

CITY OF KELOWNA

MEMORANDUM

Date:

January 14, 2016

File No.:

Z15-0066

To:

Community Planning (TB)

From:

Development Engineering Manager(SM)

Subject:

3697 Lakeshore Road

RU1 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. The Development Engineering Technologist for this project is Sergio Sartori

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 and adjustments to the existing 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 Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. Road Improvements

Lakeshore Road must be 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 and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be \$9,070.00 not including utility service cost.

This forms part of development

Permit # 25 - 0066

Bonding and Levy Summary 7.

(a) **Levies**

1. Lakeshore Rd frontage improvements

\$9,070.00

Bonding (b)

1. Barrera Rd modification & landscaping 2. Service upgrades

To be determined To be determined

Steve Muenz, P. Eng. Development Engineering Manager SS

3697 LAKESHORE ROAD

SITE DETAILS:

FOR RE-ZONING TO RU6 - TWO DWELLING HOUSING

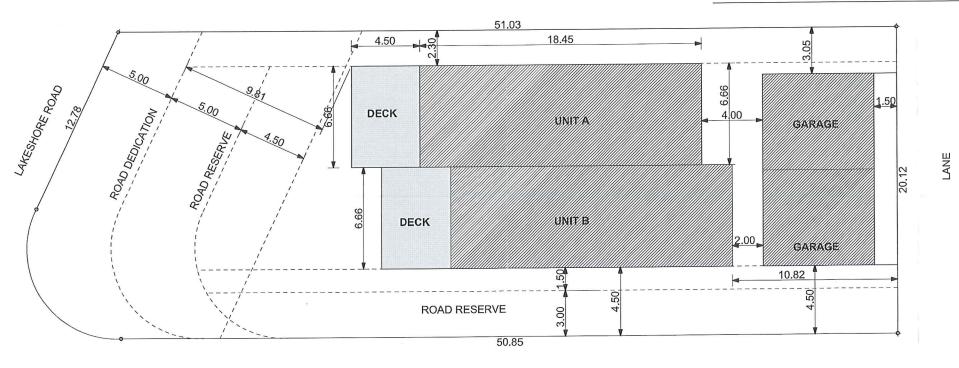
· ·	PROPOSED:	ALLOWED:
LOT AREA (NOT INCL. ROAD DEDICATION): 990.35 m ²		800 m² MIN.
LOT WIDTH:	20.12m	20m MIN.
LOT DEPTH (TO ROAD DEDICATION):	46.59m	30m MIN.
FOOTPRINT AREA OF RESIDENCES:	245.75 m ²	
FOOTPRINT AREA OF GARAGES:	90.00 m ²	90m² MAX.
AREA OF DECKS:	60.00 m ²	
AREA OF DRIVEWAY/PARKING:	18,86 m ²	

BUILDING SETBACKS:

FRONT:	9.8 m	7.5m MIN.
	2.3m	2.3m MIN.
NORTH SIDE:		100000000000000000000000000000000000000
SOUTH SIDE:	4.5m	
REAR (BUILDING):	10.82m	
REAR (GARAGE):	1.5m	1.5m MIN.

SITE COVERAGE:

GARAGES ONLY:	9.09%	14% MAX
BUILDINGS + DECKS:	39.96%	40% MAX
BUILDINGS, DECKS & DRIVEWAY:	41.86%	50% MAX



BARRERA ROAD

WESTERKAMP DESIGN INC. 1690 WATER STREET KELOWNA, B.C. V1Y - 8T8 (250) 878-7846 e-mail: bauhaus1@shaw.ca web: www.bauhausdesigns.com

ONSULTANTS

PRELIMINARY FOR REZONING TO RU 6 - 2 DWELLING

NOT FOR CONSTRUCTION

3697 LAKESHORE DRIVE

KELOWNA, B.C.

//
MARK DATE DESCRIPTION

DATE: MODEL FILE: DRAWN BY: CHK'D BY: COPYRIGHT

SHEET TITLE

SITE PLAN

A-101

SITE PLAN SCALE: 1/8" = 1'-0"