

CITY OF KELOWNA
MEMORANDUM

Date: June 12, 2020
File No.: Z20-0047
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 1145 Pacific Ave. RM5 to RM5c rental Zone

Development Engineering has the following comments and requirements associated with this application.

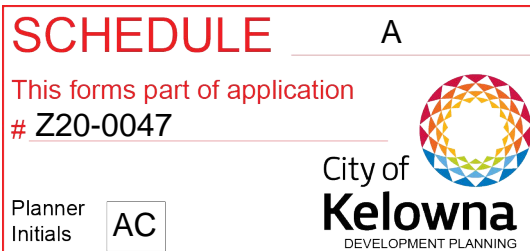
1. General

This application does not compromise any City of Kelowna municipal infrastructure.



James Kay, P. Eng.
Development Engineering Manager

AS



2020.06.01

Pacific Avenue Rentals – Anagram Properties

Sub-Rezone Application for RM-6-r

Existing DP: DP17-0296 & DVP17-0297

Existing BP: BP 61090



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,

Roger Green



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

100, 3313 - 32nd Avenue
Vernon, British Columbia
Canada V1T 2M7
T. 250.542.8085
F. 250.542.5236
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>	3	1.0 – 1.25	3 – 3.75			
<i>2 Bedroom</i>	23	1.25 – 1.6	28.75 – 36.8			
<i>3+ Bedroom</i>	5	1.5 – 2.0	7.5 – 10			
TOTAL	31		39.25 – 50.55	4	43	
				20% Reduction	34 Stalls	34 Stalls Proposed

Accessible Parking Required – **2 Stalls**

Van Accessible Parking Required – **1 Stall**

Bicycle Parking (Class I) Long Term – **25 Spaces**

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

ATTACHMENT B

This forms part of application
Z20-0047

Planner
Initials

AC



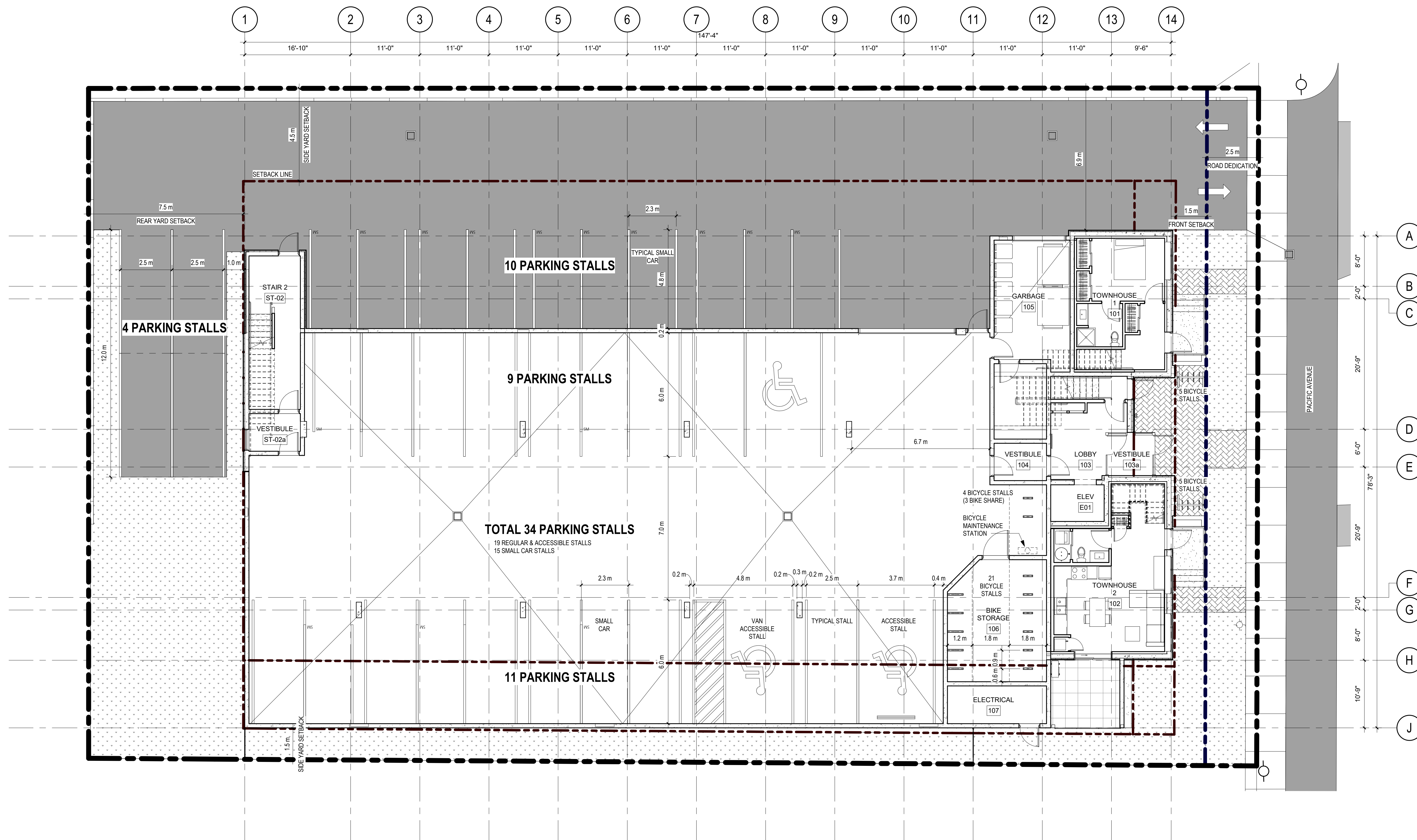
**City of
Kelowna**
DEVELOPMENT PLANNING

