
CITY OF KELOWNA

MEMORANDUM

Date: June 19, 2016
File No.: Z16-0028

To: Community Planning (LK)

From: Development Engineering Manager(SM)

Subject: 3989-3991 Bluebird Road

RU6 to RM1

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

The subject property is currently serviced with two - 19mm water services. The developer will need to determine the domestic and fire protection requirements of this proposed development. Only one service will be permitted for this development. The applicant will arrange for the disconnection of existing service and the installation of a new service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. 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 which is suitable for the proposed development.

3. Road Improvements

Bluebird Rd must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, 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 **\$13,142.000** not including utility service cost.

- (a) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Bluebird 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	\$ 3,838.00
Curb &Gutter	\$ 2,319.00
Sidewalk	\$ 2,899.00
Road Fillet	\$ 2,435.00
Blvd Landscaping	\$ 870.00
Street Lighting	\$ 783.00
Total	\$ 13,142.00

4. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Provide a 3.0m road reserve taper along the full frontage of Bluebird Rd.
- (c) 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.

Driveway Access is 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.

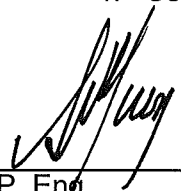
7. Bonding and Levy Summary

(a) Levies

- 1. Bluebird Road frontage improvements **\$13,142.00**

(b) Bonding

- 1. Service upgrades To be determined


 Steve Muenz, P. Eng.
 Development Engineering Manager


CITY OF KELOWNA
MEMORANDUM

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File No.: OCP16-0003
To: Community Planning (LK)
From: Development Engineering Manager (SM)
Subject: 3989-3991 Bluebird Road

The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

1. **General**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z16-0028.



