

CITY OF KELOWNA  
MEMORANDUM

**SCHEDULE A**

This forms part of application  
# Z17-0075



City of  
**Kelowna**  
COMMUNITY PLANNING

**Date:** August 23, 2017  
**File No.:** Z17-0075  
**To:** Community Planning (EW)  
**From:** Development Engineering Manager (JK)  
**Subject:** 4611 Gordon Dr.

Planner  
Initials EW

RECEIVED  
Aug-25/17

RU1c to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

**1. Domestic Water and Fire Protection**

This property is currently serviced with a 19mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Jason Angus, by email [jangus@kelowna.ca](mailto:jangus@kelowna.ca) or phone, 250-469-8783.

**2. Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The applicant will be required to sign a Third Party Work Order for the cost to install a second sewer service. For estimate inquiry's please contact Jason Angus, by email [jangus@kelowna.ca](mailto:jangus@kelowna.ca) or phone, 250-469-8783.

**3. Storm Drainage Improvements**

The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

**4. Road Improvements**

- (a) Gordon Drive has already been upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal. No further upgrading is needed on Gordon Drive.
- (b) McClure Rd has already been upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal. No further upgrading is needed on McClure Rd.

4. **Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits or splash pads.

A new access to the proposed lot will be permitted off of McClure Rd. A maximum width of 6m will be permitted.

5. **Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. **Bonding and Levy Summary**

(a) **Bonding**

Service upgrades

To be determined

James Kay, P. Eng.  
Development Engineering Manager

JA

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**SKETCH PLAN SHOWING PROPOSED SUBDIVISION  
OF LOT A, DISTRICT LOT 357, ODYD, PLAN 41826.**

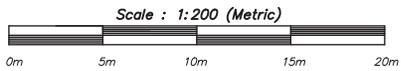
**ATTACHMENT A**

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**City of Kelowna**  
COMMUNITY PLANNING

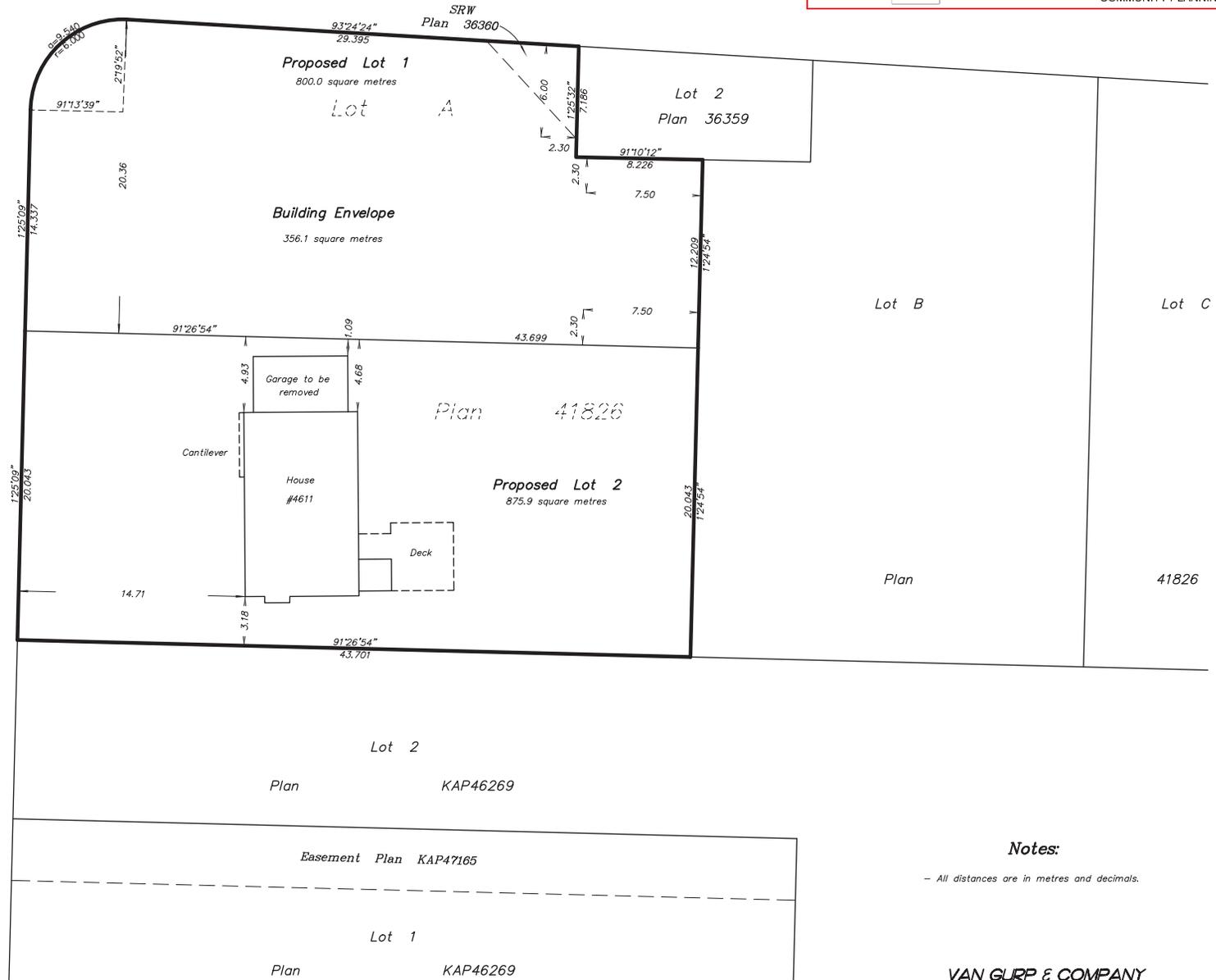


The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size "C") when plotted at a scale of 1:200.



Gordon Drive

McClure Road



**Notes:**

- All distances are in metres and decimals.

**VAN GURP & COMPANY**  
land surveyors  
201-1470 St. Paul Street,  
Kelowna, B.C. 250-763-5711

FB: 666(49) File: 16824\_skt