



CITY OF KELOWNA

MEMORANDUM

Date: June 3, 2019

File No.: Z19-0069

To: Community Planning (WM)

From: Development Engineering Manager (JK)

Subject: 509 Eldorado Road RU1 to RU2

Development Engineering has the following comments and requirements associated with this application.

1. General

Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage (S19-0036).

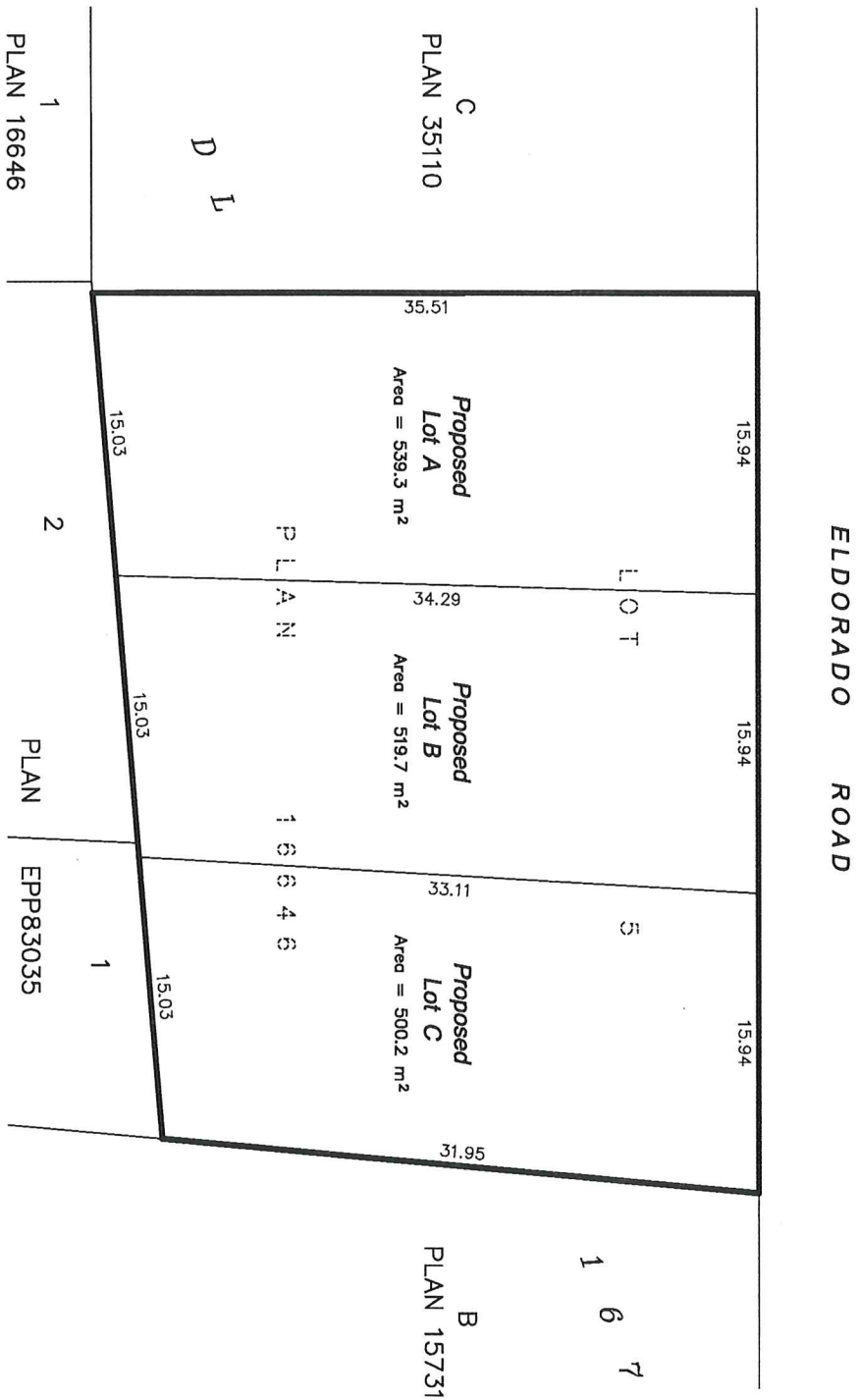
James Kay

James Kay, P. Eng.
Development Engineering Manager

JA

This forms part of application
Z19-0069

Planner
Initials **WM**



TITLE:
**SKETCH SHOWING PROPOSED SUBDIVISION
 OF LOT 5, DL 167, ODYD, PLAN 16646**
 (509 Eldorado Road, Kelowna)

DRAWN BY: **RUNNALLS DENBY**
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CLIENT: **PILLAR WEST DEVELOPMENTS**

SCALE: 1:300 (8.5"x14")
DATE: April 5th, 2019
DWG: 15443 Proposed Sub
FILE No: 15443
REV. 0