



Z20-0046

599 Clement Ave

Rezoning Application



Proposal

- ▶ To consider a Rezoning application to rezone the subject property from RM6 to RM6r zone.

Development Process

June 5th 2020

Development Application Submitted

Staff Review & Circulation

June 19th 2020

Public Notification Received

Aug 24th 2020

Initial Consideration

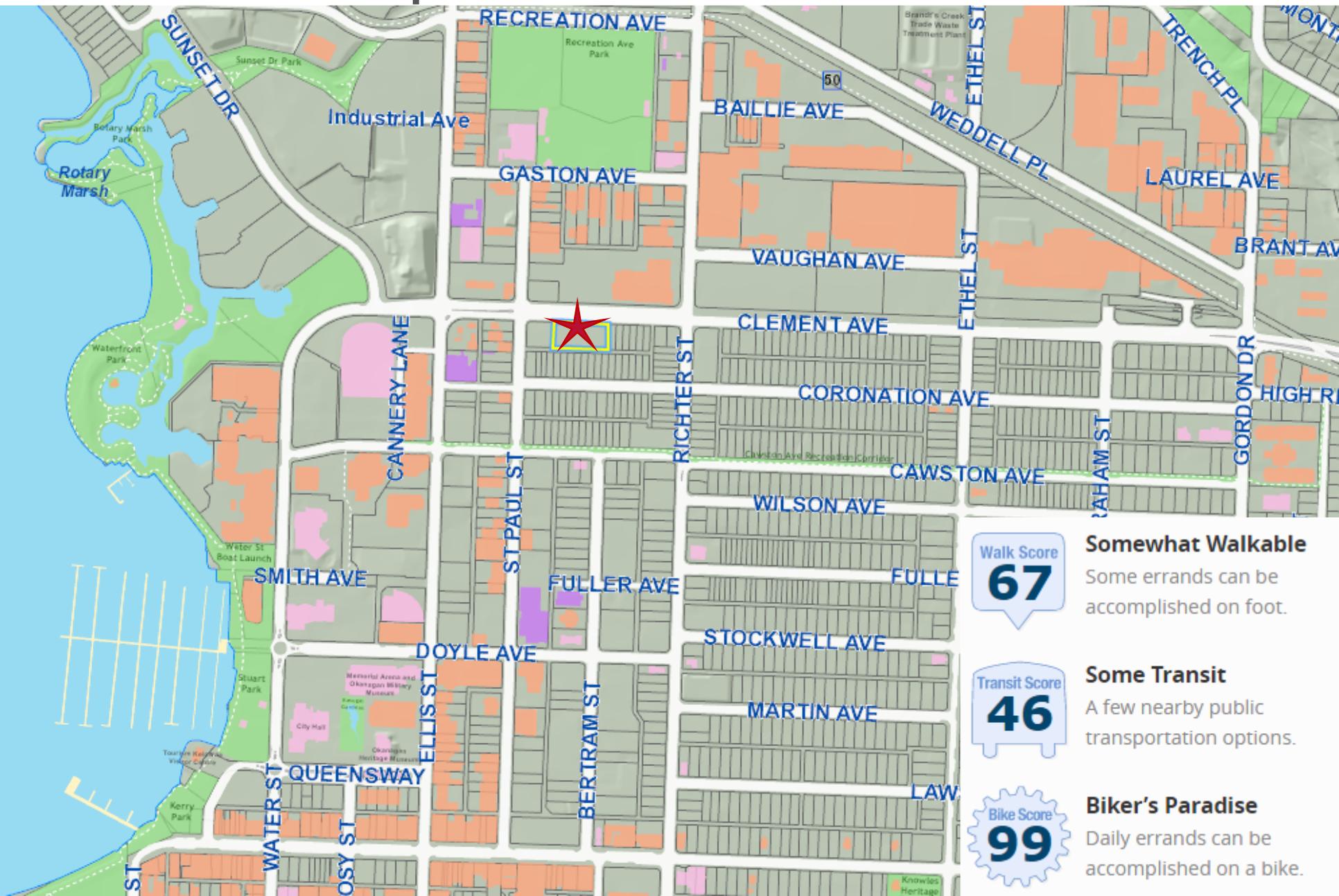
Public Hearing
Second & Third Readings

Final Reading

Building Permit

Council Approvals

Context Map



Walk Score
67

Somewhat Walkable
Some errands can be accomplished on foot.

