
CITY OF KELOWNA
MEMORANDUM

Date: September 21, 2016
File No.: Z16-0054
To: Community Planning (KB)
From: Development Engineering Technologist (SS)
Subject: 3030 Holland Rd

SCHEDULE A
This forms part of development
Permit # Z16 - 0054

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.

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.

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 which is suitable for the development.

3. Road Improvements

- (a) Holland Rd 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 **\$11,931.00** not including utility service cost.
- (b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Holland Rd 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	\$3,993.00
Curb &Gutter	\$2,438.00
Sidewalk	\$1,524.00
Street Lighting	\$ 823.00
Road Fillet	\$ 2,240.00
Blvd Landscaping	\$ 914.00
Total	\$11,931.00

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. Holland Rd frontage improvements **\$11,931.00**

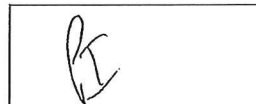
(b) Bonding

1. Service upgrades To be determined



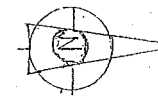
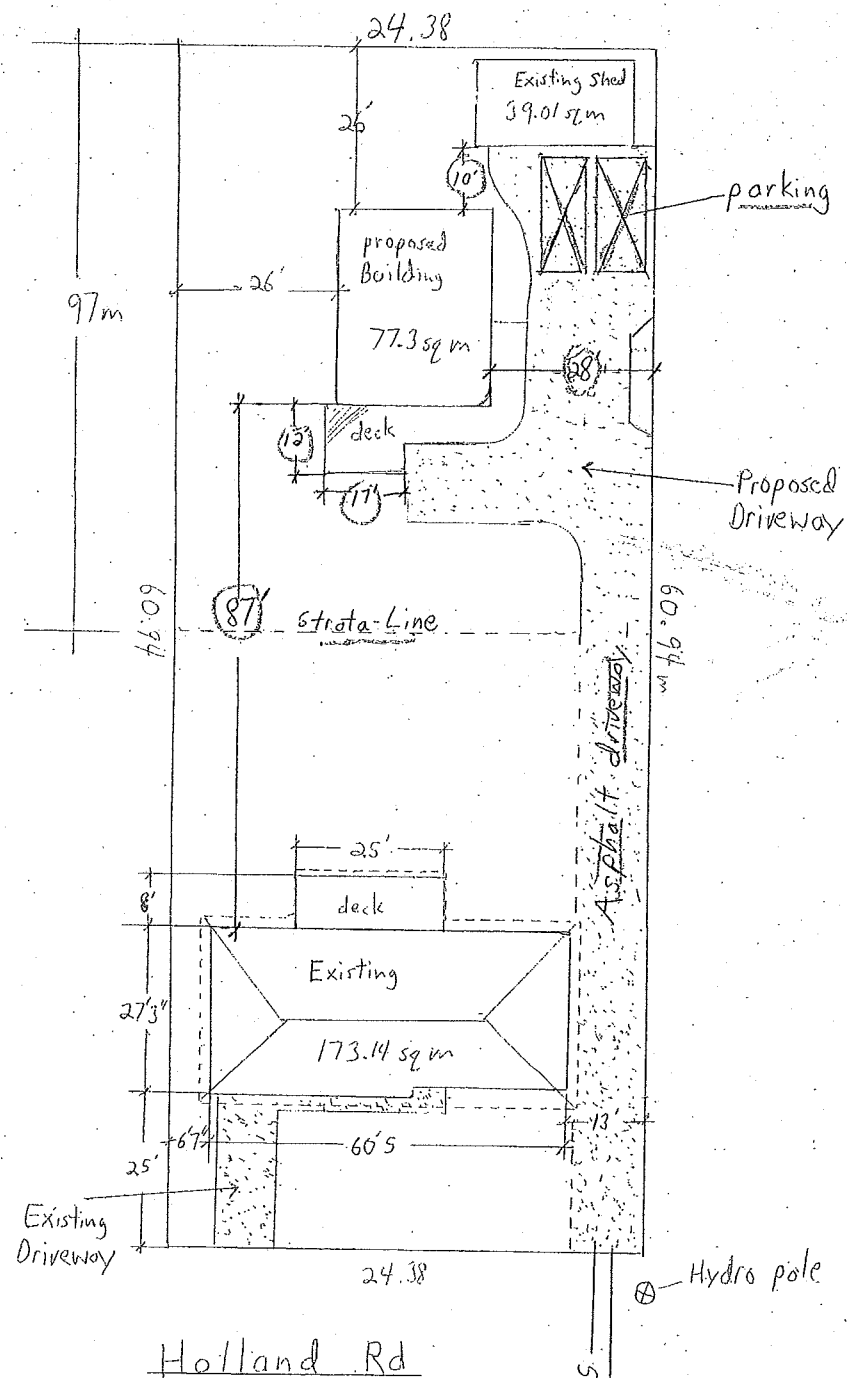
Sergio Sartori

