

Attachment 8
*Engineering Servicing
Memo*

Memorandum

To: Wendee Lang, Development Planner

Date: December 2, 2022

From: Christian Medurecan, Engineering Technologist

File: PRJ-009104

Reference No: DRF00299

Subject: OFF-SITE WORKS AND SERVICES REQUIREMENTS FOR 228 SEVENTH STREET – REZ00229

We are responding to the application as referenced above dated August 19, 2022 for the proposed Detached Accessory Building.

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

1. 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.
2. 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.
3. 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.
4. Provision of any road dedications and statutory rights of way that may be required along all frontages to meet the capacity, functionality and design objectives for all modes of travel of the City including access to the proposed development. At a minimum, the City will be requiring, but not necessarily limited to the following:
 - Statutory Right of Way along the East/West Lane for 'Public Access and Utilities' (approximately 0.56m wide)
 - Statutory Right of Way along the North/South Lane for 'Public Access and Utilities' (approximately 0.56m wide)
 - 3.0m x 3.0m truncation at the intersection of the two Lanes

Provided the applicant is successful in obtaining Rezoning, the Engineering Department requirements include but may not necessarily be limited to the following:

5. Payment of a deposit in the amount of **\$15,000.00** towards the estimated cost of upgrading, by the City, of the existing 100mm combined sewer connection complete with an inspection chamber at property line on the East/West Lane at maximum depth available.
6. Payment of a deposit in the amount of **\$25,000.00** towards the estimated cost of installation, by the City, of a new 150mm storm sewer connection complete with inspection chamber at property line on Seventh Street at maximum depth available.
7. Payment of a deposit in the amount of **\$10,000.00** towards the estimated cost of upgrading, by the City, of the existing 19mm water service connection complete with Brooks box and meter setter in its existing location of Seventh Street.
8. Underground electrical servicing is required as part of this application. For all electrical servicing details, please contact Marc Rutishauser in the City's Electrical Operations Department at (604) 527-4533.
9. For City communication servicing details, please contact Phil Kotyk, Fiber Network Operations Manager at (604) 527-4641.
10. Underground telecommunication servicing is required as part of this application. For telecommunication servicing details, please contact Telus and Shaw directly.
11. For gas servicing details, please contact Fortis BC directly.

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

Thank you,



Christian Medurecan, CTech, CPWI-2, BC-CESCL
Engineering Technologist

cc L. Leblanc, Director of Engineering Services
 K. Agyare-Manu, Senior Manager Engineering Services
 C. Dobrescu, Utilities and Special Projects Engineer
 G. Otieno, Infrastructure Engineer
 M. Anderson, Acting Manager, Transportation
 E. Mashig, Manager, Horticulture and Parks and Open Space Planning
 M. Rutishauser, Acting Manager, Elec. Engineering, Design & Planning, Electric Utility
 P. Kotyk, Fiber Network Operations Manager
 S. Trachta, Manager, Inspections, Development Services – Building & Plumbing
 planreview@newwestcity.ca