
CITY OF KELOWNA
MEMORANDUM

Date: February 23, 2017
File No.: Z17-0008

To: Community Planning (TB)

From: Development Engineering Manager(SM)

Subject: 1420 Inkar Road 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) Inkar Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, 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 **\$3,230.00** not including utility service cost.

(c) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Inkar 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
Curb &Gutter	\$ 938.00
Sidewalk	\$1,800.00
Road Fillet	\$ 492.00
Total	\$3,230.00

4. Development Permit and Site Related Issues

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

The existing driveway access exceeds the maximum width of 6m. No additional width is permitted.

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

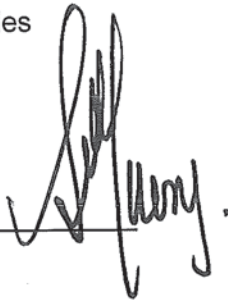
(a) Levies

1. Christleton Ave frontage improvements **\$3,230.00**

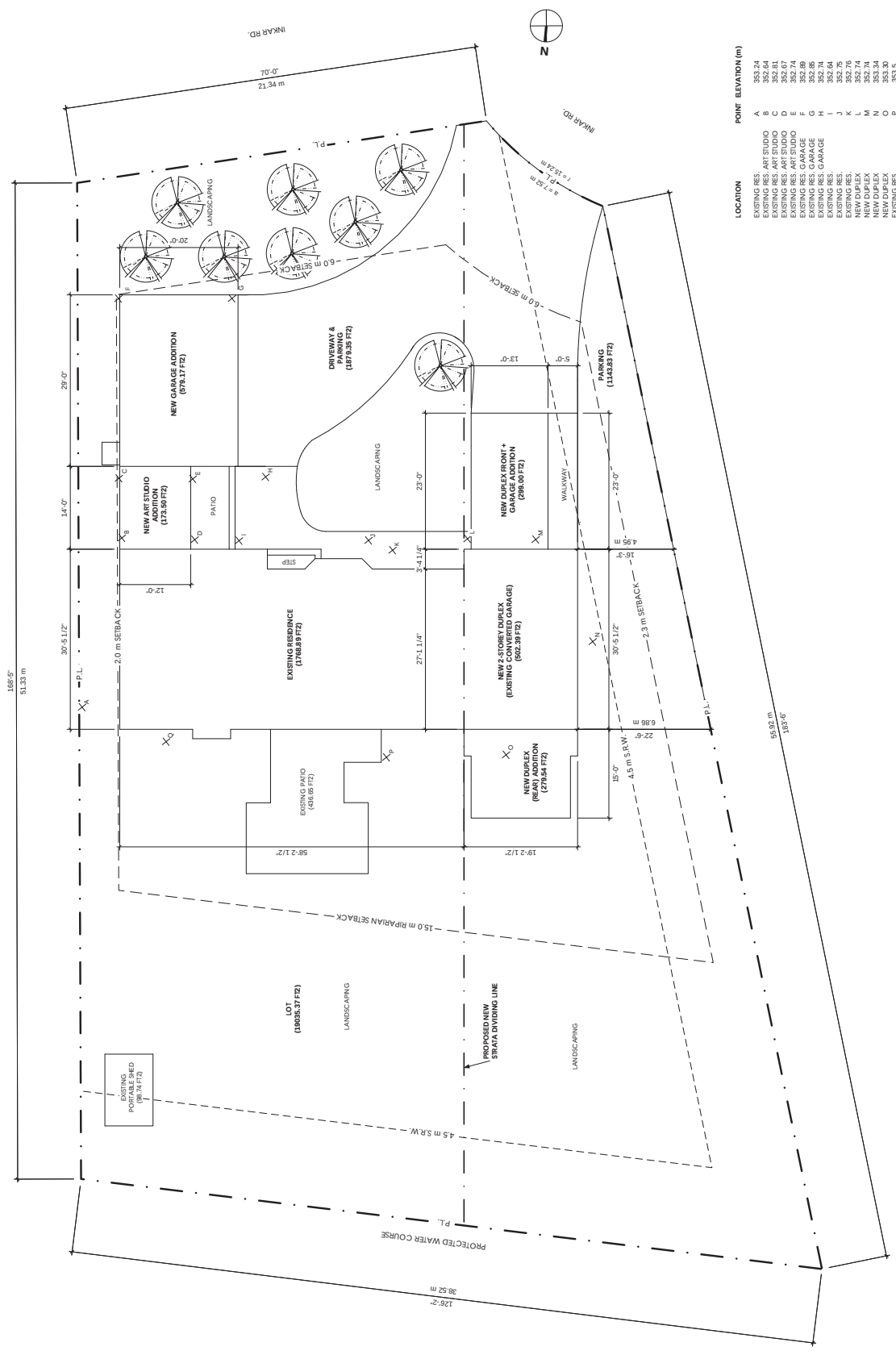
(b) Bonding

1. Service upgrades To be determined

Steve Muenz, P. Eng.
