

374 Park Avenue

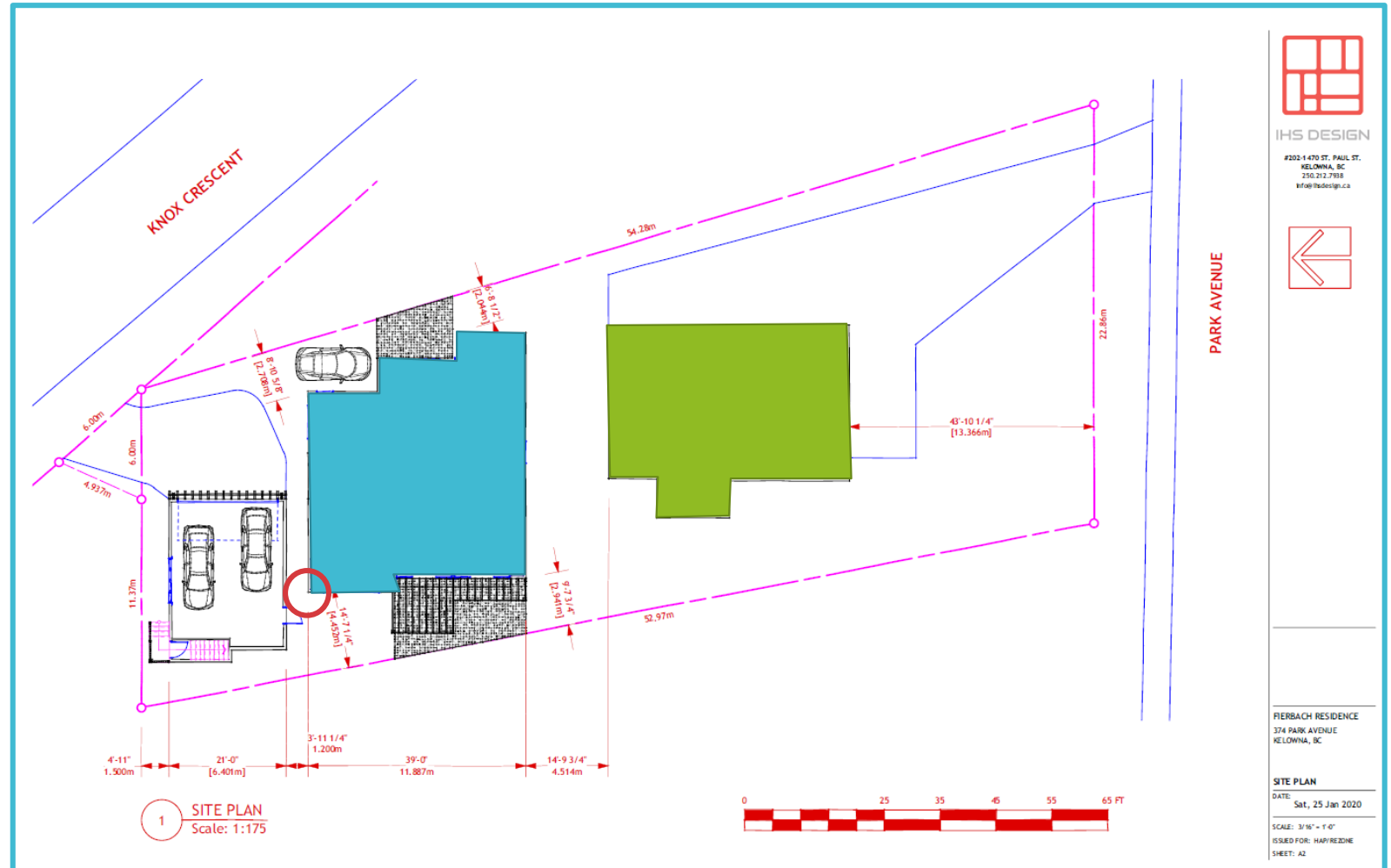
Seeking rezoning to RU6-Two dwelling housing to add a second single family dwelling to the site.



RU6 attributes

	Bylaw Regulations	Property characteristics
Minimum property size	700 m2	1,046m2
Minimum frontage	18m	22.86m
Site coverage – Buildings	40%	30.9% (for both existing and proposed dwelling)
Site coverage- Building driveways, parking	50%	49%

The plan....



Neighbourhood concerns



View of 374 Park looking west

Current rear
view from
Knox
Crescent



Community Benefits

- SMART Infill development
- Better utilization of land close to amenities and Kelowna Downtown and Pandosy village center
- Walkability Score
 - **58** / 100 Somewhat Walkable
 - **47** / 100 Some Transit
 - **98** / 100 Biker's Paradise
- Consistent with Kelowna OCP directives

Positive Heritage Attributes

- Existing home and street frontage are NOT being altered
- Property initially not chosen to be included on the register
- No land subdivision proposed
- Site is relatively large in relation to property's in the area
- Area is desirable due to its beauty and proximity
- Proposed dwelling incorporates elements reminiscent of the "Victorian Revival" and has been positively reviewed by a Professional Heritage Consultant
- Minimizes future develop pressure which may compromise Heritage area principles



• ***QUESTIONS?***