

2311 ETHEL REZONE AND DP APPLICATION

Property Information	
Authority Having Jurisdiction (AHJ)	City of Kelowna
Civic Address	2311 Ethel Street
Legal Address	LOT A, PLAN KAP28895, DL 136, ODYD
PID #	004-454-774
Lot Area	.21 Acres
Lot Area (ha)	0.4 ha
Current Zoning	RU1
Proposed Zoning	MF1
Proposed Housing	4 Plex

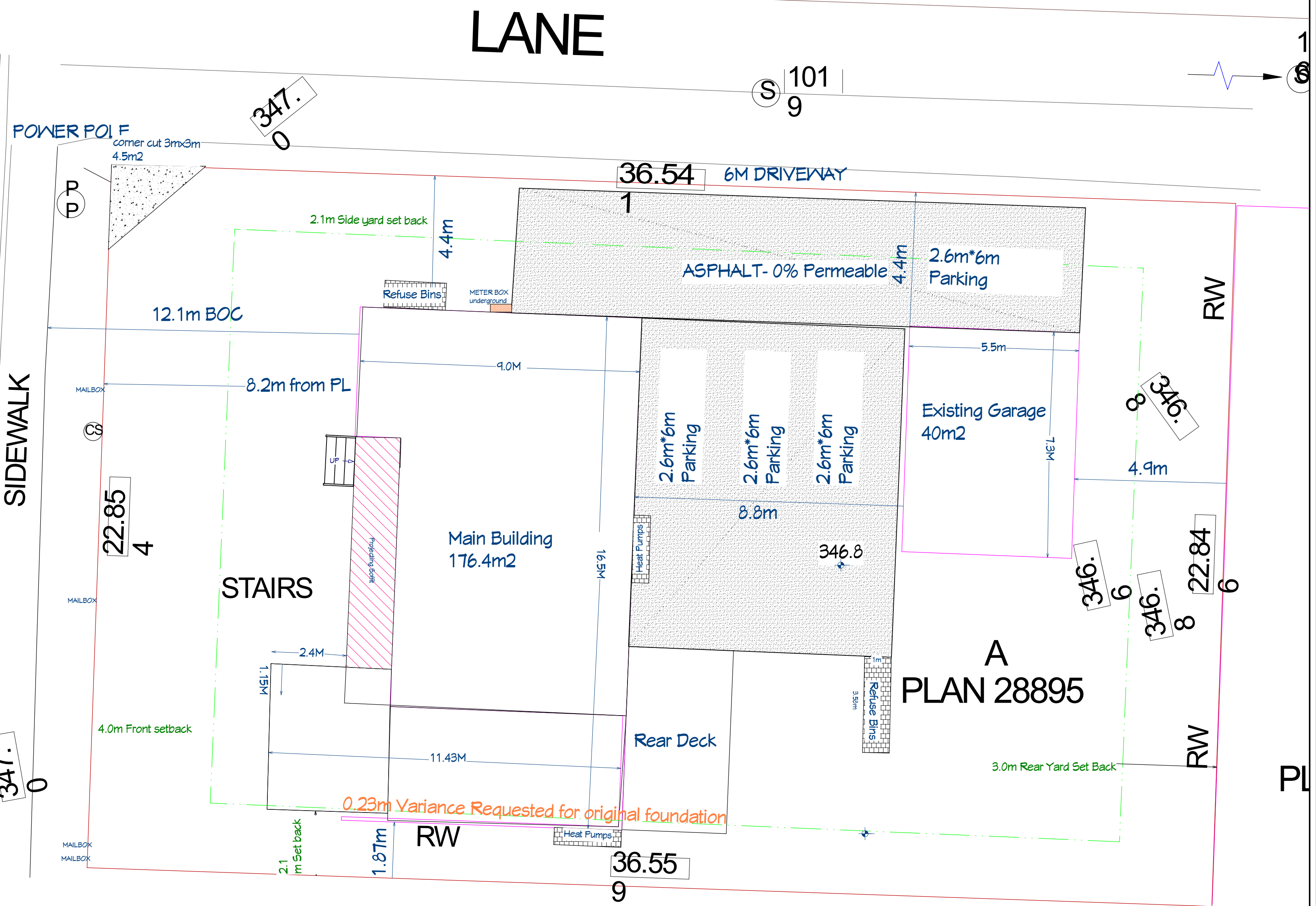
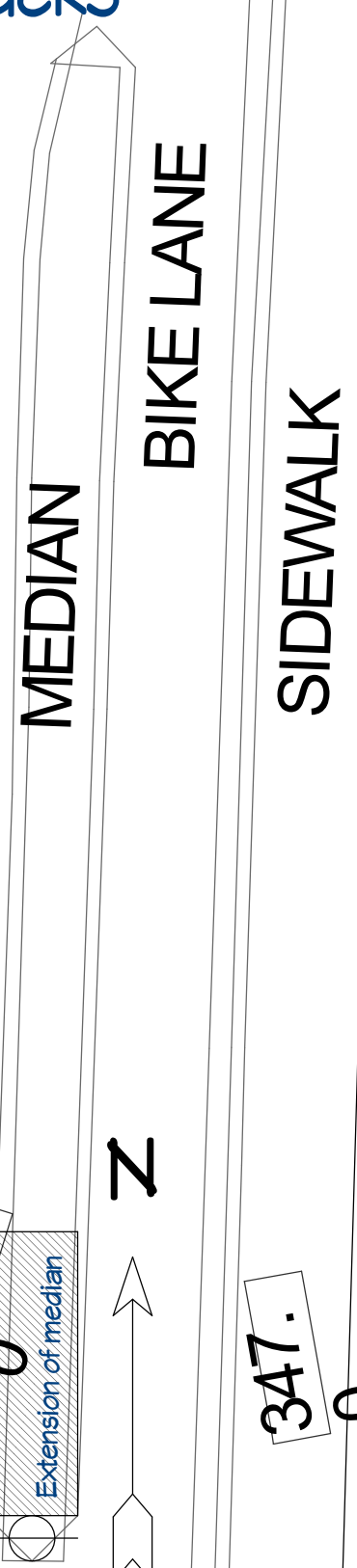
Impermeable Surfaces	Width	Length	m2
Main upper Pad	3.6	3.6	12.96
Main Upper Sidewalk North South	1.2	6.25	7.50
Main Upper Sidewalk East West	1.2	7.4	8.88
Lower 2 Bed Front Patio	3.05	3.05	9.30
Lower 2 Bed Front Sidewalk	1.2	7.9	9.48
Lower 1 Bed Front Patio	1.2	3	3.60
Lower 1 Bed Front Interior Sidewalk	1.2	3	3.60
Lower 1 Bed Front Sideyard Sidewalk	1.2	1.2	1.44
Upper 1 Bed Back sidewalk	1.2	4.1	4.92
Lower Suites stairs and back sidewalk	1.52	3	4.56
House to Garage Asphalt	8.5	10.36	88.06
Laneway Asphalt	3.7	18.3	67.71
Upper Deck	3.35	6	20.10
			Total 242.11

