



CITY OF KELOWNA


MEMORANDUM

Date: January 9, 2023
File No.: Z22-0080
To: Planning and Development Officer (SS)
From: Development Engineering Manager (NC)
Subject: 550-552 Patterson Ave. RU4 - MF1

The Development Engineering Branch has the following requirements associated with this application to rezone the subject property from RU4- Duplex Housing zone to MF1- Infill Housing zone to facilitate a fourplex development. The Development Technician for this file is Aaron Sangster (asangster@kelowna.ca).

The remaining Works and Services requirements will be applicable at time of Building Permit application and are contained in the Development Engineering Memo for Development Permit under file DP22-0234.

- a. Dedicate 0.76m width along the full frontage of Patterson Ave.
- b. The Bylaw requirement for minimum available fireflow to multifamily residential lots is 90 L/s. If it is determined that upgrades to any existing water distribution system must be made to achieve the necessary fire flows, the applicant must upgrade the existing system at their cost. Please contact the development technician for this file to arrange for formal modelling analysis to be completed.



Nelson Chapman, P.Eng.
Development Engineering Manager
AS