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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** June 7, 2023  
**File No.:** Z23-0030  
**To:** Community Planning Manager (DS)  
**From:** Development Engineering Manager (NC)  
**Subject:** 4519 Horak Rd RU1 to RU4

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The Development Engineering Department has the following requirements associated with this application to rezone the subject property from RU1 Large Lot Housing to RU4 Duplex Housing to facilitate a 2-lot subdivision.

The following Works and Services will be required of this development at time of Zoning if the application to rezone the subject property proceeds independently of the Subdivision.

If this application to rezone the subject property proceeds concurrently with the subdivision, the Development Engineering Branch has no requirements associated with the rezoning, as all matters may be deferred to Subdivision. Works and Services attributable at time of Subdivision are contained in the Development Engineering memo under file S23-0026.

The Development Engineering Technician for this file is Chris Pedersen (cpedersen@kelowna.ca).

- a. A road dedication of 6.0 m radius at the corner of Horak Rd and Raymer Rd is required to achieve adequate maneuverability to the site.
- b. The City estimates that less than 60 L/s is available for fire flow from the hydrant adjacent to the property on Raymer Rd. To meet Bylaw 7900 fire hydrant spacing of 100 m and fire flow requirements of 90 L/s for Medium-Density Residential, a new hydrant is required on Horak Rd. Please contact the development technician for this project to arrange for a cost estimate and installation options. The Developer must arrange for the installation of the hydrant prior to adoption of the zone amendment bylaw.

  
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Nelson Chapman, P.Eng.  
Development Engineering Manager  
CP

<b>ATTACHMENT</b>		A
This forms part of application		
# Z23-0030		
Planner Initials	JI	 City of <b>Kelowna</b> DEVELOPMENT PLANNING