

DESIGN RATIONALE:

1925 FISHER RD

Dear community planners,

As part of our development / rezoning application I am writing to you to share our rationale for this project.

LAND UTILIZATION:

At CM Designs, we seek efficiency in every aspect of design. From well designed floor plans to efficiently utilization of land. This project is a prime example where we can better utilize land by providing two dwelling housing in place of the vacant RU1 zoned lot.

REZONING PROPOSAL:

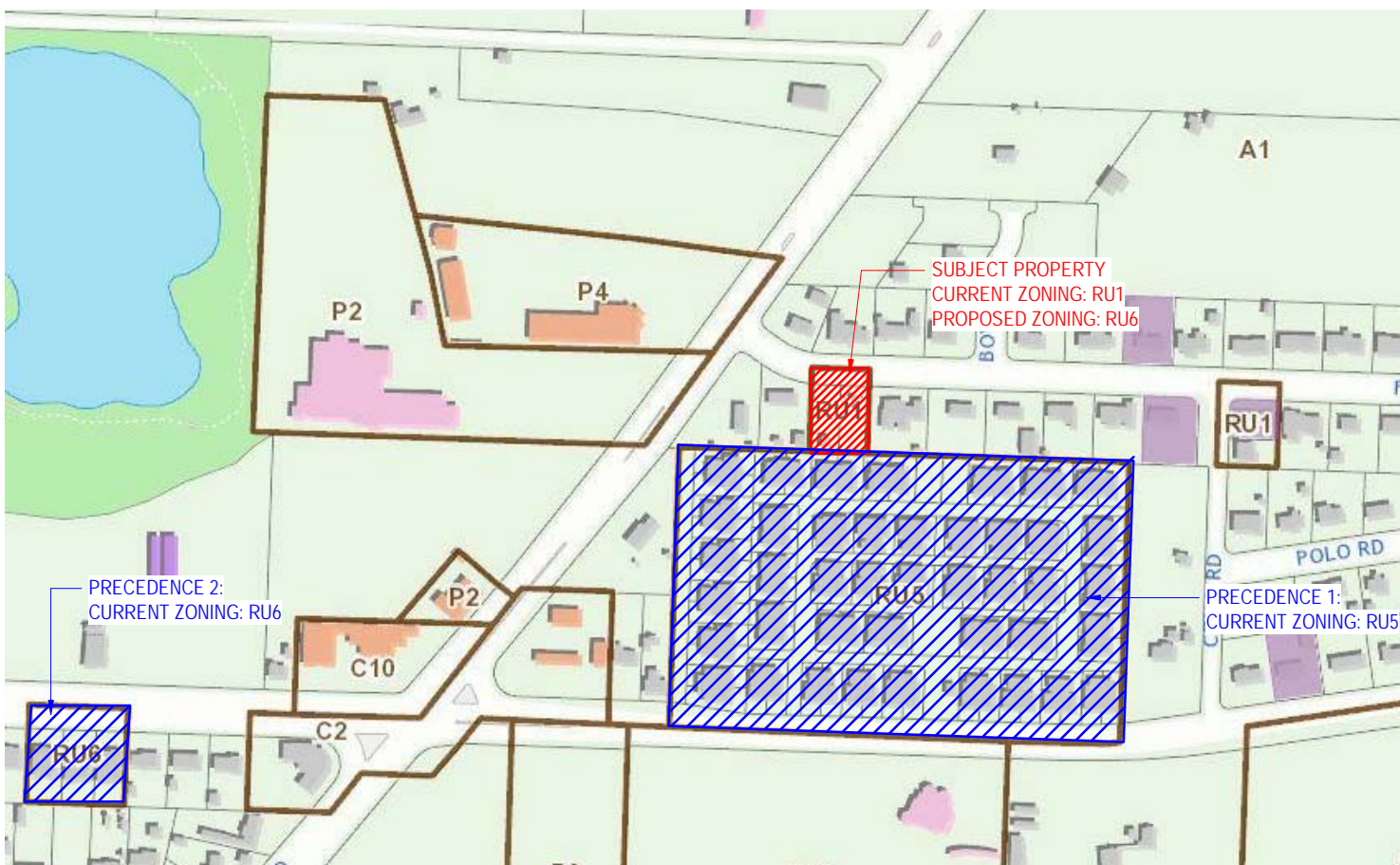
The current lot, as it sits, is 18.0m in width x 44.0m in depth. Because of the 18.0m in width, the RU6 zoning would allow for construction of two dwelling housing or duplex housing. The proposal is to rezone the land from RU1 to RU6 and build a duplex with front facing garages and side entrances.

