

Memo



Date: August 13/10
To: City Manager
From: Community Sustainability Division
File No: Z10-0060 **Applicant:** Edgecombe Builders
At: 1290/1298 St. Paul Street **Owner:** Chlojo Investments Inc.
Purpose: TO REZONE THE SUBJECT PROPERTIES FROM THE I2 - GENERAL INDUSTRIAL ZONE TO THE C7 - CENTRAL BUSINESS COMMERCIAL ZONE
Existing Zone: I2 - General Industrial
Proposed Zone: C7 - Central Business Commercial
Existing Future Land Use: Commercial
Report Prepared by: Luke Turri

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0060 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 14 & 15, District Lot 139, ODYD, Plan 1303, Kelowna BC from the I2 - General Industrial zone to the C7 - Central Business Commercial zone, be considered by Council;

THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

2.0 SUMMARY:

This application seeks to rezone the subject properties from the I2 - General Industrial zone to the C7 - Central Business Commercial zone. The rezoning would permit the proposed seven-storey mixed use development, including two storeys of commercial uses, with five storeys of residential units above. Subject to Council's approval of the zone amending bylaw, a Development Permit to approve the form & character and a Development Variance Permit to address several variances to the Zoning Bylaw, including building massing setback, and parking/loading requirements will be forwarded to Council for consideration.

3.0 ADVISORY PLANNING COMMISSION:

The above noted application was reviewed by the Advisory Planning Commission at the meeting on July 20, 2010 and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z10-0060, for 1290/1298 St. Paul Street, to rezone the subject properties from the I2 - General Industrial zone to the C7 - Central Business Commercial zone.

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4.0 BACKGROUND:

Two single-family dwellings were demolished on the subject properties in 2008. The land has remained vacant since that time, with a portion used as a surface parking lot. A two-storey professional building abuts the property to the south, while a yoga studio operates in a converted single-family dwelling immediately to the north.

4.1 Proposal

This proposal seeks to rezone the subject properties from the I2 - General Industrial zone to the C7 - Central Business Commercial zone. The requested zoning complies with the Commercial Future Land Use Designation identified in the Official Community Plan.

A seven-storey mixed-use development has been proposed, including five storeys of residential containing 74 units, above a two-storey commercial/parking podium. The building footprint would occupy the entirety of the parcel.

The residential and commercial components share a common entry along the St. Paul frontage. The predominant unit is one bedroom and approximately 600ft². In general, unit sizes range from 440ft²-715ft² on the third through sixth floors, with slightly larger spaces provided on the seventh floor at 516ft²-990ft².

Parkade access would be from the laneway, with two garage bays leading to separate portions of the indoor parking area. The parkade includes 61 parking spaces, motorcycle/scooter stalls, and secure bicycle parking. Some parking stalls are classified as “electric-car ready” for plug-in hybrid vehicles. In addition, two car-share vehicles are included with the proposal. The parking is capped by four individual commercial spaces on the St. Paul Street frontage.

Should Council give favourable consideration to the zone amendment application, a Development Permit and Development Variance Permit would be presented at a later date. Variance requests include:

- The C7 zone requires any portion of a building above 15.0m in height to be a minimum of 3.0m from any property line abutting a street (0.0m is proposed).
- 61 parking stalls are proposed where 81 are required. The applicant is proposing to utilize available parking credits identified in Council Policy #314 (see below) to waive the commercial parking component. In addition, the policy allows for a reduction in residential parking requirement where a “sustainable car-sharing proposal” is put forward by the developer. The additional credit allotted for this proposed car-share will require additional review by staff prior to making a recommendation to Council. Additional parking shortfall may be recuperated through cash-in-lieu contributions.
- An increase to the percentage of allowable “small car” stalls from 40% to 71%.
- A reduction in to the internal (parkade) drive aisle width from 7.0m minimum to 6.0m proposed.

The application meets the requirements of Zoning Bylaw No. 8000 as follows (with variances noted):

Criteria	Proposal	C7 Zone Requirements
Existing Lot/Subdivision Regulations		
Site Area (m ²)	1385m ²	200m ²
Site Width (m)	30.48m	6.0m
Site Depth (m)	45.26m	30.0m
Development Regulations		
Commercial Floor Area	465m ²	-
Residential Floor Area	4610m ²	-
F.A.R.	3.7	9.0
Height (m)	22.0m	22.0m
Storeys (#)	7 storeys	n/a
Required Setbacks		
Front (St. Paul)	0.0m	0.0m
Side (north & south)	0.0m	0.0m
Rear (laneway)	0.0m	0.0m
Other Regulations		
<i>Setback for any portion of building above 15.0m and adjacent a street</i>	0.0m ^①	3.0m
Private Open Space	780m ²	6.0m ² per bachelor dwelling 10.0m ² per 1-bedroom dwelling 15.0m ² per 2-bedroom dwelling Total: 776m ²
Commercial frontage	100%	Minimum 90% of street frontage
Parking Spaces (#)	58 spaces [Commercial requirement to be waived, residential requirement to be reduced.] ^②	1/dwelling unit = 74 spaces 1.3/100m ² commercial area = 7 spaces Total: 81 spaces
Bicycle Stalls (#)	To meet requirements	Class I: 42 spaces Class II: 11 space Total: 53 spaces required
Loading Spaces (#)	0 spaces ^③	1 space
Parking Stall Size	5.5m x 2.5m ^③	6.0m x 2.5m
'Small Car' Parking	71%	Maximum 40% of total parking
Two-Way Drive Aisle (Parkade)	6.6m ^③	7.0m
<p>① Indicates a requested variance to the minimum building setback above 15.0m, including both the St Paul Street and laneway elevations.</p> <p>② Indicates a requested variance to parking space requirements. See discussion on Council Policy #314 within report.</p> <p>③ Indicates a requested variance.</p>		

