
CITY OF KELOWNA
MEMORANDUM



Date: September 27, 2023
File No.: Z23-0060
To: Urban Planning (AF)
From: Development Engineering Manager (NC)
Subject: 450 Montgomery Rd UC4 to UC4r

The Development Engineering Branch has the following requirements associated with this application to rezone the subject property from UC4 – Urban Centre to the UC4r – Urban Centre Rental Only zone. Works and Services, attributable at time of Building Permit, are contained in the Development Engineering memo for Development Permit under file DP23-0157.

The Development Engineering Technologist for this file is Sarah Kelly (skelly@kelowna.ca).

1. PROPERTY-SPECIFIC REQUIREMENTS

- a. Approximately 2.5 m road dedication along the entire frontage of Montgomery Rd is required to achieve a ROW width of 20 m in accordance with OCP Functional Road Classification objectives.
- b. Approximately 0.8 m road dedication along the entire west property line fronting the Lane is required to achieve a ROW width of 7.6 m in accordance with OCP Functional Road Classification objectives.
- c. Approximately 0.8 m road dedication along the entire west property line fronting the Lane is required to achieve a ROW width of 7.6 m in accordance with OCP Functional Road Classification objectives.
- d. Road dedication at the corner Montgomery Rd and East-West Lane is required as necessary to provide 3m x 3m corner cut.
- e. Road dedication at the intersection between North-South Lane and East-West Lane is required as necessary to provide 5m x 5m corner cut.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the Rutland Waterworks District (RWD) Water Supply Area. All fire flow calculations are to be provided to the City's Development Engineering Department, with confirmation of adequate fire flow to the subject property, at least 150 L/s, from RWD being provided to the City Engineer prior to adoption of the zone amendment bylaw.



Nelson Chapman, P.Eng.
Development Engineering Manager

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