
CITY OF KELOWNA
MEMORANDUM

Date: March 16, 2016
File No.: Z16-0014

To: Community Planning (LK)

From: Development Engineering Manager(SM)

Subject: 2420 Abbott Street

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 Sergio Sartori

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. An additional 19mm 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 Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

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 Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. Road Improvements

(a) Abbott Street 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 **\$12,049.00** not including utility service cost.

(c) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Abbott Street 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.

Item	Cost
Drainage	\$ 938.00
Curb &Gutter	\$2,905.00
Sidewalk	\$3,631.00
Street Lighting	\$ 980.00
Road Fillet	\$ 3,050.00
Blvd Landscaping	\$ 545.00
Total	\$12,049.00

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

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

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. Abbott Street frontage improvements	\$12,049.00
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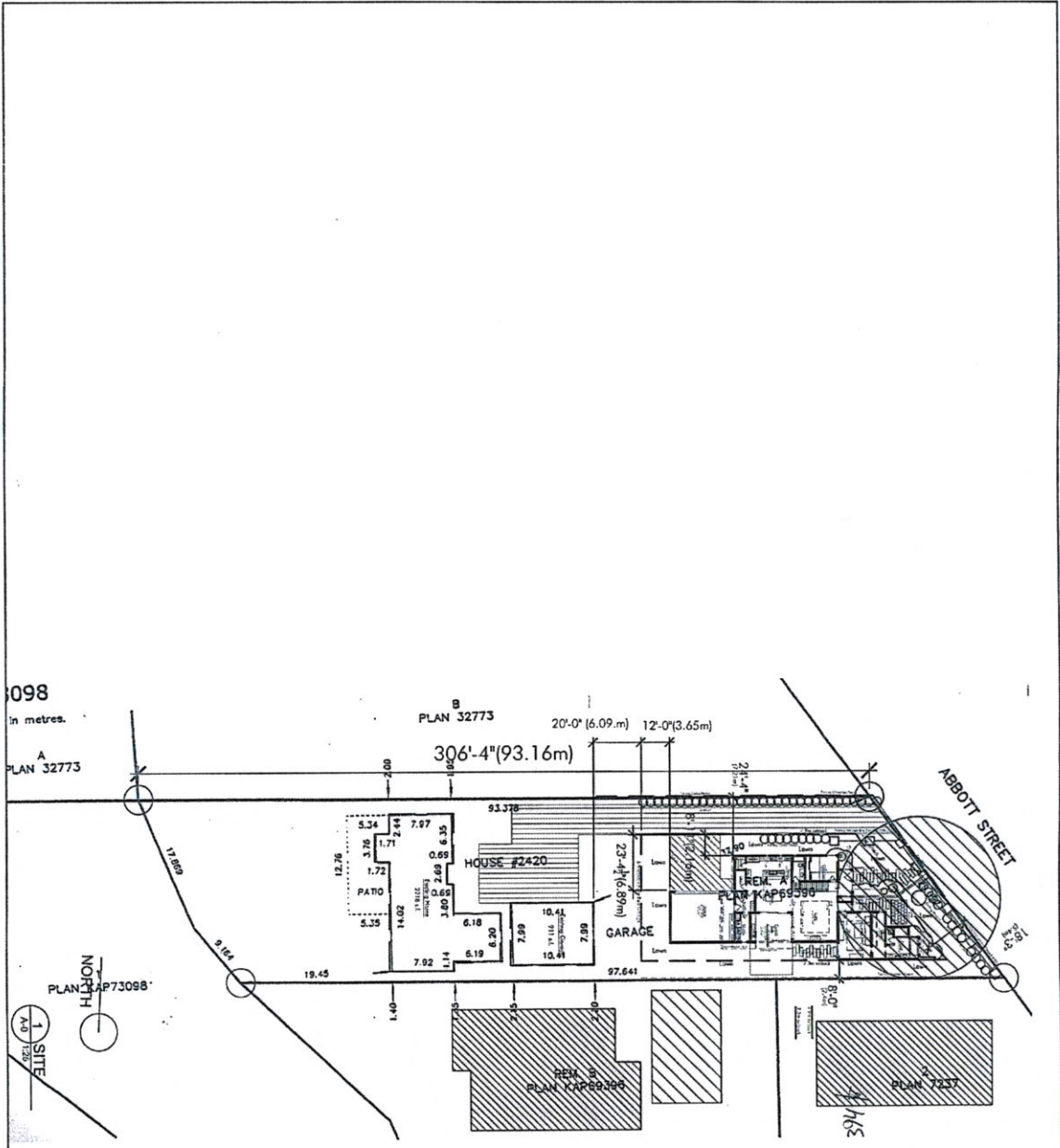
(b) **Bonding**

