
CITY OF KELOWNA
MEMORANDUM

Date: May 02,2018
File No.: Z18-0045
To: Community Planning (KB)
From: Development Engineering Manager(JK)
Subject: 1848-1854 Riverside Ave 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 by two 19mm Services. No further upgrades are needed at this time.

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. Development Permit and Site Related Issues

- Direct the roof drains into on-site rock pits or splash pads.
- Lot consolidation is required for this application

4. 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.

5. Parking

Parking to be onsite as approved by Planning Officer.



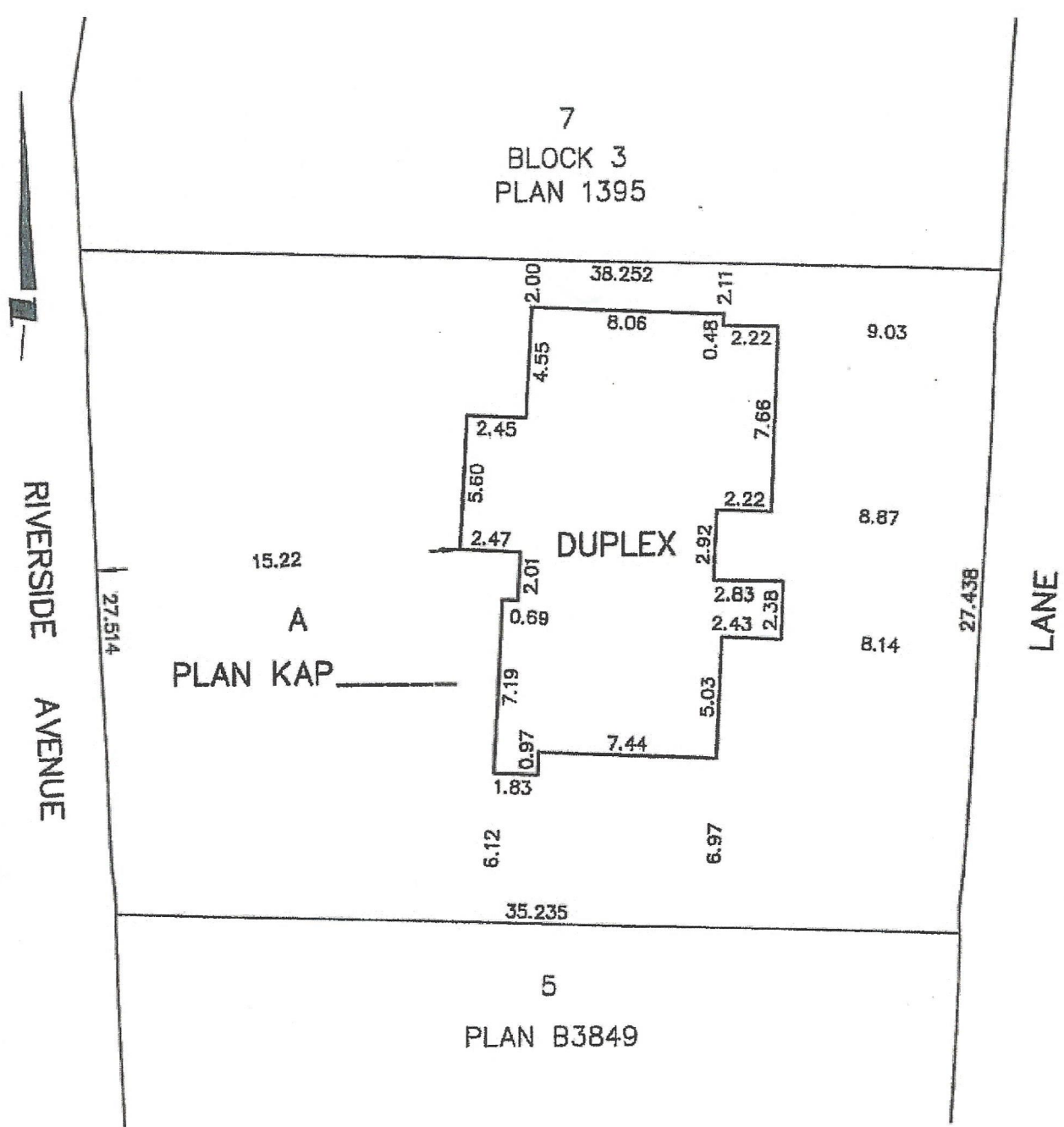
James Kay, P.Eng.
Development Engineering Manager

JA



B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION ON LOT A, PLAN KAP _____, DL 14, ODYD.

1848 AND 1854 RIVERSIDE AVENUE



I HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND RELATIVE LOCATION OF THE BUILDINGS THEREON.

T.E. Ferguson

B.C.L.S., P.L.S.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: DOUG LANE

DATE: FEBRUARY 11, 2009

SCALE: 1:250 METRES

FILE: 18327

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