
CITY OF KELOWNA

MEMORANDUM

Date: October 31, 2023
File No.: Z23-0071
To: Urban Planning Manager (DS)
From: Development Engineering Manager (NC)
Subject: Cross Rd 1951 RU1 & P2 to MF3

The Development Engineering Department has the following comments associated with this Rezoning Application to rezone the subject property from the RU1 – Large Lot Housing and P2 – Education and Minor Institutional zones to the MF3 – Apartment Housing.

Works and servicing requirements directly attributable at the time of BP, including servicing and frontage improvements, will be contained in the future Development Engineering Branch memo for the Development Permit Application.

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.

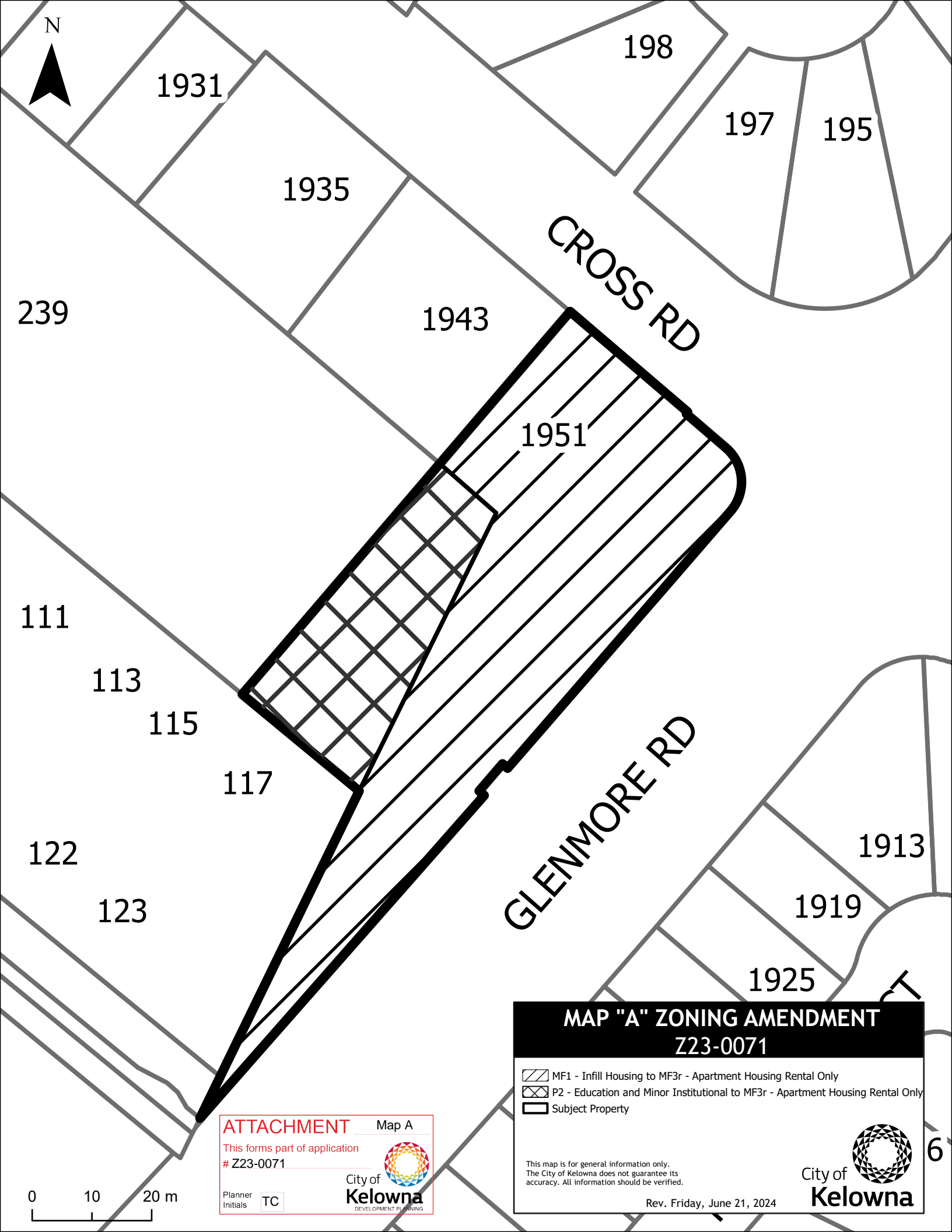
The Development Engineering Technician for this file is Cindal McCabe (cmccabe@kelowna.ca).

1. SITE-SPECIFIC REQUIREMENTS

- a. Approximately 1.3 m road dedication along the entire frontage of Cross Rd is required to achieve a ROW width of 25 m in accordance with OCP Functional Road Classification objectives and XS-R67. This is reduced to approximately 0.9m as the ROW widens on approach to the Glenmore intersection.
- b. A Corner Cut Dedication of 5x5 m is required at the corner of Cross Rd and Glenmore Rd.
- c. Approximately 10.0 m of road dedication for Brandt Creek drainage path and linear park trail of will be required at the southwest corner of the property in accordance with OCP Map 10.1.
- d. The subject property is located within the Glenmore-Ellison Irrigation District (GEID) Water Supply Area. The Developer's Consulting Engineer will determine the servicing and fire protection requirements of this proposed development. The Developer is required to make satisfactory arrangements with GEID for all water servicing and fire protection requirements.


Nelson Chapman, P.Eng.
Development Engineering Manager
CM

ATTACHMENT		A
This forms part of application		
# Z23-0071		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



N



1931

198

197

195

1935

CROSS RD

239

1943

1951

111

113

115

117

GLENMORE RD

122




123

1913

1919

1925

**MAP "A" ZONING AMENDMENT
Z23-0071**

-  MF1 - Infill Housing to MF3r - Apartment Housing Rental Only
-  P2 - Education and Minor Institutional to MF3r - Apartment Housing Rental Only
-  Subject Property

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

Rev. Friday, June 21, 2024



ATTACHMENT Map A
 This forms part of application
 # Z23-0071

Planner Initials **TC**



City of Kelowna
DEVELOPMENT PLANNING

