

Attachment 10
Engineering Servicing
Memo

Memorandum

To: Wendee Lang, Planning Analyst

Date: April 8, 2022

From: Christian Medurecan, Engineering Technologist

File: PRJ-009358

Reference: DRF00237

Subject: OFF-SITE WORKS AND SERVICES REQUIREMENTS FOR 337 & 339 KEARY STREET – DP000925, REZ00217.

We are responding to the application as referenced above dated August 31, 2021 for the proposed Townhouse Development.

Please be advised that staff have completed a review of the project and identified the following details that will need to be addressed as part of this application:

1. The applicant shall, at a minimum, be aware of, or familiarize themselves with the following documents and plans:
 - Subdivision and Development Control Bylaw
 - Tree Protection and Regulation Bylaw
 - Erosion and Sediment Control Bylaw
 - Street and Traffic Bylaw
 - Master Transportation Plan
 - Sapperton/Massey-Victory Heights Transportation Plan
2. Consolidation of the lands (337 and 339 Keary Street) to form one single parcel of land.
3. Relocation of the exiting Power Pole to accommodate the proposed driveway to the subject property. Please contact Marc Rutishauser in the City's Electrical Operations Department at (604) 524-4533 to initiate these works.
4. Provision of a suitably sized on-site Oil and Grit Separator for the treatment of on-site storm water prior to discharging into the City's storm sewer system.
5. On-site storm sewer water management will be required to limit the post development flow to pre-development flow. The on-site works shall be designed in accordance with the City's Integrated Storm Water Management Plan.
6. All site drainage works shall be designed and constructed in accordance with the City's Erosion and Sediment Control Bylaw 7754, 2016. The developer shall retain a qualified

professional to ensure that the design and implementation of the erosion and sediment controls meet the requirements outlined in the Bylaw.

7. All existing trees are to be protected in accordance with the City's Tree protection and Regulation Bylaw No. 7799, 2016 and any trees identified for removal will need to have a permit approved and in place prior to removal.
8. Payment of a **\$15,000.00** deposit towards the estimated cost of relocation, by City Crews, of the existing fire hydrant approximately 4.25m east of its current location on Keary Street.
9. Payment of a flat fee in the amount of **\$5,850.00 (*per ex. Lot*)** plus GST for capping at the main, by the City, of all existing sewer and water service connections not for reuse.

OFF-SITE WORKS AND SERVICES

10. Under the City of New Westminster Subdivision and Development Control Bylaw No. 7142, 2007 and amendments thereto, the Developer for the above noted property is required to enter into a Works and Services Agreement with the City addressing all off-site servicing requirements. The off-site services will be identified during the detailed development review and will be required prior to issuance of a Building Permit. These works could include but may not be limited to the following generally described servicing:

ROAD WORKS

The subject site is bounded by Keary Street to the south. According to the City's Master Transportation Plan (MTP), Keary Street is classified as a local road.

Keary Street

- 10.1. Reconstruction of the Keary Street frontage complete with new sidewalk, curb and gutter, trees, landscaping (including drainage and irrigation), street lighting, underground electrical and telecommunication servicing. Keary Street shall be reconstructed up to road centerline based on the following minimums:
 - Reconstruction of the existing road structure shall be based on the analysis of a Benkelman Beam Test, or other approved method, carried out on the existing road which is to be upgraded. If the test results are proven satisfactory, the minimum requirement shall be a mill and overlay.
 - 1.8m wide sidewalk clear of obstructions
 - 5.50m wide maximum driveway letdown

Vehicle Site Access and Circulation

- 10.2. All proposed vehicular access for the development shall be from Keary Street.
- 10.3. All vehicle access requirements shall meet City Bylaw specifications including minimum clearances from intersections, utilities, trees, sidewalks, etc.
- 10.4. Driveway access must meet Design Criteria 8.2.7 specifications for landing area and grades.
- 10.5. Driveway access and design must meet view corridor requirements for sightlines at the parkade entrance as per Design Criteria 8.3.3.

UNDERGROUND UTILITIES

Water

- 10.6. Provision of an adequate single water service connection for the development satisfying the fire and domestic demands complete with a suitable water meter with backflow protection. Size and location to be determined by the Developer's consulting engineer and approved by the City. Existing infrastructure which is undersized or not capable of handling the post development flows shall be upgraded at the developer's expense.

Sanitary

- 10.7. Provision of an adequate single sanitary sewer service connection for the development complete with a manhole or inspection chamber at property line. Size and location to be determined by the Developer's consulting engineer and approved by the City. Existing infrastructure which is undersized or not capable of handling the post development flows shall be upgraded at the developer's expense.

Storm

- 10.8. Provision of an adequate single storm sewer service connection for the development complete with a manhole or inspection chamber at property line. Size and location to be determined by the Developer's consulting engineer and approved by the City.

