
CITY OF KELOWNA

MEMORANDUM

Date: July 26, 2018
File No.: Z18-0080
To: Urban Planning Management (KB)
From: Development Engineering Manager (JK)
Subject: 1260 Thompson Road RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU1 to RU6.

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 Andy Marshall.

1. **Domestic Water and Fire Protection**

- a) This development is within the service area of the Rutland Water District (RWD). The developer is required to make satisfactory arrangements with BMID for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.

2. **Sanitary Sewer**

This property is currently serviced with a 100mm sanitary services which is sufficient for this development. The service inspection chamber (IC) will require a Brooks Box Only one service is permitted for this property The subject property is within the sanitary Sewer Specified Area # 23. The developer is responsible to cash commute the specified area charges for this development which equals 1 Single Family Equivalent (SFE) = \$5,093.72

3. **Storm Drainage**

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

4. **Subdivision Requirements**

- a) Grant statutory rights-of-way if required for utility services.

5. **Electric Power and Telecommunication Services**

All proposed service connections are to be installed underground. 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.

6. Frontage Improvements

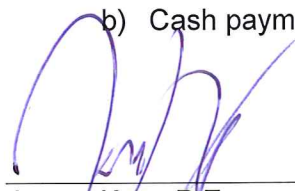
- a. Thompson Rd. must be upgraded to a collector standard along the full frontage of this proposed development, Paving, curb and gutter, storm, lighting and boulevard already exist and the only upgrades required are sidewalk and modification of the existing 11.0m driveway letdown to a 6.0m driveway letdown. Road cross section to be used is a modified SS-R5.
- b. 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 **\$11,625.00** not including utility service cost.

7. Site related issues

Only one 6.0m maximum access to the property will be permitted.

8. Charges and Fees

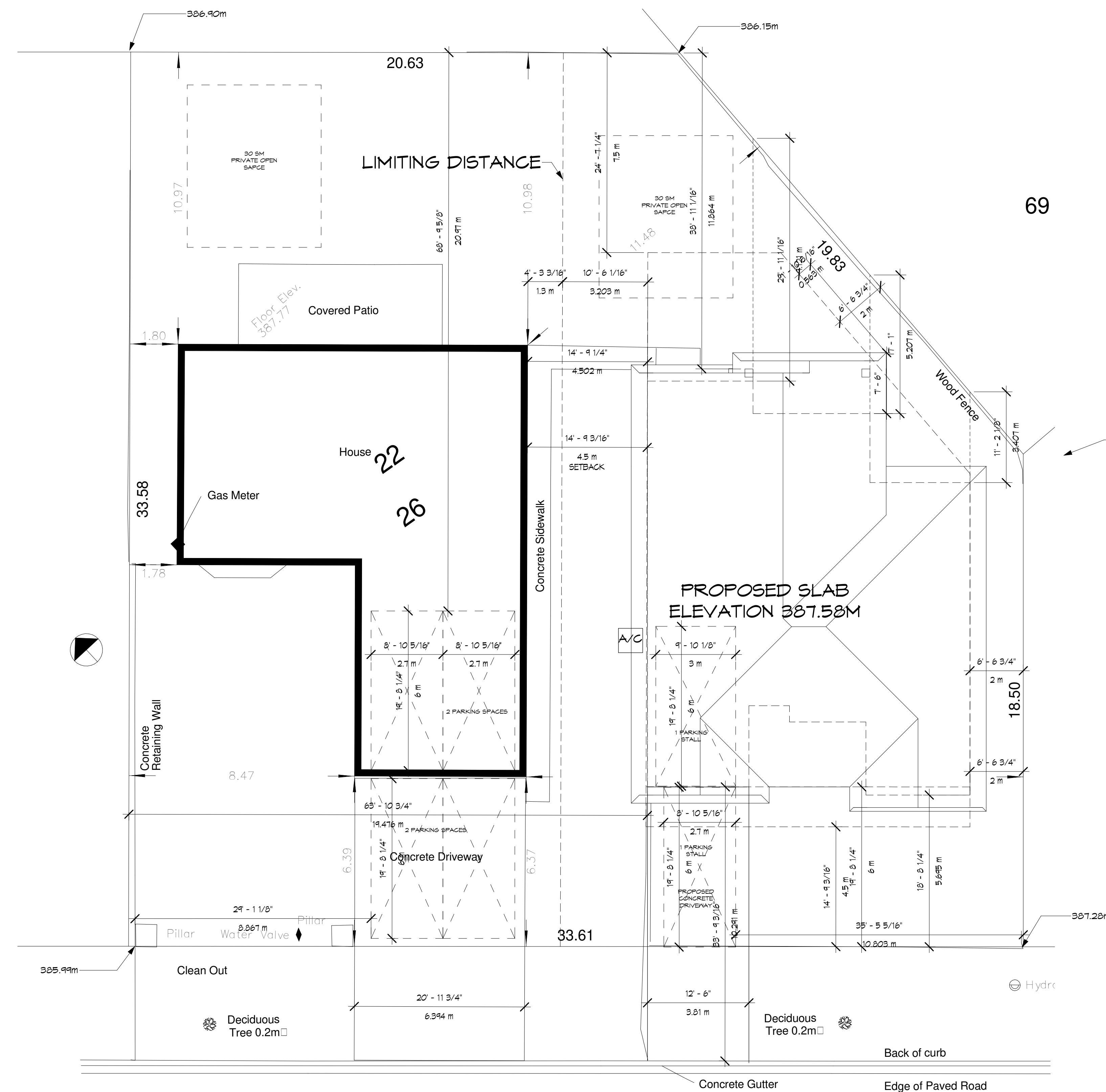
- a) Sanitary Sewer Specified Area # 21A fees: **\$5,225.85**
- b) Cash payment in lieu of construction (item 6): **\$11,625.00**



James Kay , P.Eng.
Development Engineering Manager

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LOT COVERAGE	
LOT AREA	11082.84 SF 1029.611 SM
EXISTING HOUSE	1722.87 SF 160.06 SM
NEW HOME	1683 SF 156.356 SM
	0 SF 0 SM
	0 SF 0 SM
TOTAL LOT COVERAGE	3405.87 SF 316.42 SM
ALLOWABLE LOT COVERAGE	4433.06 SF 411.844 SM
PROPOSED LOT COVERAGE	30.73%
ALLOWABLE LOT COVERAGE	40 %



LEGAL DESCRIPTION
1260 THOMPSON ROAD
LOT 71, PLAN 19162, SECTION 22, TOWNSHIP 26
KID 204368

① Site
1/8" = 1'-0"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION PURPOSES

HARMONY HOMES
PHONE: (250)765-5191
#201 - 833 FINNS ROAD, KELOWNA, B.C.

PROPOSED RESIDENCE OF:
MR. WILSON & MS GABOR
KELOWNA, B.C.
DRAWING SCALE: 1/8" = 1'-0"
DATE: JUNE 14, 2018
REV. DATE: JULY 11, 2018
DRN. BY: J.A.S.