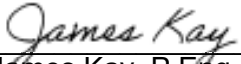

CITY OF KELOWNA
MEMORANDUM

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

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

SCHEDULE	A
This forms part of application # Z20-0046	
Planner Initials	AC
 City of Kelowna 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

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

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

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

Roger B. Green
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E. info@mqn.ca
www.mqn.ca

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			
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**

ATTACHMENT B

This forms part of application
Z20-0046

Planner
Initials

AC



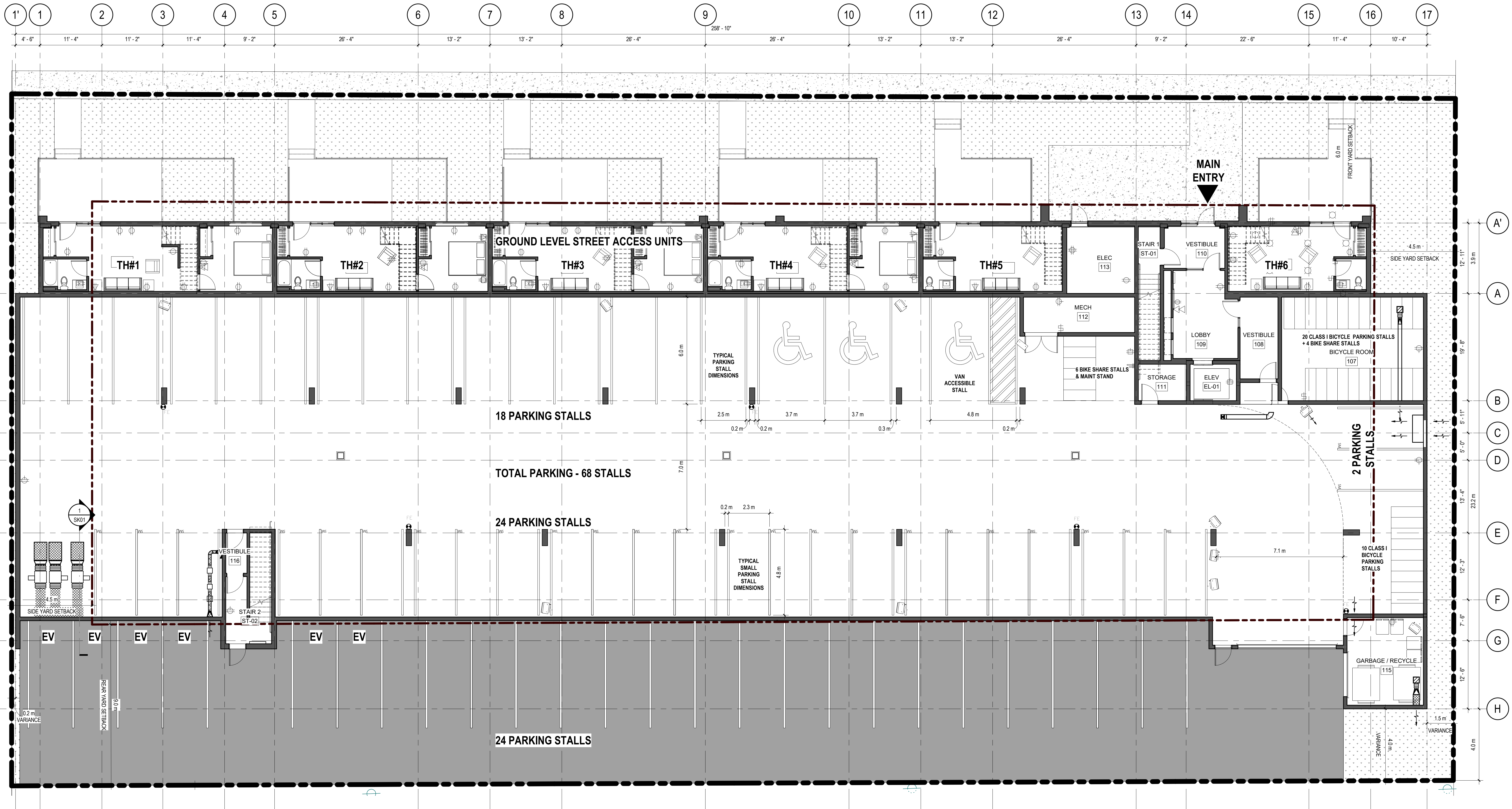
**City of
Kelowna**
DEVELOPMENT PLANNING