The proposal is supported by the Official Community Plan (OCP) which was a future land use designation of S2Res - single / two unit residential. As such, the proposed zone is consistent with the OCP's objective of incrementally increasing residential densities in existing neighbourhoods. There are multiple properties in the vicinity that are zoned RU6 and RU5 that serve as precedence (refer to map below). As such, our proposed design will fit within the neighbourhood allowing for a large backyard to each unit, ample parking, and keeping well under the required parcel coverage area.

PRECEDENCE:

1960 K.L.O. rd: Behind the subject property, there is a large gated community, zoned RU5 that contains duplex housing similar to the proposed design on Fisher rd.

1751 K.L.O. rd: Down K.L.O rd a block further west there is a development that was rezoned to RU6 and contains two side by side duplex's.



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No.	Date	Revision
01	2021-05-06	ISSUED FOR REZONING & DEVELOPMENT PERMIT

Drawing Title

DESIGN RATIONALE

Project Title

1925 FISHER RD

1925 FISHER RD, KELOWNA, BC V1W2H1
LOT B, DISTRICT LOT 130, PLAN EPP104385

Drawing Number

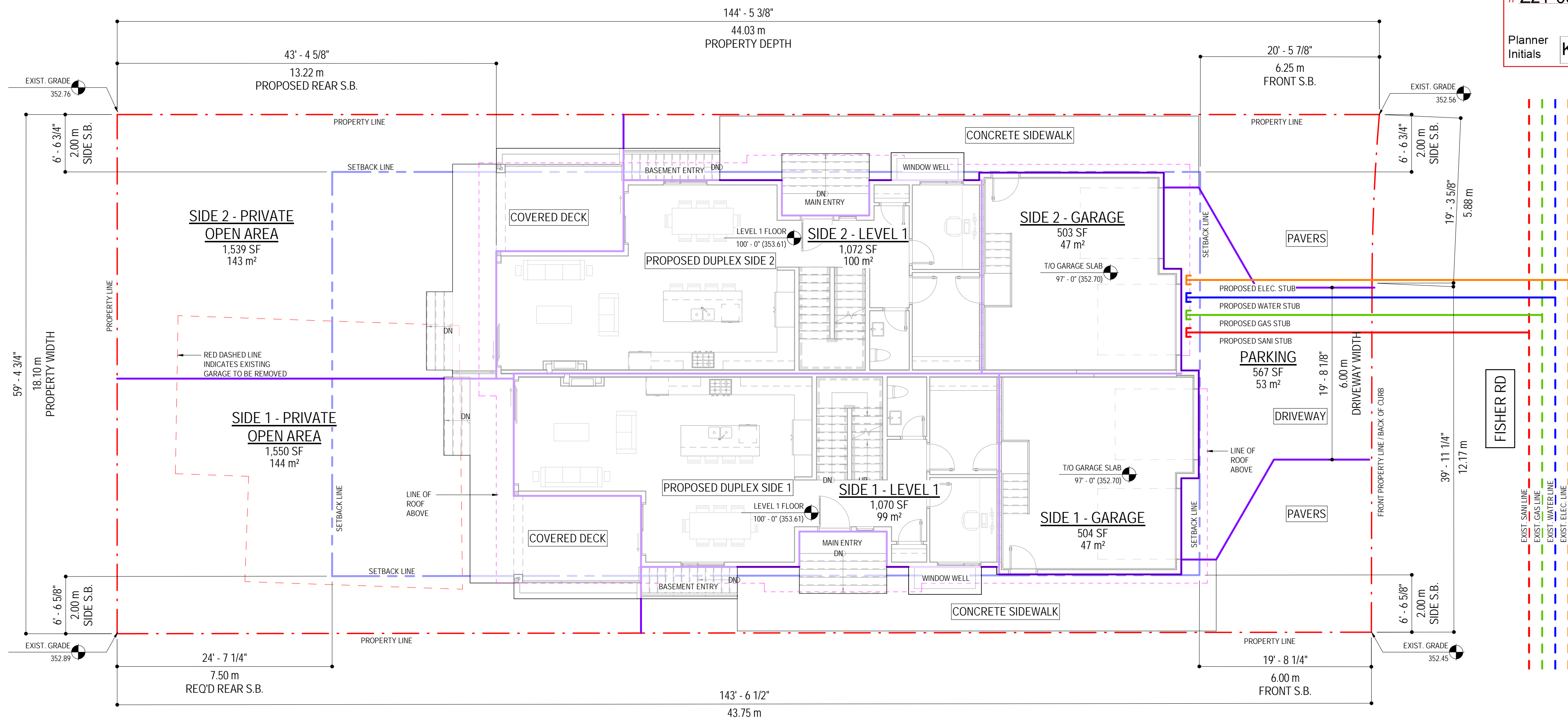
X1.00

Job No.