Development Engineering Manager

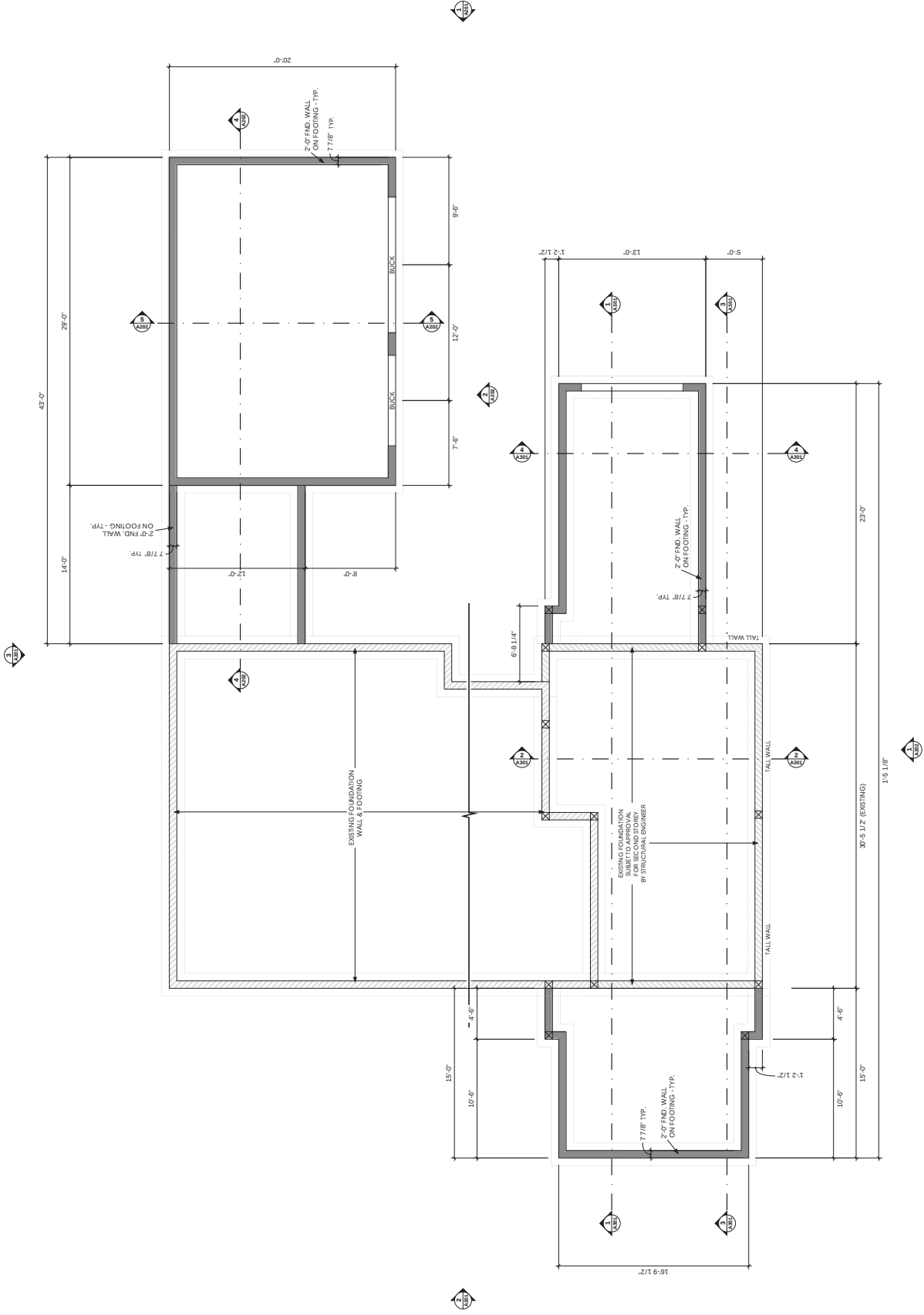


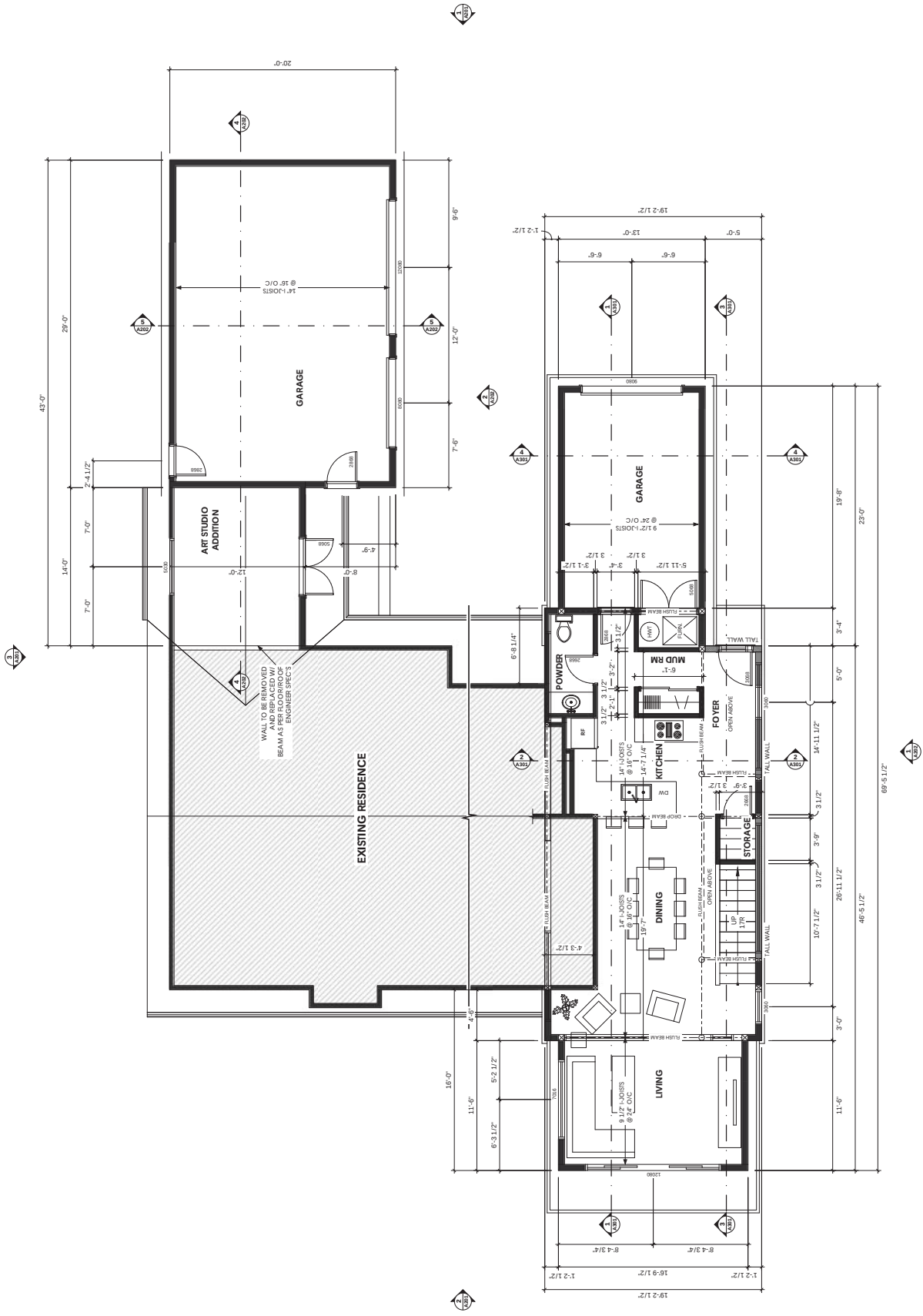
SS



LOCATION	POINT	ELEVATION (m)
EXISTING RES.	A	353.24
EXISTING RES.	B	352.81
EXISTING RES.	C	352.81
EXISTING RES.	D	352.67
EXISTING RES.	E	352.74
EXISTING RES.	F	352.74
EXISTING RES.	G	352.86
EXISTING RES.	H	352.74
EXISTING RES.	I	352.74
EXISTING RES.	J	352.75
EXISTING RES.	K	352.76
EXISTING RES.	L	352.74
EXISTING RES.	M	352.74
EXISTING RES.	N	353.34
EXISTING RES.	O	353.30
EXISTING RES.	P	353.30
EXISTING RES.	Q	353.36

