

ATTACHMENT **A**

This forms part of application
Z23-0068

Planner
Initials **AC**

City of
Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: November 7, 2023

File No.: Z23-0068

To: Urban Planning (AC)

From: Development Engineering Manager (NC)

Subject: 1132 Centennial Cr RU4 to MF1

The Development Engineering Department has the following comments associated with this application to rezone the subject properties rezone the subject property from RU4 - Duplex Housing to MF1 - Infill Housing to facilitate an addition of duplex development.

Works and Services attributable at time of Building Permit are contained in the Development Engineering memo under file DP23-0181.

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

1. PROPERTY-RELATED REQUIREMENTS

- a. Approximately 1.5 m road dedication along the entire frontage of Centennial Cr is required to achieve a ROW width of 18 m in accordance with OCP Functional Road Classification objectives.
- b. A 2.0 m Statutory Right of Way must be registered along entire east property line to provide minimum utility right-of-way width as per Bylaw 7900, Schedule 4, Section 0.4.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The City estimates that the minimum fire flow of 90 L/s for Medium-Density Residential, in accordance with Bylaw 7900 standards, is available from the watermain fronting the subject property, given our modelling assumptions. The Developer's Consulting Engineer should contact the development technician for this file to confirm the City's modeling assumptions are suitable for this proposed development.


Nelson Chapman, P.Eng.
Development Engineering Manager

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