Development Engineering Technologist



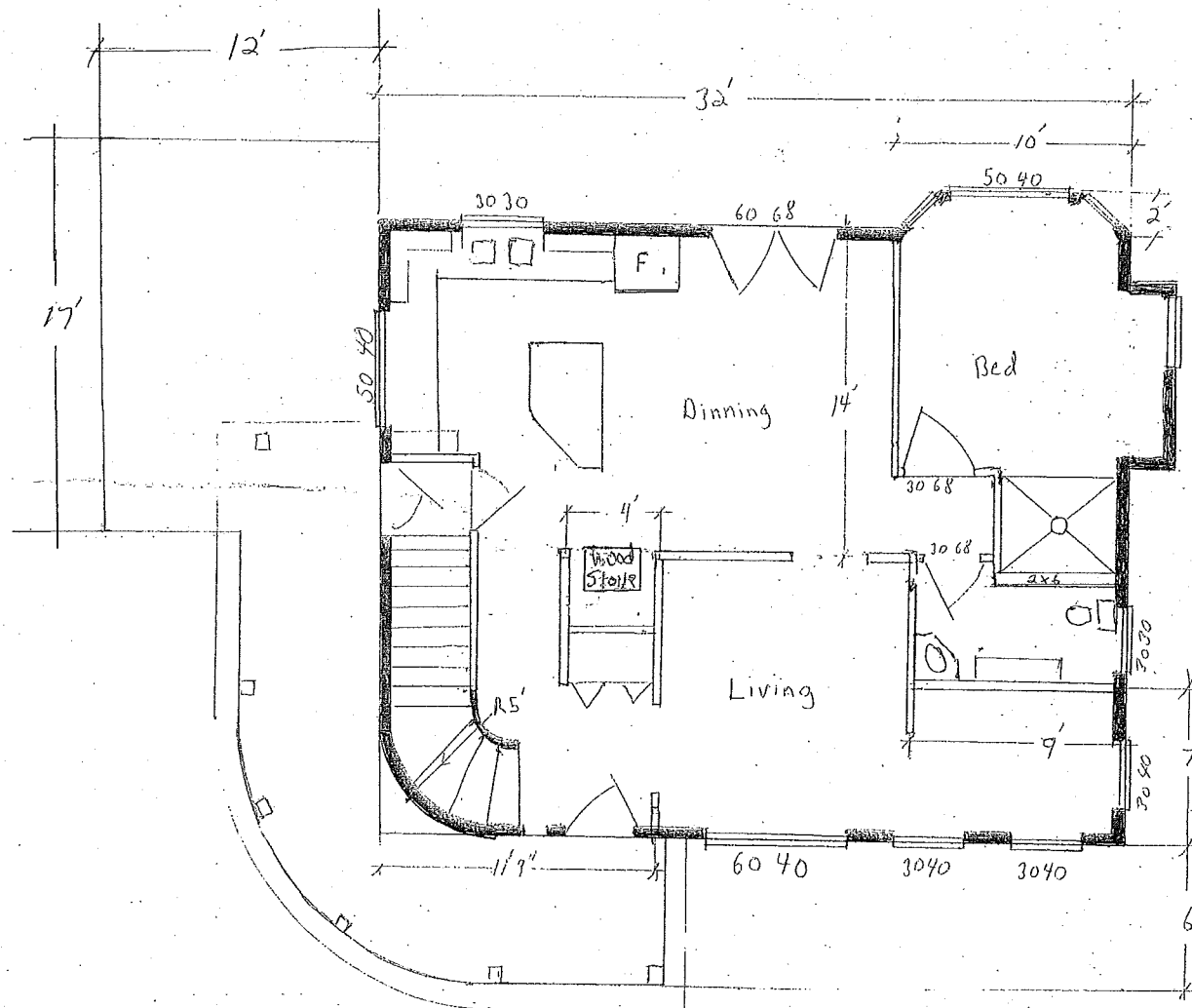
Development Engineering Manager

(initials)



