
CITY OF KELOWNA
MEMORANDUM



Date: January 31, 2025
File No.: Z24-0046
To: Development Planning Dept (AF)
From: Development Engineering Dept
Subject: 1481-1495 D’Anjou St, 1230-1290 Bernard Ave, 1488 Richmond St MF1 to MF3r

The Development Engineering Department has the following comments associated with this application to rezone the subject properties from MF1 – Infill Housing to MF3r – Apartment Housing (Rental Only) to facilitate a rental apartment housing development.

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

The following Works and Services will be required of this development at time of Rezoning.

1. GENERAL

- a. Development Engineering requirements with regard to this development application are outlined in the Development Engineering Memo for DP24-0224.
- b. Only one driveway, of maximum 6.0m width, will be permitted. Driveway must access from D’Anjou St or Richmond St.
 - i. The proposed driveway configuration appears consistent with this requirement.
 - ii. Letdown to be constructed to SS-C7a.

2. REZONING REQUIREMENTS

- a. Approximately 2 m road dedication along the entire frontage of Bernard Ave is required to achieve a ROW width of 24 m in accordance with OCP Functional Road Classification objectives and Bylaw 7900 Typical Road Section XS-R66.
- b. Approximately 1.0 m road dedication along the entire frontage of Richmond St is required to achieve a ROW width of 20 m in accordance with OCP Functional Road Classification objectives and Bylaw 7900 Typical Road Section XS-R51.
- c. A 5 x 5 m corner cut road dedication at the corner of D’Anjou St and Bernard Ave is required. Corner cut dedications must be applied to the post-dedication property line where frontage road dedications are also required.
- d. A 5 x 5 m corner cut road dedication at the corner of Richmond St and Bernard Ave is required. Corner cut dedications must be applied to the post-dedication property line where frontage road dedications are also required.

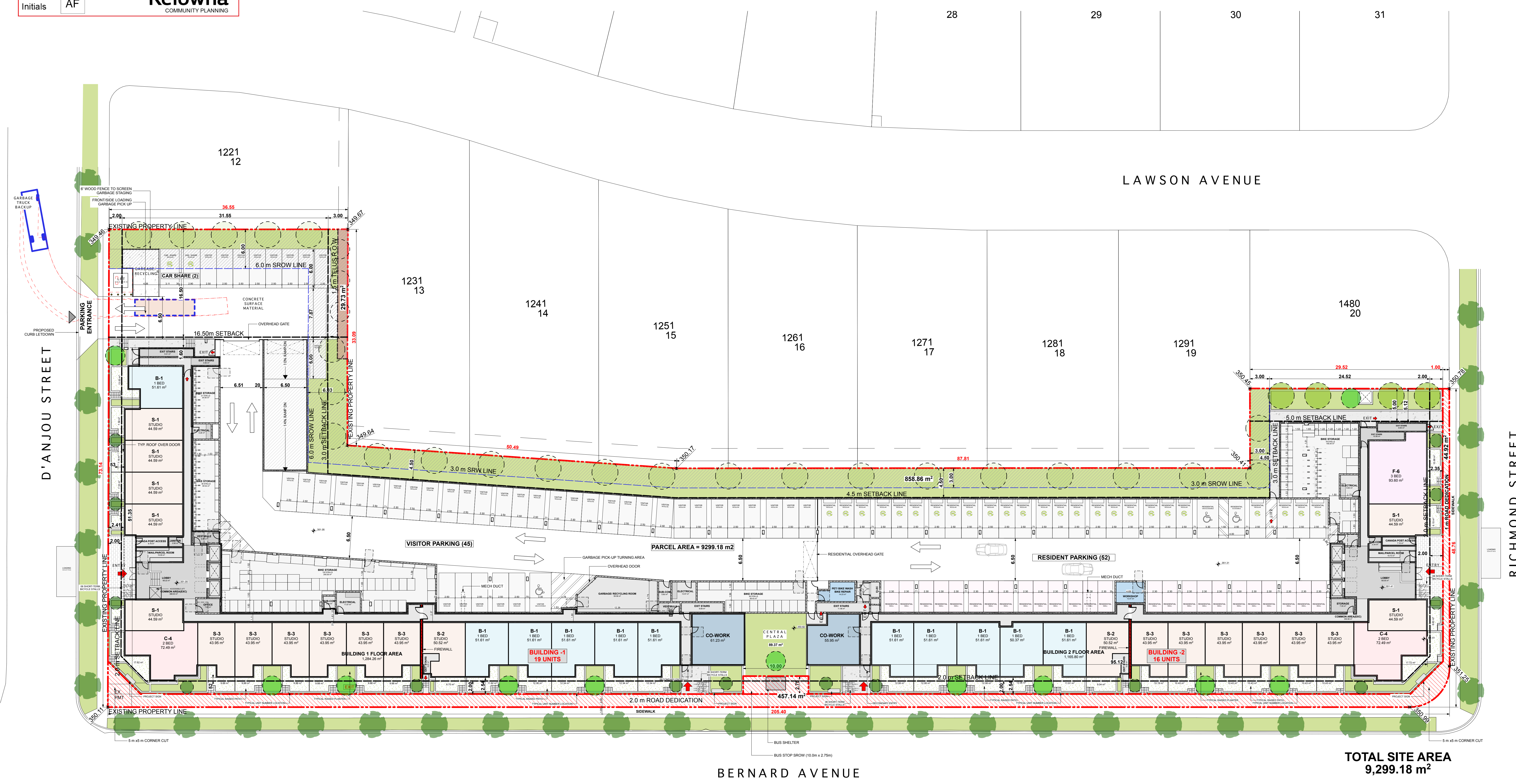
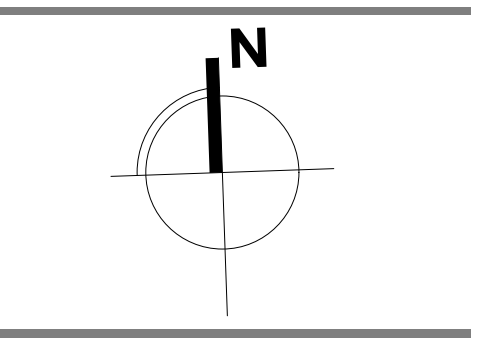
- e. A 9 x 2.75 m transit stop dedication is required on the Bernard Ave frontage to accommodate transit stop shelter pad upgrade. Location to be determined in consultation with the Development Technologist.
- f. A Transportation Assessment (Bunt & Associates, November 6, 2024) was completed and has informed requirements contained within this memo and within Development Engineering Memo for DP24-0224.