Steve Muenz, P. Eng.
Development Engineering Manager

SS



DRAWING NUMBER

2
of
7



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PROJECT

MULTIFAMILY DEVELOPMENT

3989 - 3991 BLUEBIRD ROAD

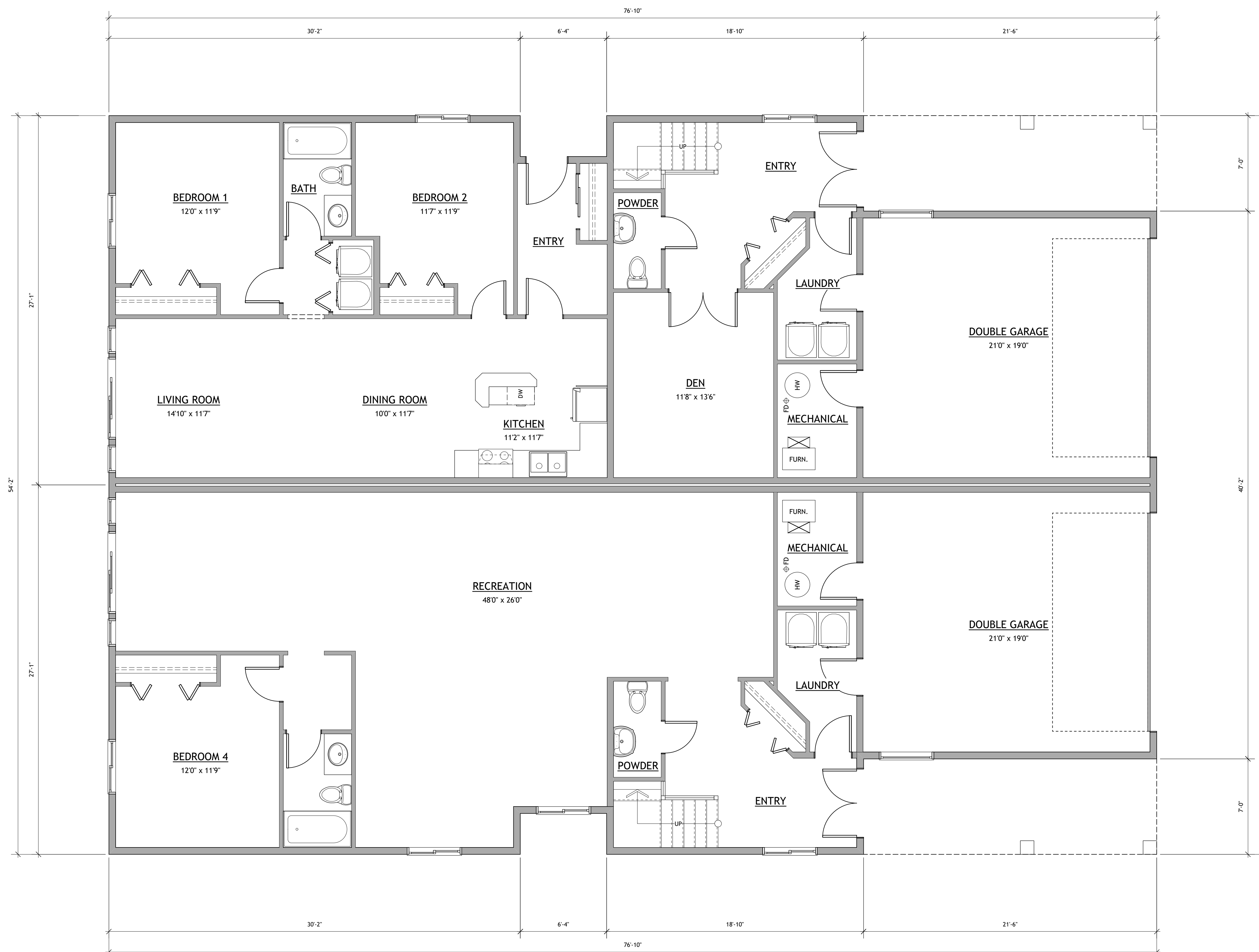
KELOWNA, BC V1W 1X7

LOT A PLAN KAP54767

DATE MAY 9, 2016

DRAWING NUMBER

3
of
5



1 MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"



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PROJECT

MULTIFAMILY DEVELOPMENT

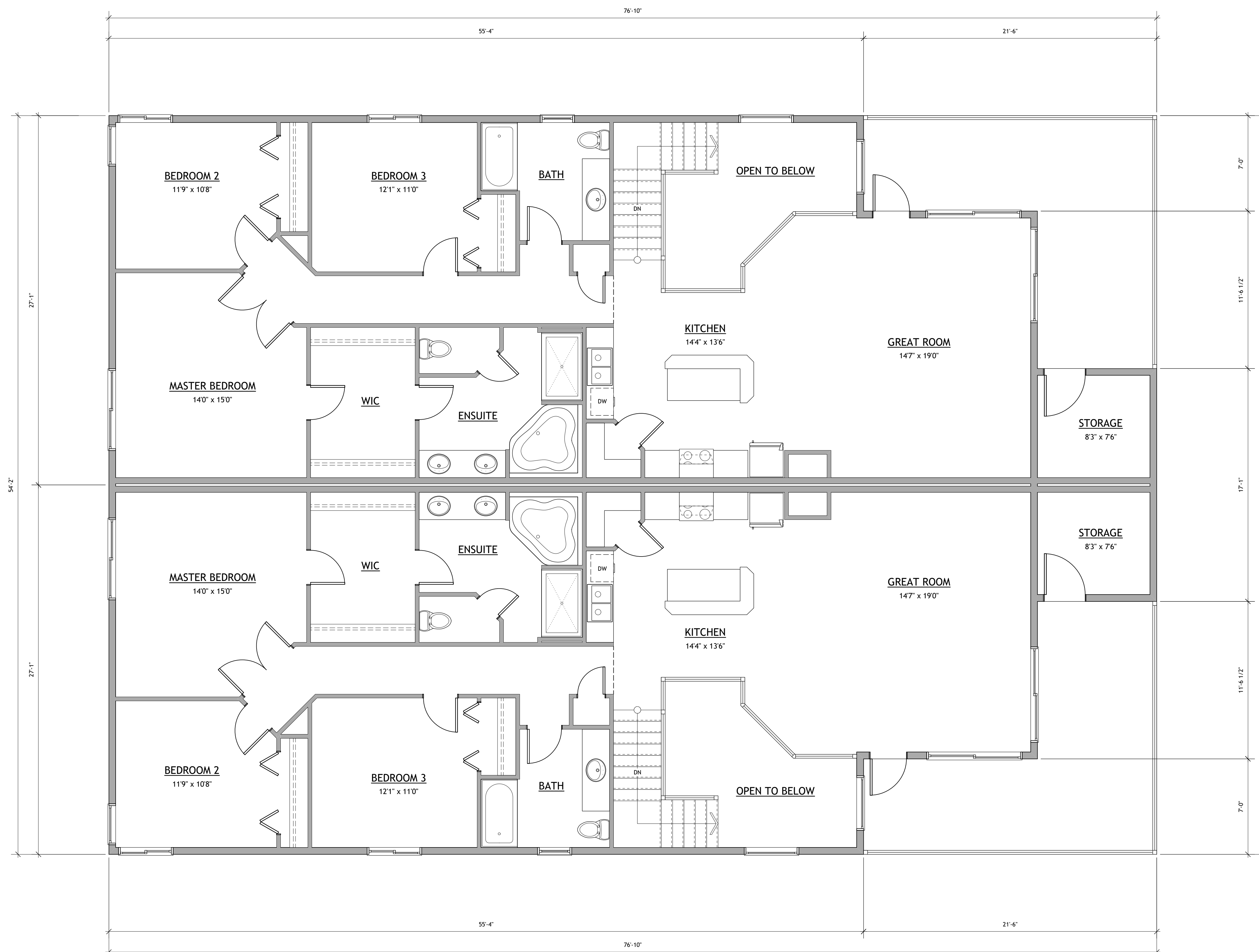
3989 - 3991 BLUEBIRD ROAD

KELOWNA, BC V1W 1X7

LOT A PLAN KAP54767

DATE MAY 9, 2016

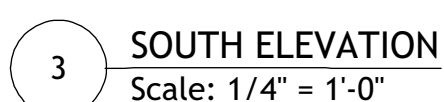
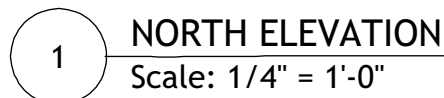
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1 UPPER FLOOR PLAN
Scale: 1/4" = 1'-0" FFA = 1614 SQ.FT.