4.2 Site Context

The subject property is located immediately east of Kelowna's Cultural District, within the Downtown Urban Centre. While this transitional area is primarily zoned industrial and single-family, the Official Community Plan designates surrounding properties for future Commercial and Multiple Unit Residential (Medium Density) uses.

Specifically, the adjacent zones and uses are as follows:

Orientation	Zoning	Land Use
North	I2 - General Industrial	“Yoga House”
East	RU2 - Medium Lot Housing	Single Family Neighbourhood
South	C2 - Neighbourhood Commercial	Law Offices
West	C7 - Central Business Commercial	“Cannery Lofts” Condominiums

4.3 Site Location Map

Subject property: 1290/1298 St. Paul Street



5.0 CURRENT DEVELOPMENT POLICY:

5.1 Proposed Zoning (C7 - Central Business Commercial)

The purpose of the C7 zone is to designate and preserve land for the orderly development of the financial, retail and entertainment, governmental and cultural core of the Downtown, as well as the retail, entertainment and cultural core of Rutland, which shall provide for high density residential uses, and commercial uses.

5.2 Council Policy #314 - Parking Credits for Mixed Use Developments Within the Downtown Urban Centre

The applicant is proposing to apply for parking credits outlined in this Council Policy for the commercial parking component, as well as a portion of the residential parking component. These credits are available to projects which meet the following criteria:

- The development proposal is located within the Downtown Urban Centre and located within the Urban Centre boundaries shown as ‘Area A’ on Map 6.2 in Kelowna 2000 - Official Community Plan Bylaw No. 7600.

- The development proposal is a mixed use (commercial and residential) project where the commercial component is less than 50% of the gross floor areas (excluding areas for parking).
- Only the commercial component, or a portion thereof, of the required parking is being requested to be waived.

The parking requirement for the residential component of a mixed use building may be reduced where the developer puts forward a sustainable car-sharing proposal. The amount of the reduction will be based on the particulars of each proposal.

5.3 Official Community Plan

Mixed Uses: Work towards increasing the number of buildings with mixed uses by encouraging developers to incorporate retail uses on the lower storeys with office and/or residential above. Hotel uses could also be incorporated in all Urban Centres except Neighbourhood Centres.¹

Density Profile: Support a land use approach where residential densities increase as proximity to the core of Urban Centres increases.²

Housing Variety: Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population and satisfies a range of lifestyle choices.³

Corner Lot Development: Generally encourage commercial developments in transition areas, consistent with OCP Future Land Use direction but requiring rezoning, to occur on corner locations first, rather than on mid-block locations.⁴

Development and Redevelopment: Require consideration of TDM strategies in the planning and approval of development and redevelopment proposals.⁵

6.0 TECHNICAL COMMENTS:

6.1 Building & Permitting Branch

The applicant is currently working with the Building & Permitting Branch to ensure all Building Code requirements are met for Development Permit approval.

6.2 Development Engineering Branch

See attached.

6.3 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 150ltr/sec flow. No combustible siding permitted. The standpipes are to be installed on the transitional landings as per NFPA 14. Additional comments will be required at the Building Permit application.

7.0 LAND USE MANAGEMENT DEPARTMENT:

The Land Use Management Department is supportive of the proposed rezoning. The application represents the addition of a significant amount of residential activity in a key location. While the C4 - Urban Centre Commercial zone could be considered more appropriate given that the location

¹ Section 6.1.32 (Page 6-5)

² Section 8.1.33 (Page 8-6)

³ Section 8.1.40 (Page 8-6)

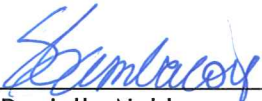
⁴ Section 9.1.35 (Page 9-5)

⁵ Section 12.1.80 (Page 12-8)

is outside of the core of the Downtown Urban Centre, the C7 - Central Business Commercial zone is prevalent along Ellis Street to the west, and notably, was used for the Cannery Lofts development (2005) across the laneway from the subject property. In addition, the proposed mixed-use development and associated residential density is welcomed adjacent to the well-established Cultural District, where a range of urban services and amenities are available to potential residents. The proposed floor area ratio of 3.7 is significantly lower than the allowable density within the C7 zone, which would assist in transitioning to future C4 development in the area.

The proposed residential units could provide an attainable ownership option for a group which previously may not have been able to enter the housing market in the Downtown Urban Centre, as the majority of residential development in recent years has focused on middle-to-high income groups and the luxury housing market. Attaining vibrant, diverse Urban Centres is supported through a mix of housing types and varying levels of affordability.