Electrical and Telecommunication

- 10.9. All costs associated with the design and conversion of the existing overhead electrical and telecommunication utilities on the roadways adjacent to the site with an underground system for the development. Please contact Marc Rutishauser in the City's Electrical Operations Department at (604) 524-4533 for electrical servicing details. Contact Telus and Shaw directly for telecommunication servicing details.
- 10.10. City communication conduit shall be provided in accordance with the City's Intelligent City Design requirements as it pertains to the Fiber Optic Network and Street Lighting Design. Please contact Phil Kotyk, Fiber Network Operations Manager at (604) 527-4641 for City communication servicing details.
- 10.11. All costs associated with the design and construction of gas servicing for the development. Please contact Fortis BC directly for servicing details.
- 10.12. All third party utility construction drawings shall include the Civil Design Drawings base plan and must be submitted to the City's Engineering Services Division for review and approval. The Developer's consulting engineer shall ensure that the design of all third party utilities have been coordinated with the Civil Design Drawings. Coordination of the drawings must be completed prior to issuance of the Works and Services Agreement.

STREET LIGHTING

- 10.13. Roadway lighting for all street frontages shall be provided and upgraded for safety and to produce accurate and comfortable night time visibility using energy efficient lighting such as LED. Design of roadway lighting shall be in accordance with the City of New Westminster Design Criteria Section 6 and the MMCD (Platinum Edition) Design Guidelines Section 6.0 Roadway Lighting (for LED).

BOULEVARD TREES

- 10.14. The boulevards shall be prepared for Boulevard Trees complete with a 900mm, New Westminster Planting Blend or approved equal, growing medium for the full width of the boulevard, including drainage and irrigation. Boulevard landscaping and irrigation shall be provided in suitable location to the satisfaction of the Parks Department. If adequate soil volume is not achievable, provision shall be made for soil cell technology or any other approved method to achieve the specified soil volume. For further information, please contact Sylvain Martel, Senior Arborist at (604) 524-4625 or smartel@newwestcity.ca.

11. The preparation of detailed design drawings by a qualified Professional Engineer for the off-site works and services to the satisfaction of the City and in accordance with the City's Design Criteria, Supplemental Specification and Detail Drawings, and Master Municipal Construction Documents. The engineering design drawings for the proposed works may include the following plans:

- Road works
- Storm drainage collection facilities
- Sanitary sewer collection facilities
- Water distribution facilities
- Street lighting
- Boulevard preparation for trees, irrigation and drainage
- Topographical and lot grading plans
- Erosion and sediment control plans
- Electrical power supply and distribution facilities
- Telecommunication servicing plans
- Gas facilities

10. Under the Works and Services Agreement with the City, the Developer must address the following requirements:

10.1. Employment and retention of a Professional Engineer to prepare and seal the design drawings; to provide a Resident Engineer for inspection of all design and construction related problems; to prepare, certify and seal "As Constructed" drawings, including landscape & irrigation drawings and to certify that all materials supplied and works performed conform to City standards as contained within the Subdivision and Development Control Bylaw and/or the Master Municipal Construction Documents.

10.2. The Developer will be required to post a security deposit for 120% of the estimated construction cost, including contingency, of the off-site servicing works including GST. The security deposit shall be in the form of an Irrevocable Letter of Credit or Cash Deposit. The security deposit will be reduced once the off-site works are completed to the satisfaction of the City less a 10% holdback. Upon issuance of a Certificate of Completion by the City, the 10% security deposit will be held for a two year maintenance period.

11. The following payments and deposits shall be paid at the time of execution of the Works and Services Agreement:

11.1. Payment to cover the cost of preparing the Works and Services Agreement, currently **\$1,960.00** plus tax;

- 11.2. Payment of **four percent (4%)** of the estimated construction costs to cover engineering and administrative costs incurred by the City;
 - 11.3. Under the Works and Services Agreement the Developer will be required to pay a **\$5,000.00** deposit to cover any charges for emergency works and signage.
 - 11.4. Payment of a fee (**\$650.00 plus tax per Tree**) towards the cost to the City for selecting, purchasing, installing, establishing and maintaining Boulevard Trees.
12. Signing of a latecomer waiver clause.
13. Submission of any easement or right of way documents required by the City in relation to the proposed development.
14. The following charges shall be paid at the time of Building Permit Issuance:
- 14.1. Payment of applicable Greater Vancouver Sewerage & Drainage District (GVS&DD) Development Cost Charges in accordance with Bylaw 187, 1996 and amendments.
 - 14.2. Payment of applicable New Westminster Development Cost Charges in accordance with Bylaw 7311, 2009 and amendments.
 - 14.3. Payment of applicable School Site Acquisition charges in accordance with School District #40 Capital Bylaw No. 2008-1.
 - 14.4. Payment of applicable Regional Transportation Development Cost Charges in accordance with Bylaw No. 124-2018.

Should you have any further questions or concerns please do not hesitate to contact me directly at (604) 636-4463.

Thank you,



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Engineering Technologist

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Doc# 1927306

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