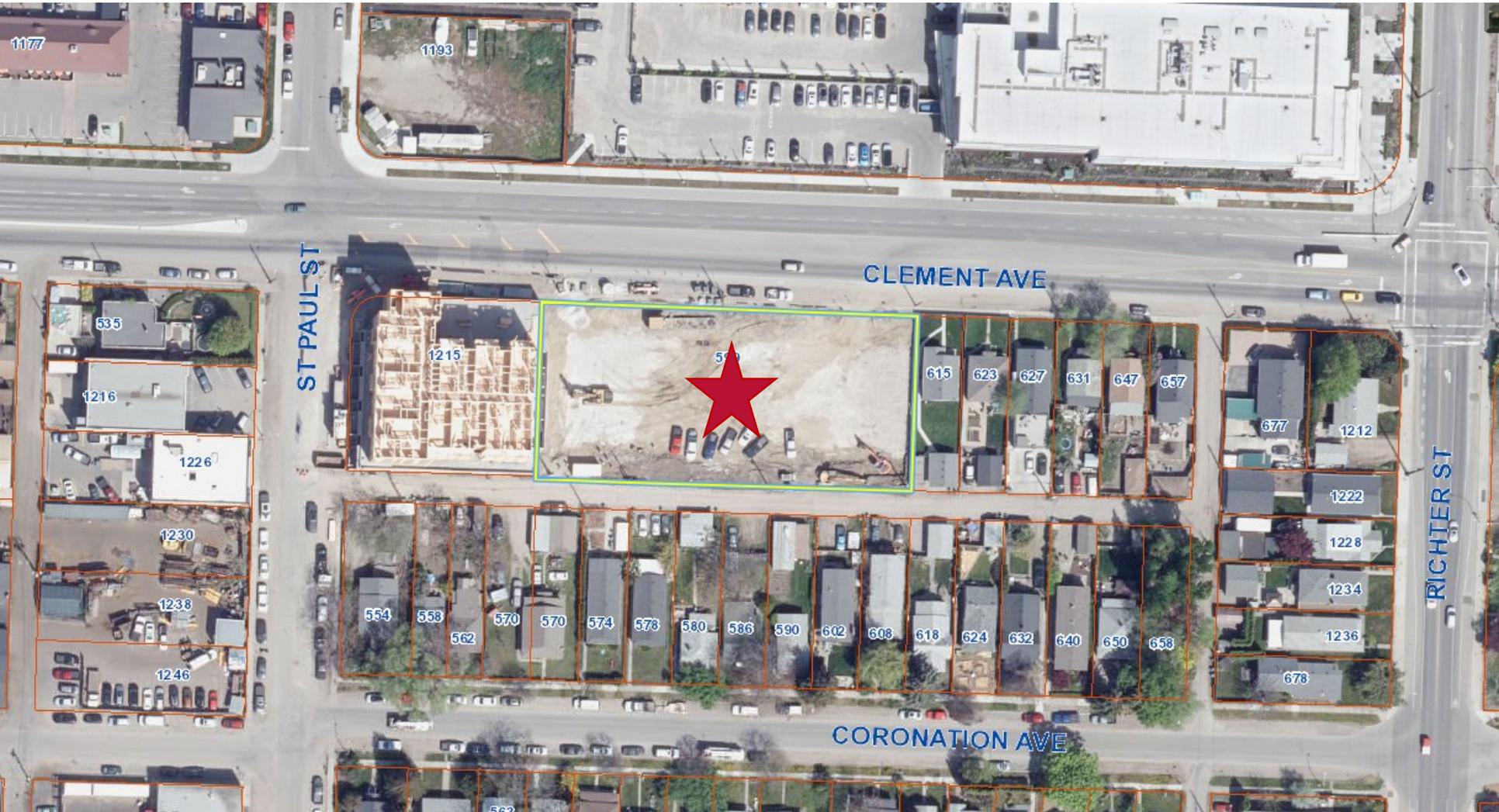
Transit Score
46

Some Transit
A few nearby public transportation options.