Ideally, the development would incorporate the corner lot (520 Cawston Ave), or at least consider the option of phasing this site into an overall project. While the orphaning of this lot is a concern, the corner parcel meets the minimum lot requirements for the C7 zone, and would remain a viable commercial development parcel, similar to smaller-scale commercial redevelopment projects seen closer to the downtown core.



 Danielle Noble
 Manager, Urban Land Use

Approved for inclusion:

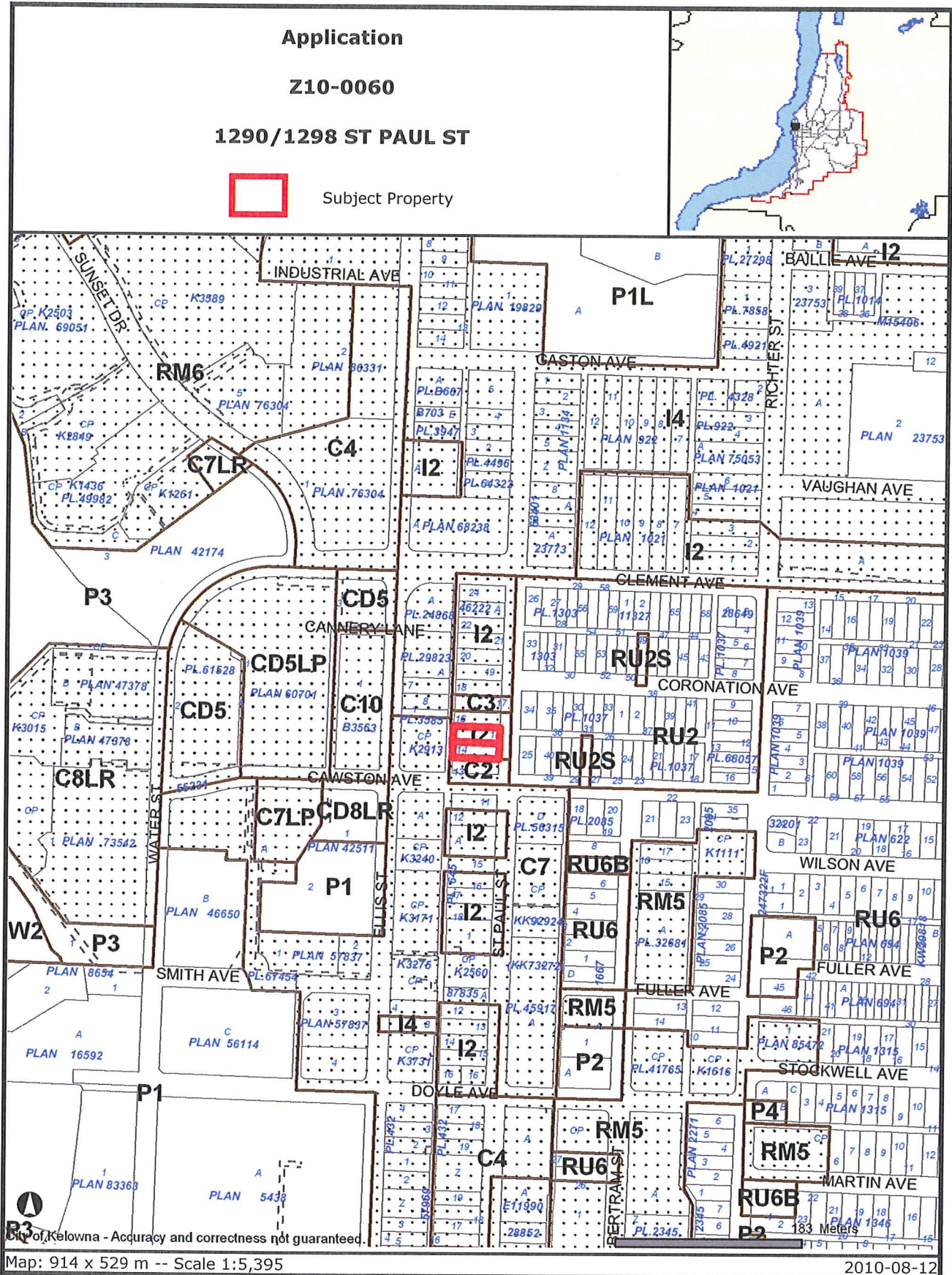


Shelley Gambacort
 Director, Land Use Management

Attachments:

Subject Property Map
 Design Rationale Letter (MQN Architects)
 Design Rendering
 Elevations, including Colours/Materials (4 pages)
 Parkade/Floor Plans (4 pages)
 Development Engineering Branch Report

Date application accepted: July 2, 2010
 APC meeting date: July 20, 2010



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



NO.	REV.	DESCRIPTION	DATE
1		Issue for Review / Development Project No. 2010	
2		Issue for Review / Development Project No. 2010	
3		Issue for Review / Development Project No. 2010	
4		Issue for Review / Development Project No. 2010	
5		Issue for Review / Development Project No. 2010	
6		Issue for Review / Development Project No. 2010	
7		Issue for Review / Development Project No. 2010	

