
CITY OF KELOWNA

MEMORANDUM

Date: June 25, 2024
File No.: Z24-0019
To: Urban Planning (BC)
From: Development Engineering Manager (NC)
Subject: 1097 & 1089-1095 Clement Ave MF1 to MF3

The Development Engineering Department has the following comments associated with this rezoning application to rezone the subject property from the MF1 - Infill Housing zone to the MF3 - Apartment zone to facilitate a 6-storey multi-unit residential development.

Works and Services which will be required of this development at time of Building Permit, will be contained in Development Engineering memo for Development Permit Application.

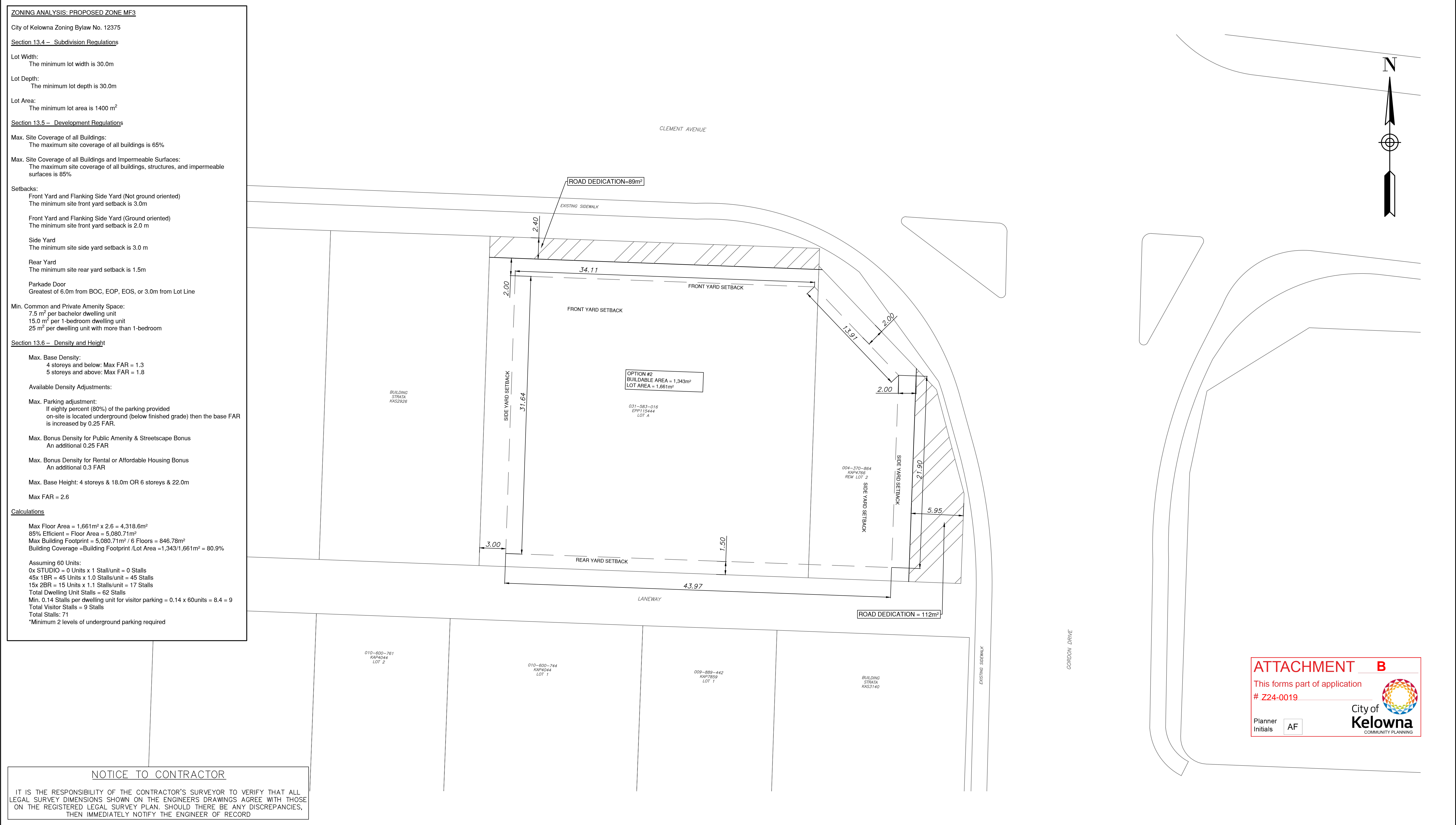
The Development Engineering Technologist for this file is Sarah Kelly (skelly@kelowna.ca).

