

**CITY OF KELOWNA****MEMORANDUM**

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**Date:** May 6, 2024  
**File No.:** Z24-0013  
**To:** Suburban & Rural Planning (DS)  
**From:** Development Engineering Branch  
**Subject:** 1490 Cara Glen Way CD29 - Cara Glen Neighbourhood Zone

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The Development Engineering Department has the following requirements associated with this Rezoning application to rezone a portion of the subject property to the CD29 - Cara Glen Neighbourhood zone.

The Development Engineering Technologist for this file is Cindal McCabe (cmccabe@kelowna.ca).

**1. GENERAL**

- a. The following comments and requirements are valid for a period of one (1) year from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.
- b. Works and Services requirements and comments directly attributable to this development, including servicing, intersection & frontage improvements, and driveway locations, will be provided at the time of Building Permit.

**2. REZONING-SPECIFIC REQUIREMENTS**

- a. Clifton Rd is classified as a Suburban Major Arterial (3) with a target ROW width of 24 m. Road dedication to achieve a half ROW width of 12 m from the road design centreline along the subject property must be provided. The dedication area ranges from 0 m to approximately 4 m in width, over a distance of approximately 75 m running south from the north-west property corner along the west property line fronting Clifton Rd.
- b. Please contact the development technologist for this file to obtain the design centreline.

**3. DOMESTIC WATER AND FIRE PROTECTION**

- c. The Available Fire Flow to the subject property must be sufficient to meet the calculated Required Fire Flow of the theoretical highest demand building type allowable under the Zoning Bylaw for the subject property. The City estimates that up to 150 L/s is available for fire flow from the watermain fronting the subject property on Cara Glen Way.

This forms part of application

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**Kelowna**  
COMMUNITY PLANNING

Z24-0013 - 1490 Cara Glen Way

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- d. Please contact the development technologist for this file to arrange for formal engineering modeling analysis to be completed.

A handwritten signature in blue ink, appearing to read 'N. Chapman', written over a horizontal line.

Nelson Chapman, P.Eng.  
Development Engineering Manager

CM