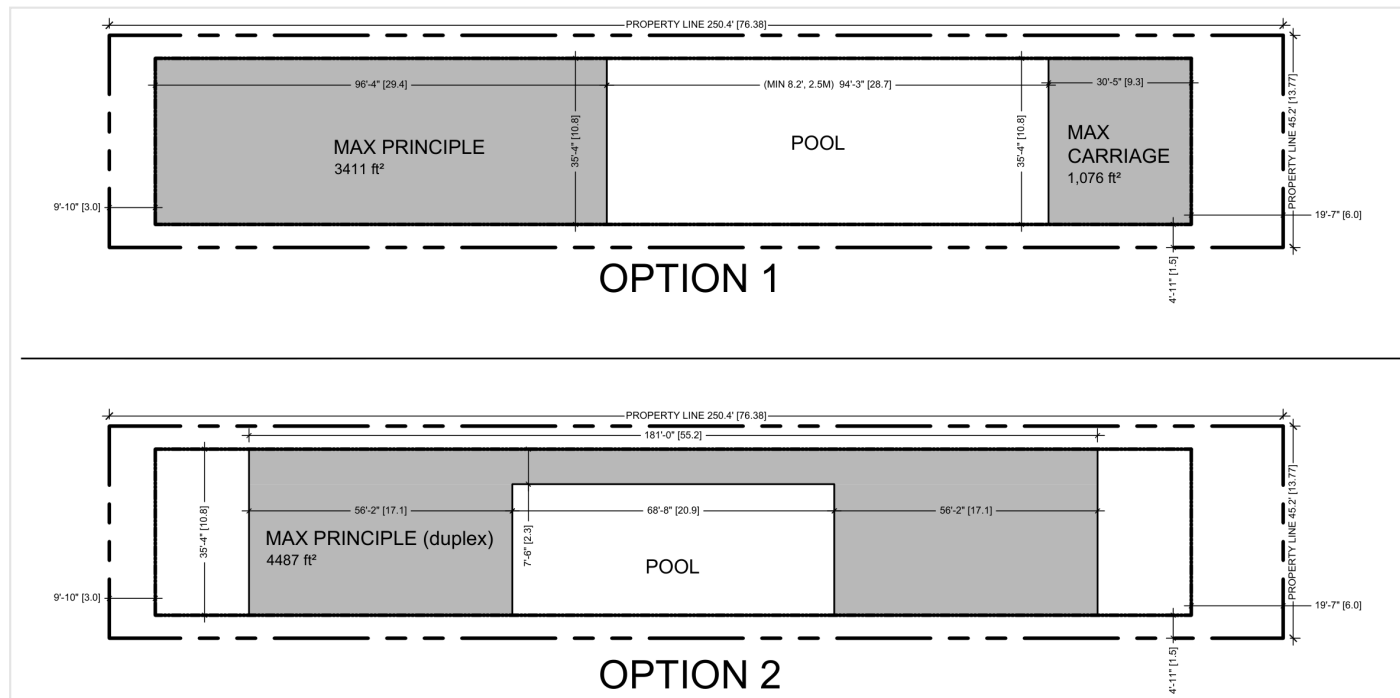


Kelowna, BC | RU2, Medium Lot Housing

| | Roll | City GIS address: |



Applicant site plan (Drawing1-Model), massing options. Dimensions read imperial [metric]. Source: applicant drawing.