1. Service upgrades	To be determined
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Steve Muenz, P. Eng.
Development Engineering Manager

SS



- Drawing List**
- A-0 Site Plan
 - A-2 Main Plan
 - A-2L Landscape Plan
 - A-3 Upper Plan
 - A-4 Roof Plan
 - A-5 Elevations/Section
 - A-6 Elevations



Project Notes:

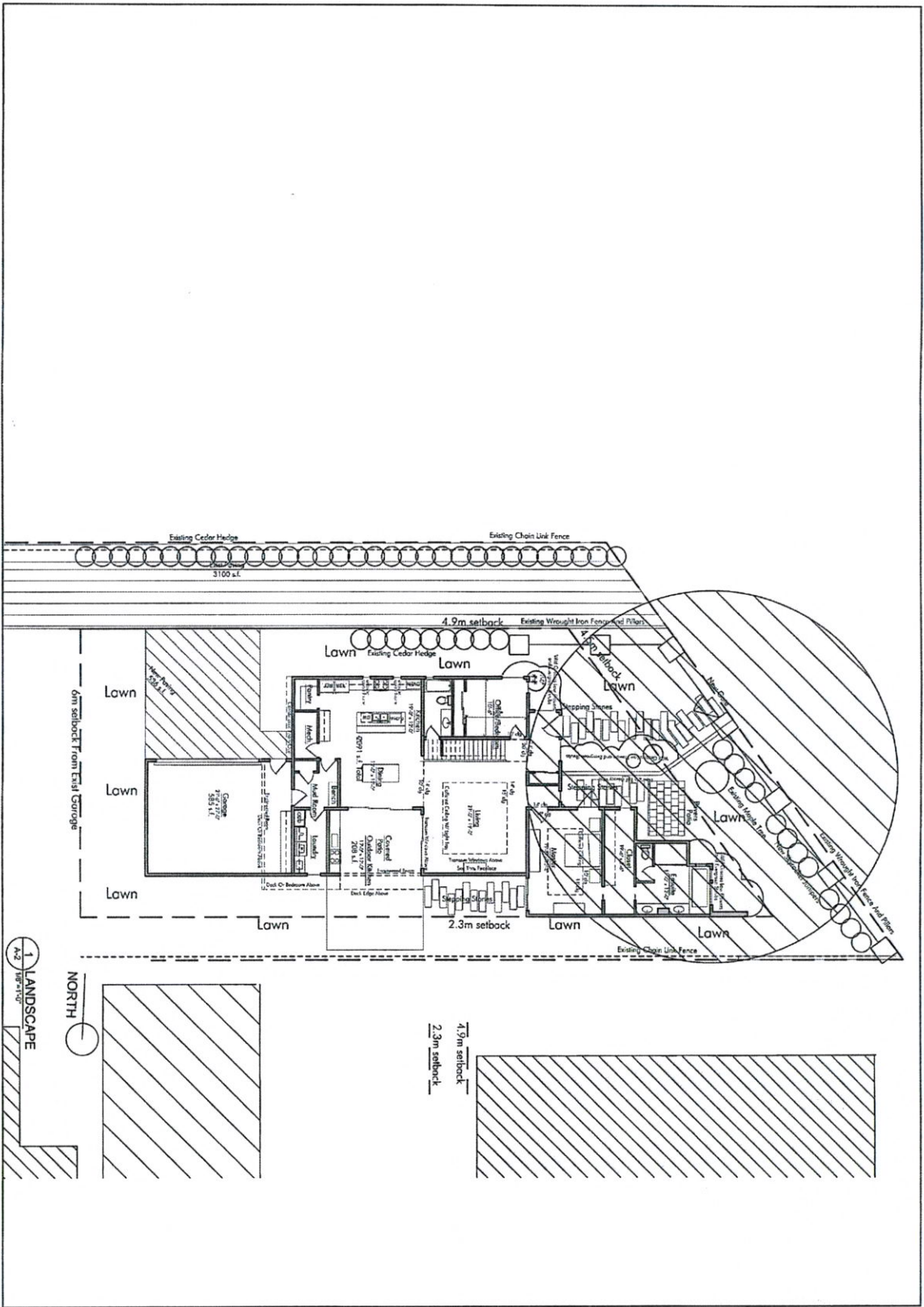
PROJECT	DESCRIPTION
PROJECT	306-4th Street, Abbotsford, BC
CLIENT	2420 Residential Development Ltd.
DATE	10/16/16
SCALE	AS SHOWN
DRAWN BY	KSI
CHECKED BY	KSI
DATE	10/16/16
SCALE	AS SHOWN



