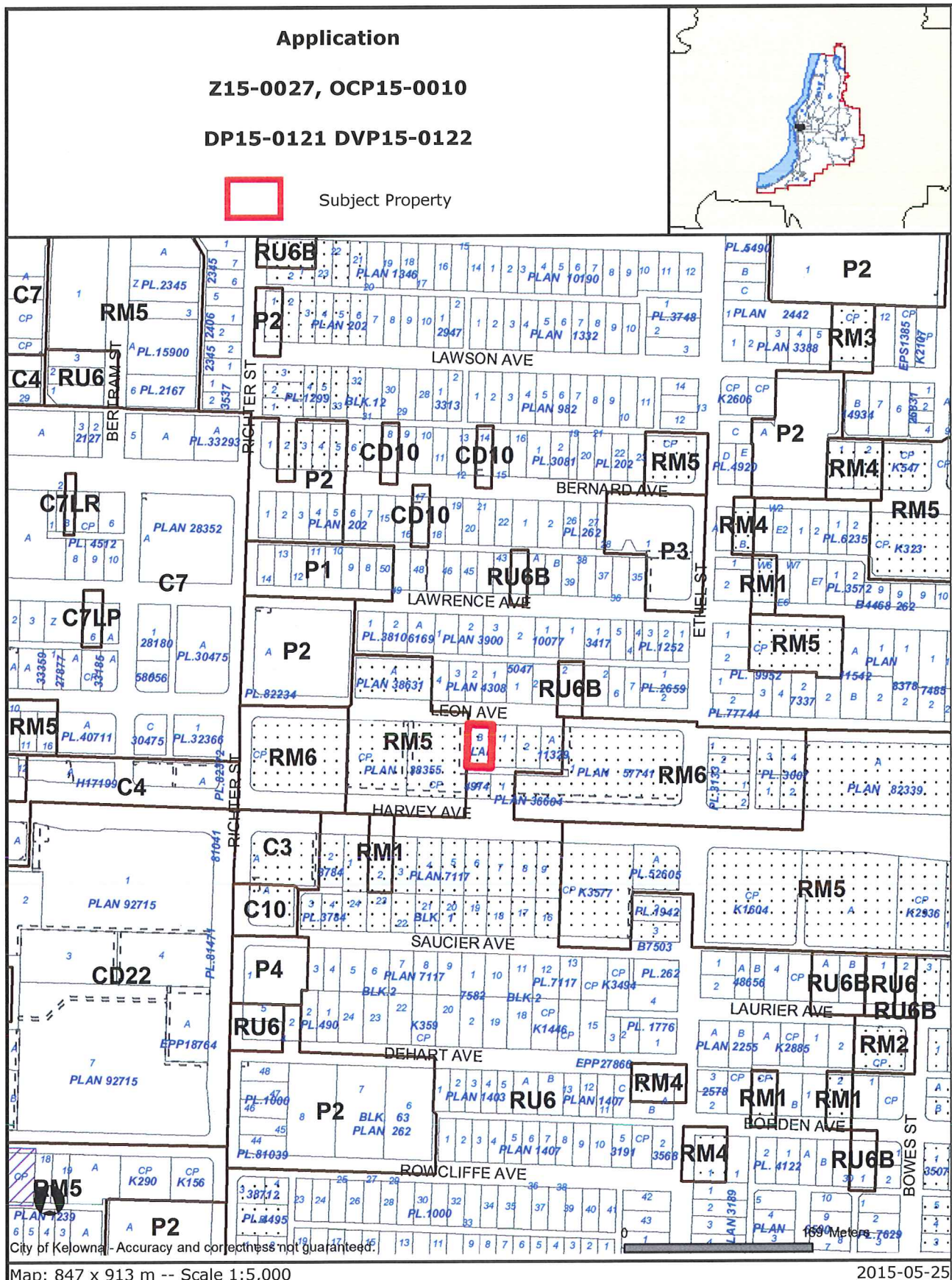




*Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.*

ZONE ANALYSIS TABLE

This analysis table provides the applicant an opportunity to demonstrate that the proposal meets the regulations of the Zoning Bylaw 8000. Please refer to the Zoning Bylaw 8000 on line at kelowna.ca/bylaws when completing this table.

This zoning table applies to All Rezoning and Development Permit applications for:

- ▶ Secondary Suite application
- ▶ Multi-family / intensive residential
- ▶ Commercial development
- ▶ Industrial development
- ▶ Heritage Revitalization Agreement
- ▶ Heritage Alteration Permit
- ▶ Development Variance Applications

ALL MEASUREMENTS TO BE PROVIDED IN METRIC

Criteria for ALL TYPES of application:	High Rise Apartment Housing RM-6 Zone Regulations	Proposal
Site Area (m ²)	1,700sm min.	+/- 4,881sm
Site Width (m)	30m min.	+/-87m
Site Depth (m)	35m min.	+/-68m
Off-Street parking	116 stalls min. (see dwg A1.01)	132 stalls
Parking stall size (see dwg A1.01)	bachelor: 7.0sm x 12 = 84sm 1-bed: 12.0sm x 72 = 864sm	
Private open space	>1-bed: 18.0sm x 9 = 162sm Total: (93 units) 1,110 sm min.	+/-1,519sm (see building area calcs.)
Height of Building(s)/# of storeys	55.0 m or 16 storeys (max.)	+/-19.3 m / 6-storeys
Site Coverage of Building(s) (%)	N.A.	N.A.
Site Coverage including buildings, driveways, and parking (%)	50% max.	+/-2,935sm (+/-60.1%) (Variance Requested)

Criteria for SECONDARY SUITES within a principal dwelling only:	____ Zone Regulations	Proposal
Total floor area of Principal dwelling (m ²)	NOT APPLICABLE	
Total floor area of secondary suite(m ²)		
Setbacks:		
Front		
Rear		
Side (include direction)		
Side (include direction)		

For SECONDARY SUITES within an accessory building only:	Zone Regulations	Proposal
Total floor area of Principal dwelling (m ²)	NOT APPLICABLE	
Total floor area of secondary suite (m ²)		
Setbacks:		
Front		
Rear		
Side (include direction)		
Side (include direction)		
Distance between accessory and principal buildings		
Lot Coverage of Accessory Building		