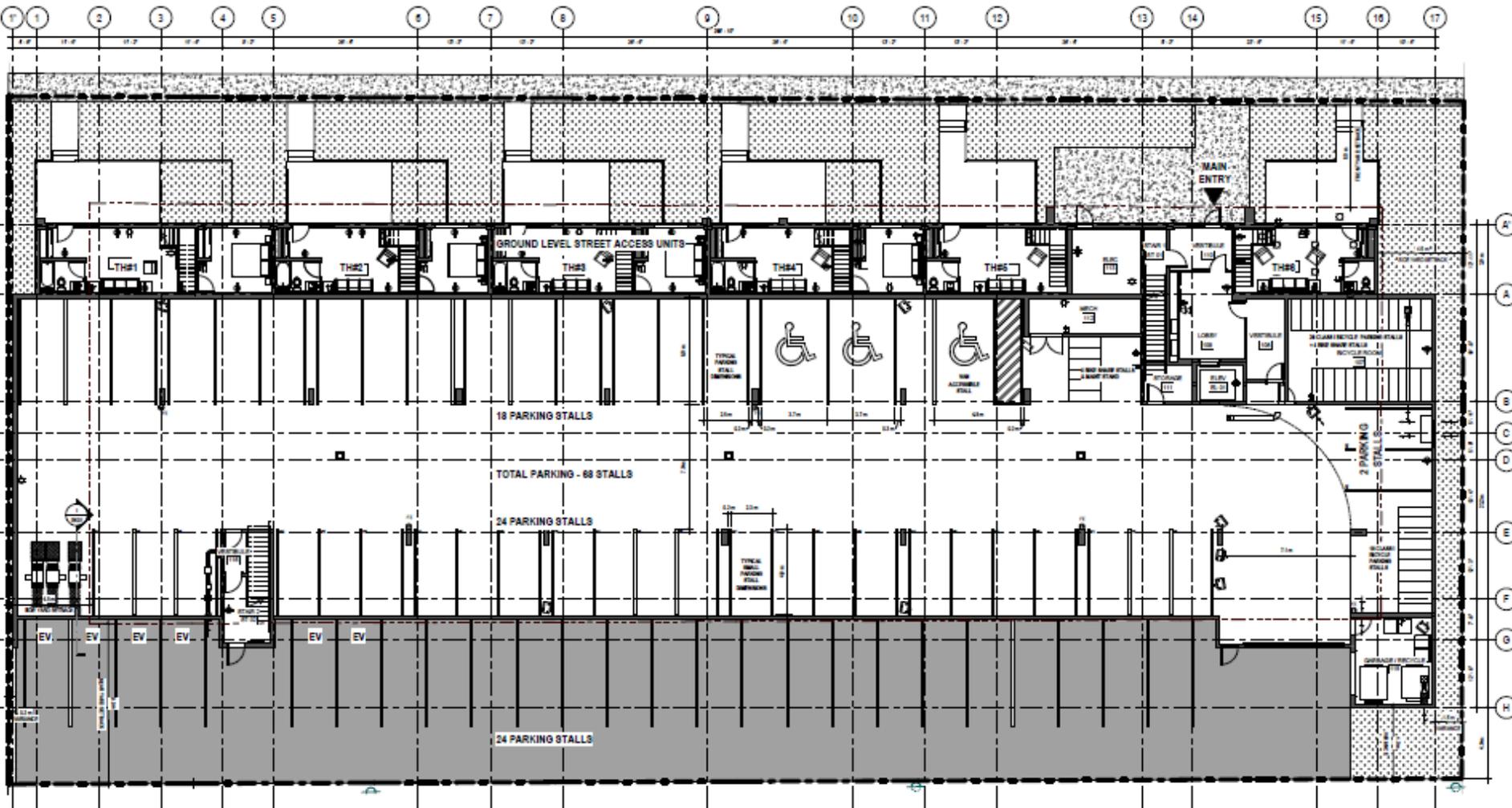
Bike Score
99

Biker's Paradise
Daily errands can be accomplished on a bike.