KH DESIGNS
CUSTOM RESIDENTIAL DESIGN
2118 Alexander Highway, Suite 101
V4T 3R5
250-775-0510

2420
Abbott St.
Abbotsford BC

Site Plan
A-0



1 LANDSCAPE
A-2

A-21

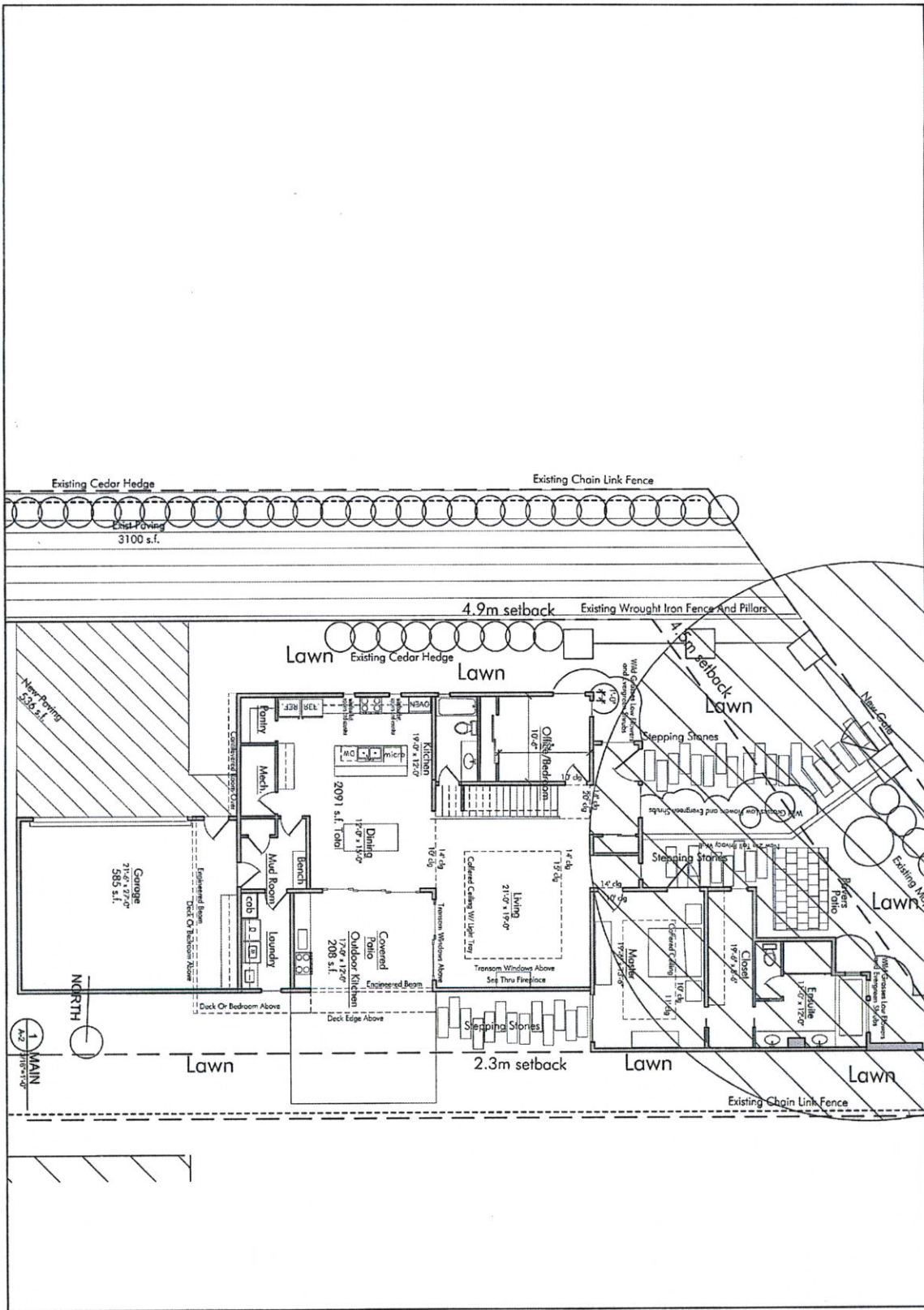
Landscape
Plan

DATE: 05/01/16
DRAWN BY: KH
PROJECT: 10/16
SCALE: 1:100

2420
Abbott St.
Kelowna BC



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DESIGNS
CUSTOM
RESIDENTIAL
DESIGN
2116 Alexander Highway, Suite
V1P 3M5
250-753-0590