Rezoning Comparable table	RU1		Proposed m2		MF1
	Existing m2				Zoning
Site	850 m2		850.0 m2		na
SFD Coverage m2	157.8 m2		176.2 m2		na
SFD Coverage m2 %	18.6 %		20.7 %		55 %
Plus Other Structures (garage 40m2)	197.8 m2		216.2 m2		
Impermeable Surfaces	29 m2		242.1 m2		
Total structure and impermeable Surfaces m2	226.8 m2		458.3 m2		637.5 m2
Total structure and impermeable Surfaces %	26.68 %		53.92 %		75 %
Max Base Density	0.37 FAR		0.41 FAR		0.8 FAR
Max Roof Height	6 m		6.0 m		8 m
Setback	Front	9.8 m	6.0 m		4 m
Lot wider than 17.0m- variance requested	South Side	1.87 m	1.87 m		2.1 m
	North Side	4.2 m	4.2 m		2.1 m
	Back	17.4 m	17.4 m		3 m
Max building frontage		16.5 m	16.5m		100m
Min. Common and Private Amenity Space		N/A	N/A		N/A
Min Building Separation		N/A	N/A		N/A
	Addition		18.4 m2		
Exiting Detached Garage		40 m2	40.0 m2		

2311 Ethel Parking Table		MF1 Zoning	
	Proposed	Minimum	
3 Bedroom Unit	1	1	1
2 Bedroom Unit	1	1	1
1 Bedroom Unit	1	1	1
1 Bedroom Unit	1	1	1
Visitor	0	0	0
Total	4	4	4

Denotes MF1 Setbacks

ETHEL STREET



LANE

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A
PLAN 28895

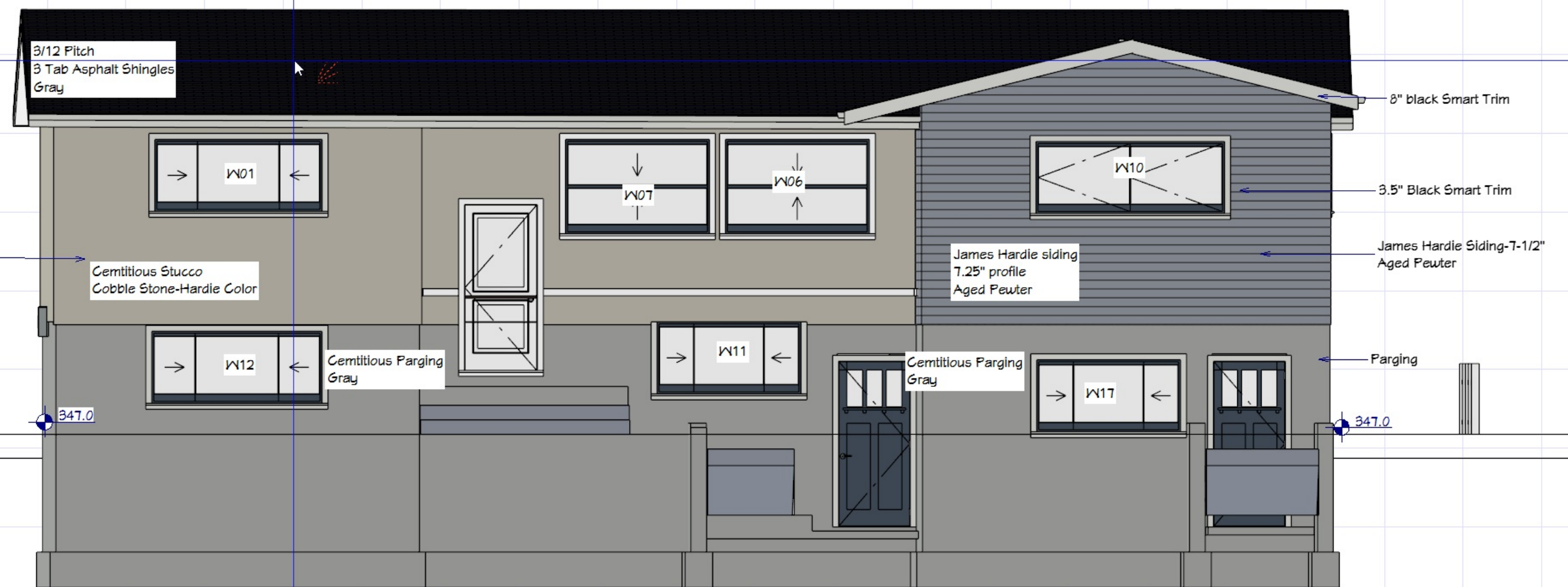
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PROJECT DESCRIPTION:		MF1 Rezone and DP application
DRAWINGS PROVIDED BY:		JN
DATE:		07SEP2023
SCALE:		
SHEET:		A-1



