
City of Kelowna

MEMORANDUM

DATE: March 7, 2001
FILE: 3150-20
TO: City Manager
FROM: Deputy Director of Finance
RE: **DEVELOPMENT COST CHARGES - ROADS AND SEWER TRUNKS
SECTOR BOUNDARY AMENDMENT
MISSION FLATS SPECIFIED AREA 17 BOUNDARY AMENDMENT**

RECOMMENDATION:

THAT Council approve the amendment of the Development Cost Charge roads and sewer trunks sector maps and the Mission Flats Specified Area 17 map to reflect the consolidation of Lot 1, Plan 9458 and Lot A, Plan 5648 and further subdivision into:

- Lot A, D.L. 579, S.D.Y.D., Plan KAP67461
- Lot B, D.L. 579, S.D.Y.D., Plan KAP67461
- Dedicated, but unconstructed road adjacent to Lot A, Plan KAP67461 and Lot 2, Plan 66779 (future Gordon Drive extension)
- Lot 2, D.L. 579, S.D.Y.D., Plan KAP66779;

AND THAT Council approve an amendment to the Development Cost Charge roads sector boundary by placing:

- Lot A, D.L. 579, S.D.Y.D., Plan KAP67461
- Lot B, D.L. 579, S.D.Y.D., Plan KAP67461
- Part of Lot 4 (lying NE of Lot 1, Plan 9458), D.L. 579, S.D.Y.D., Plan 12933
- Dedicated, but unconstructed road adjacent to both Lot A, Plan KAP67461 and Lot 2, Plan 66779 (future Gordon Drive extension)

in Sector "R-I" – Inner City;

AND THAT Council approve an amendment to the Development Cost Charge sewer trunks sector boundary and Mission Flats specified area 17 boundary by placing:

- Lot A, D.L. 579, S.D.Y.D., Plan KAP67461
- Lot B, D.L. 579, S.D.Y.D., Plan KAP67461
- Dedicated, but unconstructed road adjacent to Lot A, Plan KAP67461 and Lot 2, Plan 66779 (future Gordon Drive extension)

in Sector "S-A" – City Wide and within the Mission Flats specified area boundary respectively;

AND THAT Council approve the inclusion of Lot 2, D.L. 579, S.D.Y.D., Plan KAP66779 in Sector "S-K";

AND THAT Council approve amending Bylaw No. 8651 to the City's Development Cost Charge Bylaw No. 7728 – Schedule "A-1", Road Sector Map and Schedule "A-2", Sewer Trunks Sector Map as attached, to reflect these boundary amendments;

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AND THAT Council approve amending Bylaw No. 8652 to the Mission Flats Specified Area 17 Bylaw No. 6775 – Schedule “A-3”, Mission Flats Specified Area 17 boundary map as attached, to reflect this boundary amendment;

AND FURTHER THAT Council approve the amendments subject to the approval of the Ministry of Municipal Affairs.

BACKGROUND:

Roads DCC Sector Boundary

The subject properties are located adjacent to the toe of the slope at the south end of Paret Road. The agent for the property owner of Lot A, Plan KAP67461 requested that the City review the DCC roads boundary to determine whether the boundary used in preparing the DCC Bylaw maps had considered the topography and roads access for this future development. Schedule B depicts the current roads DCC sector boundary.

When the DCC roads mapping was completed, for ease of reference, the sector boundary used was Bellevue Creek moving from east to west until meeting existing development on Paret Road. Future road access to the property, when developed, will be from Paret Road and then joining into the future Gordon Drive extension proceeding west and then north onto the existing Gordon Drive.

A review of this request was undertaken in consultation with the Director of Works & Utilities and the Director of Finance & Corporate Services. The major considerations in arriving at the recommendation are:

- The subject property is in the Mission flats and will not directly access any of the arterial roads included in the South Mission DCC sector.
- Upon subdivision, the developer will be required to make a contribution in excess of \$300,000 towards the future Gordon extension in accordance with the City's Subdivision, Development & Servicing Bylaw No. 7900. This requirement is incremental to Sector “I” – Inner City roads Development Cost Charges of \$2,745 per unit.

The sector boundary amendment also affects one existing single family property, a remnant parcel that is owned by the City and is being held as park land and the future Gordon Drive extension itself. These properties have been included in order to properly place the sector boundary at the toe of the slope. They will otherwise not be impacted by this amendment, now or in the future.

The roads DCC charge for Sector “B” – South Mission is \$11,186 per unit.

Sewer Trunks DCC Sector Boundary and Mission Flats Specified Area 17 Boundary

This amendment recognizes the consolidation and further subdivision of the noted properties located adjacent to the toe of the slope at the south end of Paret Road. The future subdivision will require sewer service from the trunk main at the end of the existing Paret Road which is included in Sewer Trunks Sector “S-A” – City Wide. Currently, only a portion of the property is included in this sector, with the remainder in Sector “S-K” – South Mission.

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The Mission Flats Specified Area 17 boundary is the same as the sewer trunks boundary and therefore must also be amended. The future subdivision will be subject to the specified area charge that is in place at the time of subdivision.

The sewer trunks DCC for Sector "S-A" is \$706 per unit and for Sector "S-K" is \$1,323 per unit.

P. Macklem

Encls.

cc: Director of Works & Utilities
Director of Finance & Corporate Services
Development Engineering Manager