A06

00.00/10

PROJECT TITLE: EAST ELEVATION
 PROJECT NO.: 2010 546

MWON ARCHITECTS
 McQueen
 1250 542 1199 / 720 542 5235
 Suite 103, 2301 24th Avenue
 Victoria, BC V8T 5B8

Sole on St Paul

- A HardPlank - flat panels
- B Polished metal siding
- C Poured in place concrete w/ art pattern
- D Heavy timber
- E Wood unfinished
- F Polished aluminum glazing
- G Glass handrail
- H Metal structural features
- I Painted metal screen



PRELIMINARY DESIGN

EAST ELEVATION

NO.	REV.	ISSUED FOR	DATE
1		ISSUED FOR Review / Development Proposal, July 23, 2019	
2		ISSUED FOR	
3		ISSUED FOR	
4		ISSUED FOR	
5		ISSUED FOR	
6		ISSUED FOR	
7		ISSUED FOR	

A07

1: 00.00/10

PROJECT TITLE: Sole on St Paul
 DRAWING TITLE: SOUTH ELEVATION
 PROJECT NO: 2010 546

MON ARCHITECTS
 Neumann
 McDevitt
 Suite 102, 3307 24th Avenue
 Victoria, BC V8T 2S8
 1 250 542 1199 / 250 542 5236



Property Line

Property Line

PRELIMINARY DESIGN

SOUTH ELEVATION

NO.	REV.	REASON FOR	DATE
1		Issue for Review / Development Project Add 2010	
2		Issue for Review / Development Project Add 2010	
3		Issue for Review / Development Project Add 2010	
4		Issue for Review / Development Project Add 2010	
5		Issue for Review / Development Project Add 2010	
6		Issue for Review / Development Project Add 2010	
7		Issue for Review / Development Project Add 2010	

A07

1: 00.00/10

PROJECT NO: 2010 546
 DRAWING NAME: SOUTH ELEVATION

PROJECT NAME: Sole on St Paul



1201 24th Avenue
 Minneapolis, MN 55404
 Phone: 612.338.1100
 Fax: 612.338.1101

- A Hard/Plank - flat panels
- B Pratinishod metal siding
- C Poured in place concrete w/ art pattern
- D Heavy timber
- E Wood pratinishod
- F Pratinishod aluminum glazing
- G Glass handrail
- H Metal structural features
- I Polished metal screen

- R7 59.5' - 18m
- R6 49.25' - 15m setback
- R5 39.5'
- R4 29.75'
- R3 20'
- P2 10'
- P1 0'