P/L 250 826-224	
Bryan & Joanne	Ducharme
3030 Holland Rd Kelowna BC	
Date Aug 5 2016	
Drawing Scale 1" = 1/8'	
Drawn by-	
Design by-	

Legal description: 1st 12 PL 1/2



Main
Floor Area 803.25 sq ft

Foundation

6" Conc. foundation
2 10mm Rebar
8" x 16" Footing
4" drain tile
minimum 6" drain rock
dry sheathing paper

Ext. Walls

Hardy Plank
7/16 sheathing
2x6 studs 24" @
R22 batt insulation
6 mil UV Poly
1/2" drywall

Int. Walls

2x4 stud 16" @
1/2 drywall both sides

Floors

2"x10" Spr. Joist 16" @
5/8" T&G Spr. plywood
screwed and glued
bridging

Roof

1/8 root sheathing
engineered roof truss
R40 insulation
6 mil UV Poly
1/2" drywall

Soffit

5" fascia gutter
2x4 fascia board
vented soffit

Conc. Slab

4" conc. slab
6 mil UV Poly
6" drain rock

Bryan & Joanne
Ducharme

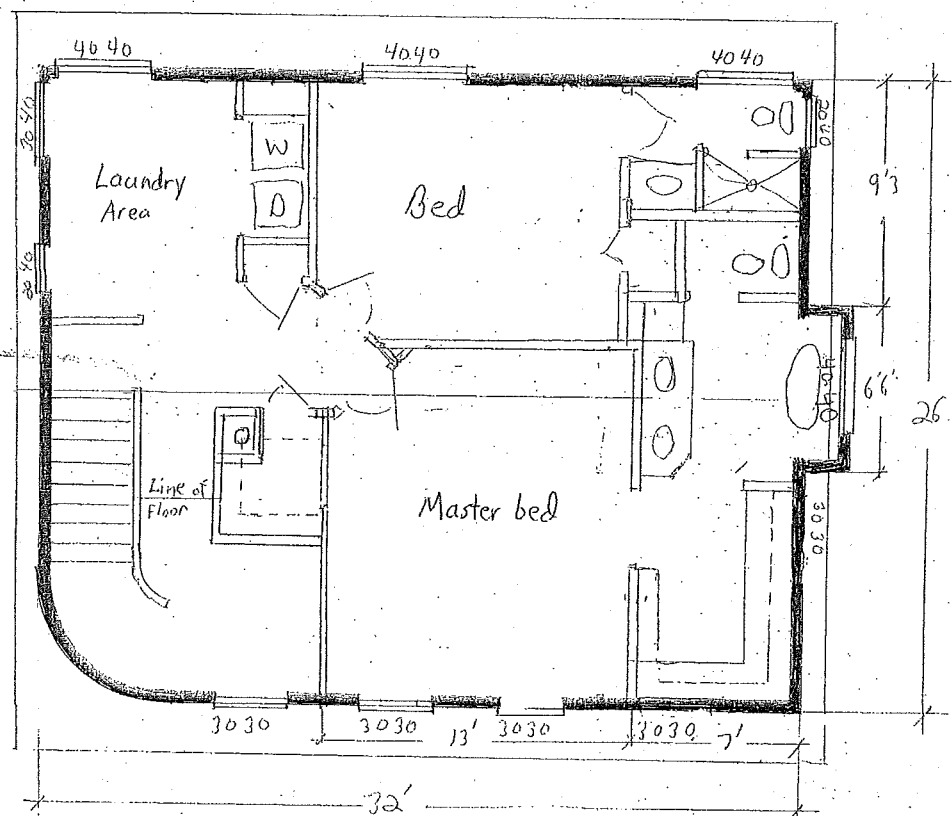
3030 Holland Rd
Kelowna BC

Date Aug 5 2011

Drawing Scale 1/2" = 1'-0"

