### **CITY OF KELOWNA**

# **MEMORANDUM**

Date: August 7, 2018

**File No.:** Z18-0084

To: Urban Planning Management (JR)

From: Development Engineering Manager (JK)

Subject: 461 Curlew Dr RR3 to RU1 Addition

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

#### 1. <u>Domestic Water and Fire Protection</u>

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the addition house.

#### 2. <u>Sanitary Sewer</u>

- a) Our records indicate that this property currently has no sanitary sewer service. An inspection chamber (IC) complete with brooks box must 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 Aaron Sangster, by email <a href="mailto:asangster@kelowna.ca">asangster@kelowna.ca</a> or phone, 250-469-8487.
- b) 461 Curlew Dr is currently within Sanitary Sewer Connection Area #28. The developer will be responsible to cash commute, pay in full, the specified area charges for this development. The charge is currently set at \$1,759.84 per Equivalent Dwelling Unit (EDU). The calculation of this fee is as follows: 1.5 EDU x \$1,759.84/EDU = \$2,639.76.

#### Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) 6m wide as per bylaw

#### 4. <u>Electric Power and Telecommunication Services</u>

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.

James Kay, P. Eng.

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Development Engineering Manager

AS for JF



## 461 Curlew Drive Rezoning Rational Statement

Description of Land:

Parcel Identifier: 001-555-804

**Legal Description:** 

LOT 108, SECTION 23, TOWNSHIP 28 SIMILKAMEEN DEVISION YALE DISTRICT PLAN 32591

We are seeking to have our property at 461 Curlew Drive, Kelowna BC rezoned from RR3 to RU1 to accommodate a future planned addition to the home. The addition would be in the form of a 800-960 sq ft legal rental suite built by Gord Turner Renovations. We would like to begin construction as soon as zoning and sewer work is approved by City of Kelowna.

The current building is a single level rancher with a site coverage already over the site coverage percentage for the existing RR3 zoning and is listed as 'legal non-conforming'. The Site Coverage Percentage permitted under RU1 would allow for the addition we are looking to add to our home.

Our lot was just recently zoned as RR3 as part of a bulk rezoning related to the termination of the existing land use contract. Our understanding is that all properties on septic were zoned as RR3 and those on City sewer were zoned to RU1.

We are awaiting to hear back from John Fillipenko at City Engineering Department to have a site inspection done and estimate time for the site to be connected to city sewer.

Thank you for your consideration of this request.

Alex & Nadja Duffield 250-872-9515



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