1. ZONING-SPECIFIC REQUIREMENTS

- a. A Transportation Assessment is required to assess connectivity with and impacts to the surrounding transportation network. The results of this assessment may inform additional requirements. Please contact the development technician for this file to obtain terms of reference for completing the analysis.
- b. A Functional Servicing Report is required to assess the conceptual servicing requirements of development in accordance with the proposed zone and
- c. Approximately 1.9 – 2.4 m road dedication, tapered east to west, along the entire frontage of Clement Ave is required to achieve a Core Area Major Arterial with Frequent Transit ROW width of 37.5 m in accordance with OCP Functional Road Classification objectives.
- d. Approximately 6 m road dedication along the entire frontage of Gordon Dr is required to achieve a Core Area Major Arterial with Frequent Transit ROW width of 37.5 m in accordance with OCP Functional Road Classification objectives.


Nelson Chapman, P.Eng.
Development Engineering Manager
SK

ATTACHMENT A	
This forms part of application # Z24-0019	
Planner Initials	AF
 City of Kelowna COMMUNITY PLANNING	



NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD

ATTACHMENT

B

This forms part of application



Z24-0019

Planner Initials

AF

City of Kelowna

COMMUNITY PLANNING

LEGAL DESCRIPTION:LOT A, PL. EPP115444, D.L. 138, ODYD AND LOT 2, PL. KAP4766 D.L. 138, ODYD, EXCEPT PLAN KAP46262 AND EPP45720							<div><p>#201-1974 MOSS COURT, KELOWNA BC, V1Y 9Z8 TEL: (250) 980-3728, E-MAIL: INFO@ALPINEENGINEERING.CA PERMIT TO PRACTICE: 1000176</p></div>							CLIENT: 1382554 BC LTD. 7364 POINT SAGE, COLDSTREAM, BRITISH COLUMBIA, CANADA V1B 4A5 E-MAIL: RIMINDER_G@HOTMAIL.COM							<div><p>The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.</p></div>							TITLE: PROPOSED SITE PLAN OPTION #2							DESIGN: DM CHECK: JA DRAWN: HM APPR: JBK																				
B.M. MONUMENT NO. . . ELEVATION: . LOCATED AT . STREET & . AVENUE														3764 POINT SAGE, COLDSTREAM, BRITISH COLUMBIA, CANADA V1B 4A5 E-MAIL: RIMINDER_G@HOTMAIL.COM														ALPINE FILE: 2024-309							DRAWING DATE: APRIL 08, 2025																				
REV. NO. DESCRIPTION DR CH DATE APP														PROJECT: PROPOSED MF3 DEVELOPMENT														PROJECT NO.							SCALE : HORZ. 1:200 VERT. -							DRAWING DATE:													
0 ISSUED FOR REVIEW HM JA 25-04-08 JBK																																			ALPINE DRAWING NO.							SHEET NO. C-003							REV. 0						

P.L.E. (2025) © J.B. Kay (2025) All Rights Reserved. Kelowna, BC. Engineering Consultants Ltd. - Documents Production 15264-309 Rev. 001 - 10/05/2025
P.L.E. (2025) © J.B. Kay (2025) All Rights Reserved. Kelowna, BC. Engineering Consultants Ltd. - Documents Production 15264-309 Rev. 001 - 10/05/2025

