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**CITY OF KELOWNA**  
**MEMORANDUM**

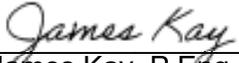
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**Date:** June 9, 2020  
**File No.:** Z20-0046  
**To:** Urban Planning (AC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 599 Clement Ave RM6 to RM6R

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Development Engineering comments and requirements regarding this Rezoning application to the sub 'r' rental Zone to align parking provided with updated parking regulations.

1. All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under the rezoning application file number.Z17-0103 and DP17-0247

  
\_\_\_\_\_  
James Kay P.Eng.  
Development Engineering Manager  
  
RO

<b>SCHEDULE</b>	<b>A</b>
This forms part of application # Z20-0046	
Planner Initials	<b>AC</b>
 <b>City of Kelowna</b> DEVELOPMENT PLANNING	

2020.06.01

Clement Avenue Rentals – Anagram Properties

Sub-Rezone Application for RM-6-r

Existing DP: DP17-0247 & DVP17-0248

Existing BP: BP 60658



MQN Architects have been engaged to complete a sub-rezone of this project to the recently created Rental suffix. The sub-rezone application is in response to concerns discussed between the client and the City of Kelowna regarding the Car Share agreement related to the existing development permit. The proposed sub-rezone would bring the parking requirements in alignment with the City of Kelowna's revised Section 08 – Parking and Loading in the Zoning Bylaw and would no longer require the car share as part of the project.

The project is currently under construction and the intent of this revision is to be processed while construction continues. The project is not seeking any changes from the approved DP & BP for form and character and the parking counts and bicycle parking revisions are entirely within the parking level of the building.

The table on the following page provides a synopsis of the parking requirements and the number of stalls required. The attached RZ-01 drawing sheet also shows the layout of the parking stalls and bicycle parking.

Regards,

A handwritten signature in black ink, appearing to read 'Roger B. Green', is written over a white background.

Roger Green

<b>ATTACHMENT</b>		<b>B</b>
This forms part of application # <b>Z20-0046</b>		
Planner Initials	<b>AC</b>	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

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**Brian F. Quiring**  
Architect AIBC, MAA, M.Arch

**Vicki A. Topping**  
Architect AIBC, M.Arch. LEED AP+

**Roger B. Green**  
Architect AIBC, MRAIC, M.Arch

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Parking and Bicycle Parking Requirements per Section 08 of the Zoning Bylaw:

	UNITS	PARKING REQUIRED PER UNIT	PARKING STALLS	VISITOR STALLS (0.14/unit)	TOTAL PARKING REQUIRED	
<i>Bachelor</i>	-	0.9 – 1.25	-	-		
<i>1 Bedroom</i>	2	1.0 – 1.25	2 – 2.5			
<i>2 Bedroom</i>	44	1.25 – 1.6	55 – 70.4			
<i>3+ Bedroom</i>	12	1.5 – 2.0	18 – 24			
<b>TOTAL</b>	<b>58</b>		75 – 96.9	8	<b>83</b>	
				20% Reduction	<b>67 Stalls</b>	<b>68 Stalls Proposed</b>

