

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT 1

This forms part of application

Z17-0067

Planner
Initials LB

City of
Kelowna
COMMUNITY PLANNING



SCHEDULE A

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City of
Kelowna
COMMUNITY PLANNING



Date: July 17, 2017
File No.: Z17-0067
To: Community Planning (LB)
From: Development Engineering Manager(JK)
Subject: 462 Clifton Road Lot 10 Plan 17113 A1 to RU6 Second Dwelling

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

Our records indicate that this property is currently serviced with a 19mm-diameter water service which is adequate for this application.

The property is within the Grainger Reservoir Exp. ESA 12 and is subject to associated fees. The current rate is \$895.00 per unit and carriage home are 0.5 of a unit at **\$722.50**

2. Sanitary Sewer

Our records indicate that this property needs to be serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

The Connection Area #1 charge is currently set by Bylaw at per Single Family Equivalent (SFE). Fees to join Connection spec area1 is **\$700.00**

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.
Driveway access permissible is one (1) per property as per bylaw.

4. 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.

5. Road

- (a) Clifton Road fronting this development will be in future construction and upgraded to an urban standard SS-R16 (22m) right of way including curb and gutter, sidewalk, storm drainage system, pavement widening.
Clifton road frontage requirements for cash in lieu of **\$23,907.50**


James Kay, P. Eng.
Development Engineering Manager

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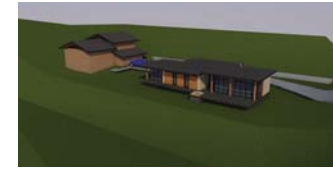
1 View from SW



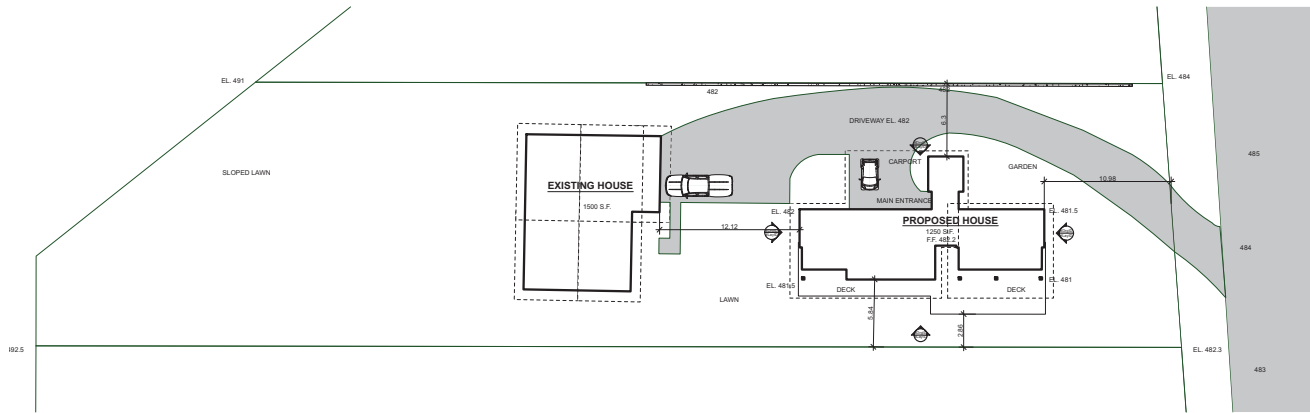
2 View from South



3 View From SE



4 Aerial View



5 Site Plan
SCALE: 1:200



Zoning Analysis Table

Address: 462 Clifton Avenue, Kelowna
Zone: RUG – Two Dwelling Housing – second dwelling

Subdivision Regulations	Bylaw requirements	Proposal
Site Details:		
Site Area (m ²) for single detached housing	700 m ²	2,104m ²
Site Width	18.0 m	22.905m
Site Depth	30.0 m	75.53 – 96.18m
Site Coverage of Building(s) (area/%)	40%	12%
Site Coverage Building(s), Driveway(s) and parking (%)	50%	23%
Development Regulations (existing dwelling)		
Building(s) setbacks:		
Front yard	4.5m	10.98m (from road dedication)
Rear yard	6.0 m for 1- 1 1/2 storey or 7.5 m for 2- 2 1/2 storey	42m to existing home
Side yards	2.0 m for 1- 1 1/2 storey portion or 2.3m for 2 storey portion	Existing: N-3.83m / S-4.79m Proposed: N- 6.3m / S- 2.86m
Building Height (m)	9.5m or 2 1/2 storeys	Existing: 1 1/2 storeys Proposed: 1 storey
Number of parking stalls	2	Existing: 2 in attached garage Proposed: 2 in attached carport
Required Private open space (proposed garage)	30m ²	<30m ² per each
Distance between dwellings	4.5m	12.12m

