
CITY OF KELOWNA
MEMORANDUM

Date: June 07, 2018
File No.: Z18-0063
To: Community Planning (TH)
From: Development Engineering Manager (JK)
Subject: 575 Radant Road 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) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) 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) Road Dedication and Subdivision Requirements

- a) Dedicate 2.25m to 5.20m width along the full frontage of Radant Road to achieve a standard cross section SS-R3

3) 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.

4) Sanitary Sewer

- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC) which is adequate for this application.

5) Road Improvements

- a) Radant Road 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 **\$29,468.88** not including utility service cost
- b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Radant 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.

6) 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.

7) 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

8) Bonding and Levy Summary

Levies

Radant Road. frontage improvements	\$29,468.88
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Bonding

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

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