Additional requirements for COMMERCIAL, INDUSTRIAL, and MULTIPLE UNIT / INTENSIVE RESIDENTIAL applications:	RM6 Zone Regulations	Proposal
class I: 0.5 per unit x 93 units = 47 bikes min. class II: 0.1 per unit x 93 units = 10 bikes min.		Class I: +/-93 bike racks (within parkade) Class II: 2-6 bike racks (see site plan)
Number of Bicycle Parking Spaces		
Number of Loading Spaces	N/A	N/A
Drive Aisle Width(m) (if proposed)	7.0m	7.0m
Setbacks to parking (m):		
North (Front)	3.0m min.	3.0m min.
East (Side)	N/A	N/A
South (Rear)	N/A	N/A
West (Side)	N/A	N/A
Floor area Gross /Floor area net	+/-8,298 sm max. net area	+/-6,766sm
Floor Area Ratio (FAR)	1.5 + (120/116) x 0.2 parking bonus = 1.7 max.	5,317 / 4,881 = 1.09
Building(s) Setbacks (m):		
North (Front)	6.0m min.	+/-6.1m min.
South (Rear)	9.0m min.	7.63m to parkade (Variance Requested)~~~16.7m to residential building
West (Side)	4.5m min.	+/-9.1m
East (Side)	4.5m min.	+/-7.3m
Daylight Angle (if a tower)	65 deg. incline (see elev.)	65 deg. incline (see elev.)
Podium Height (if proposed)	N/A	N/A
Floor Plate Size (if required)	N/A	N/A

VARIANCE(S) REQUESTED (If Applicable)

Variance requested:

1. Building Setback (Rear): required = 9.0m min, provided = 6.0m parkade only
2. Site Coverage (include bldgs/driveways/parking): required 50% max, provided = +/-2,935sm (+/-60.1%)

Variances shown on the drawings but not identified by the applicant will not be considered as part of the application. Therefore, ensure that ALL variances are noted above.

Project No.: 15017
File No.: 1-L-001

March 16, 2015

Meiklejohn Architects Inc.
233 Bernard Ave.
Kelowna, B.C. V1Y 6N2

COST

TIME

Dear Jim:

QUALITY

**Re: Leon Avenue Residential Development
Traffic Impact Review**

We are pleased to provide the following proposal for the Traffic Impact Assessment of the anticipated traffic generated by the proposed residential development located at 815 Leon Avenue. The development is planned for 115 multifamily units.

A) SITECONTEXT

The site is bound by Leon Avenue and Highway 97, between Richter Street and Ethel Avenue and will replace four existing single family homes, and two vacant lots. Leon Avenue, from Richter Street to Ethel Street is a local roadway that serves both single family, multifamily and senior housing. High rise and low rise multifamily developments are located to the west, a seniors assisted living complex is located to the east, and single family housing is across the street to the north. The Highway 97 corridor is to the south of the site, with a portion of the assisted living site parking to the southeast of the site, as shown on **Figure 1** below.



Figure 1 - Aerial View of Site (City of Kelowna Map Guide)

**Reference: Leon Avenue Residential Development
Traffic Impact Review**

Richter Street, the first intersection to the west is a four lane arterial. Ethel Street, the first intersection to the east is a two lane arterial, and identified in the City of Kelowna 20 Year Major Road Network and Road Classification Plan as a four lane arterial. Highway 97 is a six lane arterial (including two HOV lanes).

Access to the site is planned off of Leon Avenue at both the western and eastern ends of the site, 120m and 200m to the west of the intersection with Ethel Street.

Traffic impact reviews are based on trip generation rates. The rates are based on information collated from actual traffic studies, and presented for the average weekday Peak Hour volumes the specific land use will generate, during normal operations. The trip generation rates applied for typical residential developments are from the Institute of Transportation Engineers Trip Generation Rates Manual, Volume 9, as follows:

- Low Rise Apartment (ITE Code 221), with an AM rate of 0.46 trips per unit and PM rate of 0.58 trips per unit;
- Town House (ITE Code 230), with an AM rate of 0.44 trips per unit and PM rate of 0.52 trips per unit;

The development is planned with a full build out 110 Low Rise Apartment and 5 Town House units.

Based on the above, the Site is anticipated to generate an average of 53 additional two-way vehicle trips during the AM Peak Hour (10 inbound / 42 outbound) and 66 additional two-way vehicle trips during the PM Peak Hour (42 inbound / 24 outbound), as presented in the following **Table 1**.

815 Leon Ave			Rate	Total	in		out	
5	Town House	AM	0.44	2	17%	0	83%	2
		PM	0.52	3	64%	2	36%	1
110	MF Low	AM	0.46	51	20%	10	80%	40
		PM	0.58	64	64%	41	36%	23
Total		AM		53		10		42
		PM		66		42		24

Table 1 - ITE Trip Generation Rates

Detailed Traffic Impact Analysis Reports are generally completed when a specific development is anticipated to generate upwards of 100 peak Hour Trips, or if the additional trips from the development have the potential to change the adjacent roadway classification. The proposed development will not require a change in classification for Leon Avenue.

**Reference: Leon Avenue Residential Development
Traffic Impact Review**

The site on Leon Avenue is bound by two City arterial roadways and adjacent to the Provincial Highway 97 corridor, and within easy walking distance to the core of downtown Kelowna and the Rapid bus stops on Highway 97 adjacent to the Richter Street intersection.

Based on the above review, we anticipate the addition of the 110 Low Rise Apartment and 5 Town House units within the Leon neighbourhood will not result in any material change to the operation or performance of the Leon Avenue corridor.