Neighbourhood Consultation Address List - 1089, 1095 and 1097 Clement Avenue Kelowna, BC

Addressee	Type	Address	City	Province	Postal Code	Left Package with Owner & Occupant	Date	Concerns
Dear Neighbour		1059 Clement Ave	Kelowna	BC	V1Y 7E3	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1069 Clement Ave	Kelowna	BC	V1Y 7E3	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1089 Clement Ave	Kelowna	BC	V1Y 7E3	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1090 Clement Ave	Kelowna	BC	V1Y 2W4	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1091 Clement Ave	Kelowna	BC	V1Y 7E3	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1092 Clement Ave	Kelowna	BC	V1Y 2W4	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1093 Clement Ave	Kelowna	BC	V1Y 7E3	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1094 Clement Ave	Kelowna	BC	V1Y 2W4	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1095 Clement Ave	Kelowna	BC	V1Y 7E3	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1097 Clement Ave	Kelowna	BC	V1Y 7E3	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1036 Coronation Ave	Kelowna	BC	V1Y 7A7	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1052 Coronation Ave	Kelowna	BC	V1Y 7A7	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1060 Coronation Ave	Kelowna	BC	V1Y 7A7	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1066 Coronation Ave	Kelowna	BC	V1Y 7A7	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1078 Coronation Ave	Kelowna	BC	V1Y 7A7	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1171 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1172 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1173 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1174 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1175 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1176 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1177 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1178 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1179 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1180 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1181 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1182 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1183 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1184 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1185 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1186 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1187 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1188 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1189 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1190 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1191 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1192 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1193 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1194 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1195 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1196 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1197 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1198 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour		1199 Gordon Dr	Kelowna	BC	V1Y 3E5	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour	S	1077 Clement Ave	Kelowna	BC	V1Y 7E3	Hand Delivered	Friday, May 2, 2025	

ATTACHMENT C

This forms part of application

Z24-0019

Planner
Initials

AF

City of
Kelowna
COMMUNITY PLANNING



								<p>An adjacent property owner has expressed formal opposition to the proposed land assembly and zoning change, citing unresolved issues stemming from the nearby development at 1036 Coronation Avenue. Key concerns include:</p> <p>Ongoing hydrogeological issues at 1036 Coronation due to intercepted underground water, resulting in long-term dewatering and changes to the local water table.</p> <p>Multiple water service disruptions to adjacent properties, some without notice.</p> <p>Increased traffic concerns related to rear lane access, which is already problematic and expected to worsen once the current project is occupied.</p> <p>Poor site management, including lack of street maintenance and disregard for neighborhood character during construction.</p> <p>Negative impacts on property values and quality of life, shared by other residents.</p> <p>The resident requests that the City defer any decision on the new proposal until the current development is completed and its full impact can be assessed.</p>
Dear Neighbour	S	1088 Coronation Ave	Kelowna	BC	V1Y 7A7	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour	S	1089 Coronation Ave	Kelowna	BC	V1Y 7A3	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour	S	1090 Coronation Ave	Kelowna	BC	V1Y 7A7	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour	S	1105 High Rd	Kelowna	BC	V1Y 7A9	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour	S	1106 High Rd	Kelowna	BC	V1Y 7B1	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour	S	1107 High Rd	Kelowna	BC	V1Y 7A9	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour	BLU	1040 Clement Ave	Kelowna	BC	V1Y 2W4	Hand Delivered	Friday, May 2, 2025	
Dear Neighbour	BLU	1050 Clement Ave	Kelowna	BC	V1Y 2W4	Hand Delivered	Friday, May 2, 2025	

ATTACHMENT

C

This forms part of application

Z24-0019

Planner Initials

AF

City of Kelowna

COMMUNITY PLANNING

