CITY OF KELOWNA

MEMORANDUM

Date: February 01, 2018

File No.: Z18-0010

To: Community Planning (BC)

From: Development Engineering Manager(JK)

Subject: 3010 Holland 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. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The disconnection of the existing small diameter water services and the tie-in of a larger new 50mm service c/w two curb stops can be provided by City forces at the developer's expense. 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.

2. Sanitary Sewer

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

3. Road Improvements

Holland Road must be upgraded to an urban arterial standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, 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 **$30,602.56** not including utility service cost.

4. Development Permit and Site Related Issues

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

One access to the property will be permitted. A maximum 6m wide driveway will be permitted.

5. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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.

7. Bonding and Levy Summary

(a) Levies

1. Holland Road. frontage improvements **$30,602.56**

(b) Bonding

1. Service upgrades **To be determined**

James Kay, P. Eng.
Development Engineering Manager

JA

URBAN OPTIONS
Planning & Permits

July 15, 2019

City of Kelowna
Urban Planning Department
Attn. Barbara Crawford
1435 Water Street
Kelowna, BC

RE: Extension of Rezoning application Z18-0010, at 3010 Holland Road

Dear Planning Staff:

We would like to extend the adoption date for application Z18-0010, the application to rezone the property at 3010 Holland Road to the RU6 – Two Dwelling Housing zone.

The owners are seeking extension of this application, which was considered at a Public Hearing on June 12, 2019, where the application received 2nd and 3rd readings. The owners have been attempting to engage the services of an engineering consultant to provide the engineering work that was outlined by the Council report. However, owning to current market conditions and the small size of the required work, they have been unable to find a consultant willing to take on the work.

We are seeking this extension in order to provide additional time to find a consultant to take on this project.

Regards,

Birte Decloux

URBAN OPTIONS Planning & Permits ■ Kelowna, BC ■ ☎ 250.575.6707 ■ ✉ birte@urbanoptions.ca