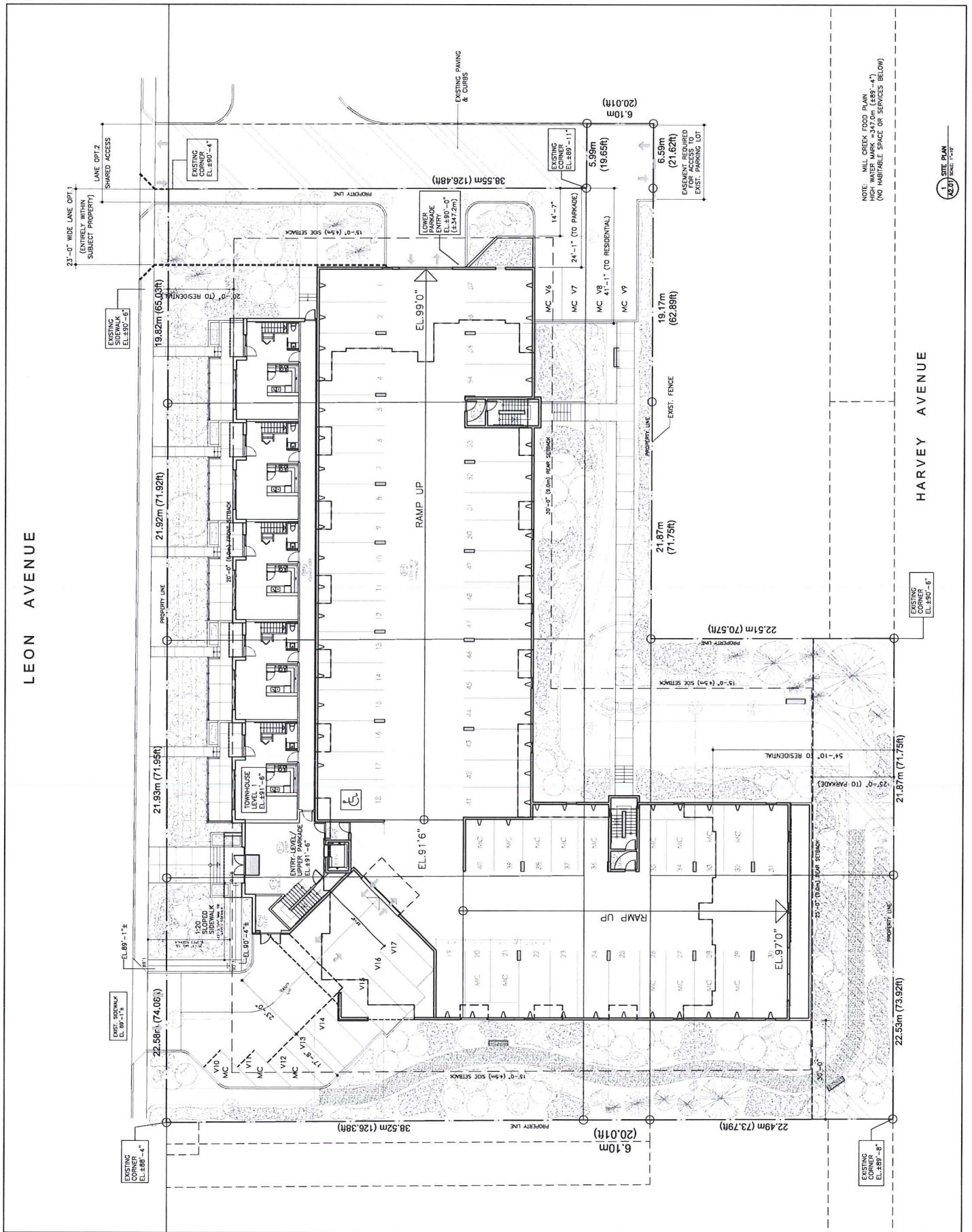
Sincerely,

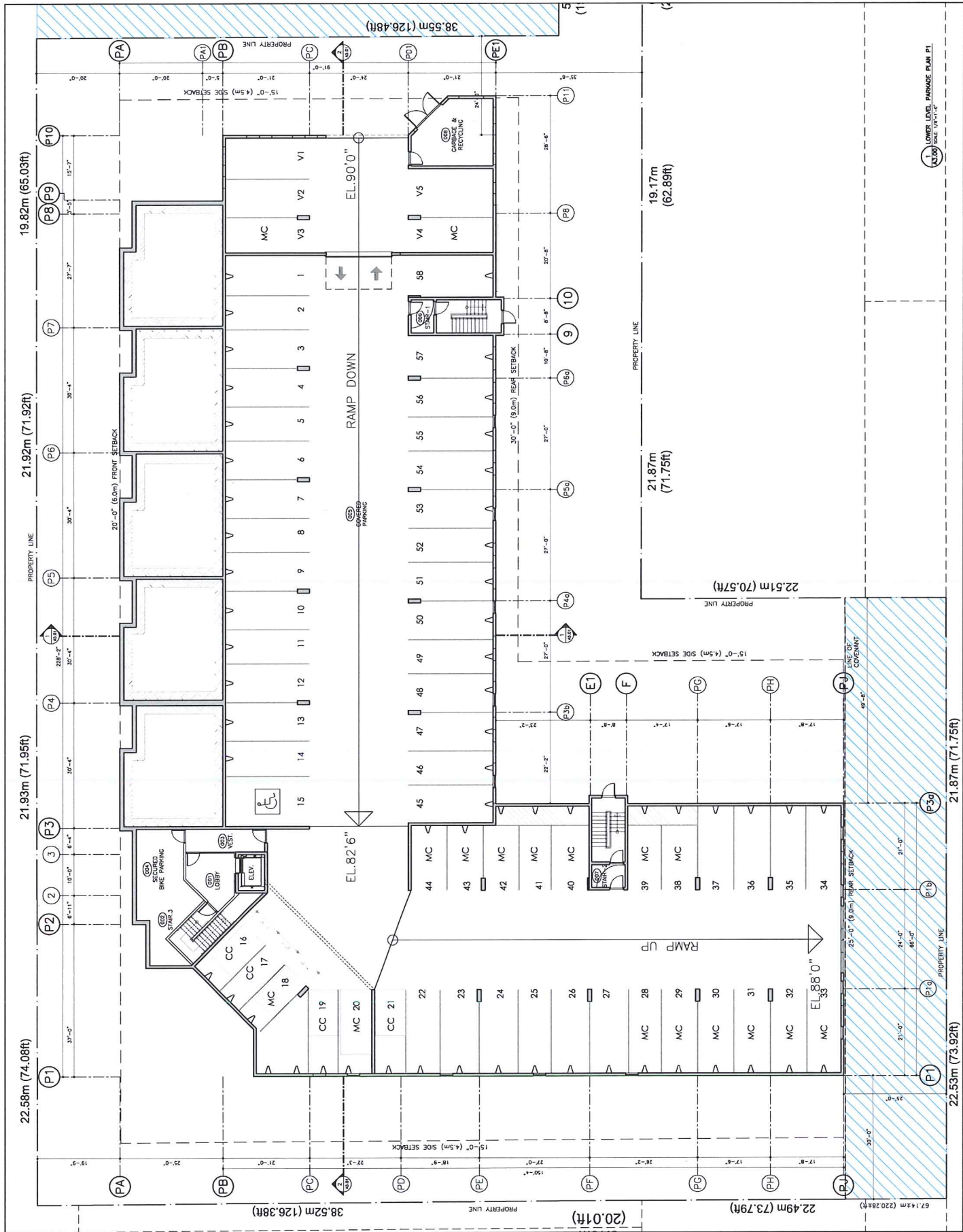
CTQ CONSULTANTS LTD.

