Add/Remove: **+**

General
 Location: **AL19701304K120** | Details: **Details**
 Units: **lm** | Add/Remove: **+**

Photometric
 Photometric File: **SLICK** | Collection: **SLICK** | Slider: **64** | Field: **1** | Feature: **Smart System**
 Units: **lm** | Add/Remove: **+**

Photometric Data
 Photometric File: **SLICK** | Collection: **SLICK** | Slider: **64** | Field: **1** | Feature: **Smart System**
 Units: **lm** | Add/Remove: **+**

Photometric Data
 Photometric File: **SLICK** | Collection: **SLICK** | Slider: **64** | Field: **1** | Feature: **Smart System**
 Units: **lm** | Add/Remove: **+**



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
parking lot	Illuminance	Lux	26.34	64.8	3.1	8.50	20.90

SCHEDULE A
 This forms part of development
 Permit # **DP12-0135**

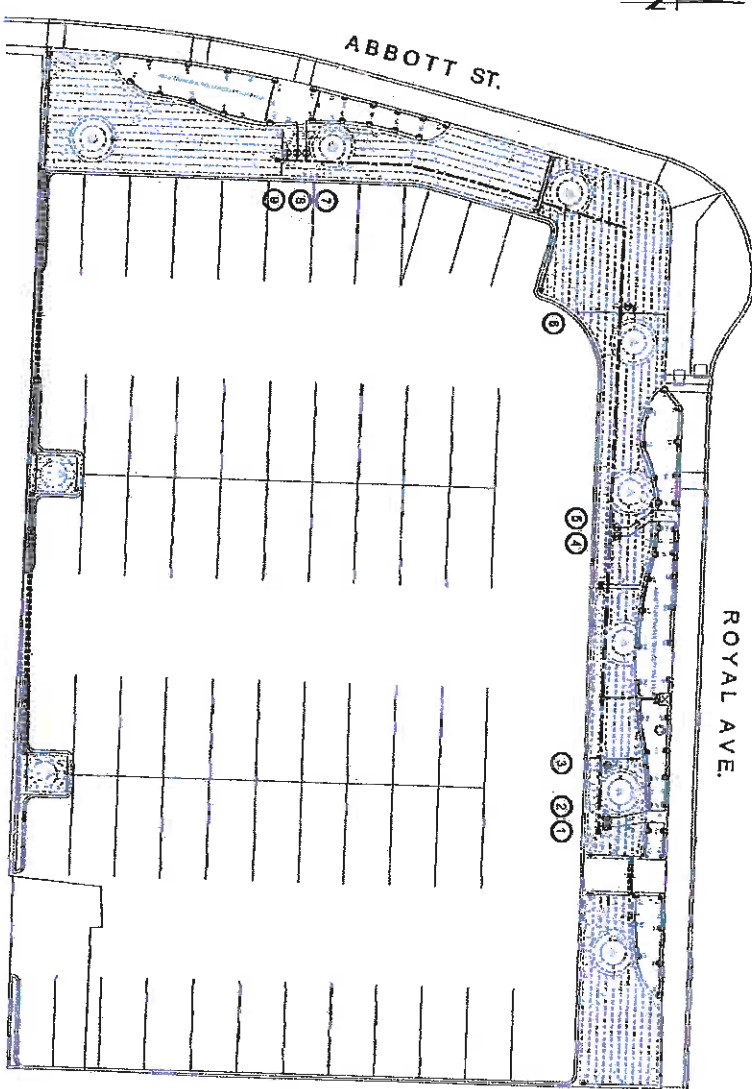


Altitude Double Head Luminaire by Kim Lighting

Royal and Abbott KGH Parking Lot

12077

SCHEDULE B
This forms part of development
Permit # DD-0135



DESIGN NOTES

1. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGN MANUAL.
2. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGN MANUAL.
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TABLE #1 - CCR STANDARD IRRIGATION DETAILS

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Royal Ave and Abbott St. Parking Lot
ZONE DATA