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

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

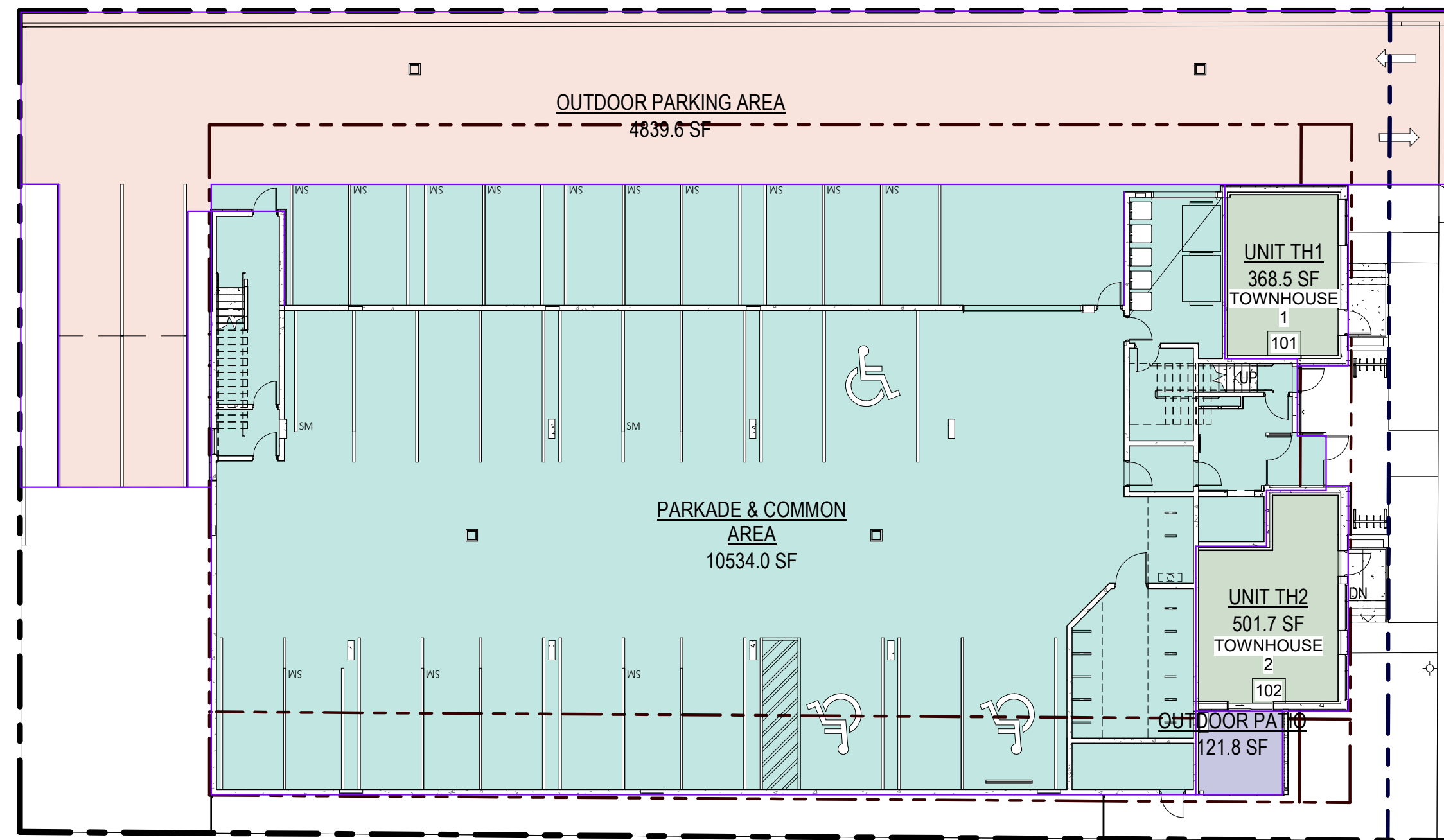
Roger B. Green
Architect AIBC, MRAIC, M.Arch

