
CITY OF KELOWNA

MEMORANDUM

Date: November 15, 2023
File No.: Z23-0072
To: Urban Planning (AF)
From: Development Engineering Manager (NC)
Subject: 165 Leathead Rd



UC4 to UC4r

The Development Engineering Branch has the following requirements associated with this application to rezone the subject property from UC4 – Rutland Urban Centre to UC4r – Rutland Urban Centre Rental Only to facilitate a long-term rental housing development. Works and Services, attributable at time of Building Permit, are contained in the Development Engineering memo for Development Permit under file DP23-0191.

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

1. PROPERTY-SPECIFIC REQUIREMENTS

- a. Approximately 2.5 m road dedication along the entire frontage of Montgomery Rd is required to achieve a ROW width of 20 m in accordance with OCP Functional Road Classification objectives.
- b. Approximately 0.8 m road dedication along the entire west property line fronting the Lane is required to achieve a ROW width of 7.6 m in accordance with OCP Functional Road Classification objectives.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the Rutland Waterworks District (RWD) 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 RWD being provided to the City Engineer prior to adoption of the zone amendment bylaw.



Nelson Chapman, P.Eng.
Development Engineering Manager

SK