
CITY OF KELOWNA
MEMORANDUM

Date: July 10, 2017
File No.: Z17-0058
To: Community Planning (EW)
From: Development Engineering Manager(JK)
Subject: 934 Grenfell Road

SCHEDULE A

This forms part of application
Z17-0058

Planner Initials EW


City of Kelowna
COMMUNITY PLANNING

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 Jason Angus

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 Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. No further utility upgrades are needed.

3. Road Improvements

- a. Grenfell Road must be upgraded to an urban standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, 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 **\$9,450.00** not including utility service cost.
- b. Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Grenfell 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
Sidewalk	\$4,800.00
Street Lighting	\$1,500.00
Road Fillet	\$1,650.00

Bldv Landscaping	\$1,500.00
Total	\$9,450.00

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. Grenfell Street frontage improvements	\$9,450.00
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(b) Bonding

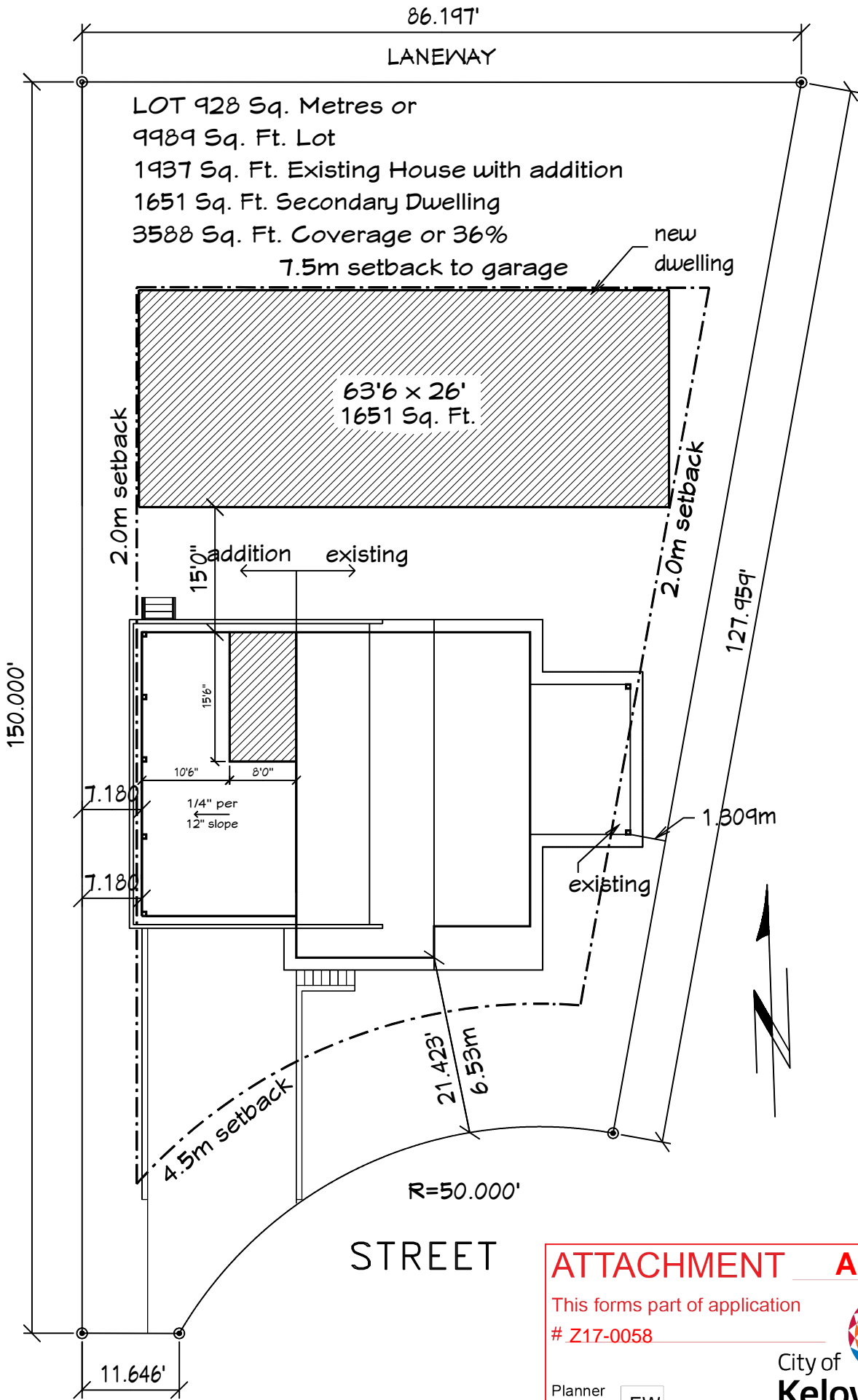
1. Service upgrades	To be determined
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 James Kay, P. Eng.
 Development Engineering Manager

JA

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ATTACHMENT A

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