

# ATTACHMENT **A**

This forms part of application

# Z23-0044

Planner  
Initials

AC



## CITY OF KELOWNA MEMORANDUM

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**Date:** July 19, 2023  
**File No.:** Z23-0044  
**To:** Urban Planning (AC)  
**From:** Development Engineering Manager (NC)  
**Subject:** 122 Wallace 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 two-lot subdivision.

Works and Services, attributable at time of Subdivision, are contained in the Development Engineering memo under file S23-0038.

The Development Engineering Technician for this file is Sarah Kelly (skelly@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 an application for Building Permit is not made within this time.

### 2. **PROPERTY-SPECIFIC REQUIREMENTS**

- a. A road dedication of approximately 5.5m along the entire frontage of Rutland Rd N is required to achieve a ROW width of 30 m in accordance with Typical Section SS-R9 (modified) and OCP Functional Road Classification objectives.
- b. Road dedication at the corner of Rutland Rd N and Wallace Rd is required as necessary to maintain corner rounding of 6.0 m radius.
- c. A Section 219 Restrictive Covenant must be placed on title restricting the Required Fire Flow (as calculated by the Fire Underwriters Survey: Water Supply for Public Fire Protection in Canada, 2020) for any buildings on the site to a maximum of 90 L/s.

A Sangster on behalf of  
Nelson Chapman, P.Eng.  
Development Engineering Manager

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