STATION	DESCRIPTION	DATE	BY	REVISION
1	EXISTING	11/15/12	JK	1
2	PROPOSED	11/15/12	JK	2
3	PROPOSED	11/15/12	JK	3
4	PROPOSED	11/15/12	JK	4
5	PROPOSED	11/15/12	JK	5
6	PROPOSED	11/15/12	JK	6
7	PROPOSED	11/15/12	JK	7
8	PROPOSED	11/15/12	JK	8
9	PROPOSED	11/15/12	JK	9
10	PROPOSED	11/15/12	JK	10
11	PROPOSED	11/15/12	JK	11
12	PROPOSED	11/15/12	JK	12

LEGEND

SYMBOL	DESCRIPTION
1	EXISTING
2	PROPOSED
3	PROPOSED
4	PROPOSED
5	PROPOSED
6	PROPOSED
7	PROPOSED
8	PROPOSED
9	PROPOSED
10	PROPOSED
11	PROPOSED
12	PROPOSED

SCHEDULE C
This forms part of development
Permit # AP12-0135

THE CITY OF KELLOWNA
12072
CITY FILE # ---
ROYAL AND ABBOTT PARKING LOT
IRRIGATION PLAN

11/15/12
IR-01
0

CITY OF KELOWNA
MEMORANDUM

Date: September 4, 2012
File No.: Z12-0008
To: Land Use Management Department (AW)
From: Development Engineering Manager (SM) Revised Comments 3
Subject: 313-323 Royal Ave Abbott St Proposed HD1

Development Engineering has the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this application.

The Development Engineering Technologist for this project is John Filipenko. AScT

1. Domestic Water and Fire Protection

- (a) The subject properties are currently serviced with small diameter water services. The developer's consulting engineer will determine the servicing requirements for this proposed development.
- (b) Only one service will be permitted for the consolidated lot. The applicant, at his cost, will arrange for the disconnection of all existing unused services at the mains.
A one-time cash payment in lieu of construction may be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be \$12,000.00
- (c) 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.
- (d) Boulevard landscaping, complete with underground irrigation systems, must be integrated with the on-site irrigation systems.

2. Sanitary Sewer

- (a) Our records indicate that the subject properties are connected with small diameter sewer services. Only one service will be permitted for the consolidated lot. The applicant, at his cost, will arrange for the capping of all existing unused services at the mains.
A one-time cash payment in lieu of construction may be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be \$8,000.00

3. Storm Drainage

- (a) Provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must include provision of a Lot Grading Plan.
- (b) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock. The estimated cost of installing a storm overflow service for bonding purposes is \$10,000.00

4. Road Improvements

- (a) The Abbott Street frontage is fully urbanized. Access modifications will necessitate a driveway ramp removal, curb replacement, sidewalk and boulevard restoration. The estimated cost of this construction for bonding purposes is **\$7,000.00**
- (b) Royal Avenue frontage is urbanized. Access modifications will necessitate a driveway ramp removal, curb replacement and sidewalk restoration. Also required is a landscaped boulevard complete with underground irrigation system. The estimated cost of this construction for bonding purposes is **\$9,000.00**
- (c) Service disconnects will require road cuts with pavement and sidewalk restoration. Replacement of damaged works will also be at the developer's expense. The extent of the restoration works will be determined by the City Engineer.
- (d) Site access shall be provided from the lane. It will be necessary to fillet pave the lane up to property lines for the full frontage length of the consolidated lot. Upgrades may also include the removal, re-location or adjustment of existing utility appurtenances to accommodate this development. The estimated cost for this construction for bonding purposes is **\$4,000.00**.

5. Road Dedication and Subdivision Requirements

- (a) Provide a corner rounding dedication of 6m radius at the property corner intersection of Abbott St with Royal Ave.
- (b) Dedicate a 3.0m x 3.0m corner truncation at the lane intersection.
- (c) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (d) Lot consolidation

6. Engineering

- (a) 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.
- (b) Provide adequate sight distances (110m) for traffic turning onto Abbott Street. No sight obstruction greater than 1m in height shall be within 8m of intersections.

