



ZONING ANALYSIS TABLE (ZONING BYLAW 12375)

ADDRESS: 645 Hemlock Rd.

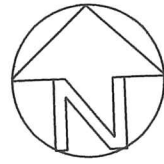
PROPOSAL: Rezoning from RU1 – Large Lot Housing to RU4 – Duplex Housing

PURPOSE: Two-Dwelling Housing

SITE CONTEXT	PROPOSAL	
Future Land Use (2040 OCP)	Suburban Residential	
Transit Supportive Corridor	No	
Subdivision or Consolidation Required	No	
Adjacent Land Uses	N: Single-Family Residential S: Two-Dwelling Housing E: Single-Family Residential W: Recreation Park	
BYLAW REGULATIONS	RU4 ZONE	PROPOSAL
DEVELOPMENT REGULATIONS		
Lot Area	540.0m ²	809.4m ²
Site Width for Regular Lots	18.0m	21.3m
Site Width for Corner Lots	20.0m	
Minimum Building Envelope Area	200.0m ²	
Site Depth	30.0m	39.65m
Total Number of Units	Two dwellings each with a secondary suite with carriage house	3 units total – two units in a semi-detached form. Existing house has a secondary suite
Site Coverage of Building(s)	40%	Existing House: 140.0m ² Proposed House: 120.4m ² Total: 260.4m ² (32.17%)
Site Coverage Building(s), Impermeable Surfaces	70%	Buildings: 260.4m ² Driveways / Parking: 69.12m ² Total: 329.52m ² (40.7%)
BUILDING SETBACKS / HEIGHT		
Front & Flanking Yard (Primary Buildings)	4.5m 3.0m within S-RES designation	Front Yard: 7.0m Flanking Yard: 3.0m
Front & Flanking Yard from Garage or Carport	6.0m (Measured from edge of sidewalk closest to lot line. In situations without a sidewalk	N/A

	the setback shall be measured from the back of curb or edge of pavement. However, the minimum setback from the lot line is 3.0 m.)	
Rear Yard	7.5m or 4.5 when lot width exceeds depth	7.5m
Side Yards	2.1m	E: 2.1m W: 3.0m
Maximum Height	10.0m	N/A
Driveway Access Width (Excluding Lane Access)	6.0m maximum	6.0m
BYLAW REGULATIONS	RU4 ZONE	PROPOSAL
Minimum Separation Between Detached Principal Buildings	2.5m	N/A
PARKING REGULATIONS		
Parking Stalls per Dwelling Unit	2 stalls per unit	2 stalls provided per principal dwelling
Parking Stalls per Carriage House or Secondary Suite	1 stall per unit	1 stall provided for existing secondary suite

