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

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**Date:** April 13, 2022  
**File No.:** Z22-0027  
**To:** Community Planning (CD)  
**From:** Development Engineering Manager (NC)  
**Subject:** 259 Clifton Rd N RR3 to RU6

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Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

- a. This property is currently serviced with a 19mm-diameter water service. Only one service is permitted for each legal lot, with one metered water service to supply both the main residence. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this development to confirm this as well as fire protection at time of Building Permit application. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

2. Sanitary Sewer

- a. Our records indicate that the subject lot is currently serviced with a 100mm diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service is permitted for each legal lot. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

3. Road Improvements

- a. Clifton Rd N must be upgraded to an SS-R16 urban Arterial standard along the full frontage of this proposed development including curb and gutter, sidewalk, road fillet paving, storm drainage system, LED streetlighting, landscaped boulevard c/w irrigation, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be \$58,233.17 not including utility service cost.

4. Development Permit and Site Related Issues

Direct the roof drains onto splash pads. Infiltration not permitted.

5. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

6. Charges and Fees

a. Development Cost Charges (DCC's) are payable.

b. Engineering and Inspection Fee:

- |     |                      |            |
|-----|----------------------|------------|
| i.  | 3.5% of Construction | \$1,875.11 |
| ii. | GST                  | \$93.76    |

**Total \$1,968.86**

c. Cash-in-Lieu of Construction Payments:  
*\*Payment must be made with certified cheque or bank draft*

- |    |                                |             |
|----|--------------------------------|-------------|
| i. | Clifton Rd N Frontage Upgrades | \$58,233.17 |
|----|--------------------------------|-------------|

**Total \$60,202.03**



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Nelson Chapman, P. Eng.  
Development Engineering Manager  
RO

# 259 CLIFTON RD NORTH REZONING APPLICATION TO RU6 PROPOSED SITE PLAN

CIVIC ADDRESS:  
259 CLIFTON RD NORTH

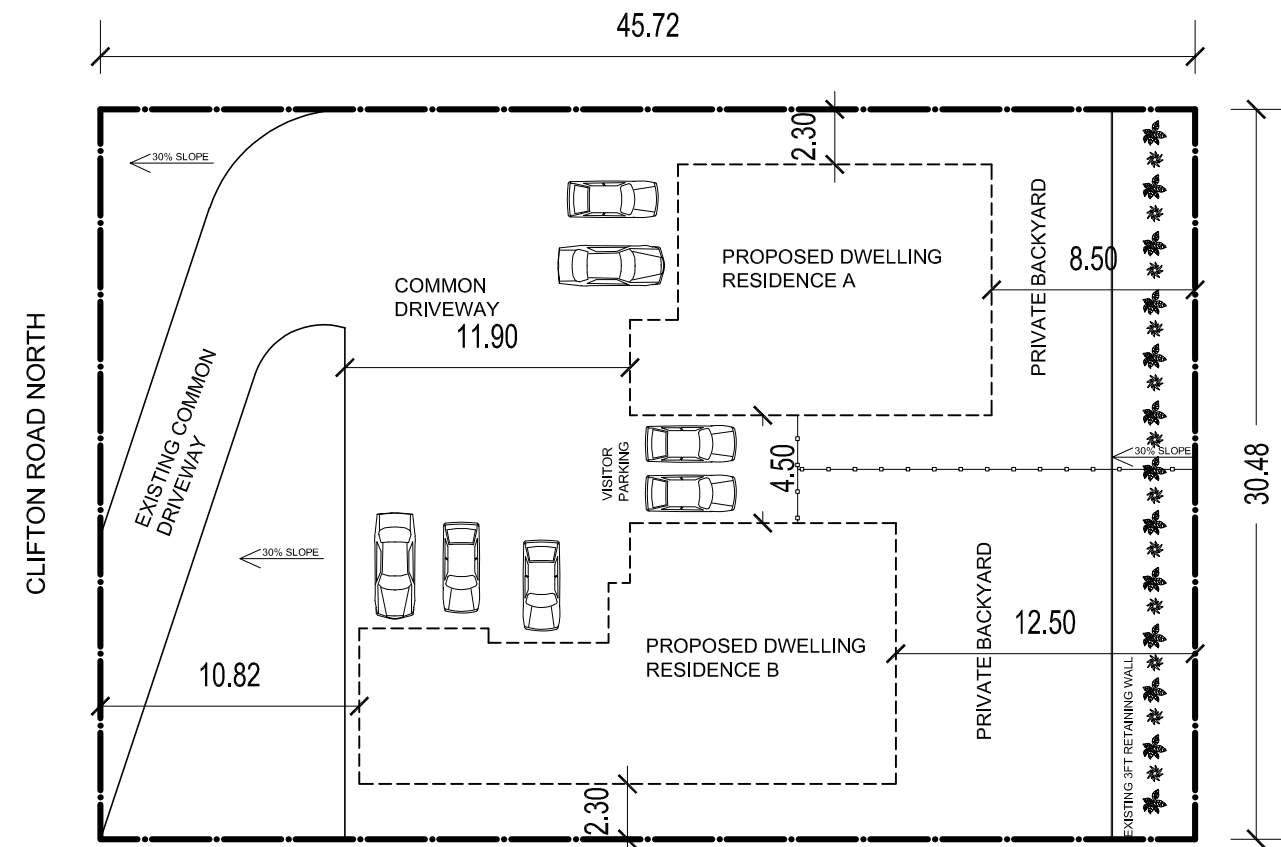
LEGAL DESCRIPTION:  
LOT 6 PLAN KAP 20895  
PID: 004-786-734

PROJECT NAME:  
259 CLIFTON RD NORTH

APPLICANT:  
MEHDI TEHRANI  
(250) 777 1677

CURRENT ZONING ==> RR3  
PROPOSED ZONING ==> RU6

ZONING TABLE:



**ATTACHMENT** A

This forms part of application  
# Z22-0027

Planner Initials **CD**



PROPOSED ZONING	RU6 (TWO DWELLING)	
	PERMITTED	PROPOSED
SITE AREA (m2)	700	1394
LOT FRONTAGE (m)	18.00	30.48
LOT DEPTH (m)	30.00	45.72
SITE COVERAGE (%)	40	30
SITE COVERAGE W/ DRIVEWAY (%)	50	45
FRONT YARD SETBACK (GARAGE TO P.L.(m))	6.0	23.15, 10.82
REAR YARD SETBACK (m) - 2 ½ STOREY	7.5	8.5, 12.50
SIDE YARD SETBACK (m) - 2 ½ STOREY	2.3	2.3
SIDE YARD SETBACK (m) - 2 ½ STOREY	2.3	2.3



REVISION	REV	DATE	BY	CHK	APP	DESCRIPTION

NOTES:

DRFT:	
DSND:	
CHCK:	
APP:	

259 CLIFTON RD NORTH REZONING

PAGE: 1 OF 1

DATE: 2022 03 25  
YEAR: MONTH: DAY:

SCALE:

PREPARED FOR: Nili Quality Homes Ltd, 1084 ARBOR VIEW DR., KELOWNA, BC V1W4X1

DWG NO: 2022-03-25-CLFTON-001