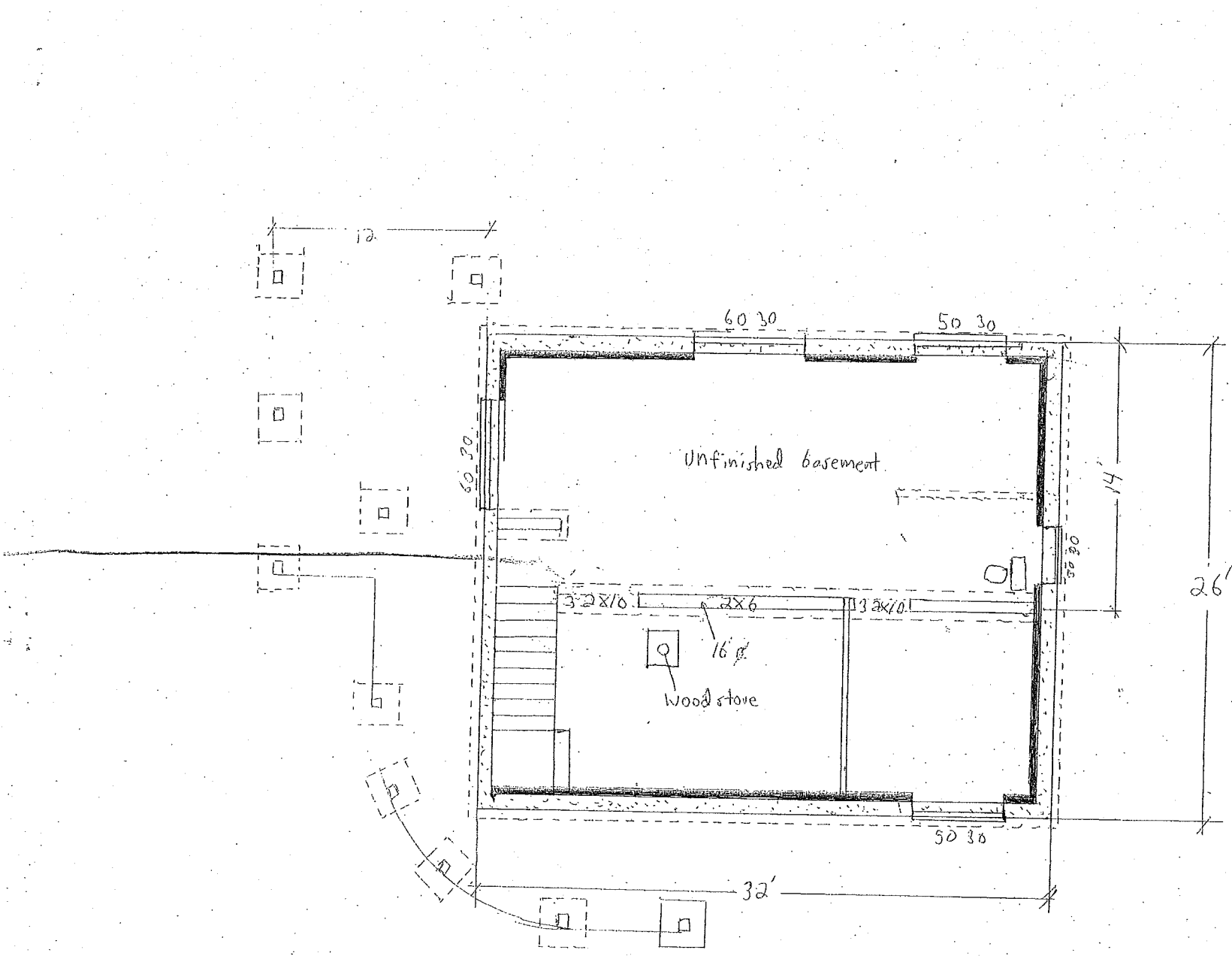
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Design by-