AVERAGE GRADE AT EXISTING RES. ART STUDIO: 352.72 m
AVERAGE GRADE AT EXISTING RES. GARAGE: 352.72 m
AVERAGE GRADE AT NEW DUPLEX: 353.3 m







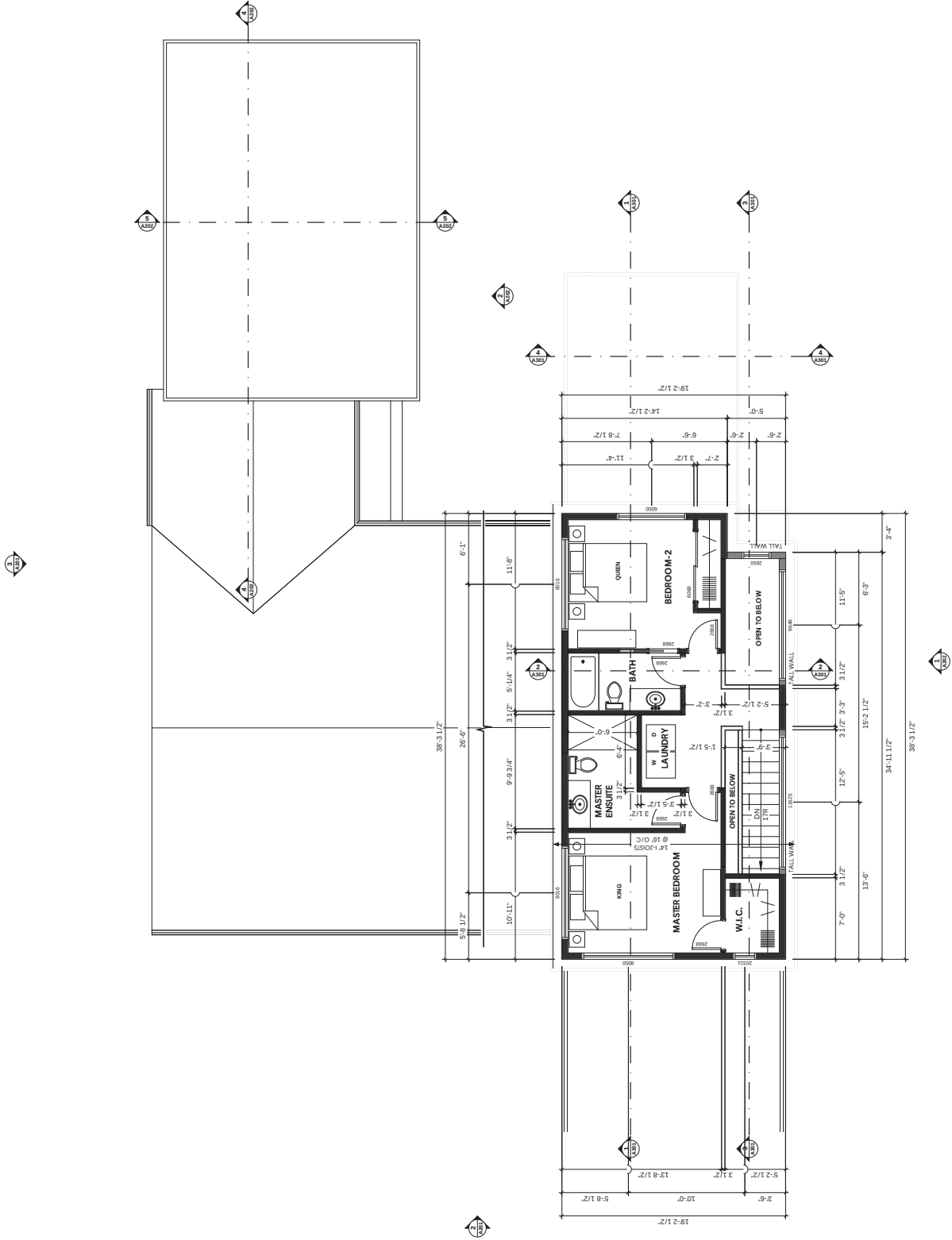
Y-M-D	16-12-23
REVISION	0
DATE	1.02.21
BY	1.02.21
SHEET	