PRELIMINARY DESIGN

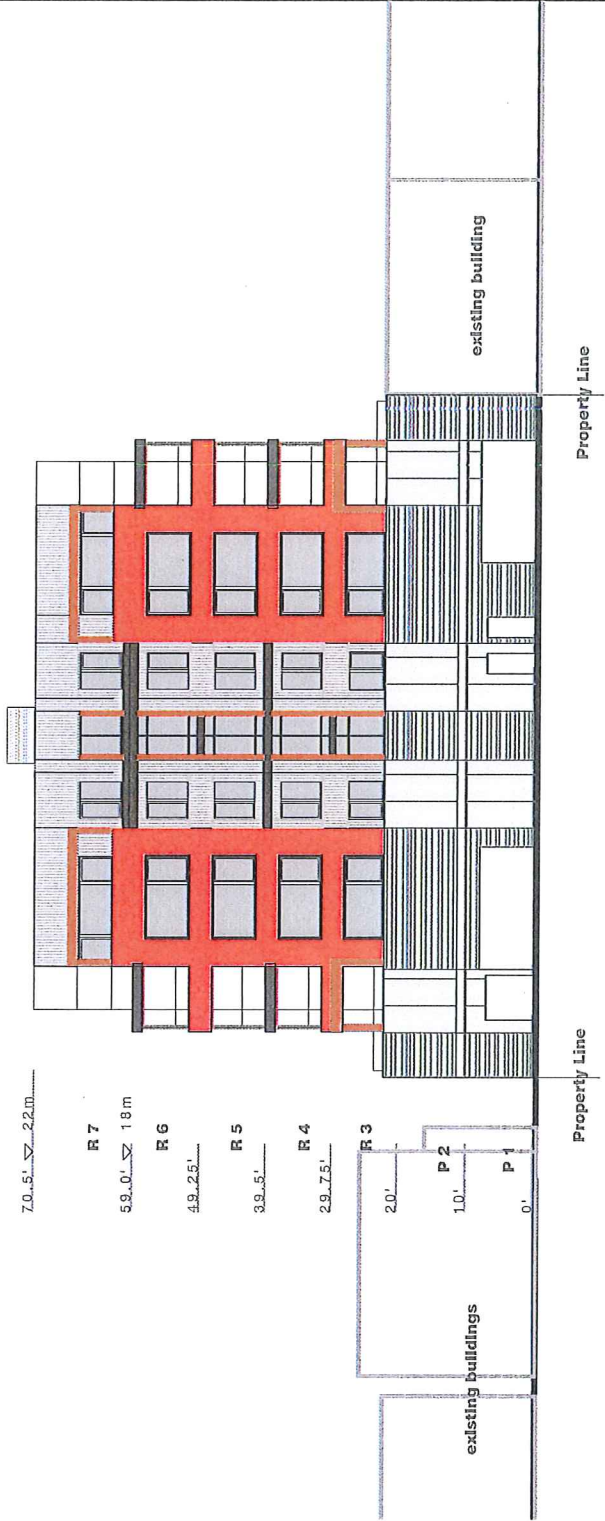
SOUTH ELEVATION

NO.	REV.	DESCRIPTION	DATE
1		ISSUED FOR PERMITTING / DEVELOPMENT PROJECT JULY 21, 2010	
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3		ISSUED FOR PERMITTING / DEVELOPMENT PROJECT JULY 21, 2010	
4		ISSUED FOR PERMITTING / DEVELOPMENT PROJECT JULY 21, 2010	
5		ISSUED FOR PERMITTING / DEVELOPMENT PROJECT JULY 21, 2010	
6		ISSUED FOR PERMITTING / DEVELOPMENT PROJECT JULY 21, 2010	
7		ISSUED FOR PERMITTING / DEVELOPMENT PROJECT JULY 21, 2010	

A08

1: 00.00/10

PROJECT TITLE: Sole on St Paul
 PROJECT NO.: 2010 546
 DEVELOPER: WEST ELEVATION
 ARCHITECTS: MCDONELL O'LEARY NEUMAN
 1250 142 1199 / 250 542 5236
 102 3017 24th Avenue
 ST. PAUL, MN 55108