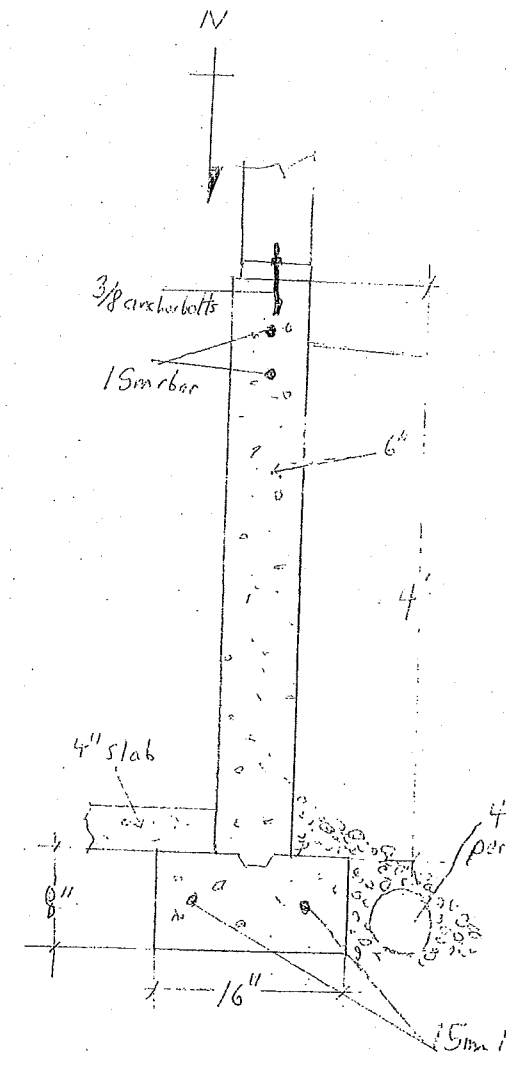


UPPER FLOOR
Floor Area 679.25sq ft

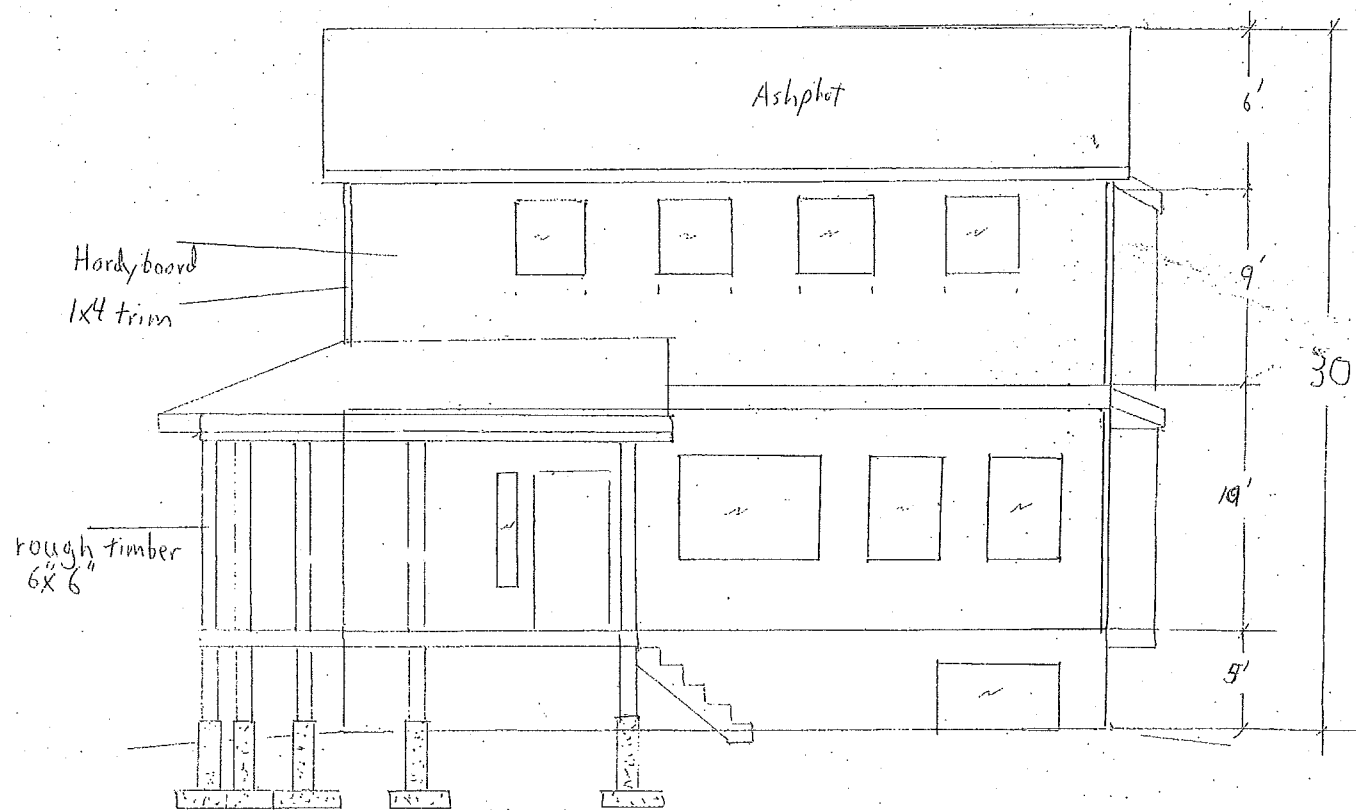
Bryan & Joanne Ducharme
3030 Holland Rd Kelowna BC
Date Aug 5 2011
Drawing Scale 1/4"
Drawn by-
Design by-