Per:

A handwritten signature in cursive script, appearing to read "Dave Cullen".

Mr. David D. Cullen, P.Eng.
Transportation Engineer
DDC:







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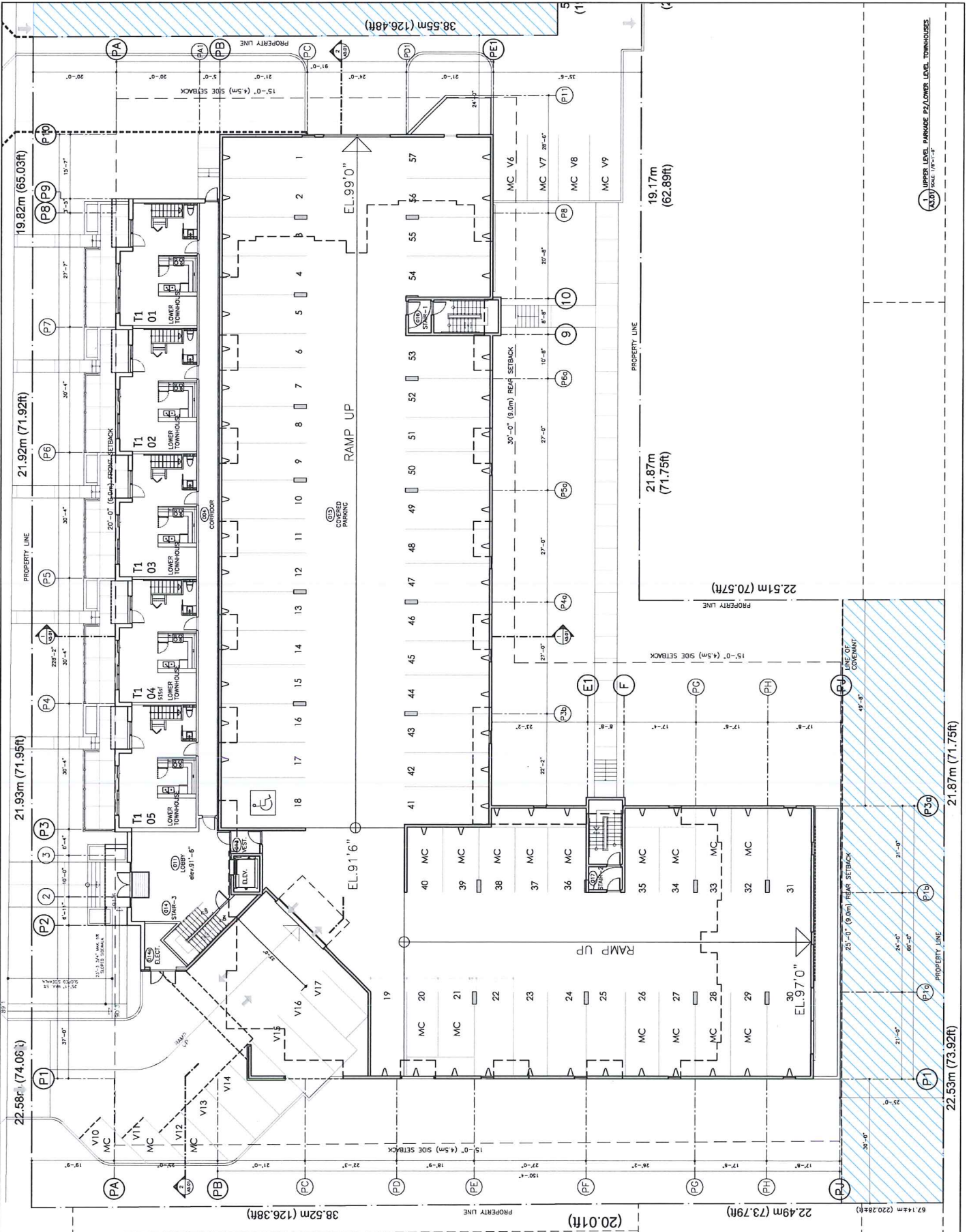
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PROJECT: LEON AVENUE
 6-STORY RENTAL
 HOUSING - 93 UNITS
 813 LEON AVE. MINNEAPOLIS, MN 55401
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UPPER PARKADE PLAN P2/
 LOWER LEVEL
 TOWNHOUSES

NO.	DATE	DESCRIPTION	BY	CHKD
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PROJECT: 6-STOREY RENTAL HOUSING - 93 UNITS
DATE: 15/01/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

MEIKLEJOHN ARCHITECTS INC.
100-10000 100th Ave. S.W.
Richmond, B.C. V6X 3E9
TEL: 604-273-1111
WWW.MEIKLEJOHNARCHITECTS.COM



Legend

Symbol	Description
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[Symbol]	Upper Level Parking
[Symbol]	Upper Level Townhouses
[Symbol]	6-Storey Rental Housing

