



Est. 1873

MEMORANDUM

TO: Teresa Hanson
Development Planning

DATE: AUGUST 1, 2017

FROM: Dave Lind
Development Engineering

PROJECT: 11-33-0126

SUBJECT: ENGINEERING COMMENTS FOR APPLICATION **RO100145** AT
9181, 9199, 9205, 9213, & 9217 Glover Road and 9226 & 9232 McBride Street

In response to the above referenced Rezoning Application, the following information details the works and services required to support the proposed development at:

9181, 9199, 9205, 9213, & 9217 Glover Road and 9226 & 9232 McBride Street

DEDICATIONS/RIGHTS-OF-WAY

The Owner is to:

- Dedicate a varied widening along the north side of the existing lane adjacent the southern frontage of the subject site (McBride Lane) in order to accommodate its realignment with Mary Street opposite Glover Road.
- Dedicate to the Municipality a 5.0 m by 5.0 m corner truncation at the corner(s) of the proposed intersection of Glover Rd. and McBride Lane.
- Provide a 6.0m right-of-way/easement for public access through the site.
- Grant to the Municipality all necessary road dedications, statutory rights-of-way and easements over the said lands to accommodate the said works and, where the said works are located upon or under privately owned lands other than the said lands, to obtain at the Owner's expense, all necessary road dedications, statutory rights-of-way and easements over such lands in favour of the Municipality, to accommodate the said works.

Rights-of-way/easements for services, if required, are to be determined by the Development Engineering Department in conjunction with the Owner's Consulting Engineers.

SERVICE EXTENSIONS (Non DCC Services)

In addition to those services that now exist, the following works and services will be required to support the proposed development:

- The construction of the east half of McBride St. along the frontage of the property to Municipal Standard TLR8 / LR1-A (20.0 m ROW, 11.0 m asphalt).
- The construction of McBride Lane along the frontage of the property to Municipal Standard TLR8 / LR1-A (18.5 m ROW, 10.8 m asphalt).

INFORMATION REQUIRED IN SUPPORT OF THE PROPOSED USE

The Owner is to:

- Provide a report by a qualified Professional Engineer for the intended development proposal, in accordance with the requirements of Subdivision and Development Servicing Bylaw 4861 regarding the adequacy of the existing watermain.
- Provide a Stormwater Management Plan and Drainage Certificate prepared by a Professional Engineer in accordance with the requirements of Subdivision and Development Servicing Bylaw 4861.
- Provide a report documenting Benkelman Beam testing and soils investigation for the road fronting the proposed development including a design report from a Professional Engineer indicating the works necessary to pave this road, in order to meet Municipal specifications. If testing indicates that upgrading is necessary, the Owner will be required to complete such works.
- Provide a traffic impact study from a qualified professional Engineer to determine the effect of the development on existing and/or future transportation systems.
- Delivery truck and emergency vehicle geometry including vehicle-turning movements must be presented on the site plan for review by Township staff.
- Erosion and Sediment Control Permit. Please note no construction shall occur on any land having a developable area of 2000m² or more until such time as the Township of Langley has issued an Erosion and Sediment Control (ESC) Permit. "Construction" includes any "clearing, grubbing, excavating, grading, filling, installing services, constructing buildings and structures, and landscaping". Application forms for an ESC permit may be found in Schedules A through D of the Township of Langley's Erosion and Sediment Control Bylaw No. 4381, available on line at www.tol.ca or in print by calling 604.533.6034. Please note that other permits / approvals may be required prior to construction occurring.
- Construct and maintain sediment control during construction of Municipal services. The Owner will be required to remove the sediment control when it is no longer necessary. Bonding is required for all work including removal of any control structure.

RESTRICTIVE COVENANTS

- Access: No driveway access off Glover Road, McBride Street, or McBride Lane; Parkade Entrances and Loading Bays off proposed internal lane only.
- Onsite Stormwater Detention and infiltration facilities: No-build at Rezone pending a Site-specific SWMP at BP.

The above conditions related to Municipal servicing are based on a preliminary review of the existing services in the area of the application and in consideration of the use proposed for the property in question. These conditions were established without the benefit of detailed engineering analysis. As such, it may be necessary during the detailed design phase of the project to add works to the project which are not specifically detailed above in order to satisfy the requirements of Subdivision and Development Servicing Bylaw 4861. The Municipality reserves the right to make such additions as may be necessary. It is recommended that the Owner retain the services of a qualified engineering Consultant to undertake a preliminary design of the project to determine more precisely how Municipal services will be provided, so that the costs of the project are more accurately defined prior to committing the funds required to undertake the detailed design.

GENERAL INFORMATION

- The Owner shall make arrangements with B.C. Hydro/FortisBC Gas to relocate all existing power service lines and/or gas lines, such that lot services do not encroach on any other lot

and that power poles are aligned with side lot lines and do not conflict with driveways, hydrants or other services.

- The Owner is advised to review the required servicing for the proposed development with B.C. Hydro, FortisBC, and Telus to ensure adequate servicing, establish preliminary costs, and determine possible time frames for processing of these applications.
- Prior to the consideration by Council of final reading of a bylaw to rezone the subject property, the Owner will be required to enter into a Servicing Agreement with the Municipality for the construction of the required works and services. The requirements of Subdivision and Development Servicing Bylaw 4861 with respect to the Servicing Agreement shall apply.

The Servicing Agreement will also require a liability insurance policy in the amount of \$3,000,000, covering the construction period and a one year Maintenance Period after construction. All Servicing Agreements require execution by the Mayor and Clerk on behalf of the Municipality.

- Should the Owner wish to proceed with the development, he will be required to engage a Professional Engineer to design the required works and services. The Owner should have his Consulting Engineer contact Development Engineering to arrange for a Pre-design meeting, prior to the preparation of the engineering design drawings.
- The Owner is cautioned to read the Servicing Agreement (Subdivision and Development Servicing Bylaw 4861). It outlines the insurance requirements the Consulting Engineer must satisfy in order to design Municipal projects.

Upon the acceptance of the design drawings and prior to adoption of the rezoning bylaw, the Owner is required to deposit with the Municipality an administration fee. This fee is based on the estimated cost of the required works to be constructed. This fee is non-refundable.

The Owner will be required to provide a Security Deposit in support of the Servicing Agreement. The deposit amount will be established by the Municipality based upon the estimated cost of the required works and services.

- The Owner is advised to review any development proposals with the following Authorities, as each may have concerns or requirements that may have impact on the developmental plans:
 - Hydro
 - Telus
 - Fortis BC
 - Shaw
 - Ministry of Environment
 - Ministry of Health
- Prior to issuance of a Building Permit, all essential services shall be in place and accepted by the Development Engineering Department.

ADDITIONAL COMMENTS/SPECIAL CONDITIONS:

- Construct a private, internal north-south Lane in a public access right-of-way to municipal standard TLR 13. Any utilities required within the lane will also be private.
- The internal lane will connect to McBride Street.

If additional information or assistance is required, please contact me at 604.533.6059.