Accessible Parking Required – **2 Stalls**

Van Accessible Parking Required – **1 Stall**

Bicycle Parking (Class I) Long Term – **40 Spaces**

Bicycle Parking (Class II) Short Term – **6 Spaces**

**ATTACHMENT** B

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# **Z20-0046**

Planner  
Initials

AC



**City of  
Kelowna**  
DEVELOPMENT PLANNING

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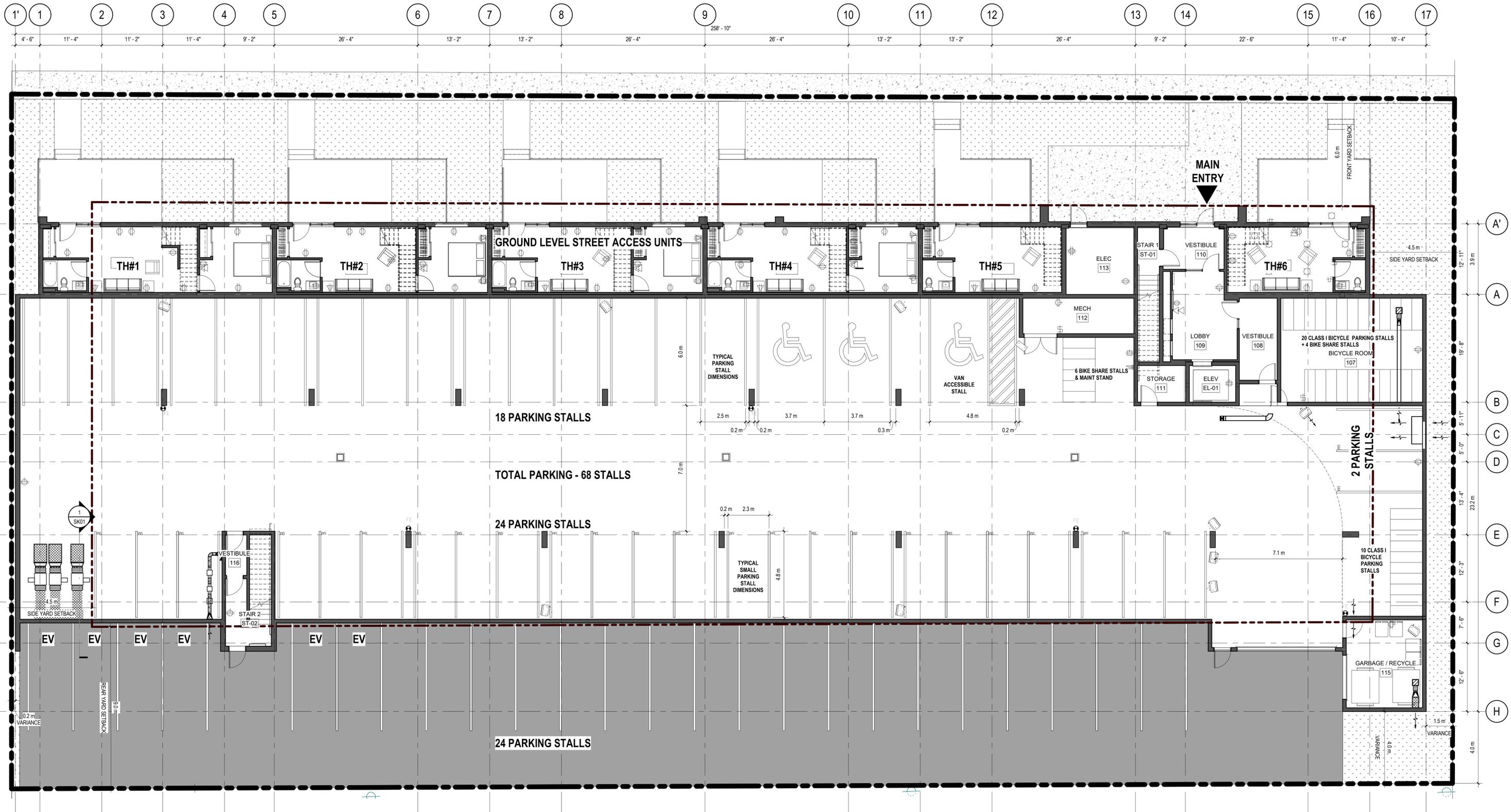
