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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** September 7, 2023

**File No.:** Z23-0055

**To:** Urban Planning (TC)

**From:** Development Engineering Manager (NC)

**Subject:** 1447 Elm St & 1580-1590 Elm St E RU4 to MF1

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The Development Engineering Branch has the following requirements associated with this application to rezone the subject property from RU4 - Duplex Housing to the MF1 - Infill Housing zone. Works and Services, attributable at time of Subdivision, are contained in the Development Engineering memo under file S23-0048. 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.

**2. PROPERTY-SPECIFIC REQUIREMENTS**

- a. A road dedication of approximately 1.5m along the entire frontage of Elm St E is required to achieve a ROW width of 18 m in accordance with Typical Section XS-R27 and OCP Functional Road Classification objectives.
- b. A road dedication of approximately 1.5m along the entire frontage of Elm St is required to achieve a ROW width of 18 m in accordance with Typical Section XS-R27 and OCP Functional Road Classification objectives.
- c. A road dedication of approximately 0.8m along the entire frontage of the Laneway is required to achieve a ROW width of 7.6 m in accordance with Typical Section XS-R02 and OCP Functional Road Classification objectives.
- d. Road dedication at the corner of Elm St & Elm St E and Elm St & Laneway is required as necessary to provide 3m x 3m corner cut.

  
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Nelson Chapman P.Eng.  
Development Engineering Manager

**ATTACHMENT** A

This forms part of application  
# Z23-0055

Planner Initials TC

  
**City of Kelowna**  
DEVELOPMENT PLANNING

SK

August 31, 2023

**Kelowna Project Number:** To be determined  
**GSDM Project Number:** 23-008

The Planning Department,  
City of Kelowna

Re: Development Application – 1447 Elm Street & 1580/1590 Elm Street E, Kelowna

The developer has submitted a development application and proposes to rezone existing two RU4 zoned parcels to MF-1 zone and subdivide the existing parcels into four parcels. As a part of development application requirement, a rational is required on the proposed zone.

The Rational in support of the proposed rezoning is as follows:

- **Proximity to the BC Translink:** The subject site is located on north of Bernard Avenue, which has been designated as major arterial road in the City Transportation plan. Bernard Avenue currently supports a BC Transit system and the existing bus stop is walking distance from the subject site. The subject site is connected to the nearest bus stop via pedestrian network of walkways.
- **Proximity to local Park Area:** The subject site is located east of local Duggan Park which includes off-leash dog area. These parks are pedestrian accessible and are within 150m from the subject site.
- **Proximity to Recreation Park:** The subject site is located on north of Parkinson Recreation Center. This park supports a number of soccer fields, tennis courts and indoor rec-center. The proposed density will be complementing the great facilities available for the end users on the subject site.
- **Proximity to major core urban areas:** The subject site is located north of Capri Landmark and east of downtown core urban areas. The proposed land use compliments the close proximity and fit well.
- **OCP 2040 Designation:** The subject site has been designated as C-NHD in the OCP 2040. This designation allows the properties to provide a variety of ground-oriented housing choices in the Core Area close to urban Centres, existing services and infrastructure. The proposed land use compliments the OCP designation and fits well in the area. The C-NHD designation supports the proposed land use.

Based on the above noted rational, we believe the proposed land use is consistent with the vision of Council, staff and neighbourhood. Our client looks forward to the Planning Department's support on the proposed development.

**Nirvair Singh**

<b>ATTACHMENT</b>		<b>B</b>
This forms part of application		
# Z23-0055		
Planner Initials	<b>TC</b>	 City of <b>Kelowna</b> DEVELOPMENT PLANNING