

Site Information:

Lot 1
 Plan 84822
 1140 Clifton Road
 Kelowna, British Columbia

Site Coverage:

Lot Area = 1,143m²
 Proposed Building Footprints = 200m²
 (Each Unit)
 Driveway = 120m²
 Total Site coverage = 35%
 Site Coverage (w/ Driveway) = 47%
 Public Walkway = 125m²

Private Open Space

Unit #1 = 278m²
 Unit #2 = 220m²

Minimum Required for Private Open Space = 30m²
 (Each Unit)

Parking Allowances

Unit #1 = 2 Spaces in Garage
 Unit #2 = 2 Spaces in Garage

General Notes:

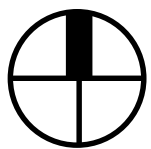
1. Charges LB113851 (Utility SRW for Telus), LB113852 (Utility SRW for Shaw) and LB113853 (Utility SRW for City of Kelowna) fall within the noted 9,200mm portion of land. The driveway and proposed Public SRW will fall within this portion of land and have no impact on the existing SRW's.
2. Proposed Public SRW is to provide connection between Hartwick Street and Gaddes Avenue (to the west) to Clifton Road.

ATTACHMENT A

This forms part of application
 # Z18-0022

Planner Initials

City of Kelowna
 COMMUNITY PLANNING



CITY OF KELOWNA
MEMORANDUM

Date: March 01, 2018
File No.: Z18-0022
To: Community Planning (AF)
From: Development Engineering Manager(JK)
Subject: 1140 Clifton 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 Jason Angus

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The disconnection of the existing small diameter water services and the tie-in of a larger new 50mm service c/w two curb stops can be provided by City forces at the developer's expense. 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. 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 Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783

3. Road Improvements

Clifton Road has already been upgraded to an urban arterial standard along the full frontage of this proposed development. No further upgrades are needed at this time.

The retaining wall that is along the frontage of Clifton Road appears to be within private property. A ROW will be required so that the City of Kelowna can maintain the retaining.

4. Development Permit and Site Related Issues

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

One access to the property will be permitted.

5. Electric Power and Telecommunication Services

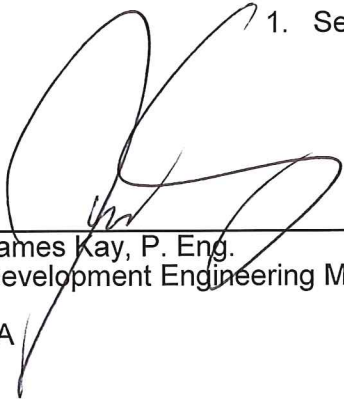
The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground

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) Bonding

1. Service upgrades



James Kay, P. Eng.
Development Engineering Manager

JA

To be determined

ATTACHMENT		B
This forms part of application		
# Z18-0022		
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ATTACHMENT C
 This forms part of application
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 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials AF