

**CITY OF KELOWNA**  
**MEMORANDUM**

**ATTACHMENT**      A

This forms part of application  
# Z23-0036



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials LK

**Date:** June 19, 2023  
**File No.:** Z23-0036  
**To:** Urban Planning Manager (LK)  
**From:** Development Engineering Manager (NC)  
**Subject:** 3593 Lakeshore Rd.

RU1to MF3

The Development Engineering Department has the following requirements associated with this application to rezone the subject property from the RU1 - Large Lot Housing zone to the MF3 - Apartment Housing zone to facilitate the development of apartment housing.

Works and Services requirements directly attributable at time of Building Permit are contained in the Development Engineering Branch memo under file DP23-0115.

The Development Engineering Technician for this file is Aaron Sangster (asangster@kelowna.ca).

**1. GENERAL**

- a. The following comments and requirements are valid for a period of two (2) years 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 the zone amendment bylaw has not been adopted within this time.

**2. PROPERTY-SPECIFIC REQUIREMENTS**

- a. Approximately 3.0 m road dedication along the entire frontage of Lakeshore Rd is required to achieve a ROW width of 23.0 m for consistency with the adjacent properties, in lieu of a 28 m ROW in accordance with Typical Section SS-R14.
- b. 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 150 L/s.
- c. Burial of existing overhead communication wires fronting the subject property will be required as a condition of rezoning. Works may be deferred until time of Building Permit, as outlined in our memo under file DP23-0115.

  
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Nelson Chapman, P.Eng.  
Development Engineering Manager

AS