PROPERTY SUMMARY

- Zone: RU2 (Medium Lot Housing), Zoning Bylaw No. 12375 Section 11. OCP future land use: S-RES (Suburban Residential).
- NOT in the ALR. Confirmed by ALC ALR Map ("Parcel is not in the ALR") and City GIS (Inside ALR: No). City zoning governs.
- Lot area 1,040 m² (11,195 ft²) (0.104 ha / 0.257 ac), well above the RU2 350 m² (3,767 ft²) minimum. Regular rectangular lot, about 13.7 m (44.9 ft) wide by 76.2 m (250.0 ft) deep (Plan).
- Max density: 4 dwelling units per lot. Permitted forms include single detached, duplex, semi-detached, townhouse, carriage house and secondary suite.
- Max site coverage (buildings): 40% = 416 m² (4,478 ft²) (rises to 55% = 572 m² (6,157 ft²) when the lot has 3 or more dwelling units).
- Max building height: 11.0 m (36.1 ft) and 3 storeys principal. Carriage house net floor area: 100 m² (1,076 ft²) (1 storey) or 90 m² (969 ft²) (2 storey).
- Setbacks: 3.0 m (9.8 ft) front/flanking, 1.5 m (4.9 ft) side, 6.0 m (19.7 ft) rear (rear drops to 3.0 m (9.8 ft) at 3+ units). Min 2.5 m (8.2 ft) between principal buildings.
- Water provider: City of Kelowna. No Land Use Contract. Verify riparian (RMA) status if 3+ units, given the nearby watercourse.

1 PROPERTY IDENTIFICATION

CIVIC ADDRESS

(City of Kelowna GIS:)

LEGAL DESCRIPTION (PID / LOT / PLAN)

JURISDICTION

City of Kelowna

ROLL NUMBER

2 LOT DATA

LOT AREA (M2 / FT2)

1,040 m² (11,195 ft²)

LOT FRONTAGE

13.71 m (45.0 ft)

LOT DEPTH

76.18 m (249.9 ft)

Frontage and depth per Plan (survey): regular rectangular lot, uniform width ~13.7 m (44.9 ft). Area 1,040 m² (11,195 ft²) (0.104 ha) per City GIS. Frontage exceeds the RU2 12.0 m (39.4 ft) minimum width.

3 ZONING DESIGNATION

ZONE NAME / CATEGORY

RU2, Medium Lot Housing

BYLAW REFERENCE

Zoning Bylaw No. 12375, Section 11

OCP FUTURE LAND USE

S-RES (Suburban Residential)

INSIDE ALR

No (confirmed ALC + City GIS)

4 SITE COVERAGE AND DENSITY

MAX SITE COVERAGE (BUILDINGS)

40% = 416 m² (4,478 ft²) (55% = 572 m² (6,157 ft²) if 3+ units)

MAX DWELLING UNITS ON LOT

4 dwelling units

MAX COVERAGE (ALL IMPERVIOUS)

70% = 728 m² (7,836 ft²) (75% = 780 m² (8,396 ft²) if 3+ units)

MIN LOT AREA (SUBDIVISION)

350 m² (3,767 ft²) (existing lot far exceeds)

5 BUILDING HEIGHT

MAX PRINCIPAL HEIGHT

11.0 m (36.1 ft) & 3 storeys

WALKOUT BASEMENT (FRONT/REAR)

9.0 m (29.5 ft) front / 12.5 m (41.0 ft) rear

MAX 3RD STOREY GFA

70% of 2nd storey

6 MINIMUM DISTANCE BETWEEN BUILDINGS

BETWEEN PRINCIPAL BUILDINGS

2.5 m (8.2 ft) minimum

ACCESSORY / CARRIAGE HOUSE

1.5 m (4.9 ft) to side / rear lot line

BC BUILDING CODE (LIMITING DISTANCE)

Separation also sets the limiting distance (BCBC 9.10.14 / 9.10.15): a greater gap allows more window (unprotected opening) area and reduces the required wall fire-rating and non-combustible cladding on the facing wall.