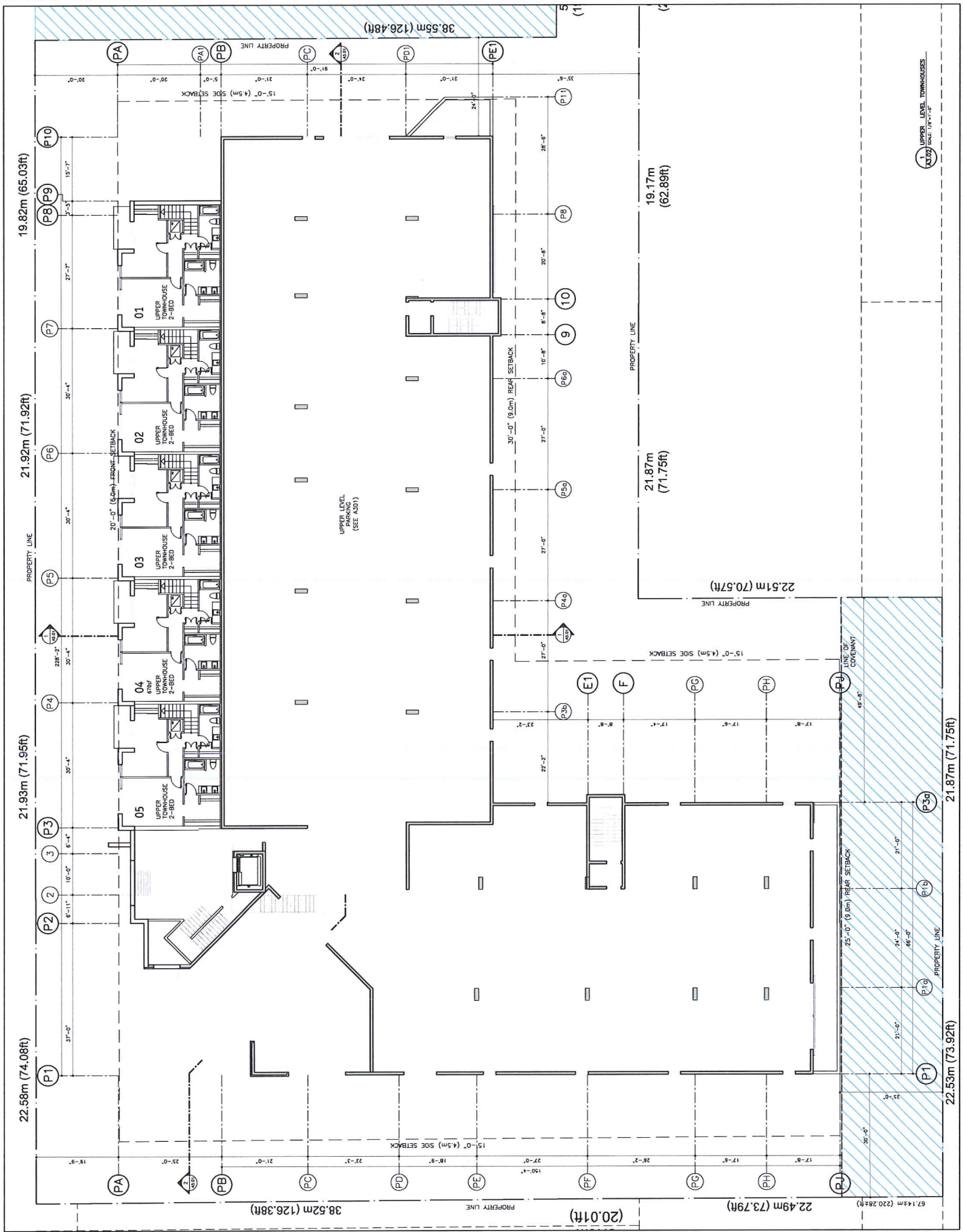
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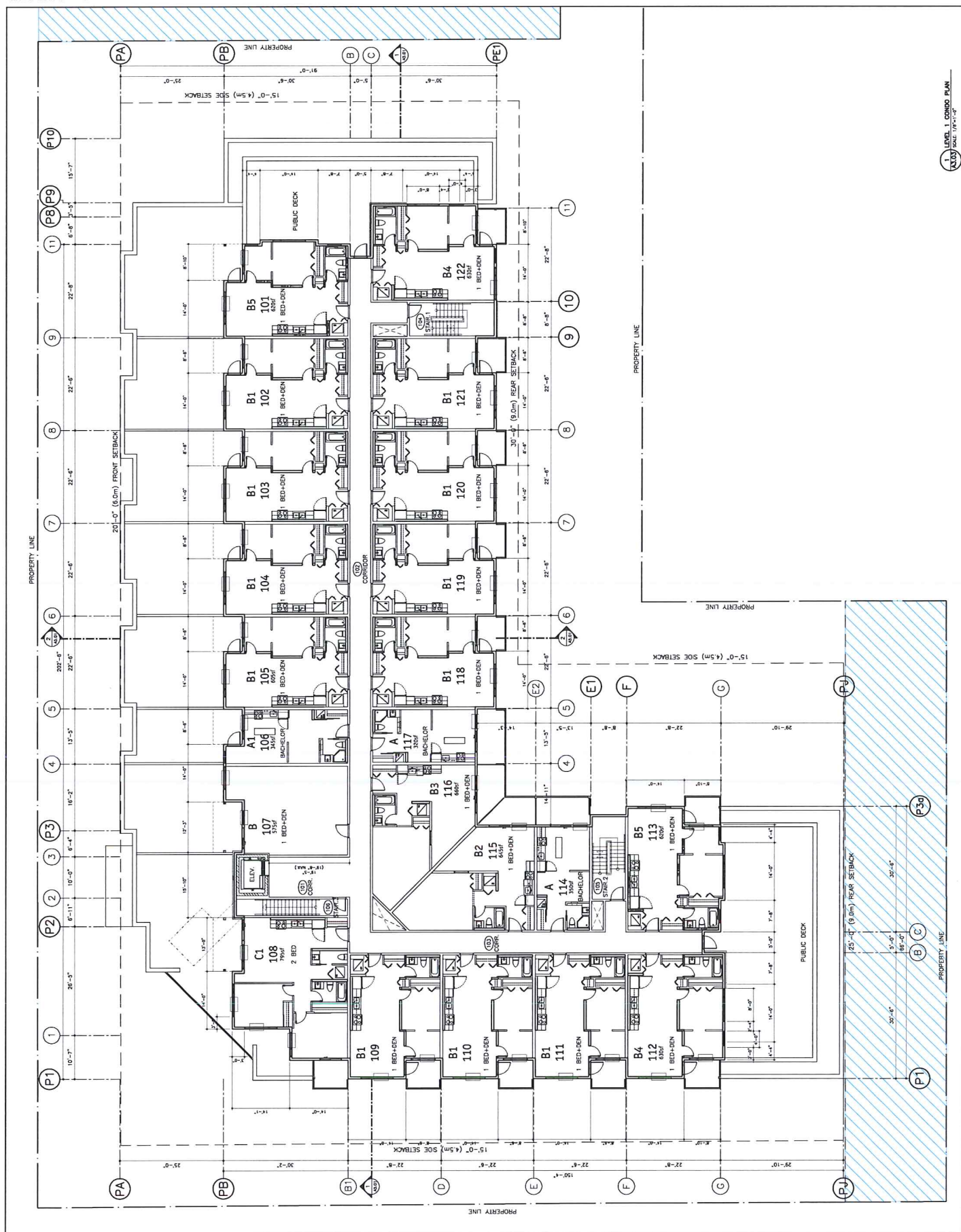
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Project Address: 815 LEON AVE. KILGOMRA 177437

