
CITY OF KELOWNA
MEMORANDUM

Date: January 15, 2024
File No.: Z23-0085
To: Urban Planning (TA)
From: Development Engineering Manager (NC)
Subject: 1531 Bernard Ave RU4 to MF3r

The Development Engineering Department has the following requirements associated with this application to rezone the subject property from RU4b - Duplex Housing with Boarding to MF3r - Apartment Housing (Rental Only) to facilitate multi-family housing.

Directly Attributable Works and Services will be required of this development at time of Building Permit and are outlined in our memo under file DP23-0232.

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

1. **GENERAL**

- a. The following 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 right to modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.

2. **PROPERTY REQUIREMENTS**

- a. Approximately 4 m road dedication along the entire frontage of Bernard Ave is required to achieve a ROW width of 24 m.
- b. The existing 5m Road Reserve Covenant can be discharged in exchange for the 4 m dedication.

3. **LAND-USE REQUIREMENTS**

- a. All operational vehicle access to the subject property must be from the lane. Provide vehicle path and turning movements for the applicable waste collection vehicle to confirm maneuverability for pick-up of the garbage and recycle bins from Bernard or Lawrence Ave to the subject property via the rear lane.
- b. Operational vehicle accessibility must consider constraints in the rear lane for width and turning radii, as well as minimum overhead clearance required by collection vehicle.
- c. Undergrounding of fronting overhead wiring is required of this development. This requirement may be deferred to time of Building Permit.

4. **DOMESTIC WATER AND FIRE PROTECTION**

- a. The Developer must demonstrate that the internal building sprinkler demand of the proposed development does not exceed the lesser of the available fire flow from the City's network and the Bylaw 7900 requirement of 150 L/s for High-Density Residential.
- b. An additional fire hydrant is required to be installed at the property line between 1521 & 1525 Bernard Ave. This requirement may be deferred to time of Building Permit.


Nelson Chapman, P.Eng.
Development Engineering Manager

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