Basement



Bryan & Joanne Ducharme
3030 Holland Rd Kelowna BC
Date- Aug 5 2016
Drawing Scale- 1" = 1' 1/4"
Drawn by-
Design by-



Bryan & Joanne
Ducharme

3030 Holland Rd
Kelowna BC

Date - 20

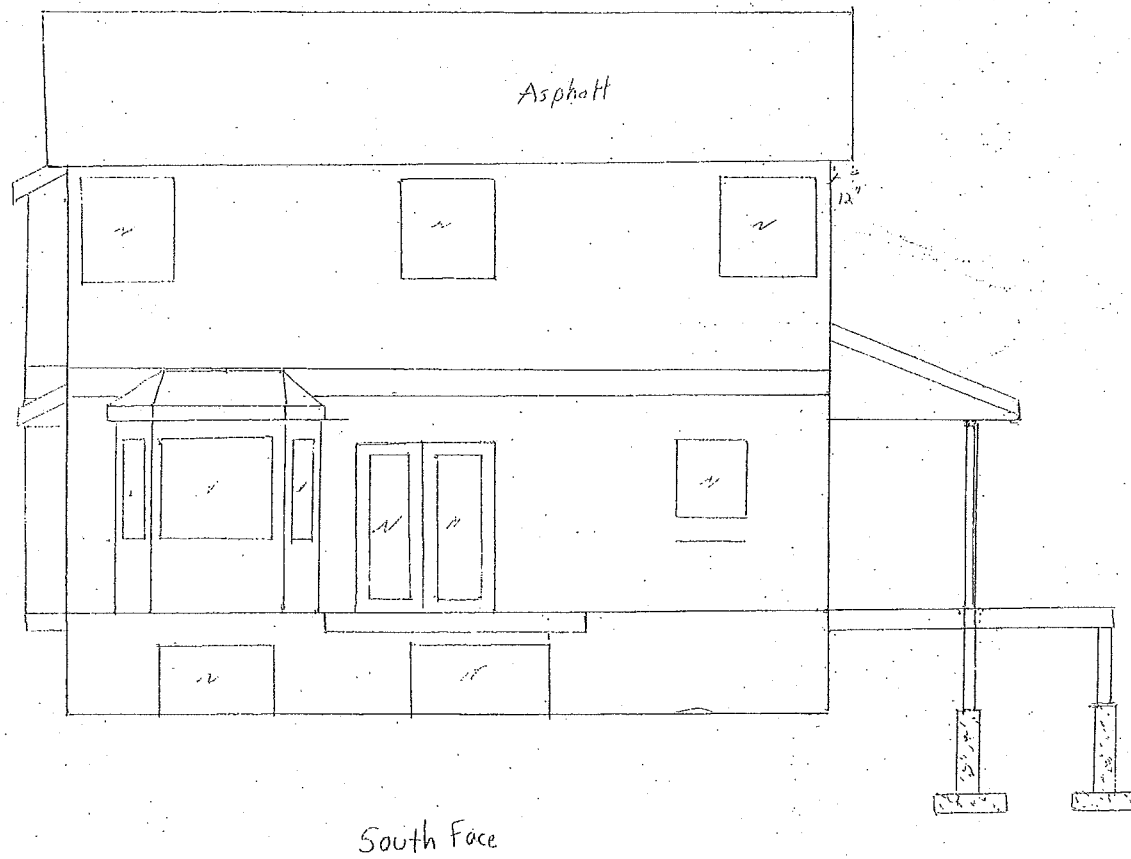
Drawing Scale - 1"