Project No: A3.02
Project Name: UPPER LEVEL TOWNHOUSES

Revision Log

Rev	Date	Description
1	15/01/2024	Initial Design
2	15/01/2024	Final Design







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No.	Date	Revised	By	Check	Appr.
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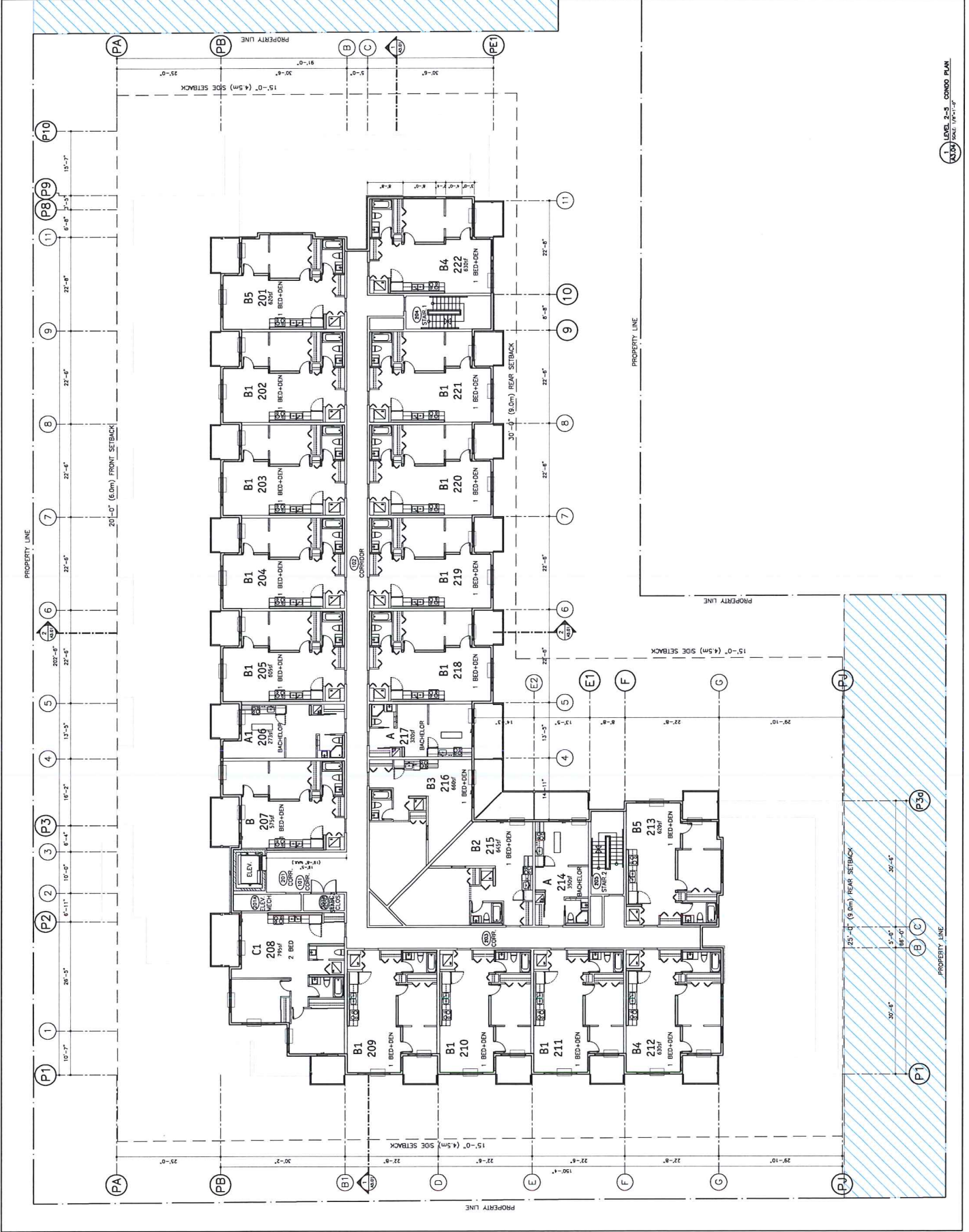
Project No.
 LEON AVENUE
 6-STORY RENTAL
 HOUSING - 93 UNITS
 815 LEON AVE. KENILWORTH, IL 60142