- (c) We recommend that a Traffic Impact Assessment not be required for this application on the conditions that the developer agrees to construct a full traffic signal at the intersection of Pandosy Street and Royal Avenue. The cost of a full signalized intersection is determined to be \$250,000.00

Securities collected to date for a signalized pedestrian crossing at this location equal \$150,000, therefore the additional security required shall be **\$100,000**

7. 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.

8. Bonding and Levy Summary

(a) Bonding

Access driveway modifications	\$ 16,000.00
Lane frontage improvements	\$ 4,000.00
Storm Connection	<u>\$ 10,000.00</u>
Total Bonding	<u>\$ 30,000.00</u>

(b) Cash Levy

Traffic signal – Royal / Pandosy	\$100,000.00
Service disconnects	\$ 20,000.00
Total Levy	<u>\$ 120,000.00</u>

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 130% to include 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.

9. 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 HST) \$775.04 (\$692.00 + 83.04 HST)


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

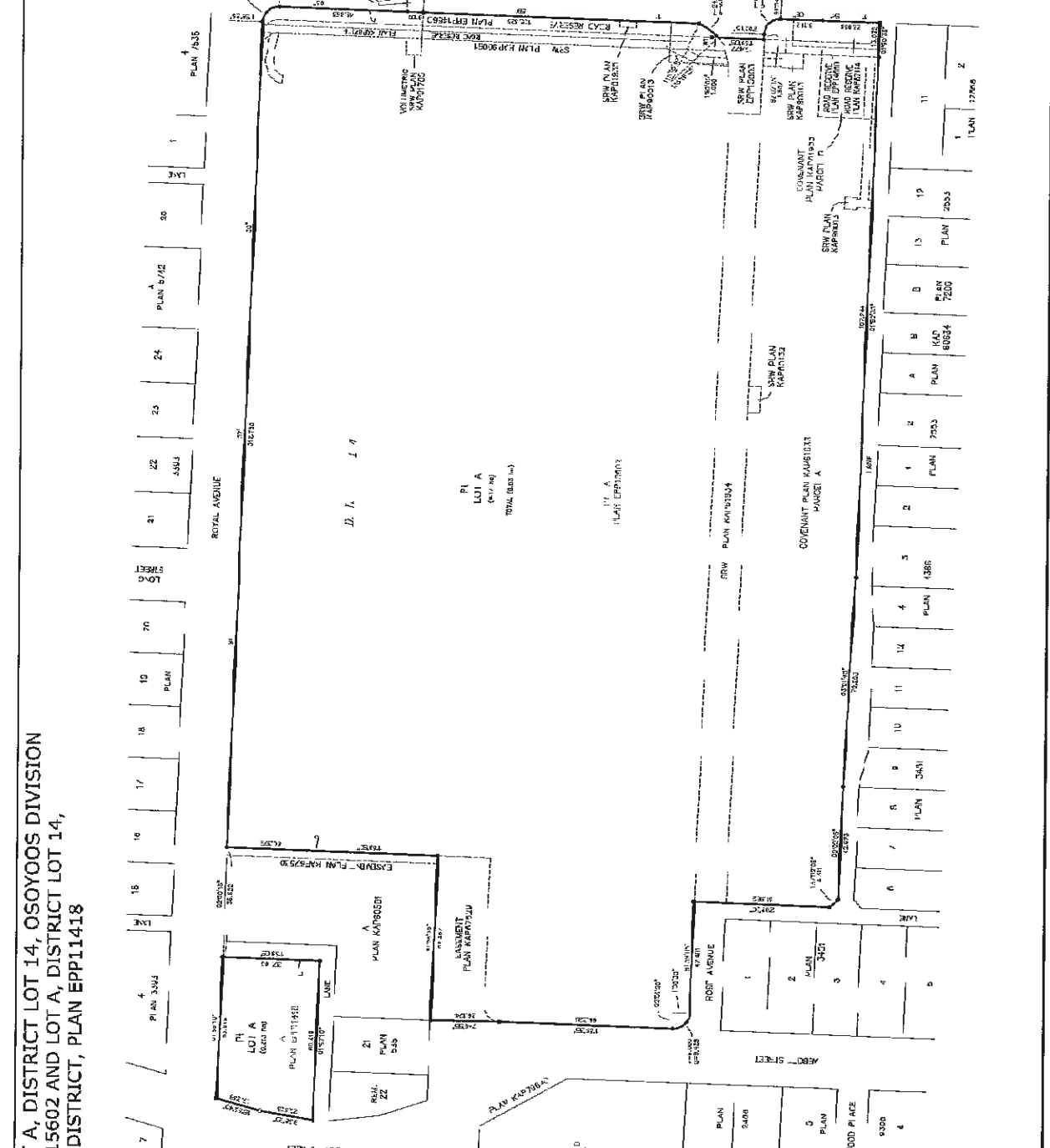
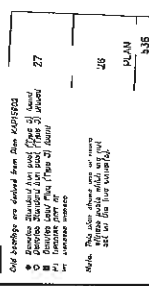
REFERENCE PLAN OF LOT A, DISTRICT LOT 14, OSOYOOS DIVISION YALE DISTRICT, PLAN EPP15602 AND LOT A, DISTRICT LOT 14, OSOYOOS DIVISION YALE DISTRICT, PLAN EPP11418

