



several other opportunities in the immediate area for this form of development to be repeated, representing a change in the character of the neighbourhood.

Increasing density in established areas through developments such as this encourages the more efficient use of existing infrastructure, and allows the City to deliver services more efficiently. Certainly, the character of these established, large-lot neighbourhoods will change; however, the change will not be drastic, as the form of development in these areas will remain predominantly single detached dwellings.

#### 4.0 Proposal

##### 4.1 Project Description

The applicant proposes a rezoning of the subject property from RU1 - Large Lot Housing to RU2 - Medium Lot Housing in order to permit the parcel to be subdivided into two lots, each being 700m<sup>2</sup> in area. The existing dwelling on the parcel would be moved onto the northernmost lot, and a new single detached dwelling would be constructed on the southernmost lot. Each lot will have its own driveway access onto Anhalt Road.

While staff have no control over the form and character of development on the parcel, beyond the regulations of the Zoning Bylaw, the applicant has noted that “the design of the new residence is careful to respect the scale and character of the surrounding residences.”

As rationale, the owner/applicant argues that the rezoning and resulting subdivision will permit them to “continue to enjoy this as our home”. The applicant further identifies the following benefits of the project:

- Maintains single family character;
- Makes use of existing dwelling; and
- Uses affordable, “green” strategies.

##### 4.2 Site Context

The subject 1,400m<sup>2</sup> parcel is located on the east side of Anhalt Road, approximately 35m north of the site of the former Bellevue Creek Elementary. The parcel presently contains one single detached dwelling located towards the rear of the parcel, leaving a large front yard (approx. 20m), which is characteristic of the surrounding parcels. Lots in the vicinity contain almost exclusively low density single detached housing on large parcels. While there are some examples of secondary suite and two dwelling housing development in the wider area, there are none in the immediate vicinity.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Low density single detach housing
East	RU1 - Large Lot Housing	Low density single detach housing
South	RU1 - Large Lot Housing / P2 - Education and Minor Institutional	Low density single detach housing / Daycare (Bellevue Creek Elementary)
West	RU1 - Large Lot Housing	Low density single detach housing

Subject Property Map: 4581 Anhalt Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU2 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	400 m <sup>2</sup>	700 m <sup>2</sup> per lot
Lot Width	13.0 m	16.0 m per lot
Lot Depth	30.0 m	43.7 m per lot
Development Regulations		
Site Coverage (buildings)	40%	26% (north lot) / 30% (south lot)
Site Coverage (buildings, driveways and parking)	50%	38% (north lot) / 48% (south lot)
Height	9.5 m / 2 ½ Storeys	5.0 m (north lot) / 8.0 m (south lot)
Front Yard	6.0 m	9.0 m (both lots)
Side Yard (south)	1.5 m (north lot) / 1.8 m (south lot)	1.5 m (north lot) / 1.8 m (south lot)
Side Yard (north)	1.5 m (north lot) / 1.8 m (south lot)	1.5 m (north lot) / 1.8 m (south lot)
Rear Yard	6.0 m (north lot) / 7.5 m (south lot)	10.0 m (north lot) / 16.0 m (south lot)
Other Regulations		
Off-Street Parking	2 per dwelling	2 per dwelling

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Permanent Growth Boundary.**<sup>2</sup> Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Support development of property outside the Permanent Growth Boundary for more intensive uses only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except as per Council's specific amendment of this policy. Resource Protection Area designated properties not in the ALR and outside the Permanent Growth Boundary will not be supported for subdivision below parcel sizes of 4.0 ha (10 acres). The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

**Complete Communities.**<sup>3</sup> Support the development of complete communities with a minimum intensity of approximately 35 - 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction.
- 2) Full Plan check for all other Building Code related issues will be done at time of Building Permit applications

### 6.2 Development Engineering Department

See Memorandum, dated July 24, 2012.

### 6.3 Fire Department

An additional address will be required for the new home.

### 6.4 FortisBC - electric

The landowner is required to contact FortisBC's to arrange for servicing to the proposed 'south lot' and to confirm that adequate servicing is in place to serve the proposed 'north lot'.

