
CITY OF KELOWNA

MEMORANDUM

Date: June 4, 2019
File No.: Z19-0066
To: Community Planning (AF)
From: Development Engineering Manager (JK)
Subject: 2483 Ethel Street

SCHEDULE	A
This forms part of application # Z19-0066	
Planner Initials	AF
City of Kelowna DEVELOPMENT PLANNING	

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

- (a) The subject property is currently serviced with a 19mm water service. One metered water service will be required for the development. The disconnection of the existing small diameter water services and the tie-in of a larger new 50mm service is the developer's responsibility. You can engage an engineer and contractor to manage the work on your behalf or it can be provided by City forces at the developer's expense. If you chose to have it completed by City forces, you will be required to sign a Third-Party Work Order and pre-pay for the cost of the water service upgrades. For estimate inquiries please contact Mike Thomas, by email mthomas@kelowna.ca or phone, 250-469-8797.

2. 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 should 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 can engage an engineer and contractor to manage the work on your behalf or it can be provided by City forces at the developer's expense. If you chose to have it completed by City forces, you will be required to sign a Third-Party Work Order and pre-pay for the cost of the water service upgrades. For estimate inquiries please contact Mike Thomas, by email mthomas@kelowna.ca or phone, 250-469-8797.

3. Road Improvements

- (a) Ethel Street is designated an urban linear corridor road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights. 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 **\$42,386.81** not including utility service cost

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4. **Development Permit and Site Related Issues**

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

5. **Electric Power and Telecommunication Services**

- (a) 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.

6. **Other Engineering Comments**

- (a) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

7. **General**

- (a) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.

8. **Bonding and Levy Summary**

(i) Levies

(1) Ethel St. Frontage Improvements	\$42,386.81
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(ii) Bonding

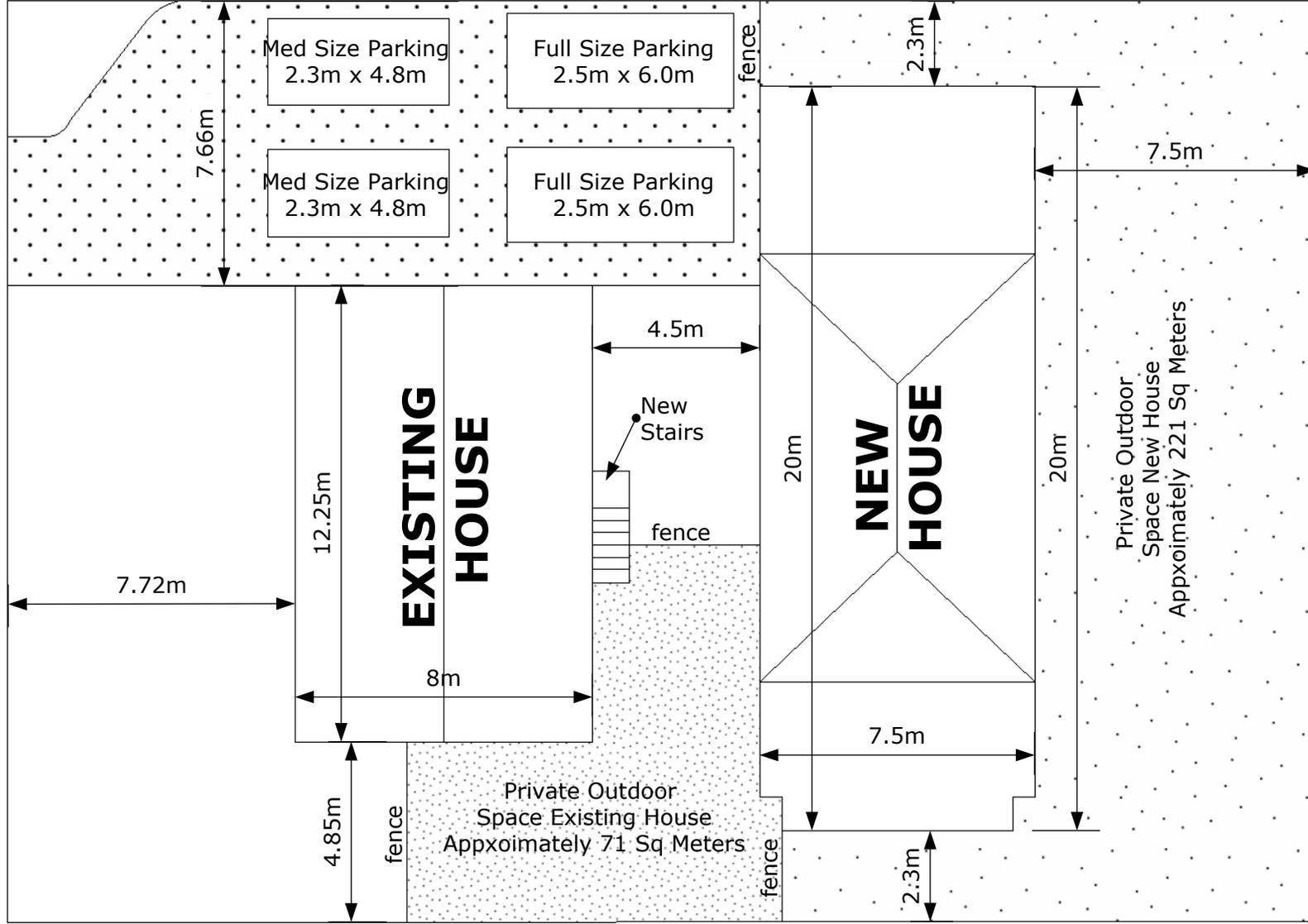
(1) Service upgrades	To be determined
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James Kay, P. Eng.
Development Engineering Manager

JA

ETHEL STREET



ATTACHMENT A

This forms part of application
Z19-0066

Planner Initials **AF**

Prepared by - Uri Yarkoni UriYarkoni1900@gmail.com 250-212-3206	Description - Site Plan Page 3 of 6	Project - 2483 Ethel Street Legal Description - Lot 1 District Lot 136 ODYD Plan 41733
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