100, 3313 - 32nd Avenue
Vernon, British Columbia
Canada V1T 2M7
T. 250.542.8085
F. 250.542.5236
E. info@mqn.ca
www.mqn.ca

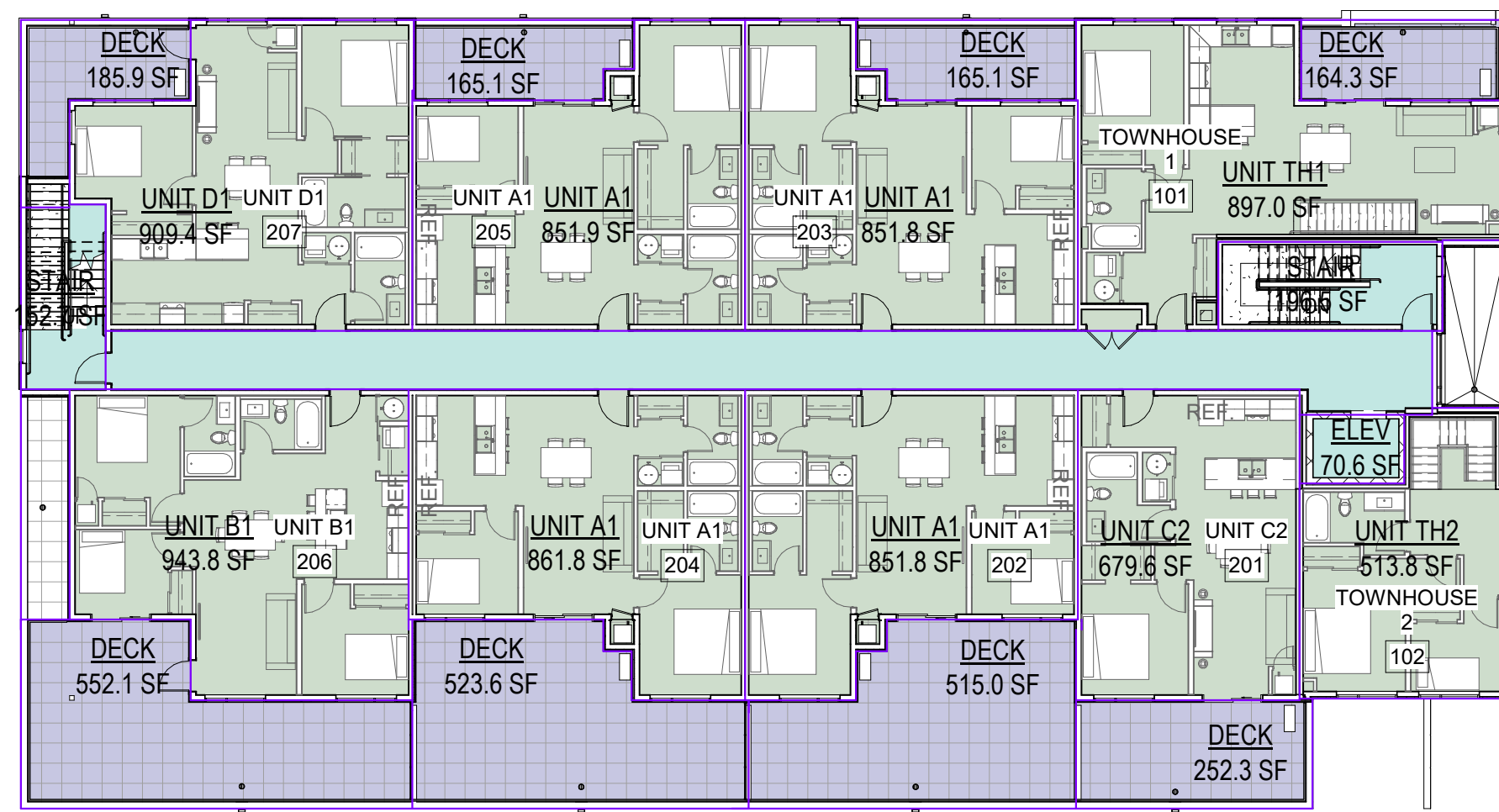


ATTACHMENT B
 This forms part of application
 # Z20-0047
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials AC

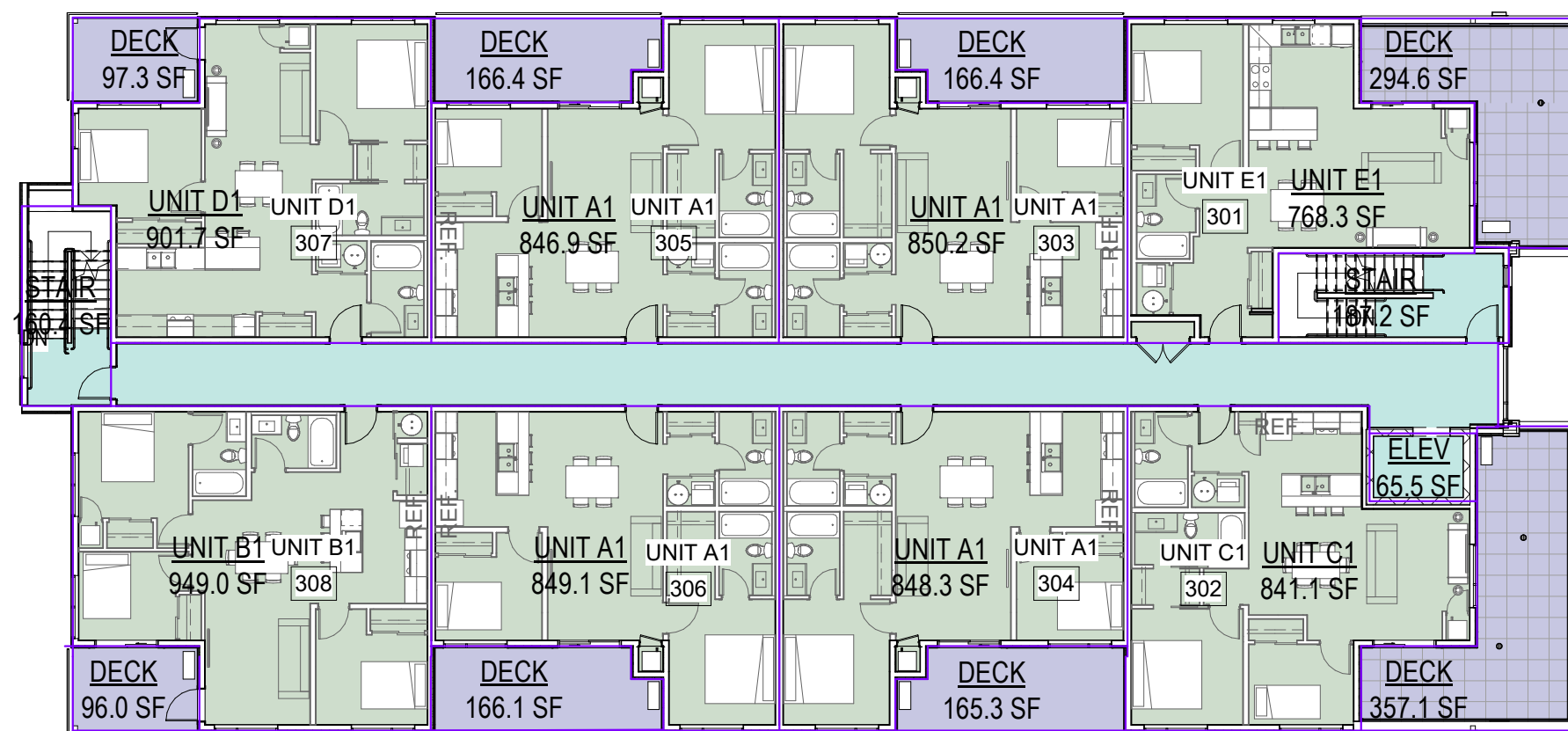
2020/08/20 10:00 AM - ANAGRAM ON PACIFIC CENTRAL PARK REVISION 15 - greg@mqn.ca
 2020/08/20 10:00 AM - ANAGRAM ON PACIFIC CENTRAL PARK REVISION 15 - greg@mqn.ca



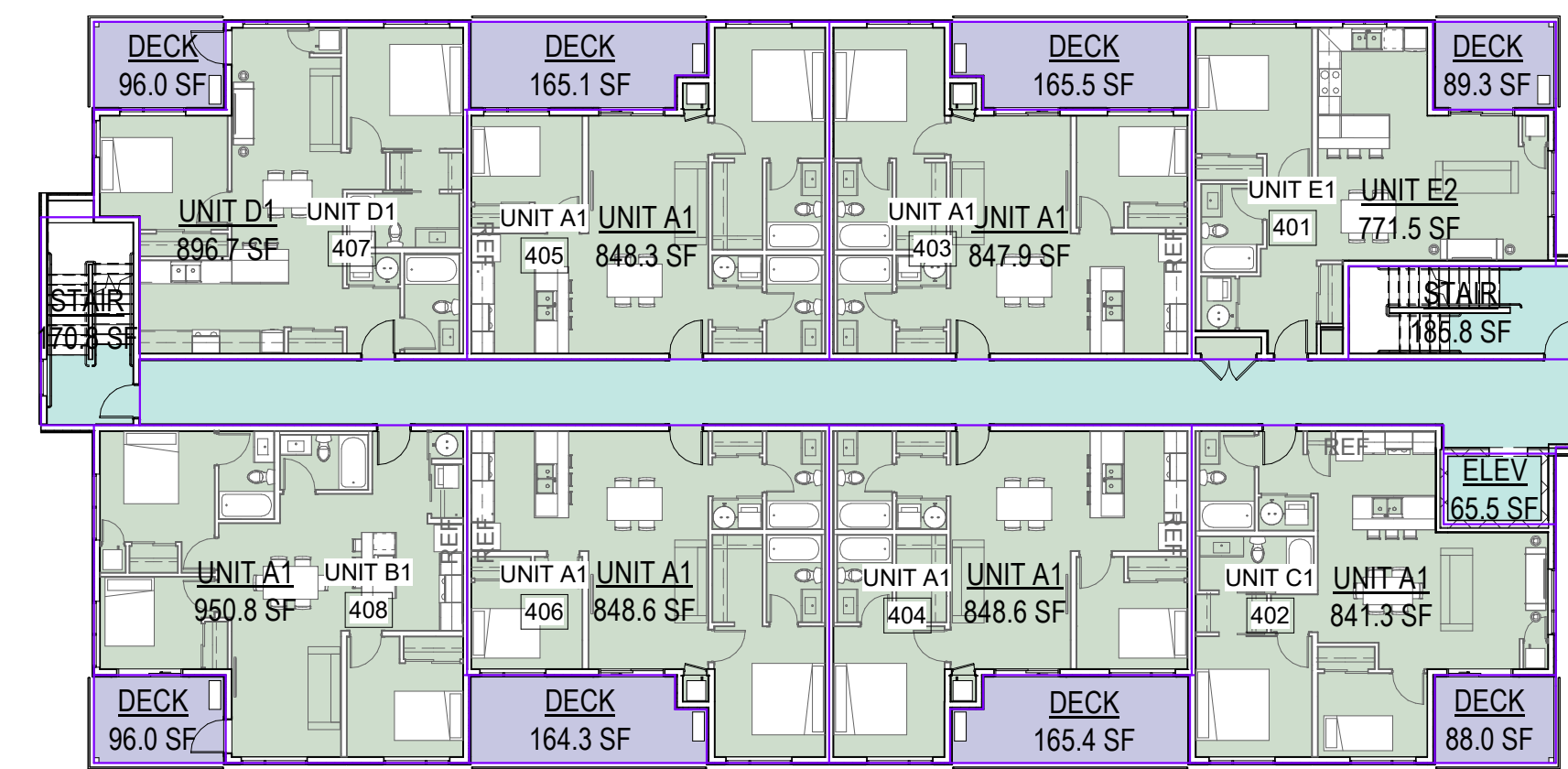
1 PARKADE
A001 SCALE: 1/16" = 1'-0"



