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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** December 8, 2015  
**File No.:** Z15-0058

**To:** Community Planning (RR)

**From:** Development Engineering Manager

**Subject:** 464 Morrison Ave

RU1 to RU6

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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 13mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. New 19mm services 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](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

**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](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

**3. Road Improvements**

- (a) Morrison Ave 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 **\$8,752.00** not including utility service cost
- b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Morrison Ave fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Morrison Ave

Item	Cost
Drainage	\$ 469.00
Curb &Gutter	\$2,134.00
Sidewalk	\$2,668.00
Street Lighting	\$ 720.00
Road Fillet	\$1,961.00
Landscape Blvd	\$ 800.00
<b>Total</b>	<b>\$8,752.00</b>

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

Direct the roof drains into on-site splash pads.

Access permitted from the lane only.

**5. Electric Power and Telecommunication Services**

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

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Steve Muenz, P. Eng.  
Development Engineering Manager

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