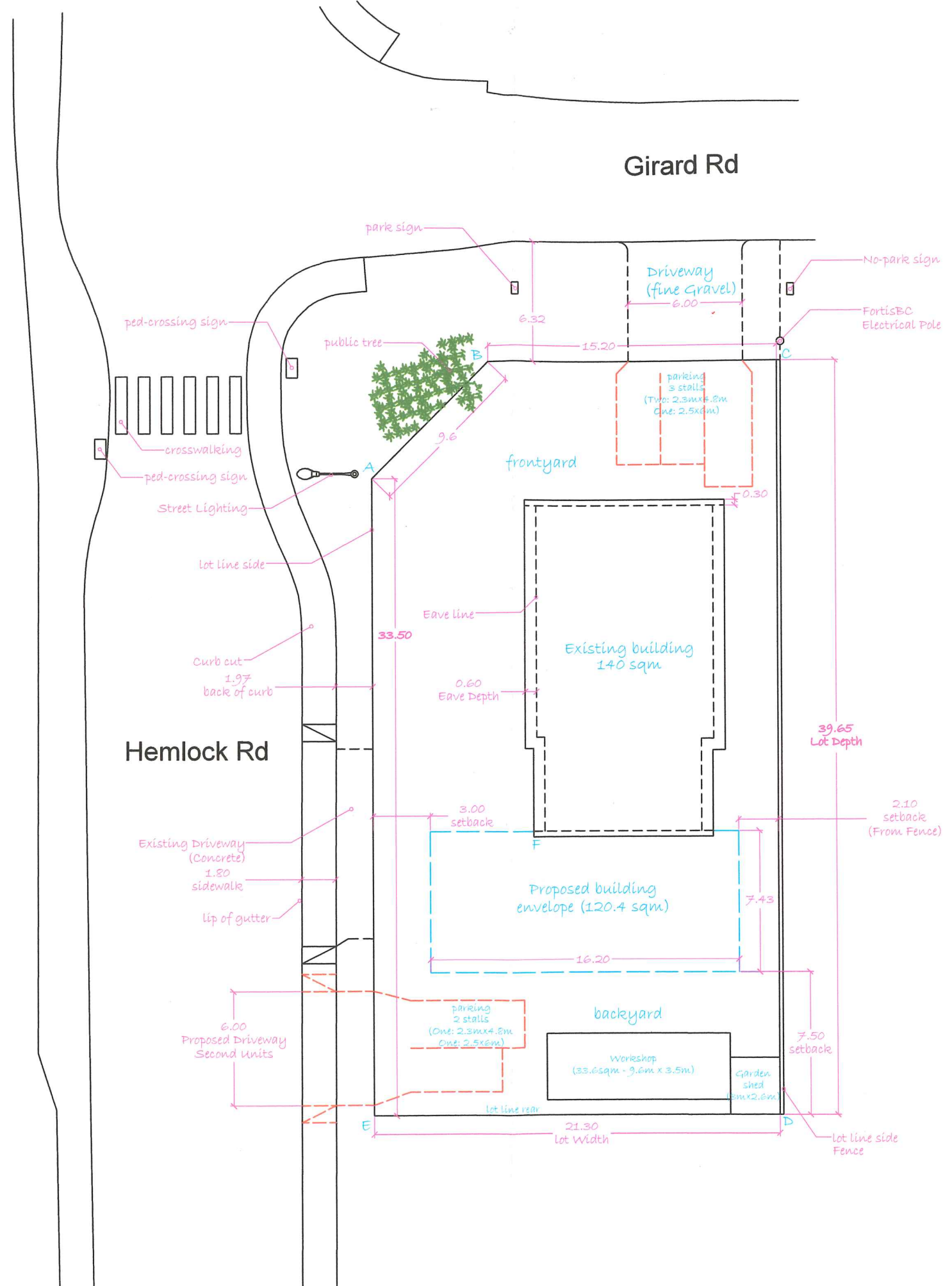
JP Sept. 7, 2022



ATTACHMENT A

This forms part of application # Z22-0058

Planner Initials **SS**



Notes:

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3. LOT SIZE 809.4 SQM. TOTAL BUILDING AREA (SITE COVERAGE) WILL BE 269.8 SQM (< 40% LOT SIZE)
4. COORDINATES
 A: 49°53'47.5"N 119°22'36.8"W
 B: 49°53'47.7"N 119°22'36.6"W
 C: 49°53'47.7"N 119°22'35.8"W
 D: 49°53'46.5"N 119°22'35.8"W
 E: 49°53'46.5"N 119°22'36.8"W
 F: 49°53'46.9"N 119°22'36.5"W

A	PRELIMINARY	MS	2022/09/06
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	PRILIMINARY		

CLIENT: AUMOL PROPERTIES LTD
 1181 CHARTWELL DRIVE
 WEST VANCOUVER
 V7S 2R1

ARCHITECT: URBAN OPTIONS

SITE: 645 HEMLOCK ROAD
 KELOWNA

TITLE: SITE PLAN

SCALE AT A2:	DATE:	DRAWN:	CHECKED:
1:200	06/09/22	MS	JP
PROJECT NO:	DRAWING NO:	REVISION:	
-	AU-1003	PA	