Street Scape

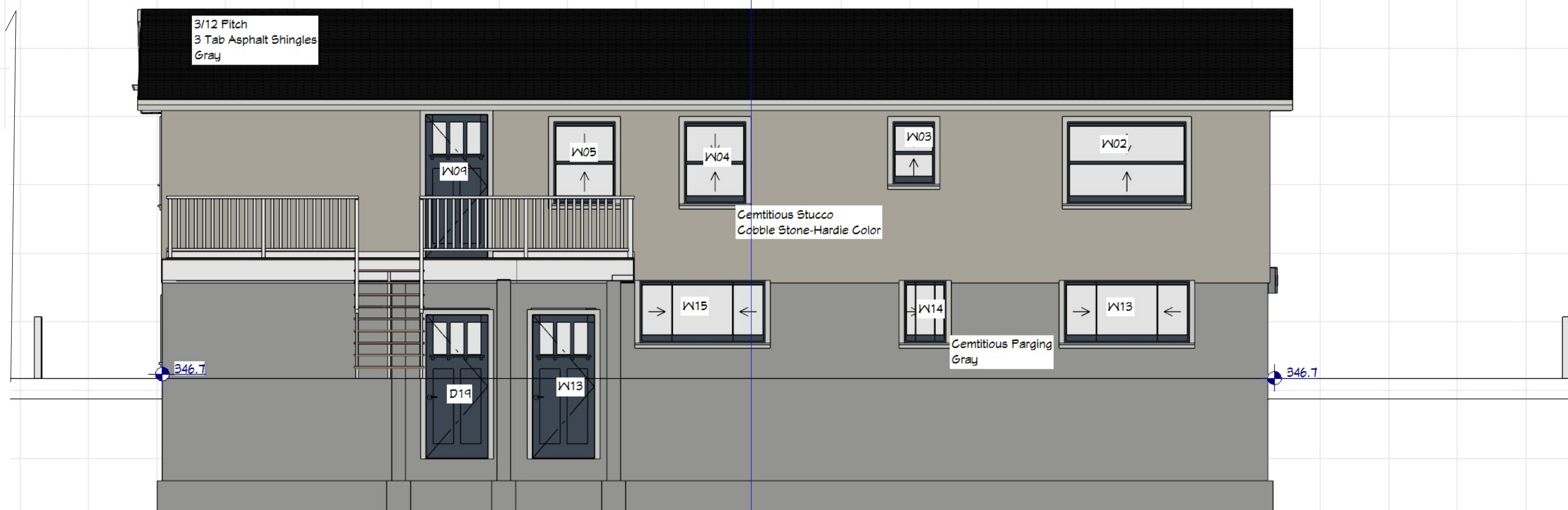
WEST ELEVATION

6.0m



EAST ELEVATION

6.0m



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Elevations

PROJECT DESCRIPTION:
MF1 Rezone and DP application

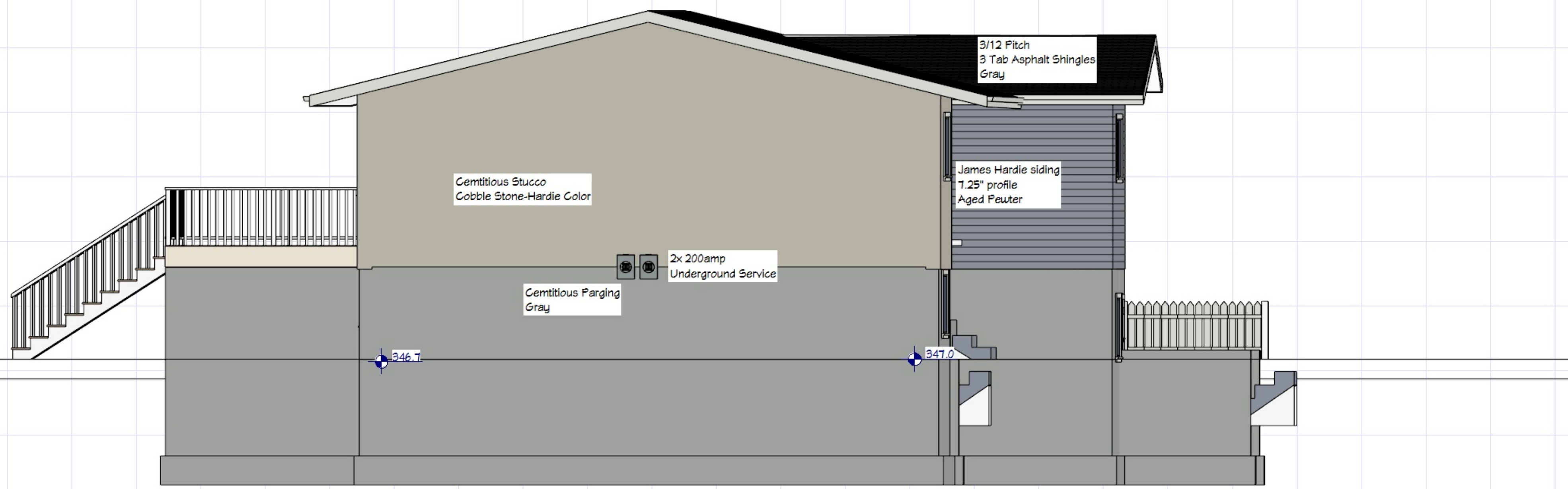
DRAWINGS PROVIDED BY:
Jeff Neilson

DATE:
07SEP2023