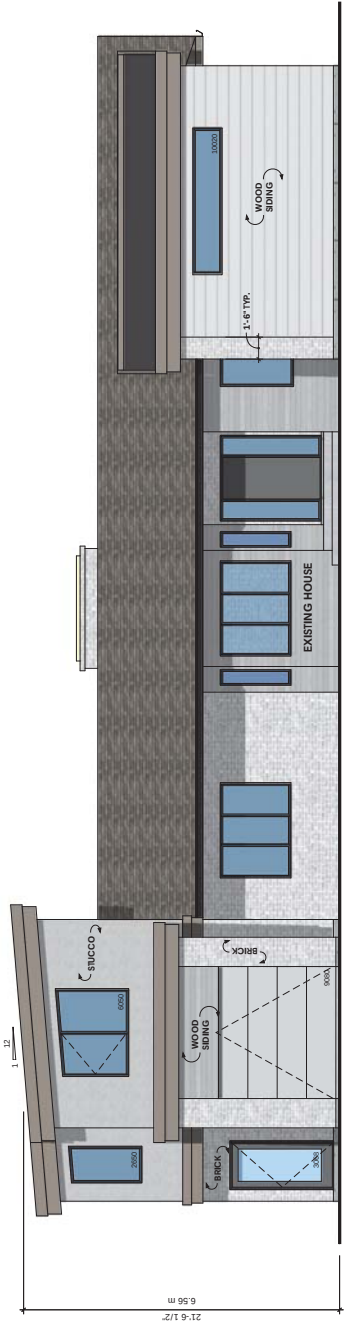
UPPER FLOOR PLAN

ADDITIONS TO EXISTING RES. & DUPLEX

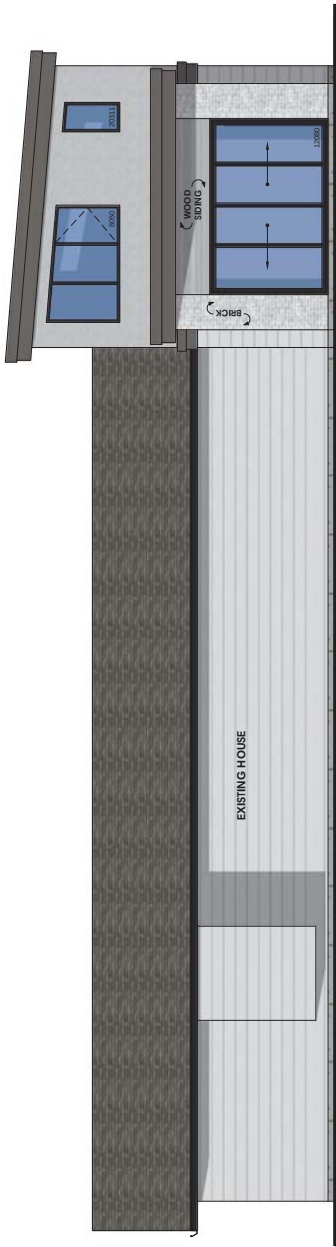
1420 INKAR RD, KELOWNA, BC V1Y 8H7
LOT: C, PLAN #: KA2922, LD 41
FOUR: 4571.127, PID: 006-303-579, ZONING: R46 (PROPOSED)

