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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** January 14, 2016  
**File No.:** Z15-0066

**To:** Community Planning (TB)

**From:** Development Engineering Manager(SM)

**Subject:** 3697 Lakeshore Road

RU1 to RU6

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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 and adjustments to the existing 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](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

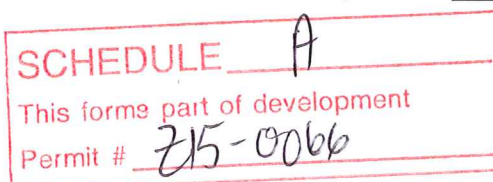
The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

**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 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 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](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

**3. Road Improvements**

- (a) Lakeshore 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 **\$9,070.00** not including utility service cost.



- (b) Barrera Road fronting this development has been upgraded to an urban standard; however outstanding items include; driveway letdown removal and landscaped boulevard complete with street trees and underground irrigation.
- (c) Only the service upgrades and the Barrera Rd landscaped boulevard must be completed at this time. The City wishes to defer the upgrades to Lakeshore 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.

Item	Cost
Drainage	\$2,838.00
Curb &Gutter	\$1,800.00
Sidewalk	\$2,250.00
Street Lighting	\$ 608.00
Road Fillet	\$ 900.00
Blvd Landscaping	\$ 675.00
<b>Total</b>	<b>\$9,070.00</b>

#### 4. Road Dedication and Subdivision Requirements

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Provide a 5.0m dedication and a 5.0m road reserve along the full frontage of Lakeshore Rd.
- (c) Provide ~3.0m road reserve along the full frontage of Barrera road to match property lines to the east.
- (d) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

#### 5. Development Permit and Site Related Issues

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

Access permitted from the lane only.

#### 6. 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.

SCHEDULE <u>A</u>
This forms part of development
Permit # <u>215-0066</u>

**7. Bonding and Levy Summary**

(a) Levies

1. Lakeshore Rd frontage improvements **\$9,070.00**

(b) Bonding

1. Barrera Rd modification & landscaping To be determined  
2. Service upgrades To be determined

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Steve Muenz, P. Eng.  
Development Engineering Manager  
SS

