
CITY OF KELOWNA
MEMORANDUM



Date: March 25, 2024
File No.: Z24-0010
To: Urban Planning (BC)
From: Development Engineering Manager (NC)
Subject: 425, 445 & 455 Vista Rd UC4 to UC4r

The Development Engineering Department has the following comments associated with this application to rezone the subject property from the UC4 - Rutland Urban Centre to UC4r – Rutland Urban Centre Rental Only rental apartment housing development.

Works and Services attributable at time of Building Permit are contained in the Development Engineering memo under file DP24-0055.

The Development Engineering Technologist for this file is Michael James-Davies (mjames-davies@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 has not been 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. Vista Road is classified in the 2040 OCP as an Urban Centre Local Road with a ROW of 20.0m. No road dedication is required along this frontage.
- b. Hollywood Road N is classified in the 2040 OCP as an Urban Centre Major Arterial (3 lane) and approximately 0.5m of road dedication along the entire frontage is required to achieve a ROW width of 25.5m to accommodate the future primary active transportation corridor in accordance with OCP Functional Road Classification objectives.



Nelson Chapman, P.Eng.
Development Engineering Manager
MJD



Neighbour Consultation Form (Council Policy No.367)

A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, Richard Boerger, the applicant for Application No. Z24-0010, DP24-0055 and DVP24-005

for 6 storey, (99)-unit Rental Apartment Building

(brief description of proposal)

at 425,445,455 Vista Road have conducted the required neighbour
(address)

consultation in accordance with Council Policy No. 367.

- My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: dropping off

information pamphlets with each home owner. Please see attached

Please initial the following to confirm it has been included as part of the neighbour consultation:

- Location of the proposal;
- Detailed description of the proposal, including the specific changes proposed;
- Visual rendering and/or site plan of the proposal;
- Contact information for the applicant or authorized agent;
- Contact information for the appropriate City department;
- Identification of available methods for feedback.

*Please return this form, along with any feedback, comments, or signatures to the File Manager **20 days prior to the anticipated initial consideration by Council date**. On the back of this form please list those addresses that were consulted.*