18 - 1816

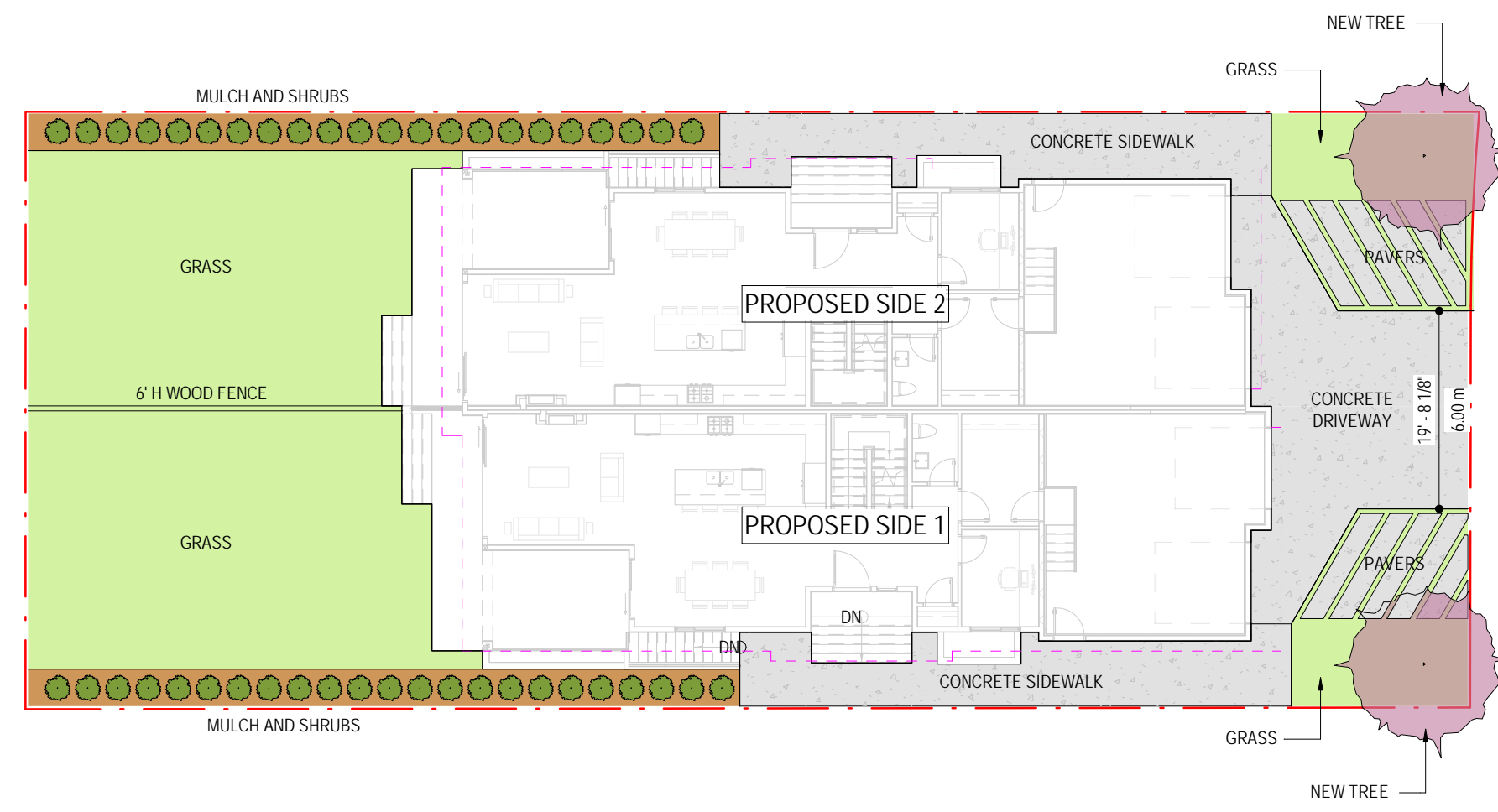
Scale

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1 LEVEL 1 - SITE PLAN
 A2.01 1/8" = 1'-0"

- NOTES:**
- ALL EXISTING GRADES AND SURVEY INFORMATION BASED ON SURVEY FILE BY BENNETT LAND SURVEYING DATED JULY 30, 2020
 - ALL SERVICING IS APPROX. CIVIL TO CONFIRM UPON BUILDING PERMIT APPROVAL



2 LEVEL 1 - LANDSCAPE PLAN
 A2.01 1/16" = 1'-0"



ZONING SUMMARY		1925 FISHER RD
ADDRESS	1925 FISHER RD, KELOWNA, BC V1W2H1	
LEGAL DESCRIPTION	LOT 8, DISTRICT LOT 130, PLAN EPP104385	
DEVELOPMENT PERMIT AREA	N/A	
EXISTING ZONING	RU1	
PROPOSED ZONING	RU6 (REZONING REQUIRED)	
EXISTING LEGAL USE	VACANT LAND	
PROPOSED LEGAL USE	DUPLIX HOUSING	
ZONING REQUIREMENTS MAIN BUILDING		
	ZONING STANDARD	PROPOSED
FRONT SETBACK	4.5m HOUSE / 6.0m GARAGE	6.0m GARAGE
SIDE SETBACK	2.0m (1 storey) / 2.3m (2 storey)	2.0m (1 storey) / 2.3m (2 storey)
REAR SETBACK	7.5m	7.5m
PARCEL SIZE	700 SM (TWO DWELLING HOUSING)	793.1 SM (8,537 SF)
PARCEL WIDTH	18.0m (TWO DWELLING HOUSING)	18.107m
