599 CLEMENT AVENUE

DP17-0247-01   ISSUED 2019-06-24
BP 60658   ISSUED 2019-08-14
Z20-0046   PENDING

A purpose-built rental project located on the edge of the city centre.

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WHY ARE WE REZONING?

599 Clement Avenue has always been planned as a rental property and that was part of the original development permit submission.

Car Share requirements cannot be achieved as originally proposed.

New Rental sub-zone at the start of 2020 which addresses the parking requirements.

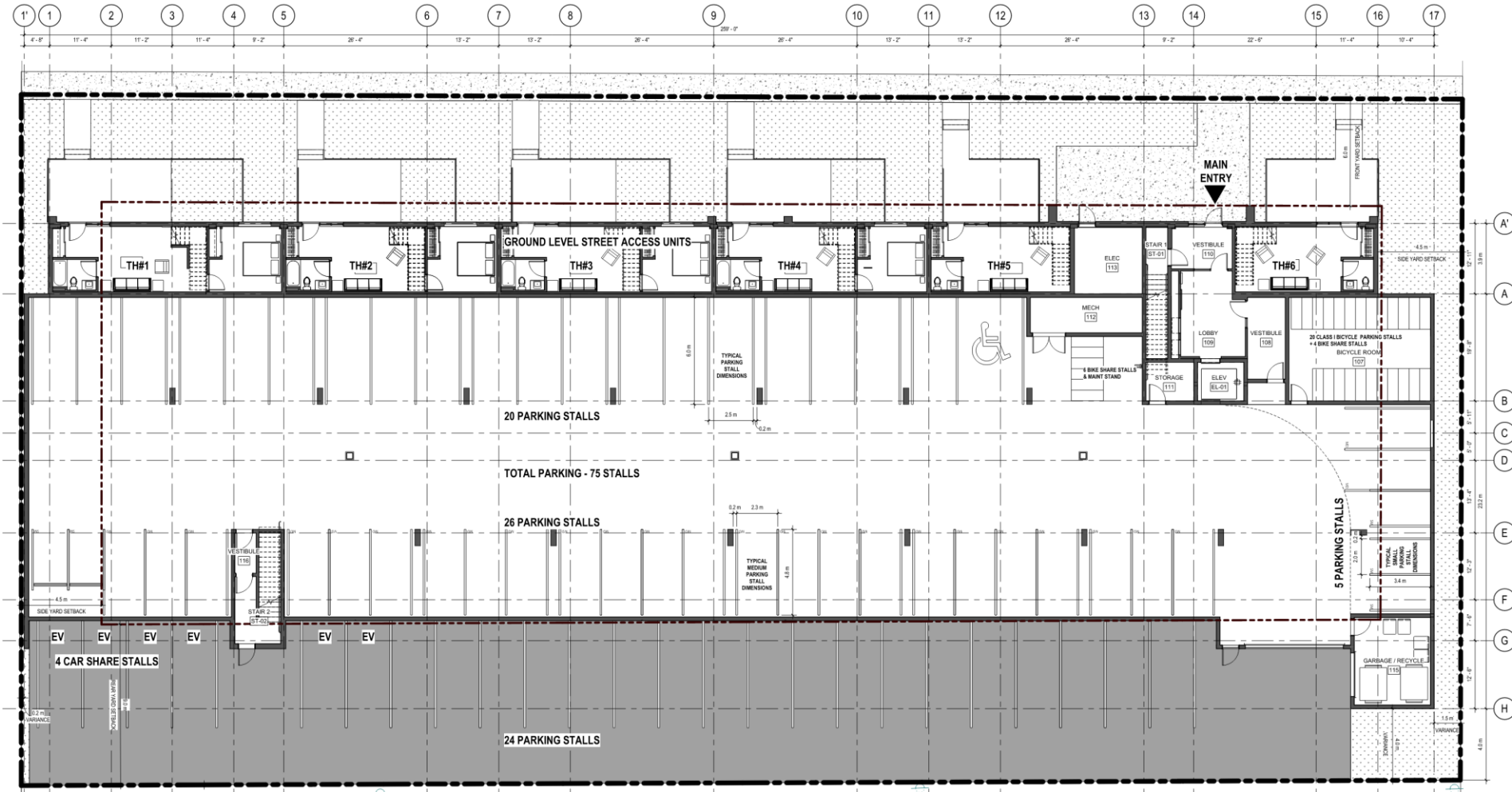# WHAT CHANGES BY REZONING THIS PROJECT?

This rezoning does not change the physical construction of 599 Clement which is currently being built.