### 6.5 Shaw Cable

Owner/developer to supply and install underground conduit system.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).

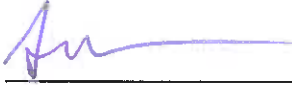
<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).

## 7.0 Application Chronology

Date of Application Received: June 22, 2012

The applicant advised staff on July 25, 2012 to postpone Council consideration of the rezoning until the regular meeting of September 10, 2012, due to scheduling conflicts.

### Report prepared by:



James Moore, Land Use Planner

### Reviewed by:



Danielle Noble Manager, Manager, Urban Land Use

### Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

### Attachments:

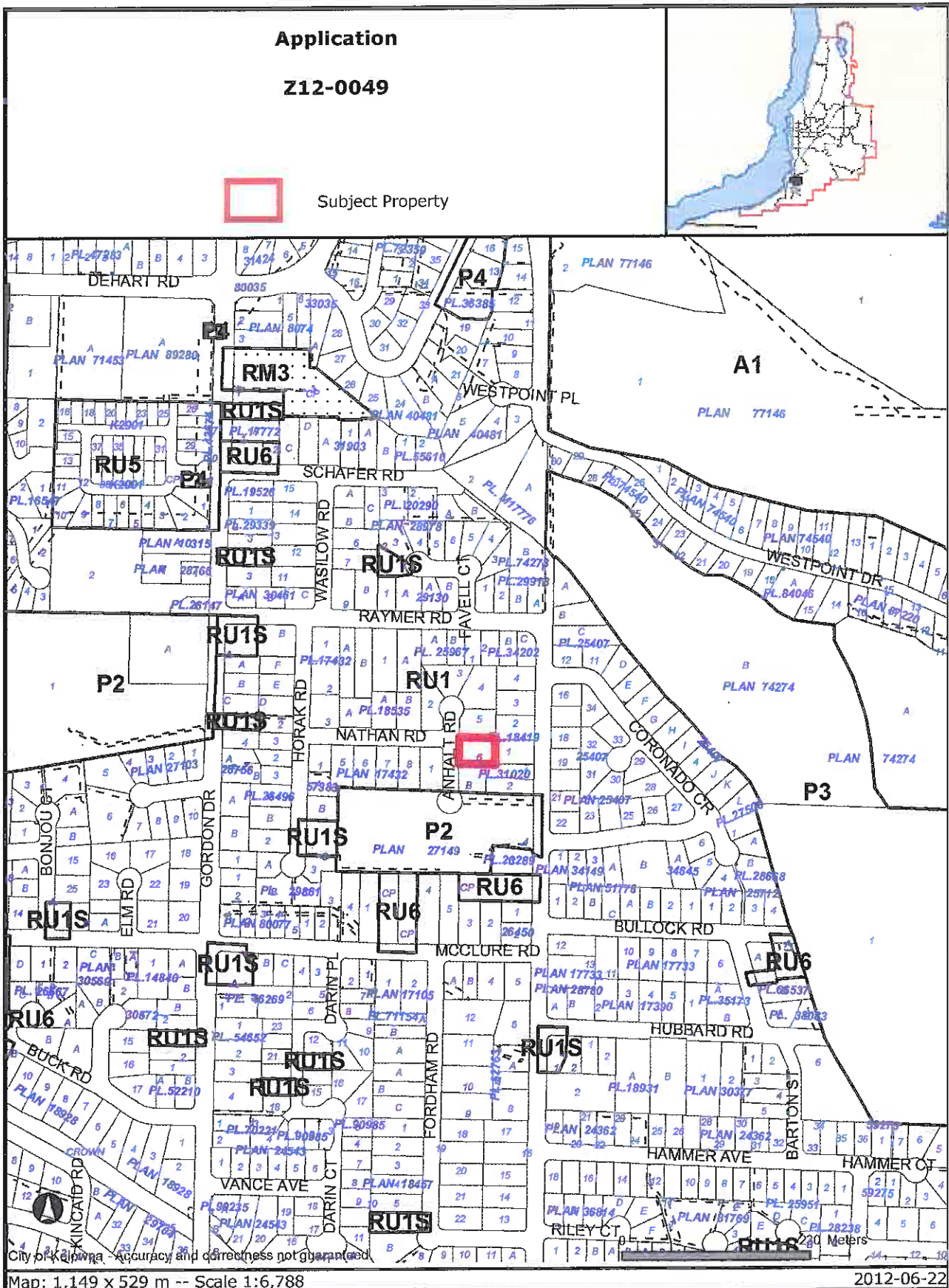
Subject Property Map

Site Plan

Conceptual Elevations

Context/Site Photos

Development Engineering Memorandum, dated July 24, 2012



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.

**ZONING TABLE**

AREA	DIMENSIONS (m)			SETBACKS (m)			
	Width	Depth	Height	Front	Back	Side	Side
CURRENT LOT	1400	32	43.7				
SOUTH LOT	700	16	43.7	4.0	9.0	35	1.8
NORTH LOT	700	16	43.7	4.5	9.0	30	1.5
PROPOSED							
RU1	200	30.5	30	9.5	6.0	7.5	1.5 <sup>(1)</sup>
RU2	400	13	30	9.5	6	7.5	1.5 <sup>(1)</sup>

ZONE REQS	AREA (sqm)			COVERAGE			
	Site	Building	Floor	Building	Site	Site	FAR
PROPOSED	700	180	260	265	0.26	0.38	0.37
SOUTH LOT	700	210	160	335	0.30	0.48	0.23
RU1	350				1.1	0	
