



*Memorandum from the
Engineering and Public
Works Department*

TO: Director of Development Services
DATE: 22 January 2025
PREPARED BY: Chris Moore, Engineering Assistant
SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 610**
OWNER: **Lana and Charles Fitt**
APPLICANT: **Lana and Charles Fitt**
LEGAL: Lot 9, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687
CIVIC: **1281– 15 Street SE**

Further to the request for variance dated November 19, 2024 the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variance:

The applicant is requesting that Council waive the following requirements of the Subdivision and Development Servicing Bylaw No. 4293 (SDSB).

1. Waive the requirement to upgrade 13 Avenue SE to the Urban Local Road (RD-2) standard

Background:

13 Avenue SE is currently constructed to an Interim Local Road standard. Upgrading to the current Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, boulevard construction, street lighting, and street drainage. Owner / Developer is responsible for all associated costs.

The Owner's Engineer, Lawson Engineering Ltd (LEL) have stated that *"Following visual review of the existing road, it has a crossfall to the South. It appears overland flows will be conveyed to the existing drainage ditch fronting 1450 13 Avenue SE."*

The existing road may have a slight super-elevation to the south, but this does not meet the City's standards. The RD-2 standard is for a fully crowned road, this being the most effective method of dealing with surface water and snow melt and safest cross section for vehicular traffic. In the future when this road is repaved the crown would be reinstated and when the property on the south side of the road is developed, the ditch will be removed.

Boulevard and driveway grading at 2% towards the road, along with Curb and gutter are required to control the surface water runoff from the road and to prevent storm water from running onto private property. As the area re-develops, impermeable areas will increase which increases stormwater runoff volumes and concentrations. The proposed lot is significantly lower than 13 Avenue SE and as such without curb and gutter there is a risk that during a heavy storm, surface water from the road will flow into the new lot, putting the City in a position of potential liability.

Curb and gutter also creates a barrier to protect the boulevard area from vehicular traffic, allowing safer pedestrian movements and protects landscaped areas from plows.

Recommendation:

The Engineering Department recommends that request to waive the requirement to upgrade 13 Avenue SE to the Urban Local Road (RD-2) standard be denied.

The City is consistently seeking to upgrade its infrastructure to the standards as established in the SDSB. Waiving the requirement to upgrade 13 Avenue SE to the RD-2 standard would leave this section of road in a sub-standard condition without appropriate stormwater controls. This increases both liability and operational concerns.

2. Waive the requirements to install streetlights.

Background:

To meet the lighting standards of the SDSB, three additional street lights would be required. This assumes that the existing pole mounted lease lights are removed, as per City policy. One light would be required at the intersection of 15 Street SE and 13 Avenue SE and one light on each road approximately 40m from the first light.

The replacement of BC Hydro lease lights with City owned lights significantly reduces the annual Operations and Maintenance costs. Furthermore, upgrading the lighting to meet current standards provides increased safety for road users and home owners.

Recommendation:

The Engineering Department recommends that request to waive the requirement to install streetlights be denied.

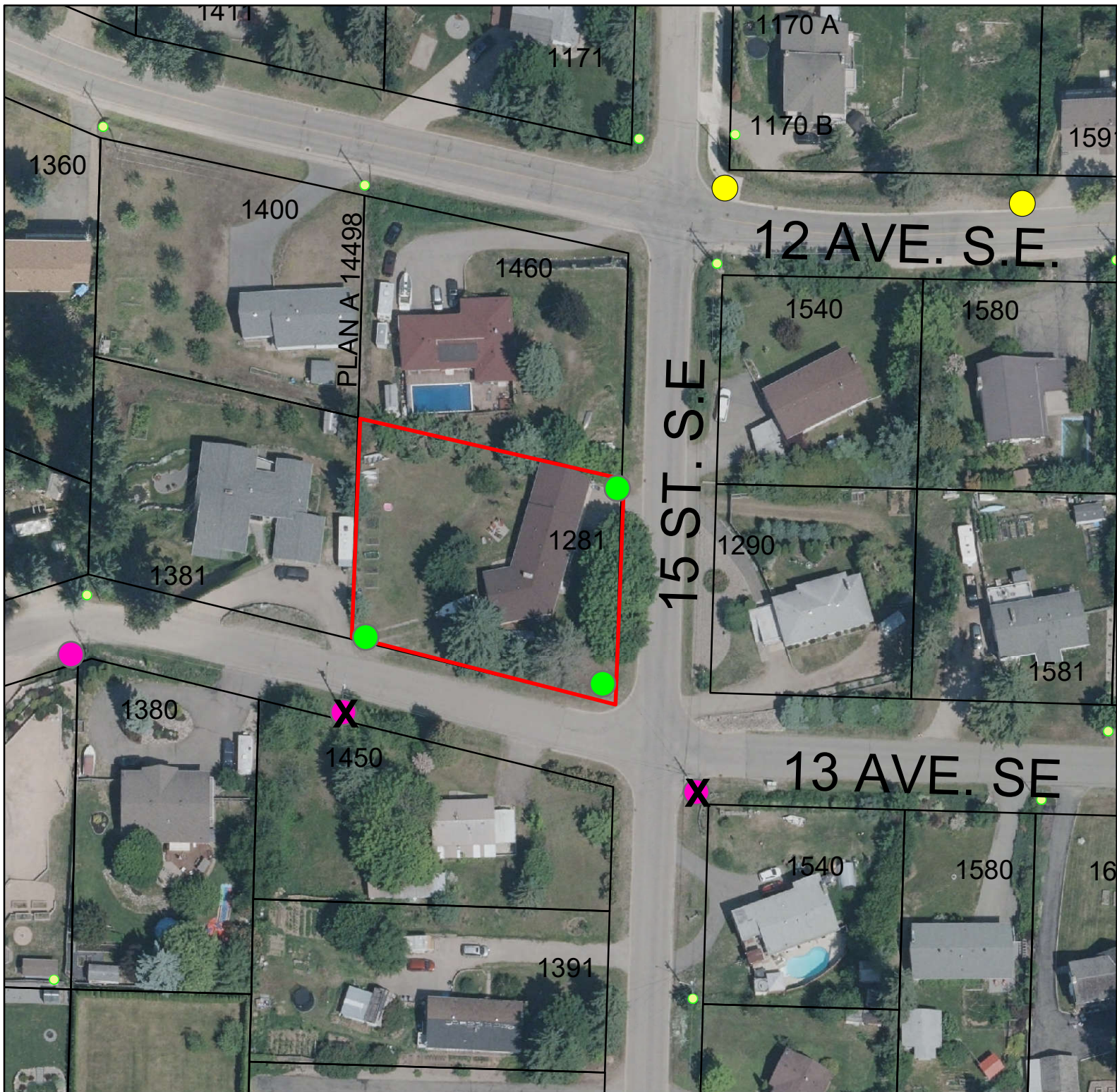
In the interests of annual costs and safety, street lighting should be provided. Should Council decide to waive this requirement, the Engineering department would recommend at a minimum one new City light should be installed at the north end of the frontage on 15 Street SE as there are currently no lights between 12 Avenue SE and 13 Avenue SE. Refer to attached plan for Street light locations.



Chris Moore
Engineering Assistant



Jenn Wilson P.Eng.,
City Engineer



-  Existing Pole Mounted Lease Light to be retained
-  Existing Pole Mounted Lease Light to be removed
-  Existing LED City Street Light
-  Proposed LED City Street Light