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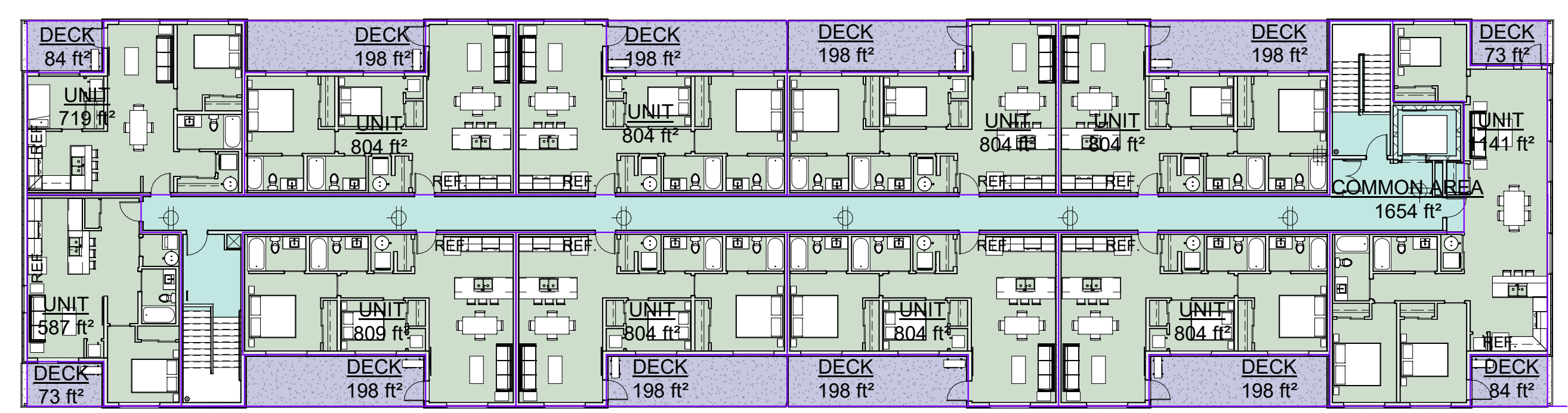
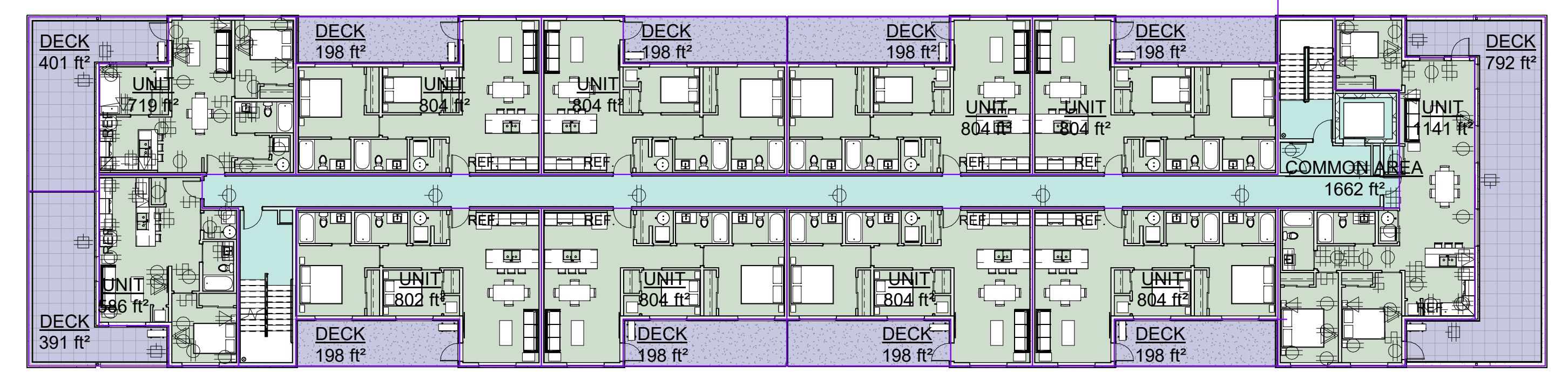
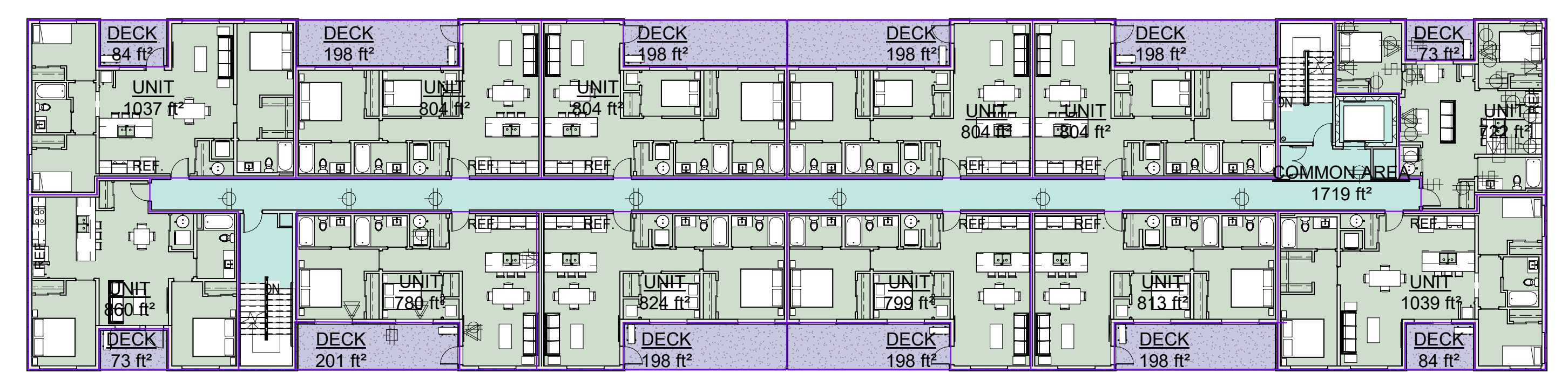
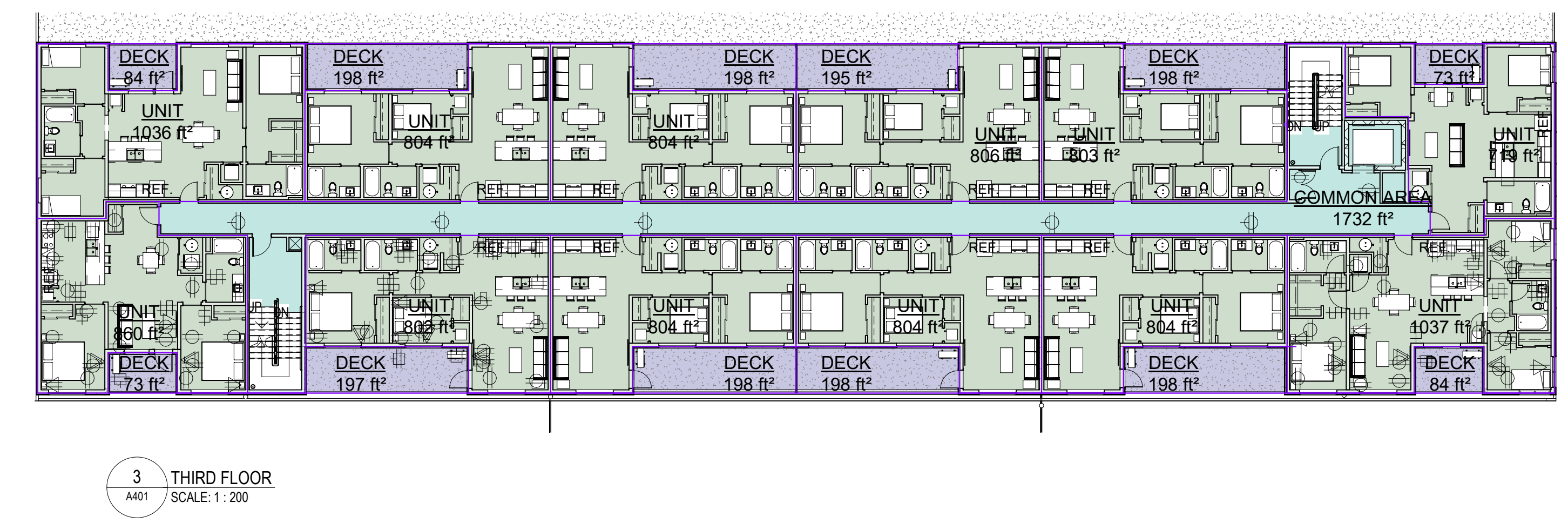