PRELIMINARY DESIGN

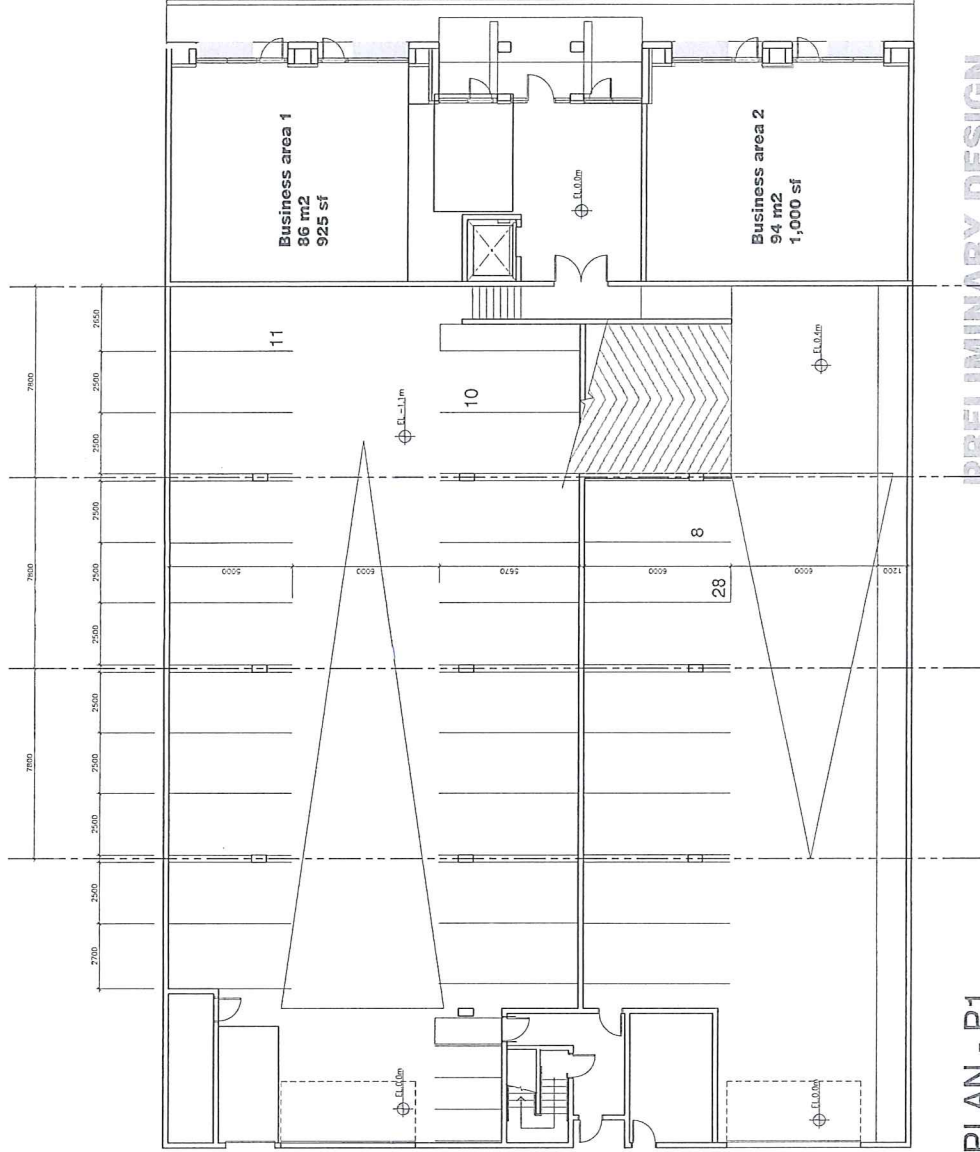
WEST ELEVATION

REVISED PLANS

AUG 05 2010

CITY OF KELOWNA
Land Use Management

PARKING STALLS	
2500x5000	22
2500x5500	21
2500x6000	16
ACCESSIBLE	2
TOTAL	61



PARKADE PLAN - P1

PRELIMINARY DESIGN

NO.	REV.	ISSUED FOR	DATE
1	1	ISSUED FOR PRELIMINARY DESIGN / DEVELOPMENT PROPOSAL JUL 23 2010	
2	2	ISSUED FOR PRELIMINARY DESIGN / DEVELOPMENT PROPOSAL JUL 23 2010	
3	3	ISSUED FOR PRELIMINARY DESIGN / DEVELOPMENT PROPOSAL JUL 19 2010	
4	4	ISSUED FOR PRELIMINARY DESIGN	
5	5	ISSUED FOR	
6	6	ISSUED FOR	
7	7	ISSUED FOR	

A01

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00/00/10

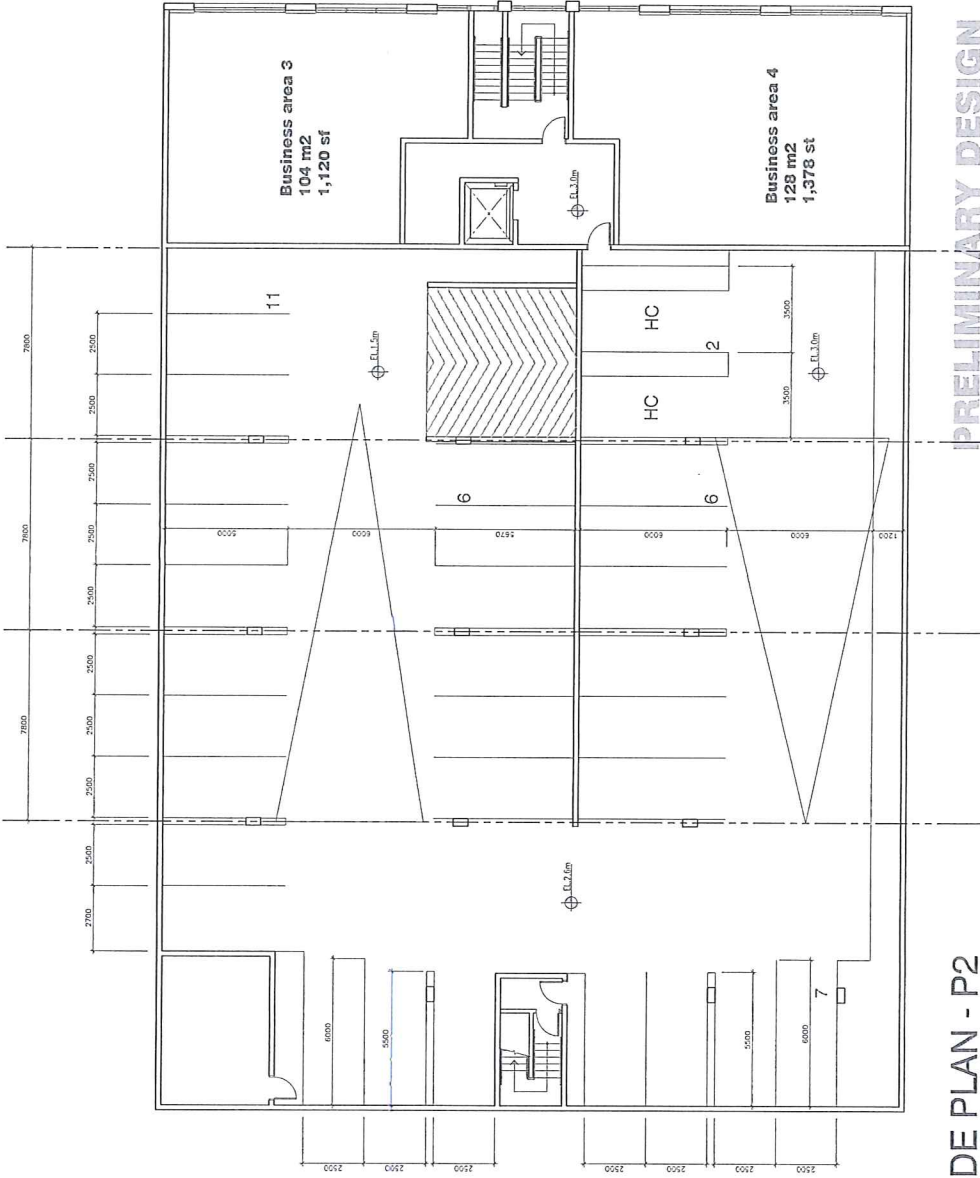
PROJECT TITLE: Sole on St Paul

DRAWING TITLE: PARKADE PLAN - P1

PROJECT NO.: 2010 546

MON
ARCHITECTS
McDonnell
Oetting
Neumann
1250-512-1199 / 1250-512-5236
Suite 102, 2071 24th Avenue
Vernon, BC V1T 9S8