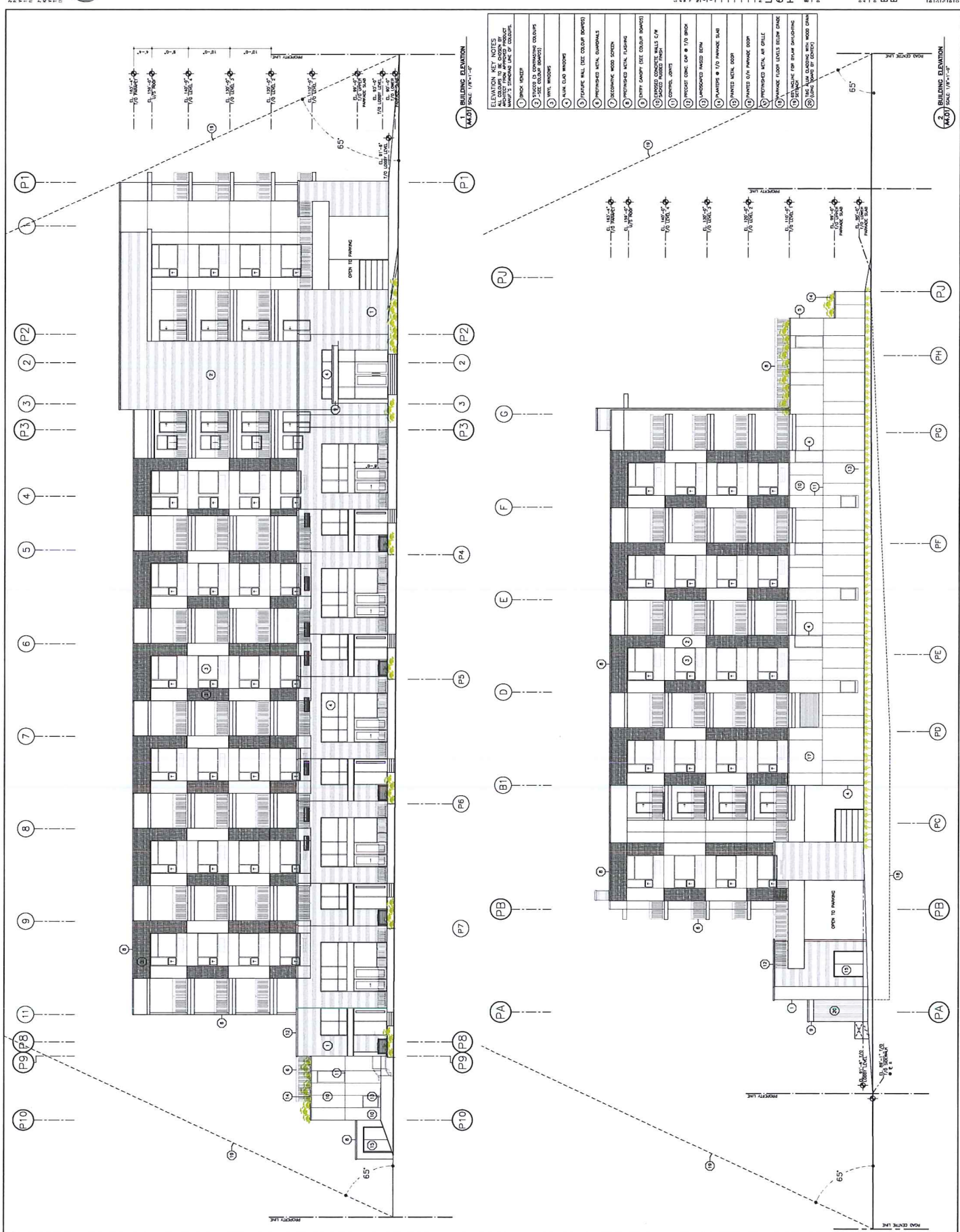
A3.04
 LEVEL 2 TO LEVEL 4
 CONDO PLAN

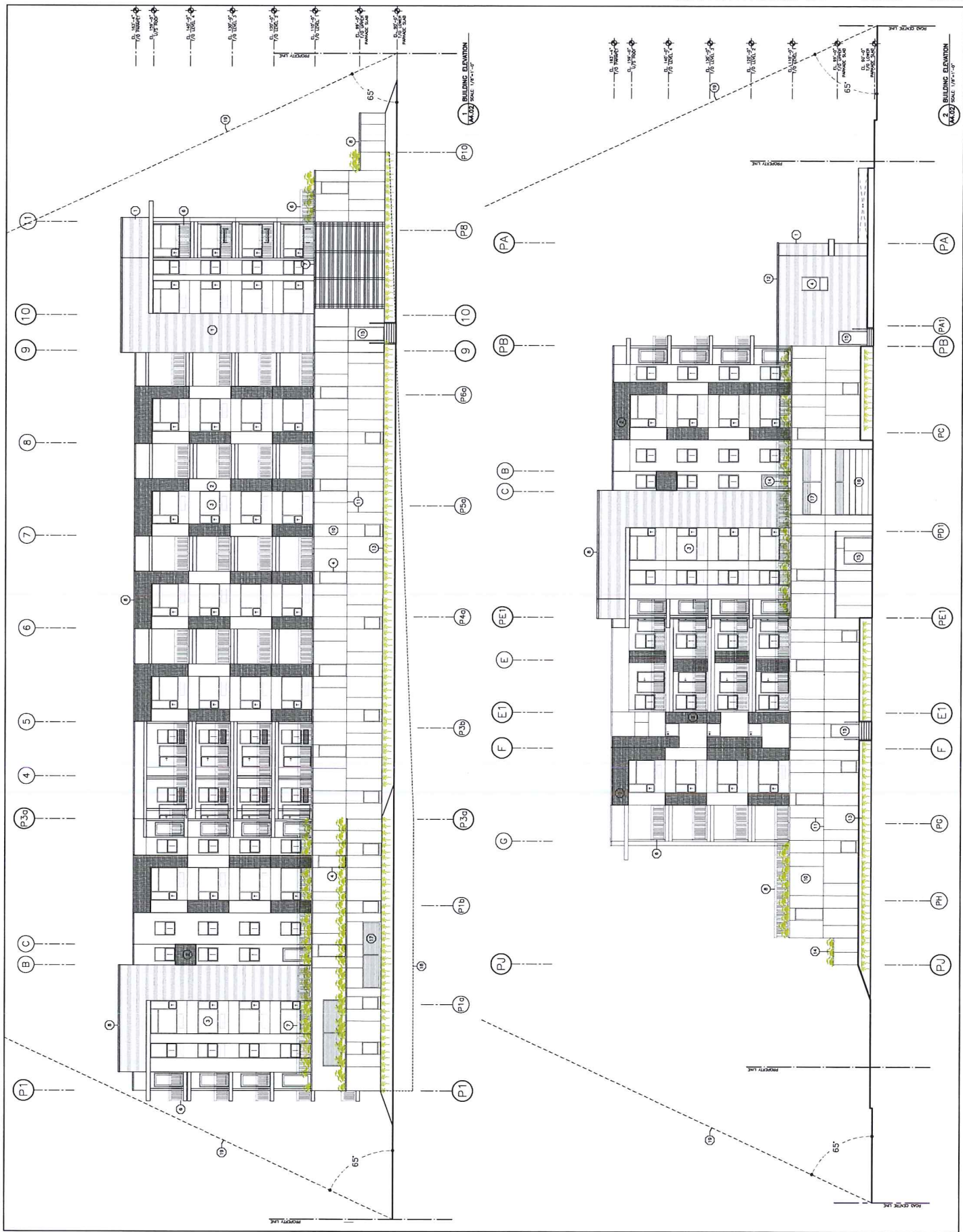
1001 N. MARKET STREET
 PORTLAND, OR 97207
 503.228.4444
 2737 BRIDGE AVENUE
 PORTLAND, OR 97205
 503.228.4444

