



## Attachment #8

### *Engineering Services Memo*

## Memorandum

To: Hanna Jarrett, Development Planner

Date: May 28, 2024

From: Christian Medurecan, Senior Engineering Technologist

File: PRJ-009938

Reference: DRF00319

Subject: OFF-SITE WORKS AND SERVICES REQUIREMENTS FOR 805 BOYD STREET (REVISED) – DP001019, OCP00041, REZ00233, REZ00236

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We are responding to the application as referenced above dated February 28, 2023 for the proposed 2 Lot Subdivision to allow development of a Self Storage Building.

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
  - Zoning Bylaw
  - Street and Traffic Bylaw
  - Master Transportation Plan (MTP)
  - Official Community Plan (OCP)
2. Provision of a clearly marked-out plan (with dimensions) for the areas that will be incorporated into the shared access easement.
3. 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.
4. 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.
5. 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.

Provided you are successful in obtaining Council's approval, the Engineering Department requirements under the Subdivision and Development Control Bylaw include but are not necessarily limited to the following:

6. Submission of an application for subdivision for the additional Lot accompanied by a BC Land surveyor's Proposed Subdivision and Topographic Survey Plan. The Subdivision Application Form can be found on the City's website under 'Subdivision Process' or at the Engineering Front Counter at City Hall.
7. Provision of a reciprocal Shared Access Agreement over the parent parcel of land for entry to the new parcel.
8. Provision of a reciprocal Shared Access and Utilities Agreement over the new parcel of land for all existing utilities.
9. Provision of a reciprocal Shared Access and Utilities Agreement over the parent parcel of land for the proposed storm and sanitary service connections.
10. Provision of an adequate single storm service connection for the development complete with 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.
11. Provision of a suitably sized on-site Oil and Grit Separator for the treatment of on-site water prior to discharging into the City's storm sewer system.
12. 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 water demands must be upgraded at the developer's expense.
13. Provision of an adequate single sewer service connection for the development completion with 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.
14. 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) 527-4533 for electrical and City communication servicing details. Contact Telus and Shaw directly for telecommunication servicing details.

15. All costs associated with the design and construction of gas servicing for the development.  
Please contact Fortis BC directly for servicing details.

16. Submission of any easements or right of way documents required by the City in relation to the proposed development.

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

Thank you,



Christian Medurecan, ASCT, CPWI-2, BC-CESCL  
Senior Engineering Technologist

cc L. Leblanc, Director of Engineering Services  
K. Agyare-Manu, Senior Manager Engineering Services  
H. Maghera, Supervisor Engineering Development Services  
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