REVISED PLANS
AUG 05 2010
 CITY OF KELLOWAY
 Land Use Manager



PARKING STALLS

2500x5000	22
2500x5500	21
2500x6000	16
ACCESSIBLE	2
TOTAL	61

PARKADE PLAN - P2

PRELIMINARY DESIGN

NO.	REV.	ISSUED FOR	DATE
1		ISSUE FOR Planning & Development Approval July 23, 2010	
2		ISSUE FOR Planning & Development Approval July 29, 2010	
3		ISSUE FOR Planning & Development Approval July 19, 2010	
4		ISSUE FOR Planning Review	
5		ISSUE FOR	
6		ISSUE FOR	
7		ISSUE FOR	

1:200
 2010.08.03

A02

PROJECT NAME: Sole on St Paul
 DRAWING TITLE: PARKADE PLAN - P2
 PROJECT NO.: 2010 546

MON ARCHITECTS
 McDonald
 Oufing
 Neumann
 1250 542 1199 / 1250 542 8238
 1250 542 1199 / 1250 542 8238
 Vernon, BC V1T 9S8
 1250 542 1199 / 1250 542 8238

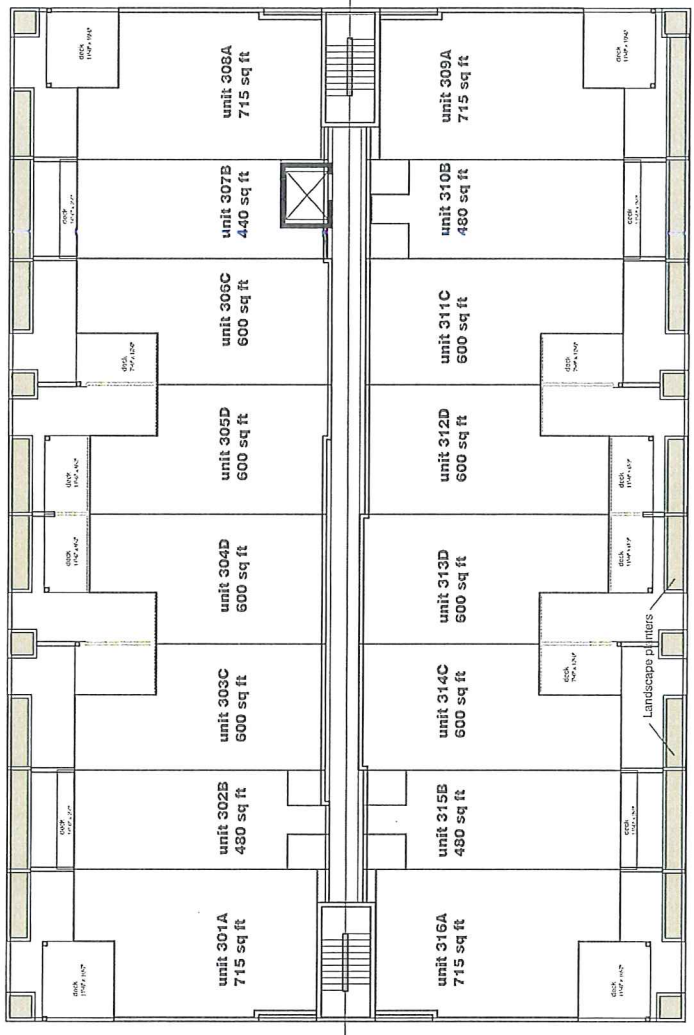
NO.	REV.	DESCRIPTION
1		Issue for Review & Development Approval 21/10/19
2		Issue for Review & Development Approval 08/11/19
3		Issue for Review
4		Issue for Review
5		Issue for Review
6		Issue for Review
7		Issue for Review

A03

1: 00.00/10

PROJECT TITLE: Sole on St Paul
 DRAWING TITLE: 3RD FLOOR PLAN - (4th - 6th similar)
 PROJECT NO.: 2010 546

M O N ARCHITECTS
 Neumann
 5/16 102 3031 24th Avenue
 Victoria BC V1T 8S8
 1 250 542 1199 / 250 542 5228



GROSS FL AREA
 1,003 m²
 10,795 sq ft

3rd FLOOR PLAN (4th - 6th similar)

PRELIMINARY DESIGN



1	100% Final Review / Development Project - 04/10/10
2	95% Final Review / Development Project - 04/10/10
3	90% Final Review / Development Project - 04/10/10
4	85% Final Review / Development Project - 04/10/10
5	80% Final Review / Development Project - 04/10/10
6	75% Final Review / Development Project - 04/10/10
7	70% Final Review / Development Project - 04/10/10