PROPERTY ZONING SUMMARY (continued)



7 ACCESSORY BUILDINGS / SECONDARY DWELLINGS

PERMITTED (RU2)

Carriage House (secondary use), Secondary Suite (secondary use), Accessory Buildings/Structures; principal forms: Single Detached, Duplex, Semi-Detached, Townhouse, Stacked Townhouse

CARRIAGE HOUSE MAX NFA

100 m² (1,076 ft²) (1 storey) / 90 m² (969 ft²) (2 storey)

SECONDARY SUITE MAX NFA

90 m² (969 ft²)

ACCESSORY BLDG FOOTPRINT

90 m² (969 ft²) max

8 MINIMUM SETBACKS

FRONT / FLANKING

3.0 m (9.8 ft)

SIDE

1.5 m (4.9 ft)

REAR

6.0 m (19.7 ft) (3.0 m (9.8 ft) if 3+ units)

ACCESSORY / CARRIAGE REAR

1.5 m (4.9 ft)

MIN. DISTANCE BETWEEN PRINCIPAL BUILDINGS

2.5 m (8.2 ft)

CARRIAGE HOUSE / ACCESSORY SPACING

Per BC Building Code limiting distance (9.10.14 / 9.10.15)

9 NOTES AND ADDITIONAL CONDITIONS

- Zone: RU2 (Medium Lot Housing), Zoning Bylaw No. 12375 Section 11. OCP future land use: S-RES. NOT in the ALR (confirmed by ALC ALR Map and City GIS).
- Lot area 1,040 m² (11,195 ft²) (0.104 ha / 0.257 ac); a regular rectangular lot, frontage 13.712 m (45.0 ft), depth 76.18 m (249.9 ft), uniform width ~13.7 m (44.9 ft) (Plan [REDACTED]). Frontage exceeds the RU2 12.0 m (39.4 ft) minimum width. RU2 subdivision minimums: 350 m² (3,767 ft²) area, 12.0 m (39.4 ft) width (15.0 m (49.2 ft) corner), 27.0 m (88.6 ft) depth, 130 m² (1,399 ft²) building envelope.
- Density: up to 4 dwelling units per lot. Forms permitted: single detached, duplex, semi-detached, townhouse, stacked townhouse (principal); secondary suite and carriage house (secondary).
- Site coverage: 40% of buildings (416 m² (4,478 ft²)) for up to 2 units; 55% (572 m² (6,157 ft²)) when the lot has 3 or more dwelling units. All-impervious coverage: 70% (728 m² (7,836 ft²)), rising to 75% (780 m² (8,396 ft²)) at 3+ units.
- Height: 11.0 m (36.1 ft) and 3 storeys principal. Max gross floor area of a 3rd storey is 70% of the 2nd storey (does not apply to walkout-basement dwellings). Walkout basement elevations: 9.0 m (29.5 ft) front/flanking, 12.5 m (41.0 ft) rear.
- Setbacks: 3.0 m (9.8 ft) front/flanking, 1.5 m (4.9 ft) side, 6.0 m (19.7 ft) rear (4.5 m (14.8 ft) on wide lots; reduces to 3.0 m (9.8 ft) when the lot has 3+ units; 1.5 m (4.9 ft) if the rear abuts a lane). Accessory/carriage house rear setback 1.5 m (4.9 ft). Minimum 2.5 m (8.2 ft) between principal buildings. Street-facing attached garage 6.0 m (19.7 ft).
- Carriage house: net floor area 100 m² (1,076 ft²) (single storey) or 90 m² (969 ft²) (two storey, with the upper storey no more than 70% of the footprint). Secondary suite: max 90 m² (969 ft²) net floor area. Accessory building footprint max 90 m² (969 ft²).
- RIPARIAN / WATERCOURSE: a lot with 3 or more dwelling units that abuts a watercourse or riparian area must dedicate the Minimum Riparian Management Area (RMA) per OCP Table 21.1. A watercourse runs west of the area; confirm whether this lot abuts it (QEP / City review).
- BC Building Code (not the Vancouver Building By-law) applies in Kelowna. Confirm each new building's classification, secondary-suite/carriage-house requirements, and BC Energy Step Code compliance with the City.
- Verify all data against the current City of Kelowna Zoning Bylaw No. 12375 (consolidated) before design. Confirm exact lot dimensions against Plan [REDACTED] / a current survey.