
CITY OF KELOWNA

MEMORANDUM

Date: June 07, 2018
File No.: Z18-0065
To: Community Planning (BC)
From: Development Engineering Manager (JK)
Subject: 1720 Highland Drive North 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 Jason Angus

1) General

- a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development

2) Domestic Water and Fire Protection

- a) This property is currently serviced with a 19mm-diameter copper water service. One 50mm water services is required to meet current by-law requirements. One new 50mm 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 Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

3) Sanitary Sewer

- a) Our records indicate that this property is currently serviced with a 100mm-diameter 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 Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

4) Road Improvements

- a) Highland Drive North must be upgraded to an urban standard along the full frontage of this proposed development, including sidewalk 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 **\$5,884.38** not including utility service cost

- b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Highland Drive North Road 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.

5) Development Permit and Site Related Issues

- a) Direct the roof drains into on-site rock pits.
- b) A maximum driveway width of 6m is to be designed to.

6) Electric Power and Telecommunication Services

- a) 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

7) Bonding and Levy Summary

Levies

Highland Dr N. frontage improvements	\$5,884.38
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Bonding

Service upgrades	To be determined
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James Kay, P. Eng.
Development Engineering Manager

JA

April 24, 2018

City of Kelowna Planning Department

1435 Water Street
Kelowna, BC
V1Y 1J4

Re: Rezoning and Development Application

Address: 1720 Highland Drive N. Kelowna, BC V1Y 4K8

Below, please find the Design Rationale to support the development proposal to rezone the property at 1720 Highland Drive N. From RU1 to RU6 and construct a secondary dwelling on the same property.

Design Rationale

The property at 1720 Highland Drive N. is situated in old part of Glenmore, close to downtown Kelowna. The lot is 75 meters deep with the existing house in it's centre. The front part of the lot is currently covered with large pile of rocks, looking unattractive and empty.

Building additional dwelling in place of the rocks, would contribute to increased aesthetics of the neighbourhood. Neighbouring lots, on both sides of the property, have already been subdivided and built on.

The proposed house has a modern, attractive and safe design. At the same time, the colours and materials are consistent with the neighbourhood character and style. Outdoor space, direct access to grade, covered parking and off street parking are included.

Considering the shortage of housing units in Kelowna, development of an empty piece of land, means addressing housing needs and is consistent with Kelowna Housing Strategy. It is also in agreement with the City of Kelowna future land use, which is for the said property : S2RES.

Thank you for accepting my application.

Sincerely,
Lidia Baumgart