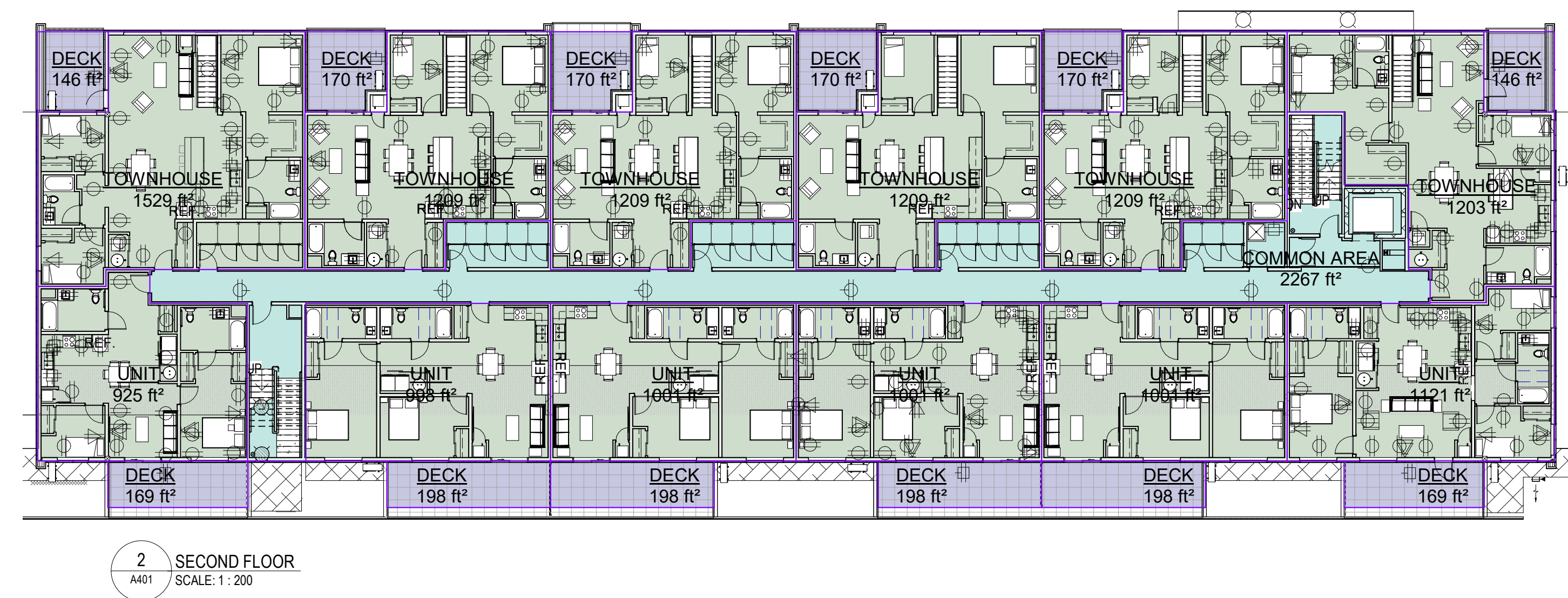
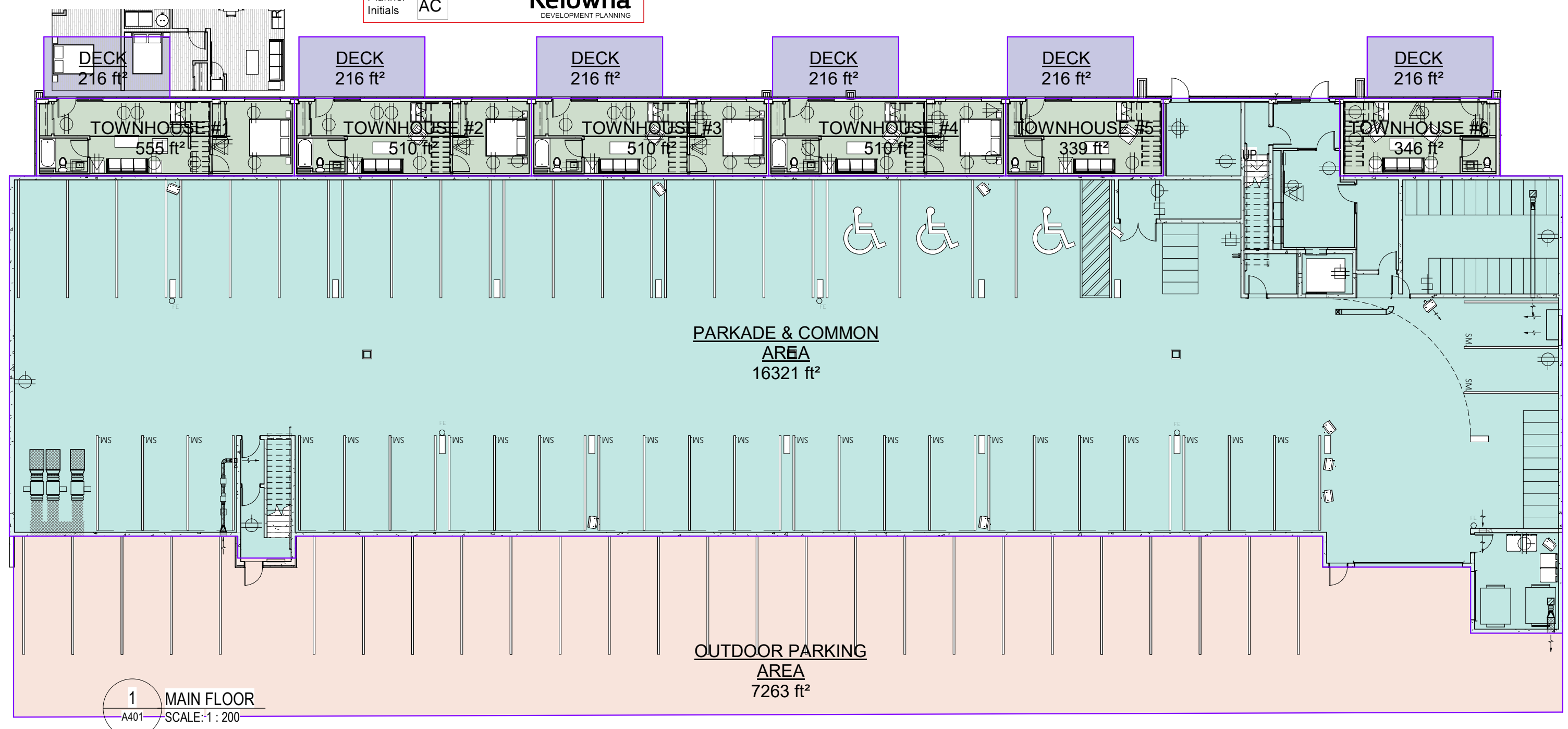
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LOT A, PLAN EPP82176, DISTRICT LOT 139, OSOYOOS DIV OF YALE LAND DISTRICT



SITE COVERAGE CALCULATION		FAR CALCULATION		FAR AREAS	
TOTAL SITE AREA	3096.4 m²	TOTAL SITE AREA	3096.4 m²	INCLUDED AREA	5046.2 m²
BUILDING AREA	1773.7 m²	EXCLUDED AREA	2355.6 m²	EXCLUDED AREA	674.7 m²
PARKING AREA	674.7 m²	INCLUDED AREA	5046.2 m²	PARKING AREA	674.7 m²
BUILDING COVERAGE	0.57	PRIVATE OPEN SPACE	1137.1 m²	PRIVATE OPEN SPACE	
PARKING COVERAGE	0.22	FLOOR AREA RATIO:	1.63	PARKING AREA	
TOTAL SITE COVERAGE:	0.79				

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