A103

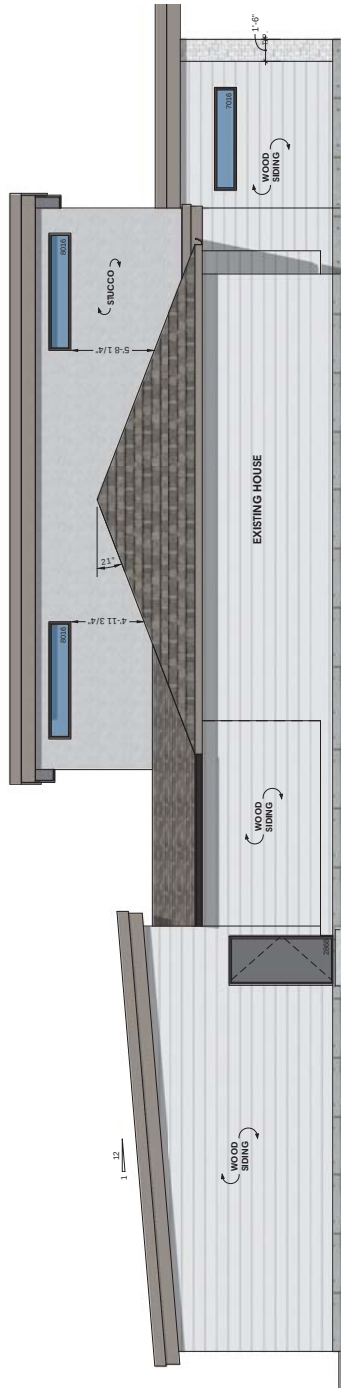




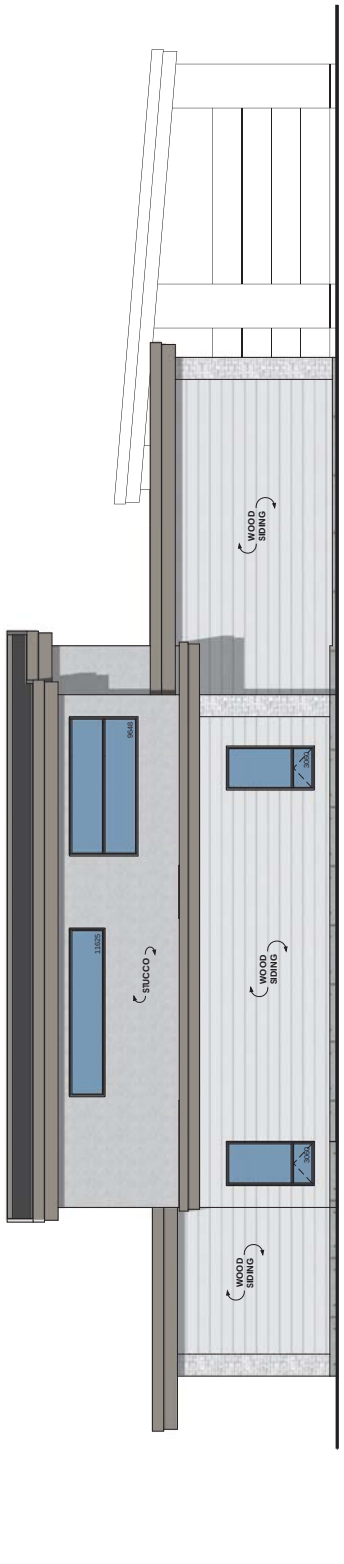
1 SOUTH ELEV.
SCALE 1/4" = 1'-0"



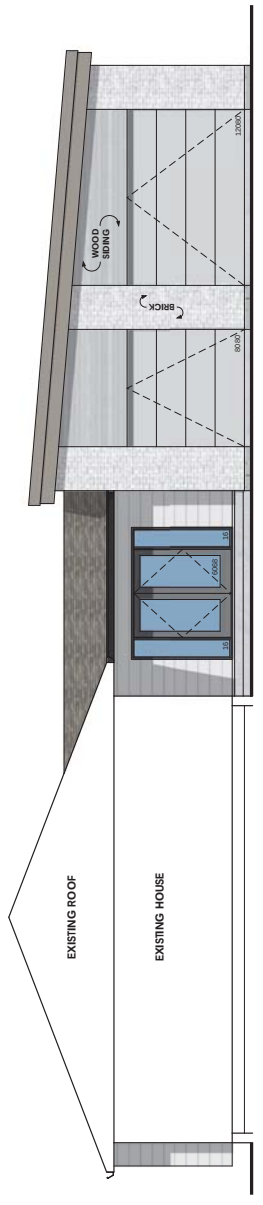
2 NORTH ELEV.
SCALE 1/4" = 1'-0"



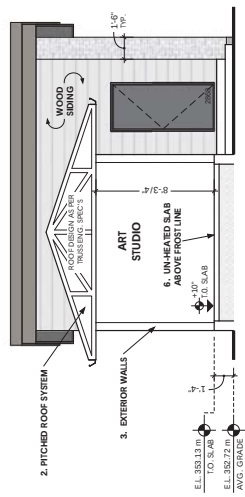
3 EAST ELEV.
SCALE 1/4" = 1'-0"



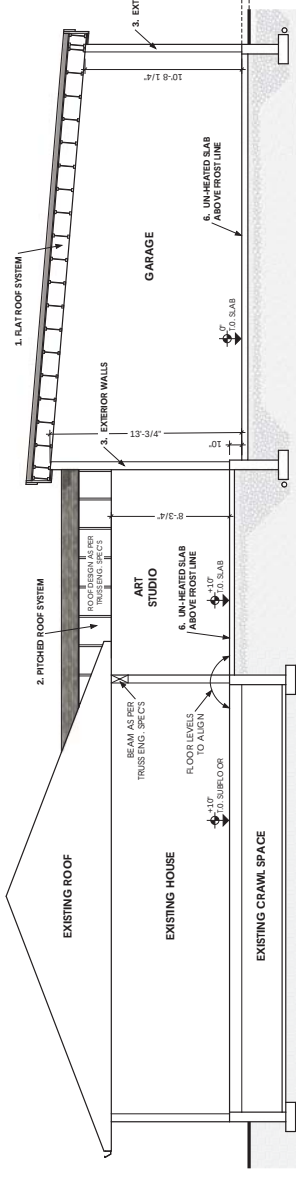
WEST ELEV. (DUPLEX)
SCALE: 1/4" = 1'-0"



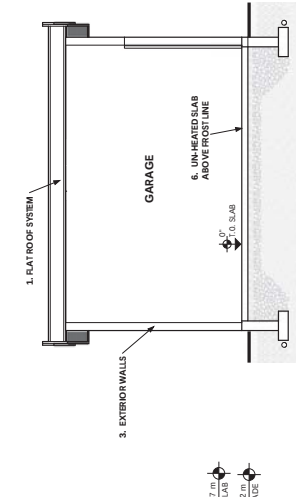
WEST ELEV. (ART STUDIO & GARAGE)
SCALE: 1/4" = 1'-0"



SECTION 2
SCALE: 1/4" = 1'-0"



SECTION 4
SCALE: 1/4" = 1'-0"



SECTION 5
SCALE: 1/4" = 1'-0"

1. EAST & LOW SLOPE ROOF SYSTEM

ROOF DRAINS AS REQ'D TO ACHIEVE 1:300 RATIO

HIDDEN GUTTER (LOW SLOPE ROOF)

24 GA PAINTED METAL FLASHING

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3/4" PLYWOOD W/ H-CLIPS

ENG. TRUSSES AS PER TRUSS MFGS SPECS

6 ML. POLY. AIR BARRIER

1/2" C.D. GYPSUM WALL BOARD

PRECASTED METAL SOFFIT

PAINTED LEVEL-4 FINISH
2. PITCHED ROOF SYSTEM

ROOF VENTS AS REQ'D TO ACHIEVE 1:300 RATIO

FREGLASS SHINGLES

1/2" PLYWOOD W/ H-CLIPS

ENG. TRUSSES AS PER TRUSS MFGS SPECS

6 ML. POLY. AIR BARRIER

1/2" C.D. GYPSUM WALL BOARD

PRECASTED METAL SOFFIT

PAINTED LEVEL-4 FINISH
3. EXTERIOR WALLS

COMBINATION OF WOOD SIDING & STUCCO

2 LAYERS ASPHALT BUILDING PAPER

24 GA WOOD FRAMING W/ BATT INSULATION

6 ML. POLY. AIR BARRIER

1/2" C.D. GYPSUM WALL BOARD

PAINTED LEVEL-4 FINISH
4. FLOOR SYSTEM

FLOOR FINISH AS PER HOME OWNER SPECS

3/4" TAG SPRUCE PLYWOOD SHEATHING

24 GA WOOD FRAMING W/ BATT INSULATION

31/2" OF 2 LB. MED. DENSITY SPRAY FOAM TO JOIST ENDS

1/2" C.D. GYPSUM WALL BOARD
5. FOUNDATION

DAMP PROOFING BELOW GRADE

4" PERFORATED PVC PERIMETER DRAIN @ FOOTING

2.5" EPS RIGID INSULATION

2.5" EPS RIGID INSULATION

NOTE: REFER TO PLANS FOR EXISTING PORTION OF FOUNDATION TO BE USED PRIOR TO ENGINEER APPROVAL
6. UNHEATED SLAB ABOVE FROST LINE

5" REINFORCED CONCRETE

6 ML. POLY. AIR BARRIER

24 GA WOOD FRAMING W/ BATT INSULATION

STRUCTURAL BACKFILL