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

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**Date:** November 29, 2023 (Revision 2)  
**File No.:** Z23-0017  
**To:** Urban Planning (LK)  
**From:** Development Engineering Manager (NC)  
**Subject:** 1660-1670 Bernard Ave



RU4 to MF3

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The Development Engineering Branch has the following requirements associated with this Rezoning application to rezone the subject properties from the RU4 - Duplex Housing zone to the MF3 - Apartment Housing zone to facilitate the development of apartment housing.

Directly attributable servicing requirements have been assessed in the memo under file DP23-0188 and will be required as a condition of Building Permit issuance.

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 the zone amendment bylaw is not adopted within this time.
- b. Comments and requirements contained herein assume the subject properties will be consolidated into a single lot.

**2. PROPERTY-RELATED REQUIREMENTS**

- a. A Transportation Assessment is required of this development to assess connectivity with and impacts to the surrounding transportation network. The results of this assessment may inform additional or modified requirements. Please contact the development technician for this file to obtain terms of reference for completing the analysis.
- b. A road dedication of 3.0 m along the entire Bernard Ave frontage is required to achieve a ½ ROW width of 15 m in accordance with typical section XS-R89 (former SS-R9) for a Core Area Major Arterial (Multi-Lane) Classification, modified for an ultimate 30.0 m ROW width + supporting fill slope in accordance with the DCC Project design.
- c. A road dedication of 1.5 m along the Cherry Cr W frontage is required to achieve a ROW width of 18 m in accordance with typical section XS-R27 for a Core Area Local Classification.
- d. A 5 x 5 m corner cut road dedication at Bernard Ave and Cherry Cr W is required.

  
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Nelson Chapman, P.Eng.  
Development Engineering Manager

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