
CITY OF KELOWNA

MEMORANDUM



Date: December 18, 2023
File No.: Z23-0077
To: Urban Planning (BC)
From: Development Engineering Manager (NC)
Subject: 250-280 Homer Rd RU1 to MF2

The Development Engineering Department has the following requirements associated with this application to rezone the subject property RU1 Large Lot Housing to MF2 Townhouse Housing.

Works and Services attributable at the time of Building Permit are contained in the Development Engineering memo under file DP23-0212.

The Development Engineering Technologist for this file is Michael James-Davies (MJames-Davies@kelowna.ca).

- a. The subject property is located within the Black Mountain Irrigation District (BMID) 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 BMID being provided to the City Engineer prior to adoption of the zone amendment bylaw.
- b. The Developer must provide excess and extended services along the Homer Rd frontage of the proposed development. The excess and extended services shall include design of frontage improvements extending past the north property line to the intersection with Houghton Rd. The cost of design will be reimbursed by the City; details to be confirmed by Development Engineering Technologist, upon request, at time of detailed design.
- c. Construction of excess and extended services **may** be required, depending on available City funds at the time at the time of Building Permit application. In this case, the cost of construction will be reimbursed by the City; details to be confirmed by Development Engineering Technologist, upon request, at time of detailed design.



Nelson Chapman, P.Eng.
Development Engineering Manager
MJD