A-2

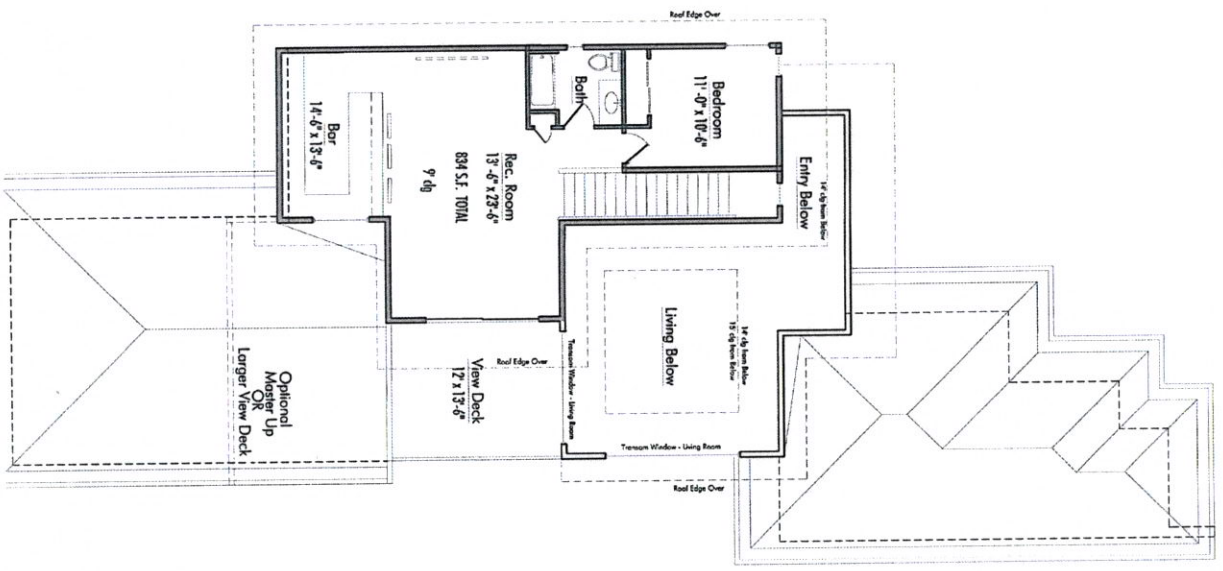
Main Plans

DRAWN BY: KH
 PROJECT: 10-16
 DATE: 05/09/16
 SCALE:

2420
 Abbott St.
 Kelowna BC

2418 Alexander Highway
 West Kelowna BC
 V1Y 3H5
 250-525-8990

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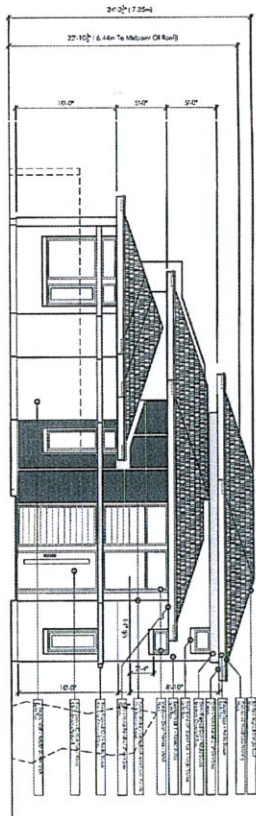
Upper Plans

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CUSTOM
RESIDENTIAL
DESIGN
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West Kelowna BC
V4T 3H5
250-575-0590