Subject Property Map



Parking Plan



LOT A, PLAN EPP82178, DISTRICT LOT 138, OSOY008 DIV OF YALE LAND DISTRICT



GROUND FLOOR PLAN

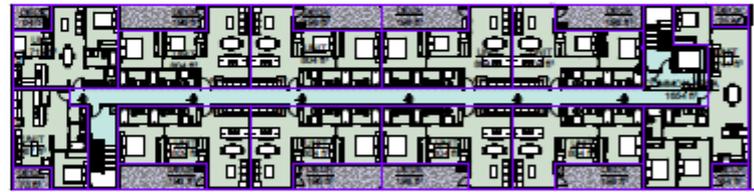
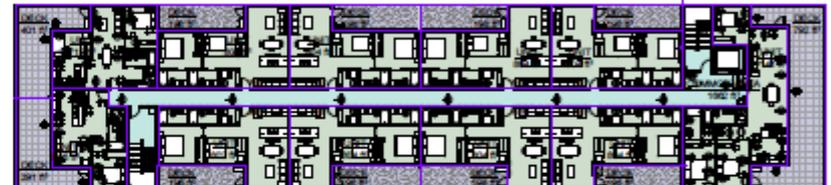
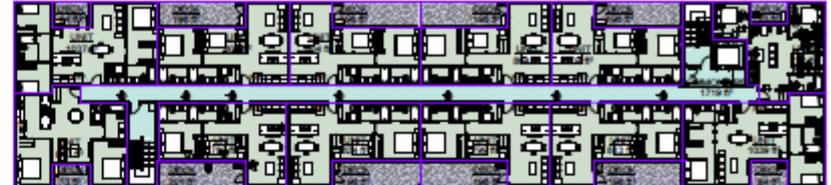
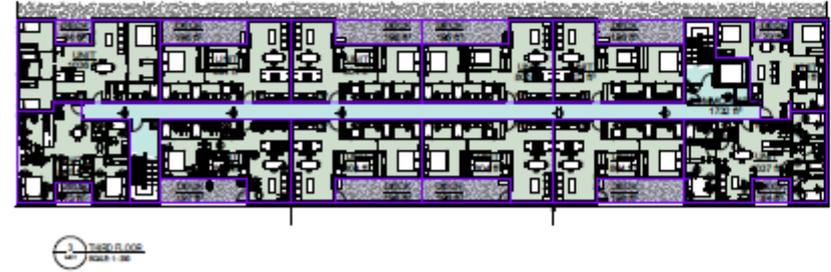
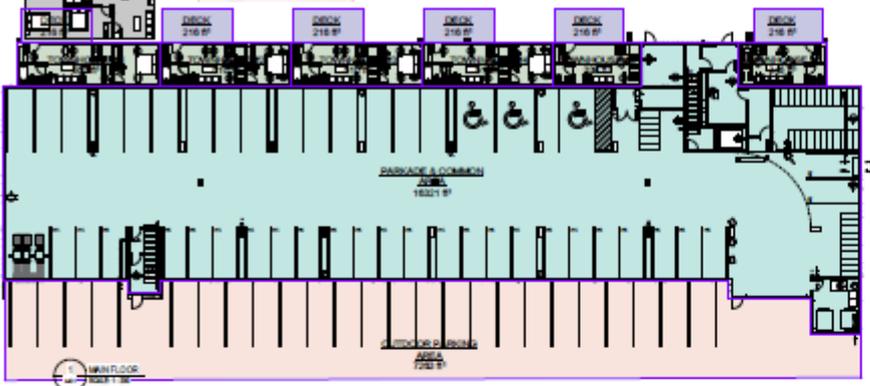
CLEMENT AVENUE RENTALS
599 CLEMENT AVE, KELOWNA BC



DRAWING: RZ-01
PROJECT:
DATE:
SCALE: 1/8" = 1'-0"
17123

Parking and Floor Layouts

ATTACHMENT
 This is a copy of application
 200-0048
 City of Kelowna



SEVEN FLOOR
 SCALE: 1/8" = 1'-0"

SITE COVERAGE CALCULATION

TOTAL SITE AREA	3096.4 m ²
BUILDING AREA	1778.7 m ²
PARKING AREA	674.7 m ²
BUILDING COVERAGE	0.57
PARKING COVERAGE	0.22
TOTAL SITE COVERAGE:	0.79

FAR CALCULATION

TOTAL SITE AREA	3096.4 m ²
EXCLUDED AREA	2355.8 m ²
INCLUDED AREA	6046.2 m ²
PARKING AREA	674.7 m ²
PRIVATE OPEN SPACE	1137.1 m ²
FLOOR AREA RATIO:	1.88

FAR AREAS

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

LOT A, PLAN EPP82178, DISTRICT LOT 139, O80Y008 DIV OF YALE LAND DISTRICT



FAR CALCULATION

CLEMENT AVENUE RENTALS
 599 CLEMENT AVE, KELOWNA BC



DRAWING: RZ-02
 PROJECT: 17123
 DATE: 2017/10/31
 SCALE: 1 : 200

Zoning Bylaw Parking Regulations

	<i>UNITS</i>	<i>PARKING REQUIRED PER UNIT</i>	<i>PARKING STALLS</i>	<i>VISITOR STALLS (0.14/unit)</i>	<i>TOTAL PARKING REQUIRED</i>	
<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			
TOTAL	58		75 – 96.9	8	83	
				20% Reduction	67 Stalls	68 Stalls Proposed

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**

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Consistent with newly adopted parking regulations
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks