

1145 PACIFIC AVENUE

DP17-0296
BP 61090
Z20-0047

ISSUED 2019-02-12
ISSUED 2019-07-31
PENDING



A purpose-built rental project located at the Capri Landmark Urban Core

WHY ARE WE REZONING?

1145 Pacific 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?

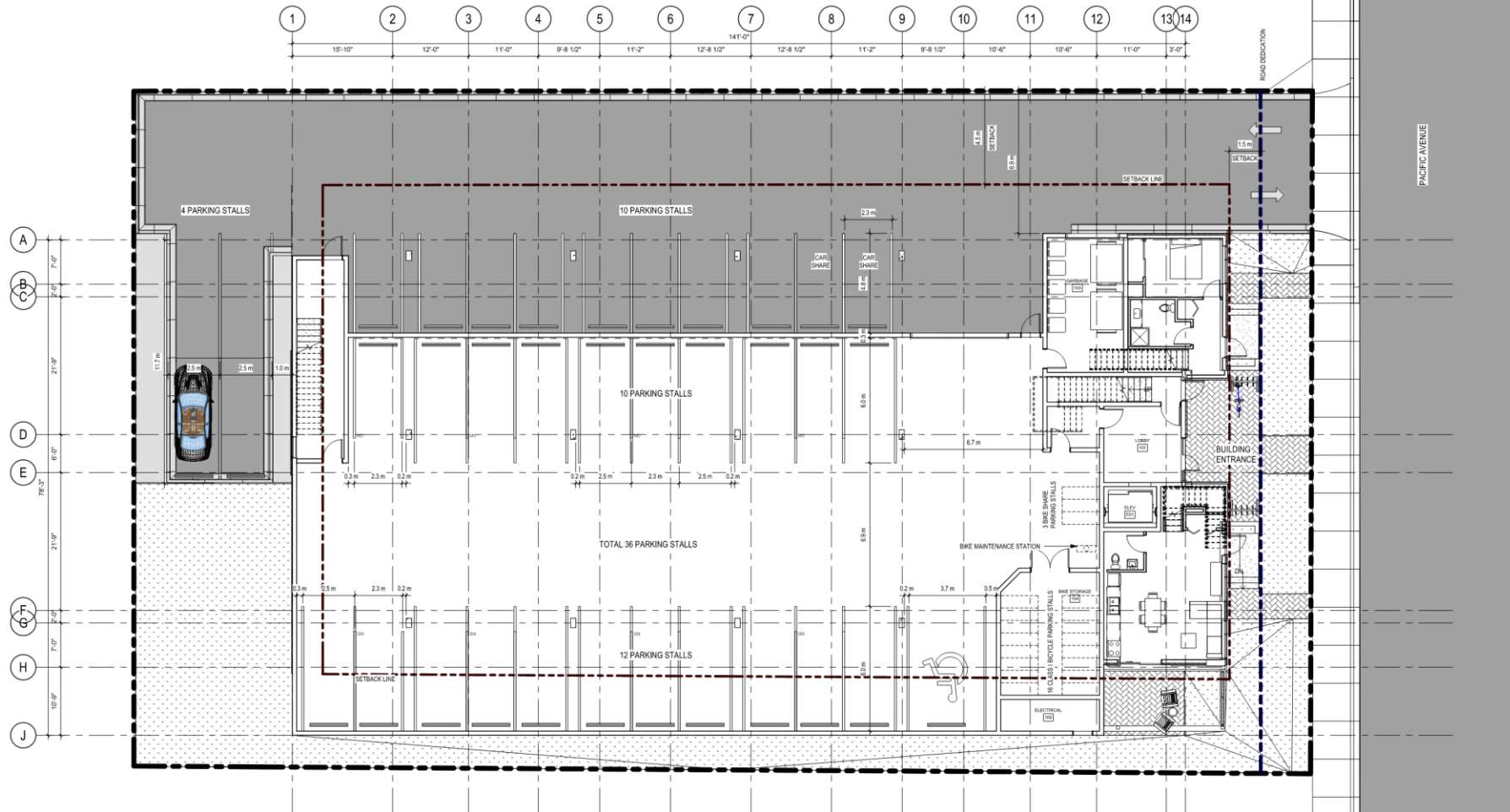
This rezoning does not change the physical construction of 1145 Pacific Ave which is currently being built.

The rezoning affects the requirements under Section 08 – Parking and Loading in the Zoning Bylaw.

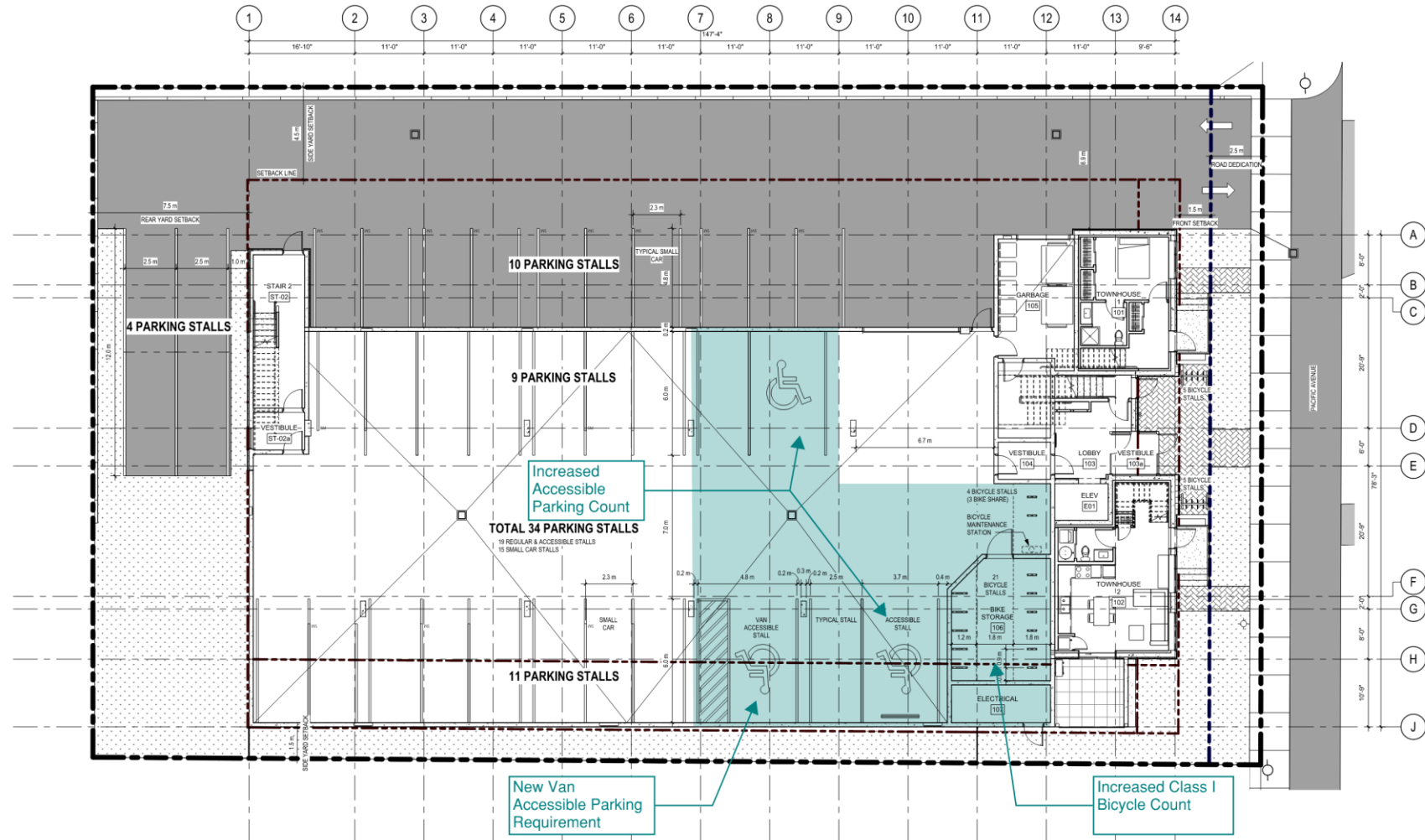
CLEMENT	Units in Building DP	2019 DP Variance	Units in Building	2020 Parking – No Variance
Bachelor	0	0	0	0
1 Bedroom	5	5	3	3
2 Bedroom	21	21	23	28.75
3+ Bedroom	5	5	5	7.5
Visitor	31 units	4.43	31 units	4.43
Rental Building		--		20% Parking Reduction
ZONING TOTAL		36		34
Car Share	4 stall reduction to 1 car share	Partial justification of variance.		None
Parking Provided		36		34*

*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.

APPROVED DP CONFIGURATION



PROPOSED REZONE CONFIGURATION



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.