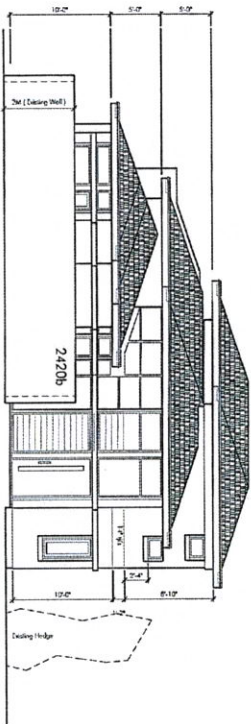
2420
Abbot St.
Kelowna BC

DRAWN BY: KH
PROJECT: 10.16
FILE:
SCALE: DATE
Drawing Board: 04/29/16

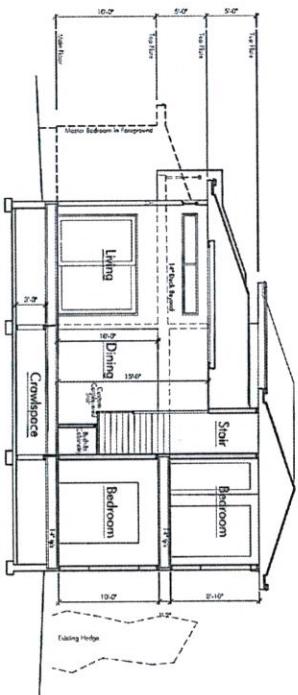
Upper Plans
A 2



1 EAST
A-5



2 EAST
A-5



3 SECTION
A-5

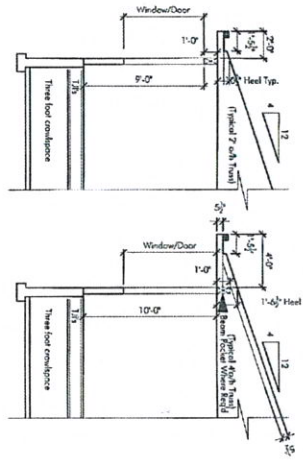


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RESIDENTIAL
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Vancouver BC
V4T 3M5
250-9-75-0598

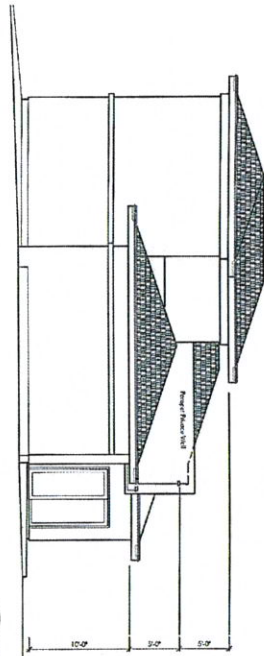
2420
Abbott St.
Kelowna BC

DESIGNER: KH
PROJECT: 10-16
DATE: 05/04/16
SCALE:

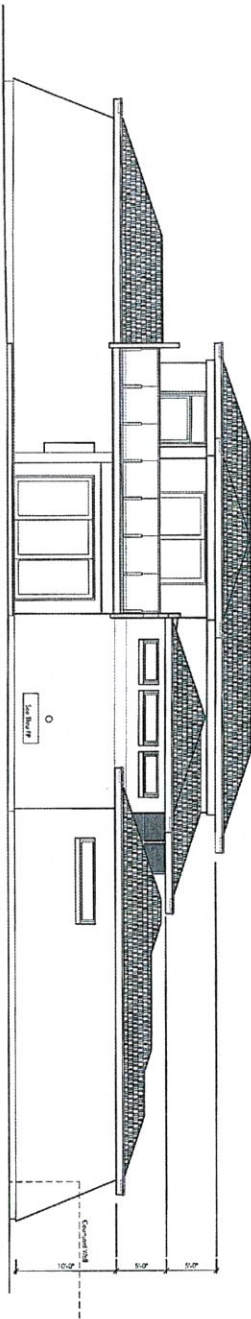
Elevations/
Section
A-5



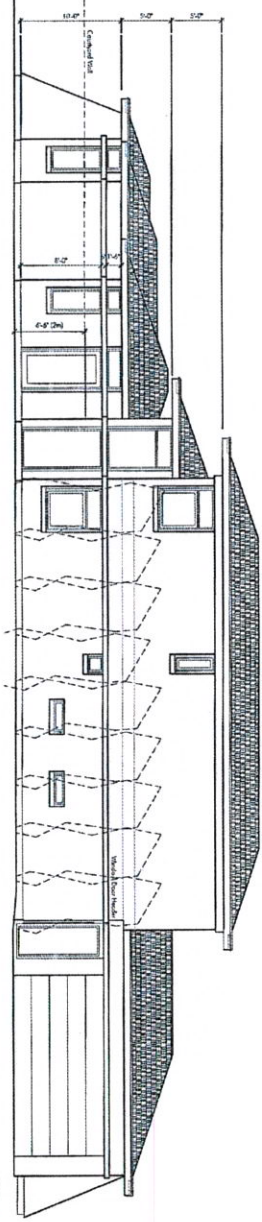
1 DETAILS
A-B 1/8\"/>



2 WEST
A-B 3/8\"/>



3 SOUTH
A-B 3/8\"/>



4 NORTH
A-B 3/8\"/>



KH
DESIGNS
CUSTOM
RESIDENTIAL
DESIGN
2018 Vancouver, British Columbia
West Vancouver, BC
V4V 3H5
250-721-0390

2420
Abbott St.
Kelowna BC

DESIGN BY: KH
PROJECT: 10-16
DATE: 05/04/16
SCALE:

Elevations

A-6