M Hobbs

Melissa Hobbs, P.Eng, PMP
Development Engineering Dept.

SK





TOTAL SITE AREA
 9,299.18 m²

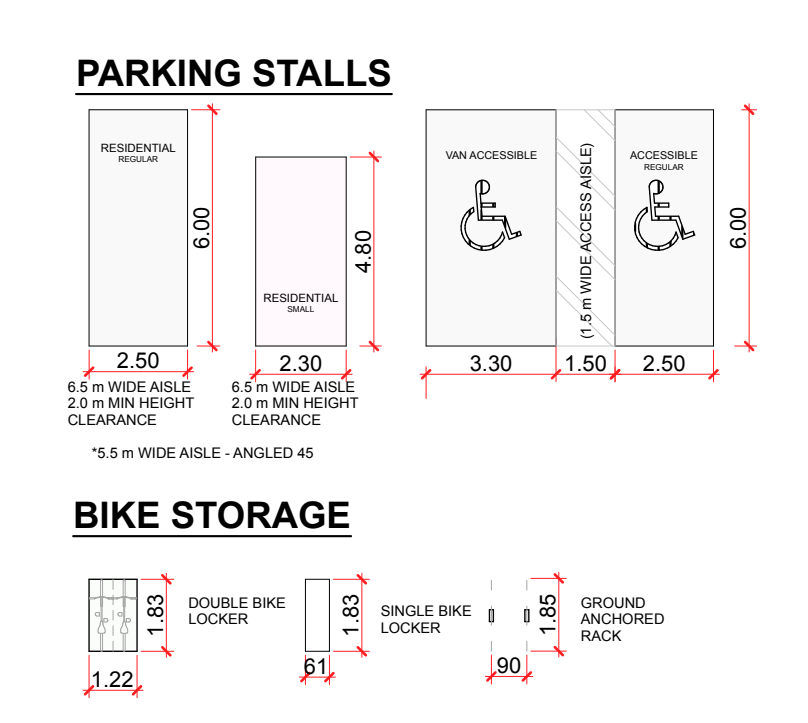
BERNARD AVENUE

LAWSON AVENUE

D'ANJOU STREET

RICHMOND STREET

1 Level 1 Floor Plan
 SCALE: 1:250



- SMALL TREE
- MEDIUM TREE
- LARGE TREE

- LEGEND**
- SANITARY SROW
 - TELUS ROW
 - ROAD DEDICATION / SROW
 - COMMON SPACES
 - AMENITIES



DENCITI BERNARD LIMITED PARTNERSHIP.
 BERNARD ASSEMBLY
 1481, 1491 & 1495 D'Anjou Street,
 1230, 1240, 1250, 1260, 1270, 1280,
 1290 & 1295 Bernard Street,
 1488 Richmond Street
 Kelowna, BC