BUILDING HEIGHT	9.5m or 2.5 storeys	7.59m (24' - 6.34')
LEVEL 1 PARCEL COVERAGE AREA	317.24 SM (40%)	292.5 SM (3,149 SF)
TOTAL PARCEL COVERAGE %	40%	36.9%
TOTAL PARKING COVERAGE %	10%	6.6%
PRIVATE OPEN SPACE/ DWELLING	30 SM / DWELLING	142 SM / DWELLING

PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	8,537 SF	793.1 m ²
	8,537 SF	793.1 m ²
PARKING AREA		
Name	Area	Area (SM)
PARKING	567 SF	52.7 m ²
	567 SF	52.7 m ²
PRIVATE OPEN AREA		
Name	Area	Area (SM)
SIDE 2 - PRIVATE OPEN AREA	1,539 SF	142.9 m ²
SIDE 1 - PRIVATE OPEN AREA	1,550 SF	144.0 m ²
ACCESS	3,089 SF	286.9 m ²
TOTAL BUILDING AREA		
Name	Area	Area (SM)
SIDE 1 - BASEMENT	1,078 SF	100.2 m ²
SIDE 1 - GARAGE	504 SF	46.8 m ²
SIDE 1 - LEVEL 1	1,070 SF	99.4 m ²
SIDE 1 - LEVEL 2	1,058 SF	98.3 m ²
SIDE 1 - ROOF ACCESS	149 SF	13.8 m ²
SIDE 2 - BASEMENT	1,080 SF	100.3 m ²
SIDE 2 - GARAGE	503 SF	46.7 m ²
SIDE 2 - LEVEL 1	1,072 SF	99.8 m ²
SIDE 2 - LEVEL 2	1,063 SF	98.8 m ²
SIDE 2 - ROOF ACCESS	151 SF	14.0 m ²
	7,728 SF	717.9 m ²

No.	Date	Revision
01	2021-05-07	ISSUED FOR REZONING & DEVELOPMENT PERMIT