6 Zoning Analysis Table

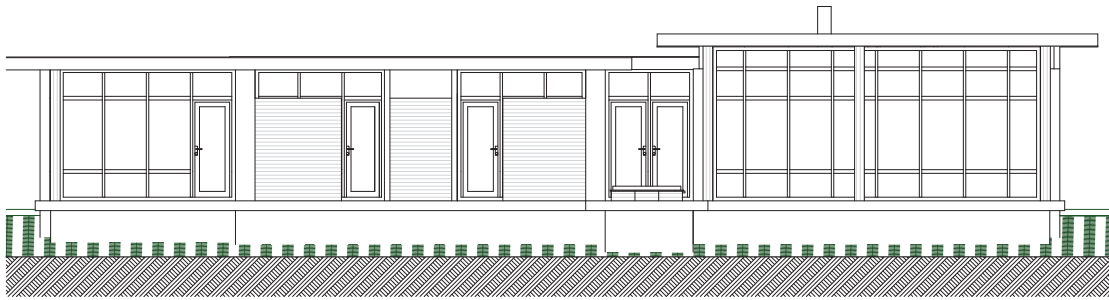
ATTACHMENT 2

This forms part of application # **Z17-0067**

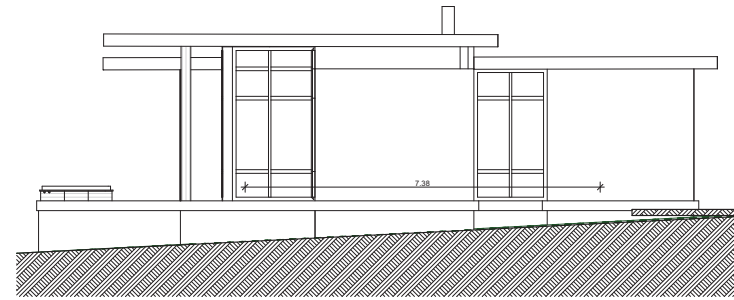
Planner Initials LB



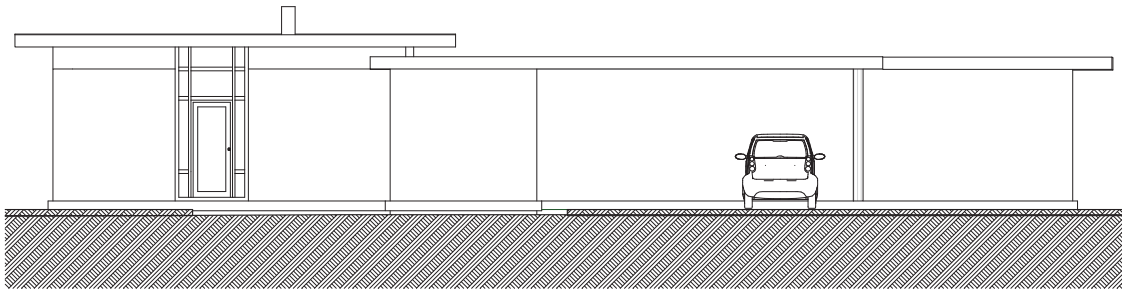
City of Kelowna
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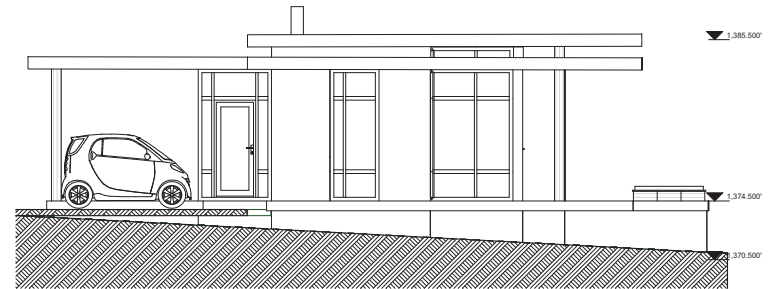
1 South Elevation
SCALE: 1/4" = 1'-0"



3 East Elevation
SCALE: 1/4" = 1'-0"



2 North Elevation
SCALE: 1/4" = 1'-0"



4 West Elevation
SCALE: 1/4" = 1'-0"

FOX ARCHITECTURE
 SUSTAINABLE MODERN DESIGN

510 West Ave
 Kelowna BC V1Y 4Z4
 foxarchitecture.ca
 778.484.3696

17-041

Berg Residence
 482 Clifton Rd Kelowna BC

ELEVATIONS
 06.21.17 Rezoning Submittal

A-201



1 View From SW



2 View From South



3 View From SE



4 Aerial View



5 View From NE



6 View From NW