PLAN EPP18004

PURSUANT TO SECTION 60(1) OF THE LAND TITLE ACT FOR CONFORMANCE PARAGRAPHS

- Old boundaries are shown from Plan KAP18022
- Boundary shown in this plan (Type 3) is based on a survey conducted in 1974
- Boundary shown in this plan (Type 4) is based on a survey conducted in 1974
- Boundary shown in this plan (Type 5) is based on a survey conducted in 1974
- Boundary shown in this plan (Type 6) is based on a survey conducted in 1974

Note: This plan shows the location of the boundaries of the lots and the location of the boundaries of the lots.



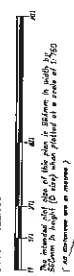
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 PLAN KAP18092
 PLAN KAP18094
 PLAN KAP18096
 PLAN KAP18098
 PLAN KAP18100

This plan has been prepared in accordance with the provisions of the Land Title Act and the Land Title Regulations, and is subject to the provisions of the Land Title Act and the Land Title Regulations.

**REFERENCE PLAN OF LOT 14, OSOYOOS DIVISION YALE DISTRICT,
PLAN KAP91782, EXCEPT AIR SPACE PLAN KAP91784; AND CLOSED ROAD, DISTRICT
LOT 14, OSOYOOS DIVISION YALE DISTRICT, PLAN EPP15601**