Drawn by -

Design by -

Legal description - lot 13 Plan KAP10710 District Lot

Section 18, ownship 26, range 41



Bryan & Joanne
Ducharme

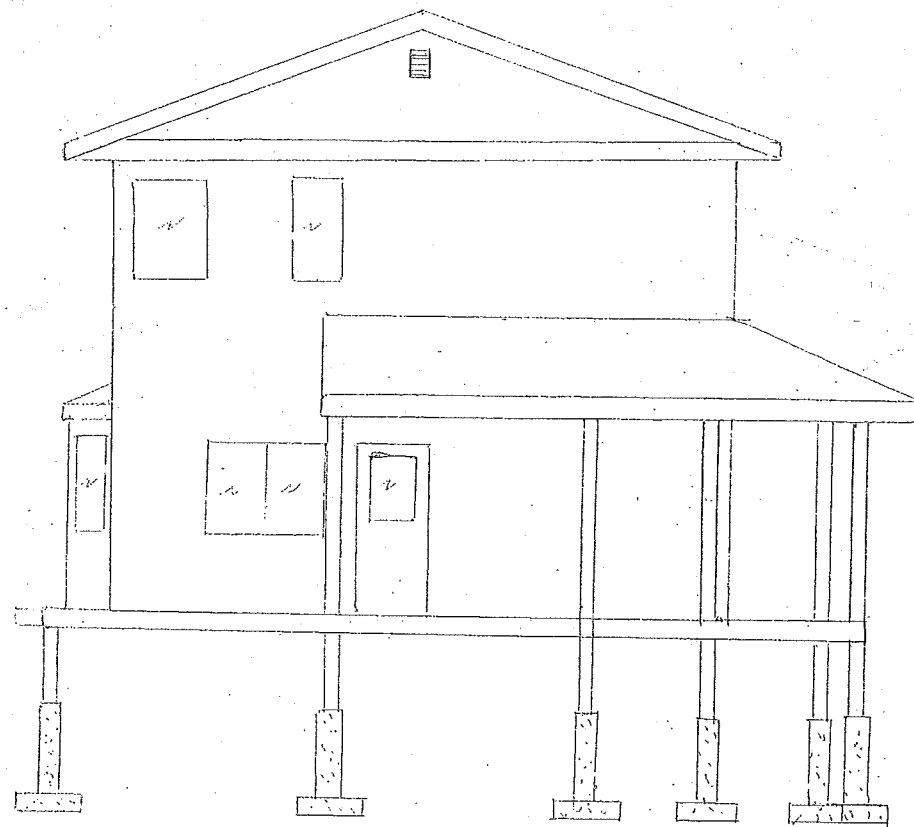
3030 Holland R
Kelowna BC

Date- 20

Drawing Scale- 1

Drawn by-

Design by-



East Face

Bryan & Joanne
Ducharme

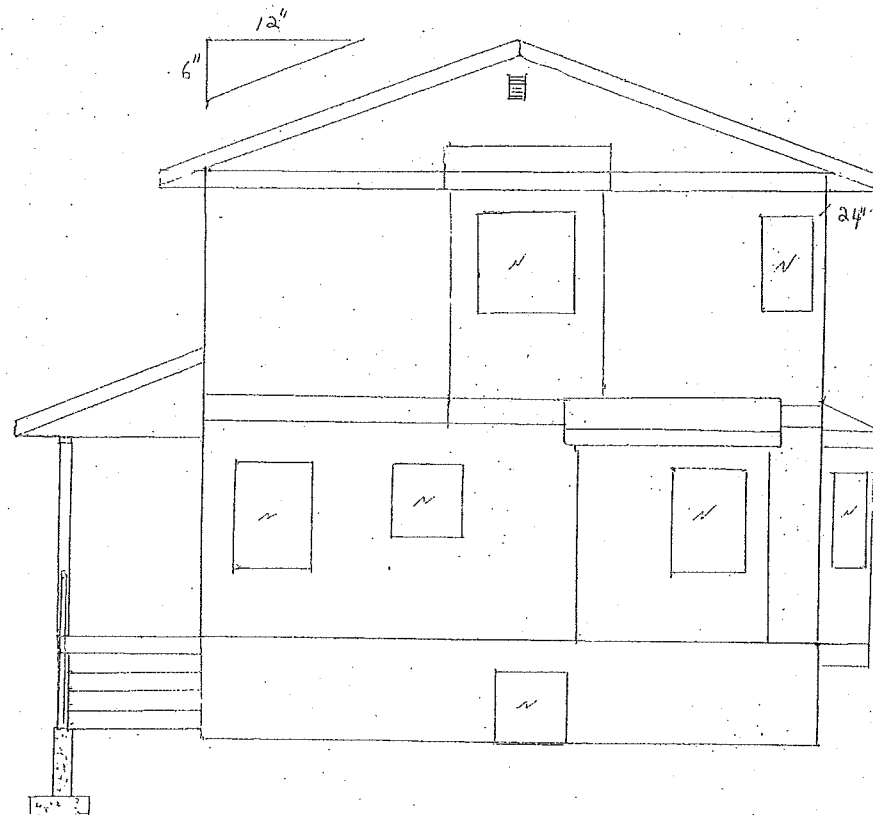
3030 Holland Rd
Kelowna BC

Date- July 8 20

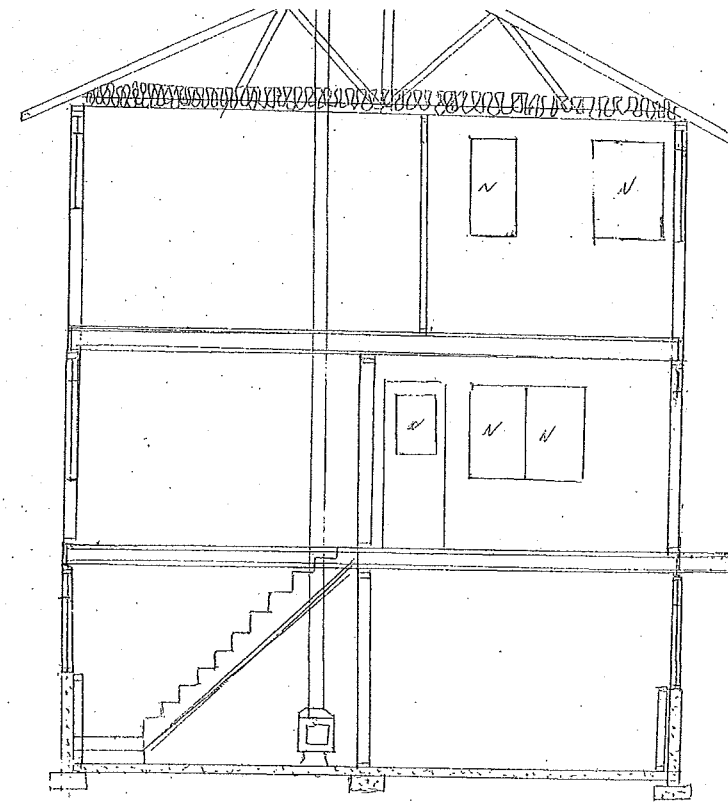
Drawing Scale- 1"

Drawn by-

Design by-



West Face



Bryan & Joanne
Ducharme

3030 Holland Rd
Kelowna BC

