

MEMORANDUM

Date: September 18, 2023
File No.: Z23-0057
To: Community Planning Manager (DS)
From: Development Engineering Manager (NC)
Subject: 4665 Fordham Rd RU1 to RU2

The Development Engineering Department has the following comments associated with this Rezoning Application to rezone the subject property from RU1 Large Lot Housing to RU2 Medium Lot Housing. Directly attributable Works and Services are addressed in the memo for S23-0052 and assume Rezoning will happen concurrently with the Subdivision.

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

2. **DOMESTIC WATER AND FIRE PROTECTION**

- a. Approximately 30 L/s is available for combined domestic and fire flow supply from the 100 mm watermain fronting the subject property.
- i. The proposed land use would facilitate development with a Required Fire Flow of approximately 150-167 L/s to suppress a fully-involved structure fire on the subject property, assuming a 2-hr firewall is provided between the proposed lots.
- ii. The proposed land use would facilitate development that would require approximately 50 L/s for exposure control to stop a fire from spreading to existing adjacent dwellings.
- b. Exposure risk to neighbouring properties could likely be reduced to within the currently available fire-flow if the proposed development was required to have non-combustible exterior cladding with a 1-hr fire resistance rating and protected openings (glazing, eaves, etc.) or was required to be sprinklered.



Nelson Chapman, P.Eng.
Development Engineering Manager