Level 1 Floor Plan
 23630
 1:250
 Friday, August 30, 2024
 Issue 1: Rezoning

Schedule C
Bernard Neighbour Notification Delivery Summary

Date	Address	Delivery Method	Comments Received
Dec.16.2024	1190 Bernard Ave, Kelowna, BC V1Y 6R2	Mailbox	N/A
Dec.17.2024	101-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	102-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	103-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	104-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	105-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	106-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	201-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	202-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	203-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	204-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	205-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	206-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A

Dec.17.2024	301-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	302-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	303-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	304-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	305-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	306-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	401-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	402-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	403-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	404-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	405-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.17.2024	406-1229 Bernard Ave, Kelowna, BC V1Y 6R3	Mail + Email	N/A
Dec.16.2024	1239 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	1-1255 Bernard Ave, Kelowna, BC V1Y 6R3	Hand Delivered	N/A

Dec.16.2024	2-1255 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	3-1255 Bernard Ave, Kelowna, BC V1Y 6R3	Hand Delivered	N/A
Dec.16.2024	4-1255 Bernard Ave, Kelowna, BC V1Y 6R3	Hand Delivered	N/A
Dec.16.2024	5-1255 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	6-1255 Bernard Ave, Kelowna, BC V1Y 6R3	Hand Delivered	N/A

Dec.16.2024	7-1255 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	8-1255 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	9-1255 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	10-1255 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	11-1255 Bernard Ave, Kelowna, BC V1Y 6R3	Hand Delivered	N/A
Dec.16.2024	12-1255 Bernard Ave, Kelowna, BC V1Y 6R3	Hand Delivered	N/A
Dec.16.2024	14-1255 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	1-1283 Bernard Ave, Kelowna, BC V1Y 6R3	Hand Delivered	N/A
Dec.16.2024	2-1283 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A

Dec.16.2024	3-1283 Bernard Ave, Kelowna, BC V1Y 6R3	Hand Delivered	N/A
Dec.16.2024	4-1283 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	5-1283 Bernard Ave, Kelowna, BC V1Y 6R3	Hand Delivered	N/A
Dec.16.2024	6-1283 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	7-1283 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	8-1283 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	9-1283 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	10-1283 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	11-1283 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	12-1283 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	14-1283 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	1293 Bernard Ave, Kelowna, BC V1Y 3T5	Hand Delivered	N/A
Dec.16.2024	1295 Bernard Ave, Kelowna, BC V1Y 3T5	Mailbox	N/A
Dec.16.2024	1297 Bernard Ave, Kelowna, BC V1Y 3T5	Mailbox	N/A

Dec.16.2024	1299 Bernard Ave, Kelowna, BC V1Y 3T5	Hand Delivered	N/A
Dec.16.2024	1316 Bernard Ave, Kelowna, BC V1Y 6R6	Mailbox	N/A
Dec.16.2024	1480 D'Anjou St, Kelowna, BC V1Y 3S2	Mailbox	N/A
Dec.16.2024	1490 D'Anjou St, Kelowna, BC V1Y 3S2	Hand Delivered	N/A
Dec.16.2024	1493 Flemish St, Kelowna, BC V1Y 3R9	Mailbox	N/A
Dec.16.2024	1-1291 Bernard Ave, Kelowna, BC V1Y 6R3	Hand Delivered	N/A
Dec.16.2024	2-1291 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	3-1291 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	4-1291 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	5-1291 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	6-1291 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	7-1291 Bernard Ave, Kelowna, BC V1Y 6R3	Hand Delivered	N/A
Dec.16.2024	8-1291 Bernard Ave, Kelowna, BC V1Y 6R3	Mailbox	N/A
Dec.16.2024	9-1292 Lawrence Ave, Kelowna, BC V1Y 6R4	Mailbox	N/A