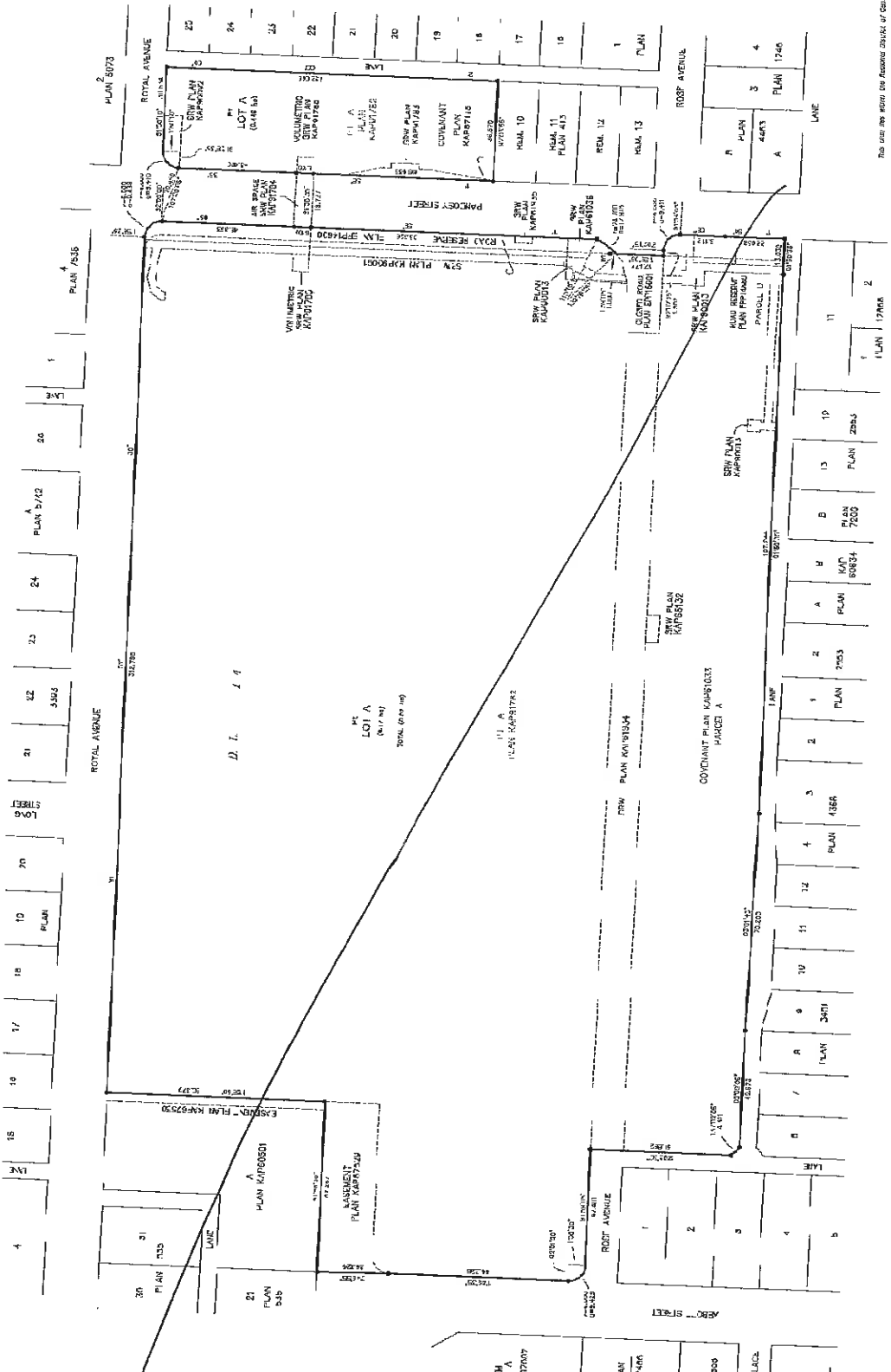
PLAN EPP15602

FOR CONSOLIDATION PURPOSES
BY: *[Signature]*



- 1. Dimensioned lines are shown in red.
- 2. Dimensioned lines are shown in blue.
- 3. Dimensioned lines are shown in green.
- 4. Dimensioned lines are shown in yellow.
- 5. Dimensioned lines are shown in black.

This subdivision is subject to the provisions of the zoning ordinance of the City of Portland, Oregon, and to the provisions of the Comprehensive Zoning Ordinance of the City of Portland, Oregon, as amended.



RUNNALLS DENBY
City of Portland, Oregon
City Engineer
1000 NE Oregon Street
Portland, Oregon 97232
Phone: 503/248-4177
Fax: 503/248-4178
E-mail: runnalls.denby@portland.gov
Date: 11/11/2004

SUPERCEDED

This use is not the intended use of the subject property.

See the City of Portland Comprehensive Zoning Ordinance for the intended use of the subject property.

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