SCHEDULE A  
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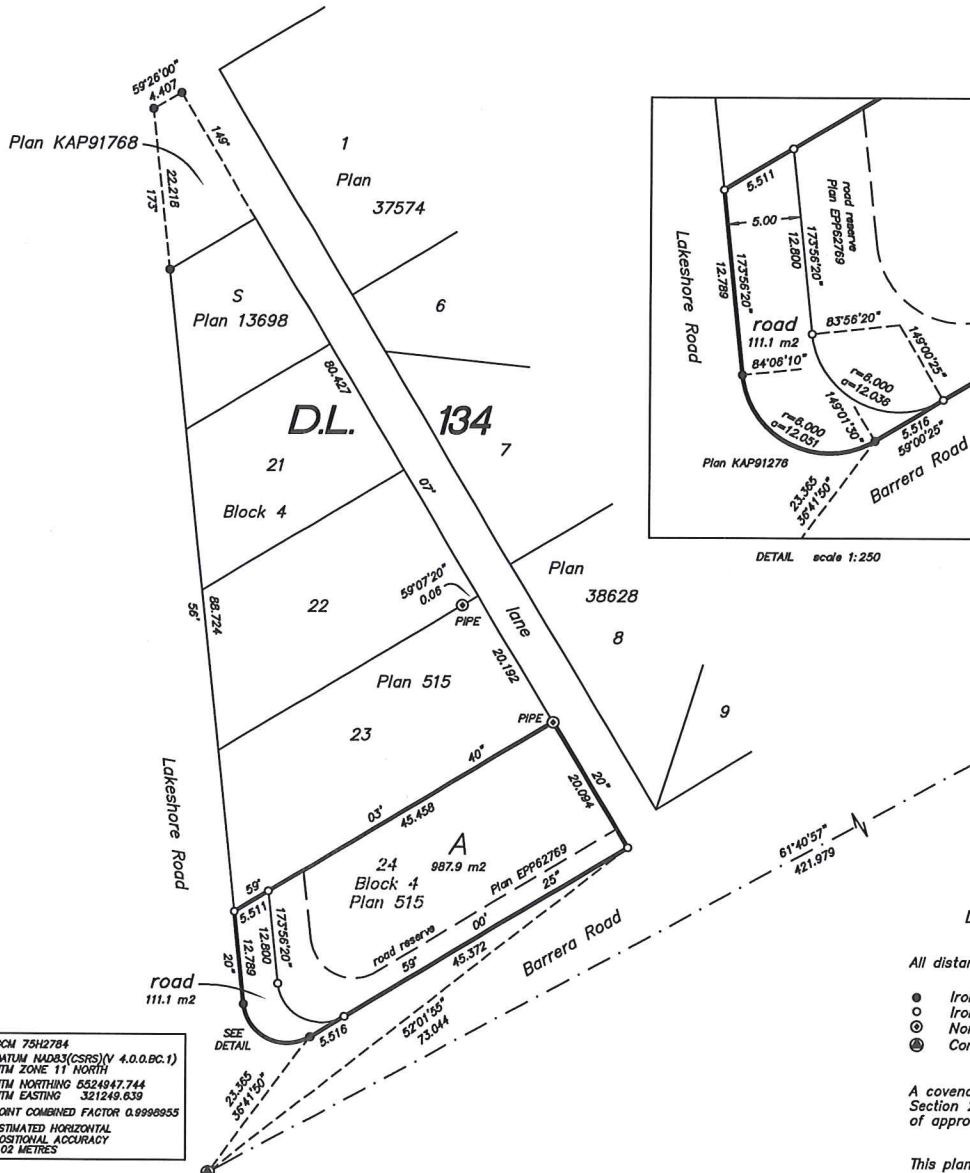
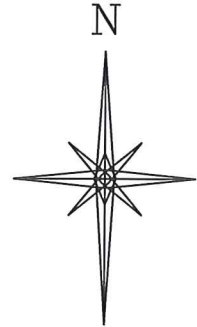
**SUBDIVISION PLAN OF LOT 24 BLOCK 4 D.L. 134  
O.D.Y.D. PLAN 515 EXCEPT PLAN KAP91276**

**PLAN EPP62768**

BCGS 82E.083



The intended size of this plan is 432 mm in width by 560 mm in height (C size) when plotted at a scale of 1:500.



GCM 95H1832  
DATUM NAD83(CSRS)(V 4.0.0.BC.1)  
UTM ZONE 11 NORTH  
UTM NORTHING 5525147.901  
UTM EASTING 321821.088  
POINT COMBINED FACTOR 0.9998933  
ESTIMATED HORIZONTAL  
POSITIONAL ACCURACY  
0.02 METRES

GCM 75H2784  
DATUM NAD83(CSRS)(V 4.0.0.BC.1)  
UTM ZONE 11 NORTH  
UTM NORTHING 5524947.744  
UTM EASTING 321249.639  
POINT COMBINED FACTOR 0.9998955  
ESTIMATED HORIZONTAL  
POSITIONAL ACCURACY  
0.02 METRES

**LEGEND**

All distances are in metres.

- Iron Post Found
- Iron Post Set
- ⊙ Non-standard Iron Post Found
- ⊕ Control Monument Found

A covenant in the name of the City of Kelowna under Section 219 of the Land Title Act is a condition of approval of subdivision.

This plan lies within the Central Okanagan Regional District.

This plan lies within the jurisdiction of the approving officer for the City of Kelowna

The field survey represented by this plan was completed on the 1st day of June, 2016.  
Douglas A. Goddard, BCLS 588.

Grid bearings are derived from observations between geodetic control monuments 75H2784 and 95H1832.

Integrated survey area No. 4 - Kelowna NAD83 (CSRS) V 4.0.0.BC.1.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCO published coordinates and standard deviations for geodetic control monuments 75H2784 and 95H1832.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9998955 which has been derived from geodetic control monument 75H2784.

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D.A. Goddard Land Surveying Inc.  
103-1358 ST. PAUL STREET KELOWNA PHONE 250-763-3333