Dec.16.2024	10-1292 Lawrence Ave, Kelowna, BC V1Y 6R4	Hand Delivered	N/A
Dec.16.2024	11-1292 Lawrence Ave, Kelowna, BC V1Y 6R4	Hand Delivered	N/A
Dec.16.2024	12-1292 Lawrence Ave, Kelowna, BC V1Y 6R4	Mailbox	N/A
Dec.16.2024	13-1292 Lawrence Ave, Kelowna, BC V1Y 6R4	Mailbox	N/A
Dec.16.2024	14-1292 Lawrence Ave, Kelowna, BC V1Y 6R4	Hand Delivered	N/A
Dec.16.2024	15-1292 Lawrence Ave, Kelowna, BC V1Y 6R4	Hand Delivered	N/A
Dec.16.2024	16-1292 Lawrence Ave, Kelowna, BC V1Y 6R4	Mailbox	N/A
Dec.16.2024	1294 Lawrence Ave, Kelowna, BC V1Y 3T6	Mailbox	N/A
Dec.16.2024	1296 Lawrence Ave, Kelowna, BC V1Y 3T6	Hand Delivered	N/A
Dec.16.2024	1298 Lawrence Ave, Kelowna, BC V1Y 3T6	Mailbox	N/A
Dec.16.2024	1298A Lawrence Ave, Kelowna, BC V1Y 3T6	Hand Delivered	N/A
Dec.16.2024	1191 Lawson Ave, Kelowna, BC V1Y 6V1	Mailbox	N/A
Dec.16.2024	1193 Lawson Ave, Kelowna, BC V1Y 6V1	Hand Delivered	N/A
Dec.16.2024	1206 Lawson Ave, Kelowna, BC V1Y 6T9	Hand Delivered	N/A

Dec.16.2024	1212 Lawson Ave, Kelowna, BC V1Y 6T9	Mailbox	N/A
Dec.16.2024	1221 Lawson Ave, Kelowna, BC V1Y 6V1	Mailbox	N/A
Dec.16.2024	1224 Lawson Ave, Kelowna, BC V1Y 6T9	Mailbox	N/A
Dec.16.2024	1231 Lawson Ave, Kelowna, BC V1Y 6T9	Mailbox	N/A
Dec.16.2024	1232 Lawson Ave, Kelowna, BC V1Y 6T9	Mailbox	N/A
Dec.16.2024	1241 Lawson Ave, Kelowna, BC V1Y 6V1	Mailbox	N/A
Dec.16.2024	1244 Lawson Ave, Kelowna, BC V1Y 6T9	Hand Delivered	N/A
Dec.16.2024	1251 Lawson Ave, Kelowna, BC V1Y 6V1	Mailbox	N/A
Dec.16.2024	1261 Lawson Ave, Kelowna, BC V1Y 6V1	Mailbox	N/A
Dec.16.2024	1281 Lawson Ave, Kelowna, BC V1Y 6V1	Hand Delivered	N/A
Dec.16.2024	1272 Lawson Ave, Kelowna, BC V1Y 6T9	Mailbox	N/A
Dec.16.2024	1271 Lawson Ave, Kelowna, BC V1Y 6V1	Hand Delivered	N/A
Dec.16.2024	1284 Lawson Ave, Kelowna, BC V1Y 6T9	Hand Delivered	N/A
Dec.16.2024	1290 Lawson Ave, Kelowna, BC V1Y 6T9	Mailbox	N/A

Dec.16.2024	1291 Lawson Ave, Kelowna, BC V1Y 6V1	Hand Delivered	N/A
Dec.16.2024	1451 Richmond St, Kelowna, BC V1Y 3T3	Hand Delivered	N/A
Dec.16.2024	1461 Richmond St, Kelowna, BC V1Y 3T3	Hand Delivered	N/A
Dec.16.2024	1480 Richmond St, Kelowna, BC V1Y 3T4	Hand Delivered	N/A
Dec.16.2024	1481 Richmond St, Kelowna, BC V1Y 3T5	Mailbox	N/A
Dec.16.2024	1491 Richmond St, Kelowna, BC V1Y 3T5	Mailbox	N/A
Dec.16.2024	1510 Richmond St, Kelowna, BC V1Y 3T6	Mailbox	N/A
Dec.16.2024	1520 Richmond St, Kelowna, BC V1Y 3T6	Hand Delivered	N/A
Dec.16.2024	1530 Richmond St Kelowna, BC V1Y 3T6	Hand Delivered	N/A
Dec.16.2024	1540 Richmond St Kelowna, BC V1Y 3T6	Mailbox	N/A
Dec.16.2024	1550 Richmond St, Kelowna, BC V1Y 3T6	Mailbox	N/A
Dec.16.2024	1560 Richmond St, Kelowna, BC V1Y 3T6	Mailbox	N/A
Dec.16.2024	1570 Richmond St, Kelowna, BC V1Y 3T6	Mailbox	N/A
Dec.16.2024	1580 Richmond St, Kelowna, BC V1Y 3T6	Hand Delivered	N/A

Dec.16.2024	1482 D'Anjou St, Kelowna, BC V1Y 3S2	Hand Delivered	N/A
Dec.17.2024	1181 Bernard Ave, Kelowna BC, V1Y 6R3	Mail	N/A
Dec.17.2024	1191 Bernard Ave, V1Y 6R3	Mail	N/A

ATTACHMENT C

This forms part of application
Z24-0046

Planner Initials **AF**



City of
Kelowna
COMMUNITY PLANNING