No.	Date	Revised	By	Check	Appr.
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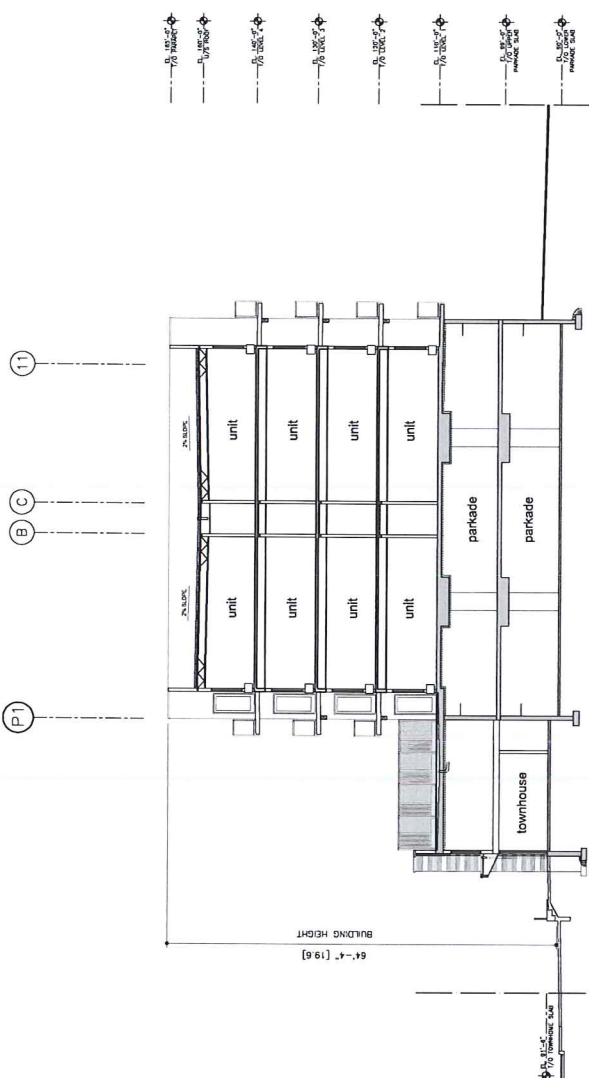
LEVEL 2-3 CONDO PLAN
 SCALE: 1/8" = 1'-0"



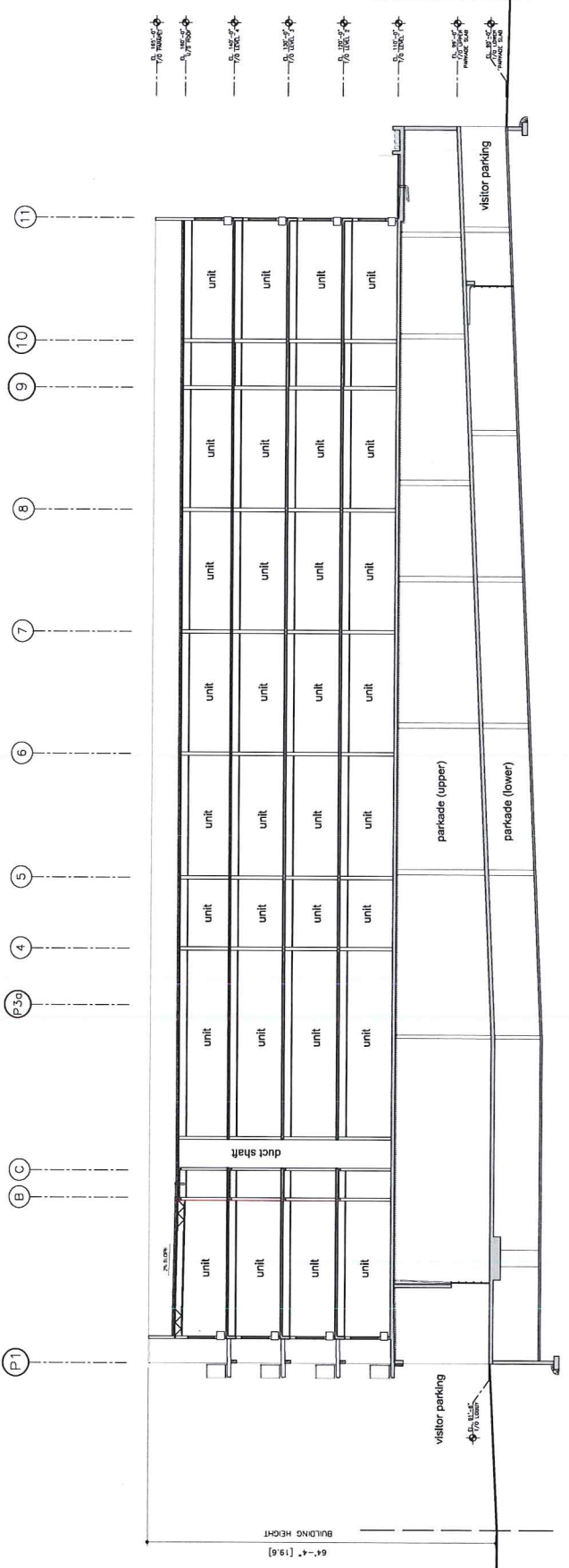




1 BUILDING SECTION
A5.01 SCALE: 1/8"=1'-0"



2 BUILDING SECTION
A4.01 SCALE 1/8"=1'-0"





m+m a

Leon Ave rental housing

corner driveway entrance

may 25, 2015

1



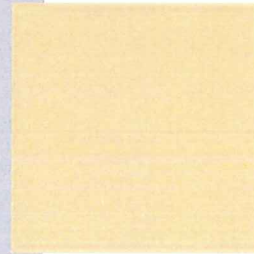
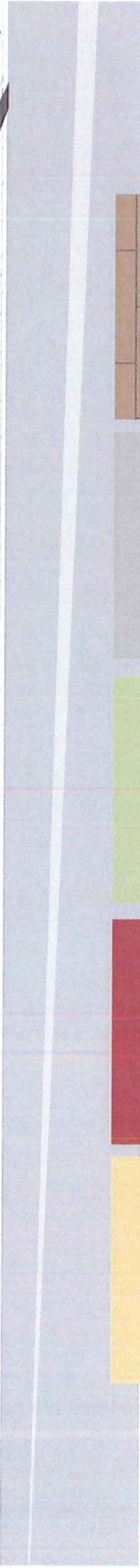
m + m a

Leon Ave rental housing

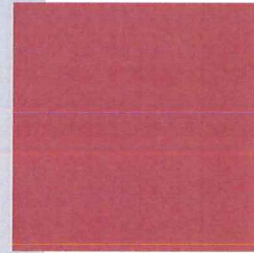
facing harvey avenue

may 25, 2015

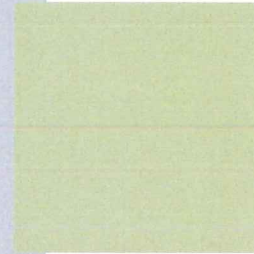
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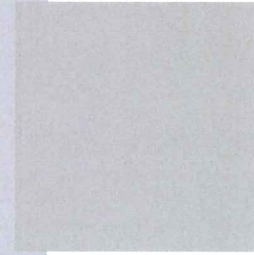
yellow stucco



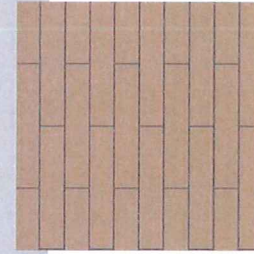
red stucco



green stucco



grey stucco



brick earth-tone