RU2	400				0.4	0.5	

(1) 2.0 m for 1-1.5 storey portion of building  
 (2) 1.8m for 2-2.5 storey portion of building



**LEGEND**

- 0.75 METRE LINE
- ALTERNATE BUILDING ENVELOPE
- NEW PAVED PATH
- NEW DRIVEWAY/DRIVEWALK
- NEW ASPHALT DRIVEWAY
- EXISTING GRASS COVER TO REMAIN
- EXISTING TREES TO REMAIN



**PROPOSED SITE PLAN**

PROPOSED REZONING/ SUBDIVISION - 4581 ANHALT RD. KILONNA  
 LOT 6 PLAN 19849 DISTRICT LOT 358 OSOYOOS DIVISION YALE DISTRICT

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 1:200





FRONT YARD (ANHALT RD) PERSPECTIVE



SIDE YARD PERSPECTIVE- SOUTH LOT



REAR YARD PERSPECTIVE

**PROPOSED MATERIALS**

**NORTH LOT**

- SIDING - 1/2" SHIP LAP HORIZONTAL ASPEN/SPRUCE
- WINDOWS - VINYL
- TRIM - MEDIUM WHITE
- ROOFING - 12:12 SHINGLES

**SOUTH LOT**

- SIDING 1 - 1/2" SHIP LAP HORIZONTAL ASPEN/SPRUCE
- SIDING 2 - 1/2" SHIP LAP HORIZONTAL GREEN WHITE
- SIDING 3 - 1/2" SHIP LAP - FINISH PINE
- WINDOWS - VINYL
- ROOFING - 12:12 SHINGLES - LT GRAY

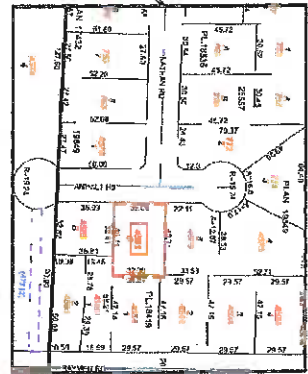
**RENDERINGS**

PROPOSED REZONING/ SUBDIVISION - 4581 ANHALT RD. KELOWNA  
 LOT 6 PLAN 19849 DISTRICT LOT 358 OSOYOOS DIVISION YALE DISTRICT

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SITE CONTEXT

PROPOSED REZONING/ SUBDIVISION - 4581 ANHALT RD. KELOWNA  
 LOT 6 PLAN 19849 DISTRICT LOT 358 OSOYOOS DIVISION YALE DISTRICT

05.23.12  
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