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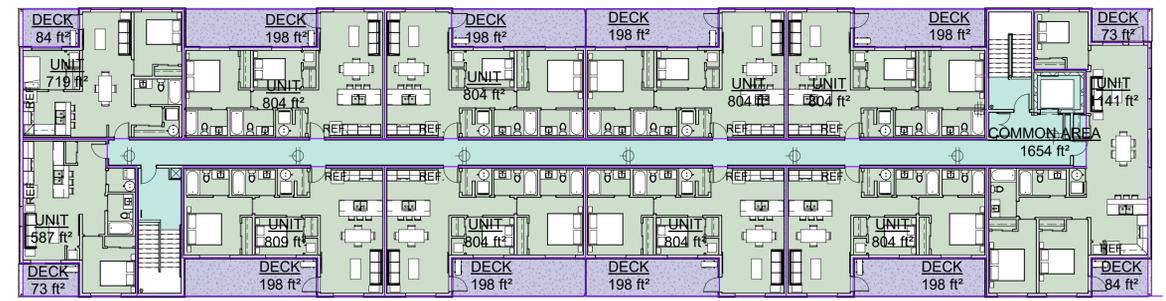
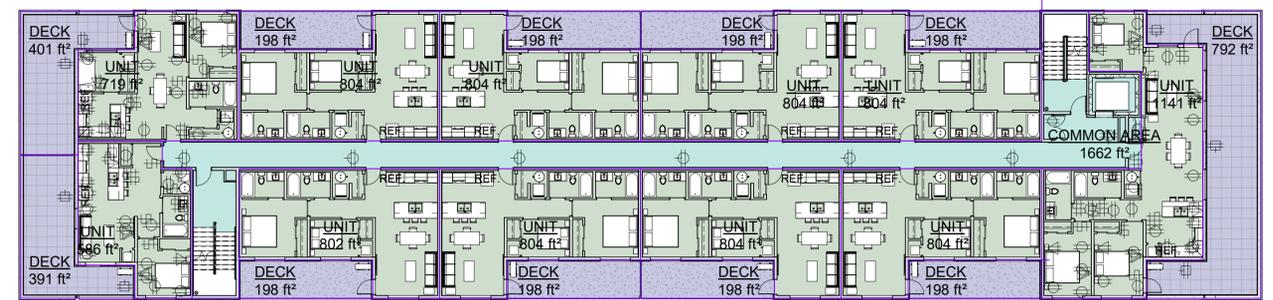
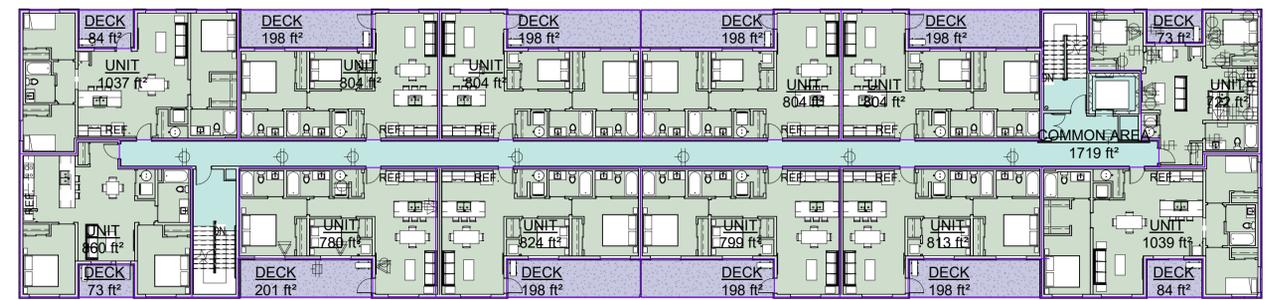
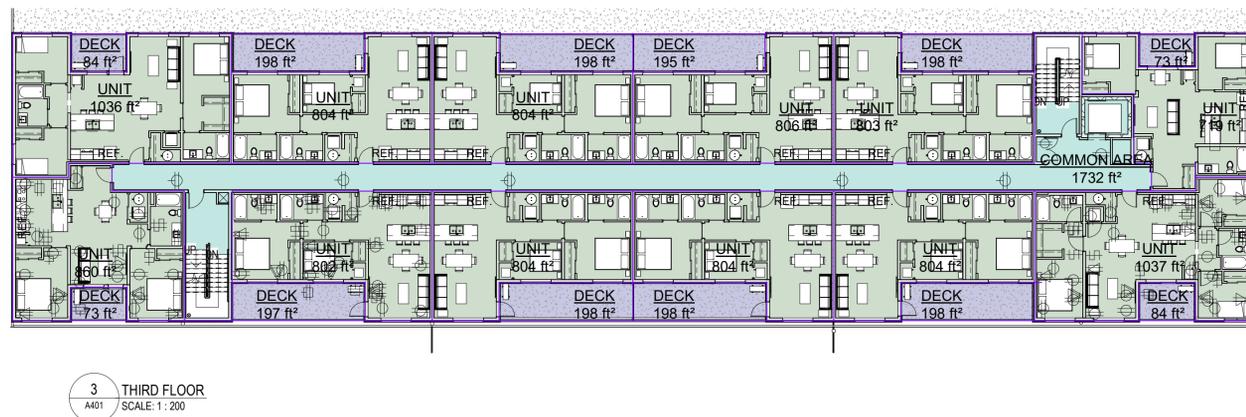
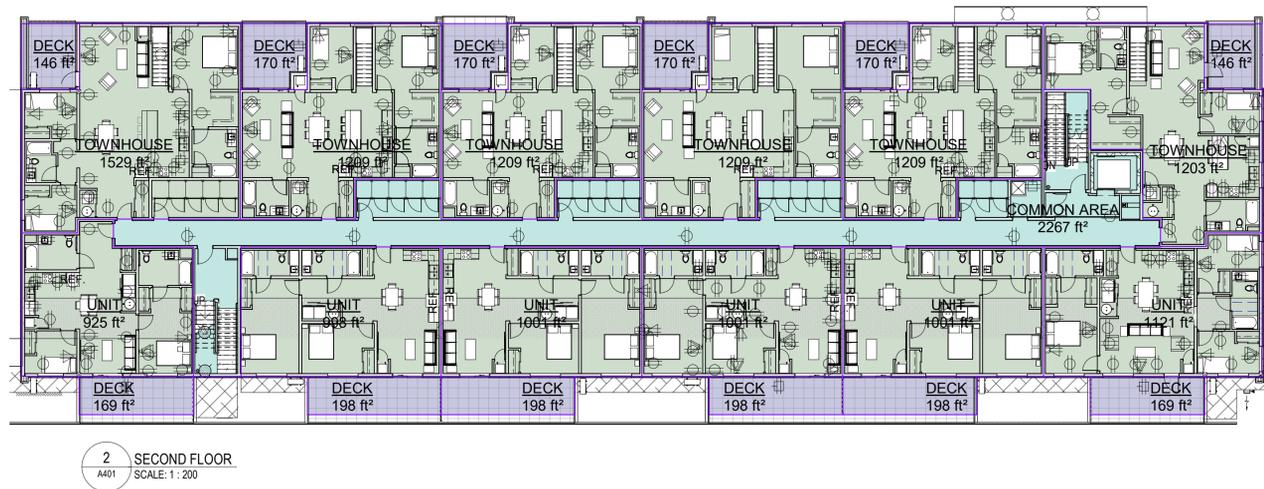
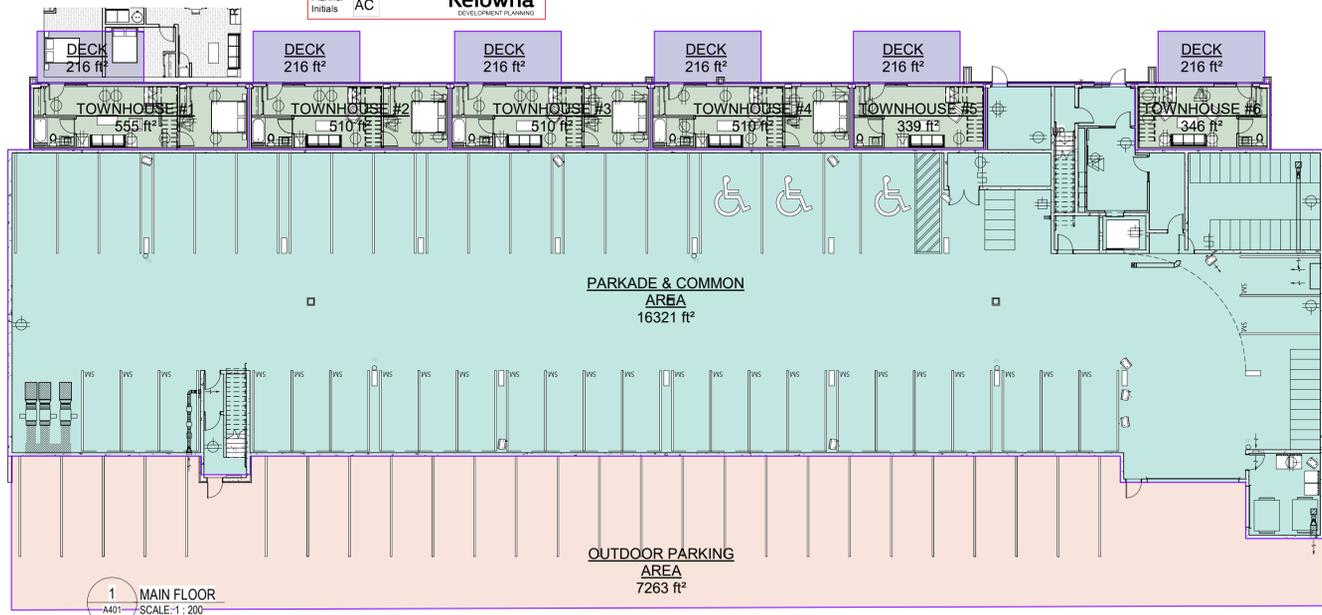
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LOT A, PLAN EPP82176, DISTRICT LOT 139, OSOYOOS DIV OF YALE LAND DISTRICT



**SITE COVERAGE CALCULATION**

TOTAL SITE AREA	3096.4 m²
BUILDING AREA	1773.7 m²
PARKING AREA	674.7 m²
BUILDING COVERAGE	0.57
PARKING COVERAGE	0.22
TOTAL SITE COVERAGE:	0.79

(BUILDINGS, DRIVEWAYS, & PARKING)

**FAR CALCULATION**

TOTAL SITE AREA	3096.4 m²
EXCLUDED AREA	2355.6 m²
INCLUDED AREA	5046.2 m²
PARKING AREA	674.7 m²
PRIVATE OPEN SPACE	1137.1 m²
FLOOR AREA RATIO:	1.63

**FAR AREAS**

- INCLUDED AREA
- EXCLUDED AREA
- PRIVATE OPEN SPACE
- PARKING AREA

LOT A, PLAN EPP82176, DISTRICT LOT 139, OSOYOOS DIV OF YALE LAND DISTRICT