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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** May 4, 2017  
**File No.:** Z17-0037

**To:** Community Planning (LK)

**From:** Development Engineering Manager (SM)

**Subject:** 4264 Lakeshore Road RU1 to RU6

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Development Engineering has the following comments and requirements associated with this application.

1. General

Road dedication & frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

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Steve Muenz, P. Eng.  
Development Engineering Manager

SS