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REVISION	DATE	DISCRIPTION

PROJECT

MULTIFAMILY DEVELOPMENT

3989 - 3991 BLUEBIRD ROAD

KELOWNA, BC V1W 1X7

LOT A PLAN KAP54767

DRAWING TITLE

SECONDARY BUILDING

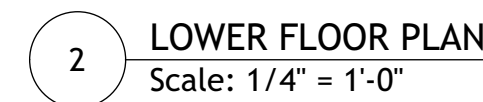
DATE MAY 9, 2016

DRAWING NUMBER

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REVISION	DATE	DISCRPTION

PROJECT

MULTIFAMILY DEVELOPMENT

3989 - 3991 BLUEBIRD ROAD

KELOWNA, BC V1W 1X7

LOT A PLAN KAP54767

DRAWING TITLE

SECONDARY BUILDING

DATE MAY 9, 2016

DRAWING NUMBER

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7



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PROJECT

MULTIFAMILY DEVELOPMENT

3989 - 3991 BLUEBIRD ROAD

KELOWNA, BC V1W 1X7

LOT A PLAN KAP54767

DRAWING TITLE

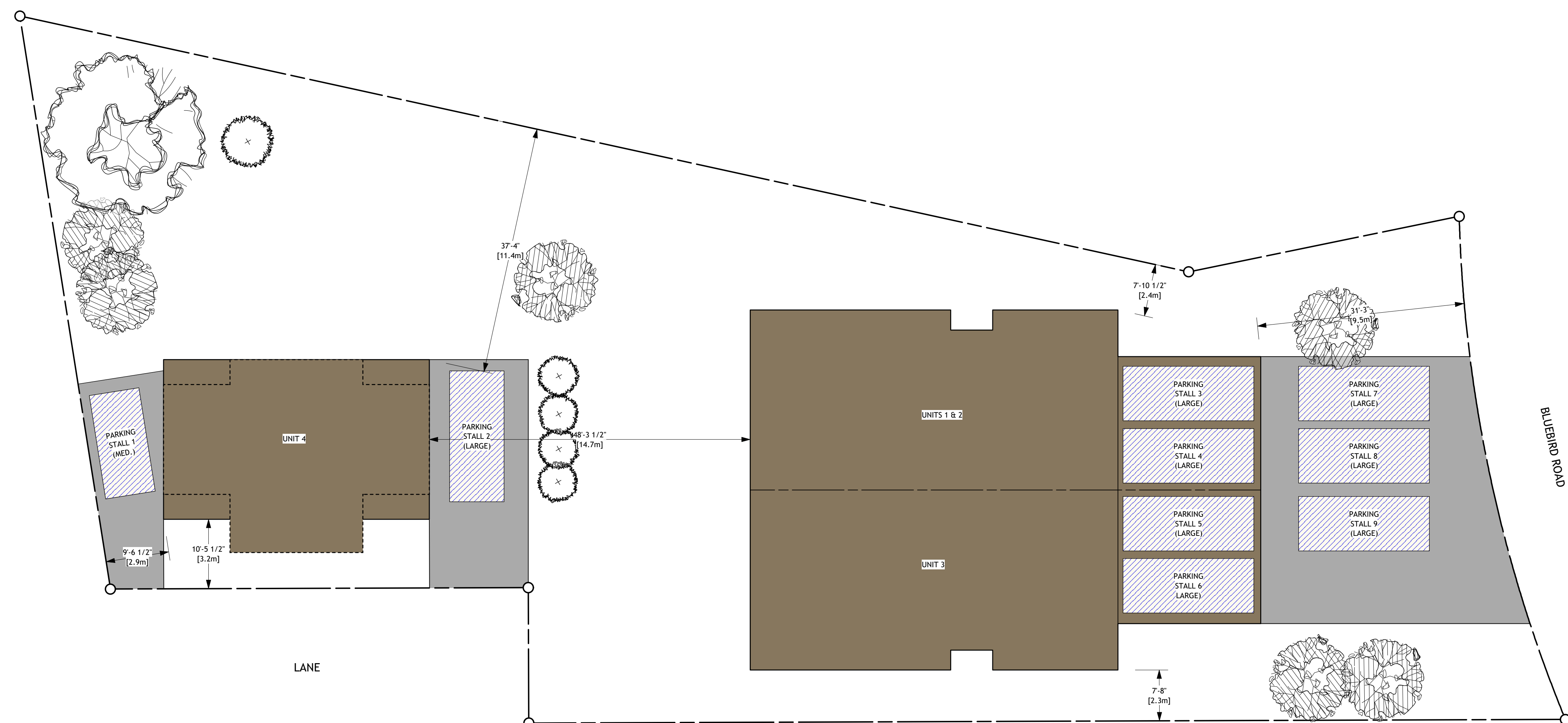
SITE PLAN

DATE _____

MAY 9, 2016

DRAWING NUMBER

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7



1 SITE PLAN
Scale: 1:125