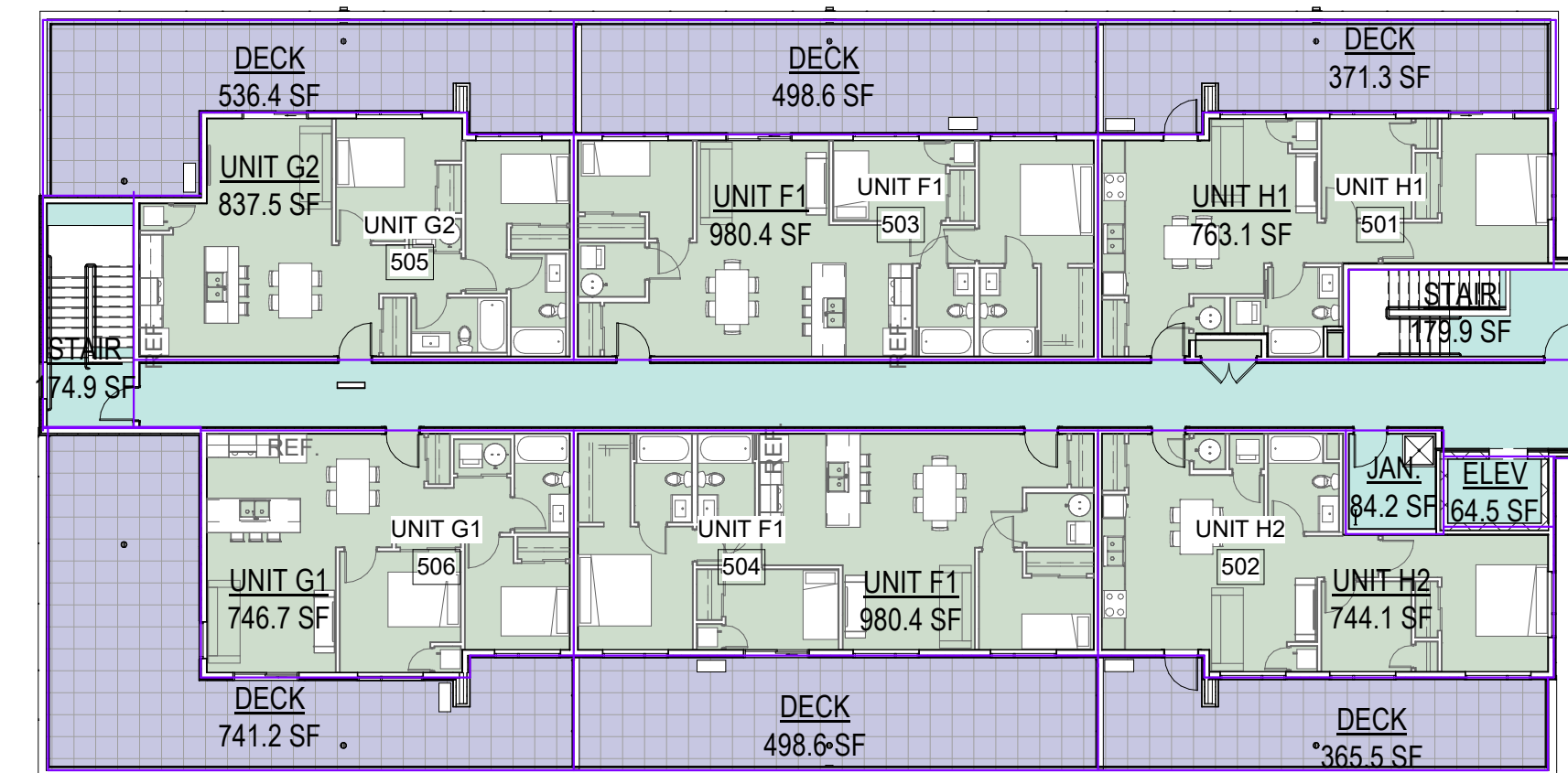
2 SECOND FLOOR
A004 SCALE: 1/16" = 1'-0"



3 THIRD FLOOR
A004 SCALE: 1/16" = 1'-0"



4 FOURTH FLOOR
A004 SCALE: 1/16" = 1'-0"



5 FIFTH FLOOR
A004 SCALE: 1/16" = 1'-0"

ATTACHMENT B
This forms part of application # Z20-0047
Planner Initials AC
City of Kelowna DEVELOPMENT PLANNING

SITE COVERAGE CALCULATION

TOTAL SITE AREA	1851.8 m ²
BUILDING AREA	1059.5 m ²
PARKING AREA	449.6 m ²
BUILDING AREA	0.57
PARKING AREA	0.24
TOTAL SITE COVERAGE:	0.82

FAR CALCULATION

TOTAL SITE AREA	1851.8 m ²
EXCLUDED AREA	1450.5 m ²
INCLUDED AREA	2507.6 m ²
PARKING AREA	449.6 m ²
PRIVATE OPEN SPACE	761.4 m ²
FLOOR AREA RATIO:	1.356

FAR AREAS

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