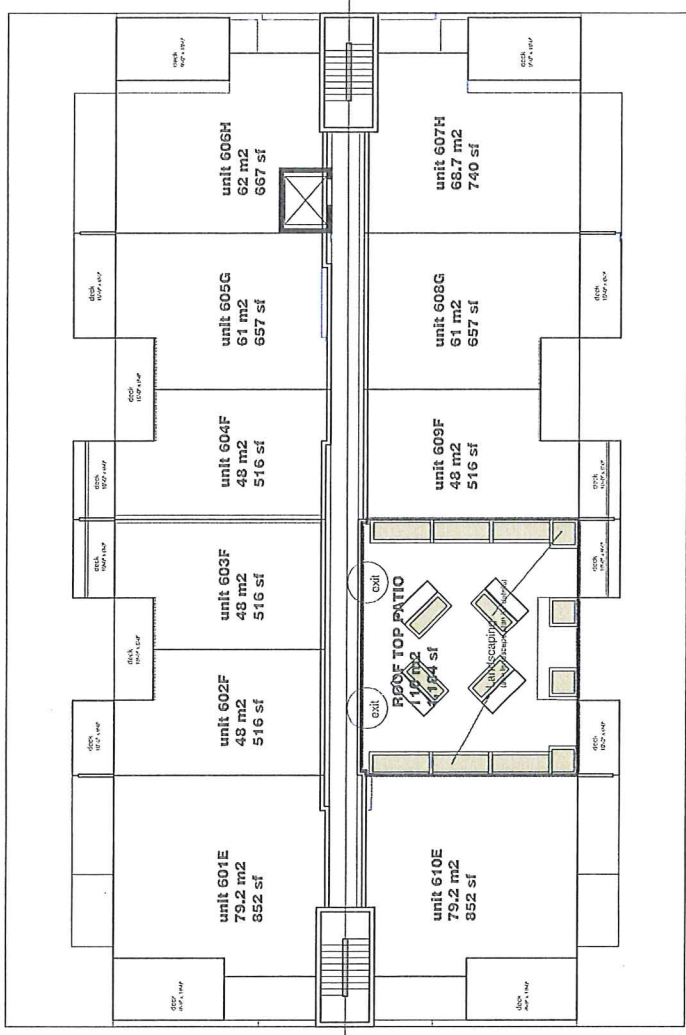
DATE: 04/10/10

A04

1: 00.00/10

PROJECT NO: 2010 546
 PROJECT TITLE: Sole on St Paul
 DRAWING TITLE: 7th FLOOR PLAN

McDonnell
 Orling
 ARCHITECTS
 MEMPHIS
 5006 W. 53RD ST. SUITE 200
 MEMPHIS, TN 38119
 901.542.1193 F.252.542.2236



GROSS FL AREA
 708 m2
 7,624 sf

7th FLOOR PLAN

PRELIMINARY DESIGN

CITY OF KELOWNA
MEMORANDUM

Date: July 12, 2010
File No.: Z10-0060
To: Planning & Development Services Department (LT)
From: Development Engineering Manager (SM)
Subject: 1290 1298 St Paul Street Lots 14, 15 Plan 1303 DL 139

Development Engineering have the following comments and requirements associated with this application to rezone from I-2 to C-7. 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 John Filipenko. AScT

1. Domestic Water and Fire Protection

- (a) The existing lots are serviced with small 13mm diameter copper water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing services and the installation of a new larger metered water service.
- (c) The estimated cost of this construction for bonding purposes is **\$11,500.00**. If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (d) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Our records indicate that lot 14 is connected with a 100mm diameter sewer service which increases to a 150mm diameter PVC service at the edge of asphalt. The applicant, at his cost, will arrange for an upgrade to the existing service as well as the capping of unused services at the mains. Only one service will be permitted for this development. The installation of an inspection chamber will be required. The estimated cost for construction for bonding purposes is **\$6,500.00**.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, minimum basement elevations (MBE), storm water service and / or on-site drainage containment and disposal systems.

4. Road Improvements

- (a) St. Paul Street fronting this development must be upgraded to a full urban standard (match existing 1358 frontage) including a new monolithic sidewalk, curb and gutter, storm drainage system, pavement widening, landscaped boulevard, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The decommissioning of existing services and installation of new services will also require road cuts. The extent of pavement restoration will be at the discretion of the City development engineer. The estimated cost of the road improvements for bonding purposes is **\$25,000.00**
- (b) The rear lane fronting this property will require fillet paving upgrades for the required widening. The estimated cost of this construction for bonding purposes is **\$2,000.00**

5. Road Dedication and Subdivision Requirements

Dedicate 0.75m widening of the rear lane to provide a 7.6m wide commercial standard lane.

Grant statutory rights-of-way if required for utility services.

Lot consolidation

6. Electric Power and Telecommunication Services

The development site is within the Urban Town Center. Electrical and telecommunication services to this site as well as the local distribution wiring must be installed in an underground duct system. The proposed new 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, including removal of existing utility poles, which would be at the applicant's cost.

7. Street Lighting

Street lighting has been installed on St Paul Street fronting the proposed development. Re-location or adjustments to the existing street lighting system may be required to accommodate the road upgrading construction.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

9. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

10. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

11. Bonding and Levy SummaryBonding

St. Paul St. upgrading	\$ 25,000.00
Lane upgrading	\$ 2,000.00
Service upgrades	\$ 18,000.00

Total Bonding **\$45,000.00**

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format. The owner must also enter into a servicing agreement in a form provided by the City.

12. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus HST) in the amount of **\$1,080.80** (\$965.00 + 115.80 HST)

Steve Muenz, P. Eng.
Development Engineering Manager
JF