
CITY OF KELOWNA

MEMORANDUM

Date: APRIL 15, 2021

File No.: Z21-0021

To: Land Use Management Department (AF)

From: Development Engineering Manager (JK)

Subject: 763 Barnaby Road Lot C Plan KAP24757

The Development Engineering comments and requirements regarding this application to rezone current property from RR2 to RU6 to facilitate the conversions of an accessory building into a dwelling. are as follows:

The Development Engineering Technologist for this project is John Filipenko. AScT

.1 Water

- a) The subject property is currently serviced with a 25mm HDPE water service that will be utilized for the residence at the rear of the lot.

The installation of a new metered water service will be required and can be provided by City forces at the developer's expense. The applicant will be required to sign a Third-Party Work Order and pre-pay for the cost of the water service. For estimate inquiries please contact John Filipenko by email jfilipenko@kelowna.ca.

.2 Sanitary Sewer

- a) The property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). A brooks box is required over the inspection chamber.

.4 Roads

- b) Barnaby Road is designated as urban class 1 collector road (City Standard SS-R5)
- c) Upgrade the road frontage to a full urban standard including fillet pavement, curb and gutter, piped drainage system including drywells and catch-basins and streetlights. The fronting sidewalk has been recently constructed (2019).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 \$23,776.00 not including utility service cost.
- d) Boulevard landscaping behind the sidewalk can be completed together with the onsite landscaping and irrigation work.

.6 Power and Telecommunication Services and Street Lights

- a) The existing house is served by overhead wiring. The service must be converted to an underground connection. The proposed new lot must also be serviced with an underground connections.
- b) Before making application for approval of your subdivision plan, please make arrangements with FortisBC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing

.7 Bonding and Levy summary**(a) Levies**

- (i) Barnaby St. Frontage Improvements \$23,776.00
- (ii) Engineering Admin Fee **\$ 873.77** (832.16 + \$41.61 GST)
- (iii) Service upgrades **To be determined**



Ryan O'Sullivan.
Development Engineering Manager

JF

SCHEDULE		A
This forms part of application		
# Z21-0021		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