Date- Aug. 5, 2011

Drawing Scale- 1/4"

Drawn by-

Design by-

SCHEDULE " "

This forms part of development

Permit # DP0 -0

The following finishes are proposed for the Principal and Secondary Dwellings:

Roofing Material:

Colour:



Main Body:

Material:

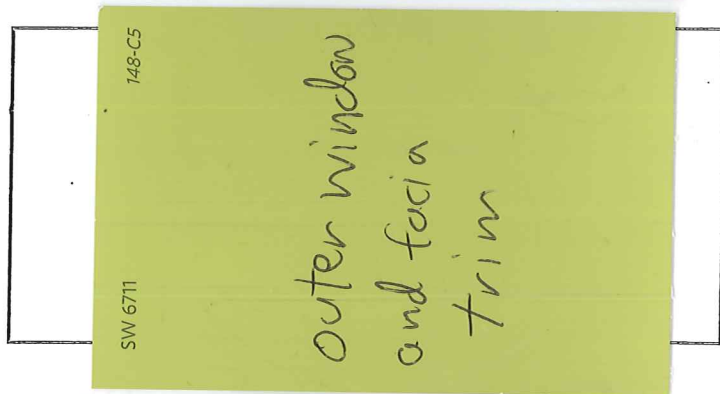
Colour:



Second Colour/Accent Colour:
(If applicable):

Material:

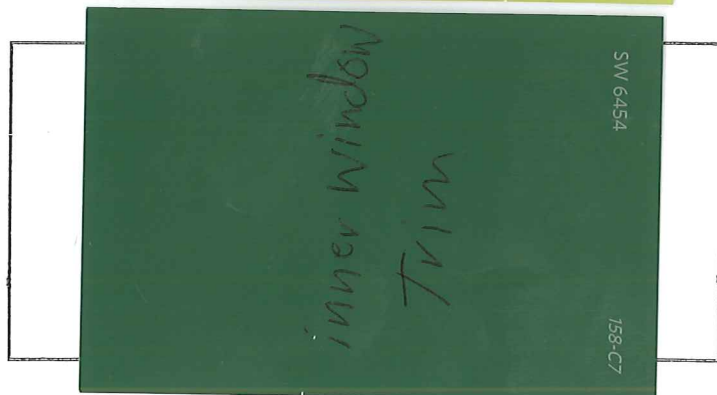
Colour:



Window/Door/Trim Colour:

Material:

Colour:





Looking West



Looking East



Looking
North West



Looking West