The rezoning affects the requirements under Section 08 – Parking and Loading in the Zoning Bylaw.
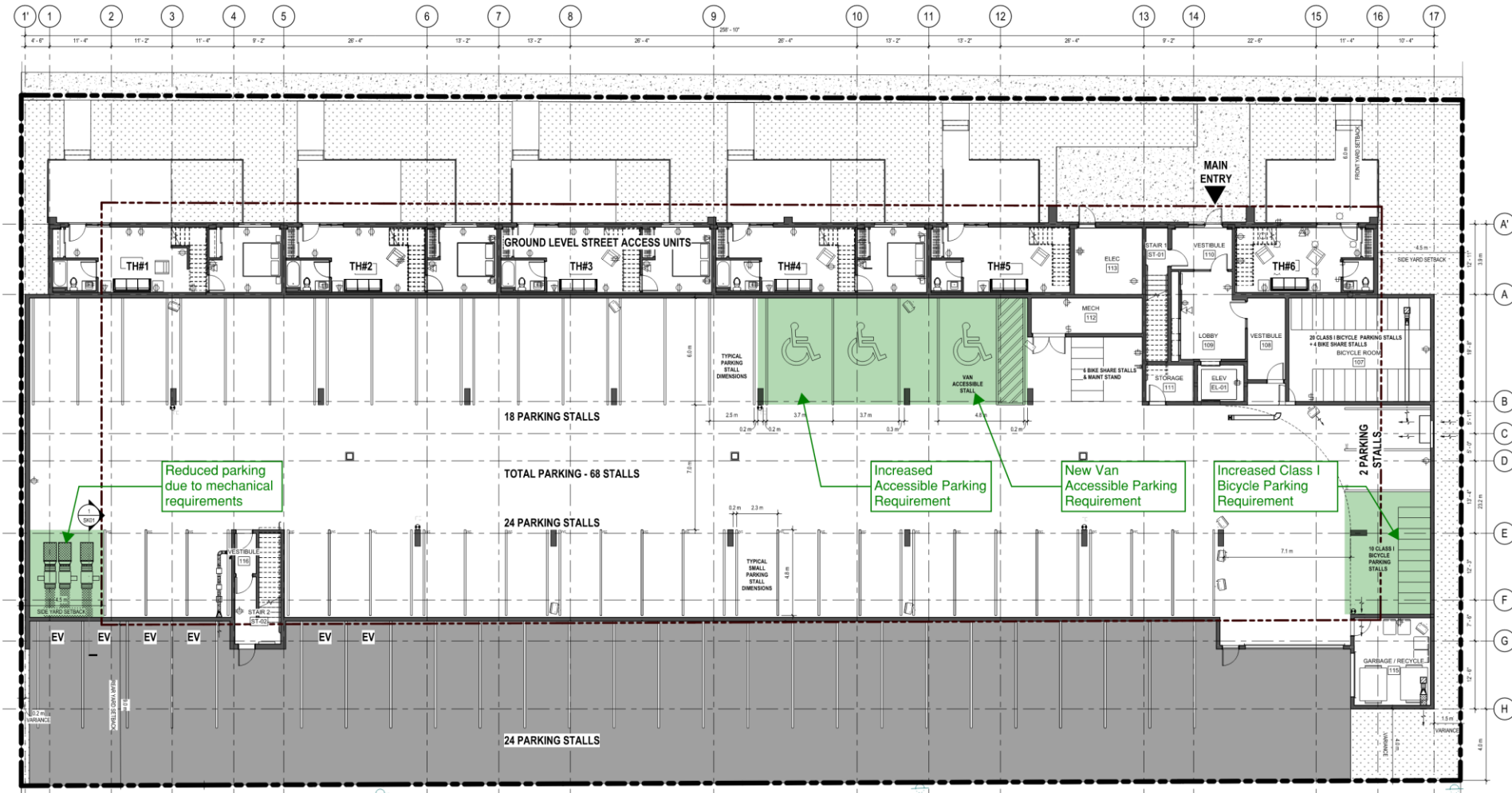
CLEMENT	Units in Building	2019 DP Variance	2020 Parking – No Variance
Bachelor	0	0	0
1 Bedroom	2	2	2
2 Bedroom	45	45	55
3+ Bedroom	11	11	18
Visitor	58 units	8.12	8.12
Rental Building		--	20% Parking Reduction
ZONING TOTAL		67	67
Car Share	4 stall reduction to 1 car share	Partial justification of variance.	None
Parking Provided		72	68*

*Parking is reduced in 2020 layout due to increased accessible parking requirements as well as the deletion of the micro (small) car stall from the zoning requirements. All stalls in the current proposal meet current 2020 size requirements.

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APPROVED DP CONFIGURATION

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PROPOSED REZONE CONFIGURATION

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THIS WILL WORK

"I would ask the question to the applicant: Does your parking plan work for your designated building, and for your tenants?" Councilor Luke Stack

The City of Kelowna added the Rental subzone to the zoning bylaw to encourage the development of rental housing. This newly created zone provides a 20% reduction in parking requirements recognizing the lower ownership of vehicles and increased ability of rental buildings to manage their parking pool.

Within walking distance of Urban Core businesses, restaurants and parks.

The location is on Kelowna's bike network

Located on main transit routes.

More parking than required by adjacent C7 zones

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