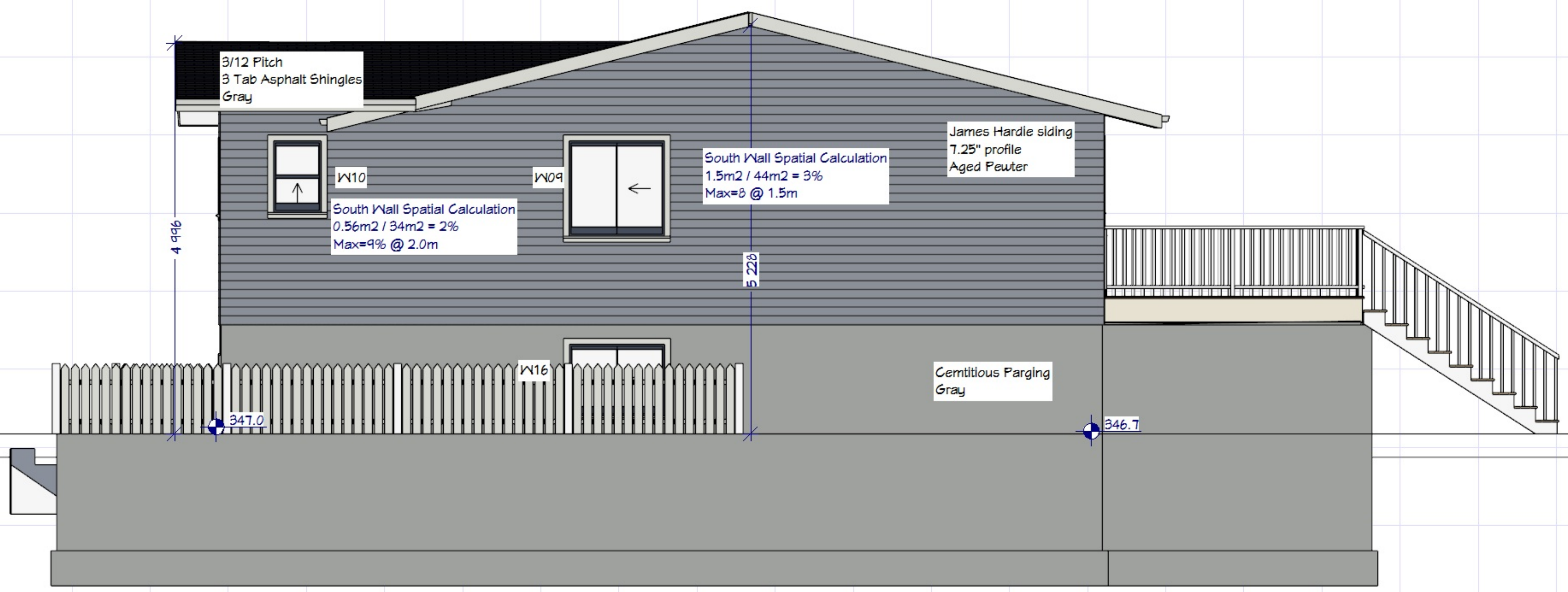
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A-2

NORTH ELEVATION



SOUTH ELEVATION



NO.	DESCRIPTION	BY	DATE

Elevations			
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SHEET TITLE:

PROJECT DESCRIPTION:
MF1 Rezone and DP application

DRAWINGS PROVIDED BY:
Jeff Neilson

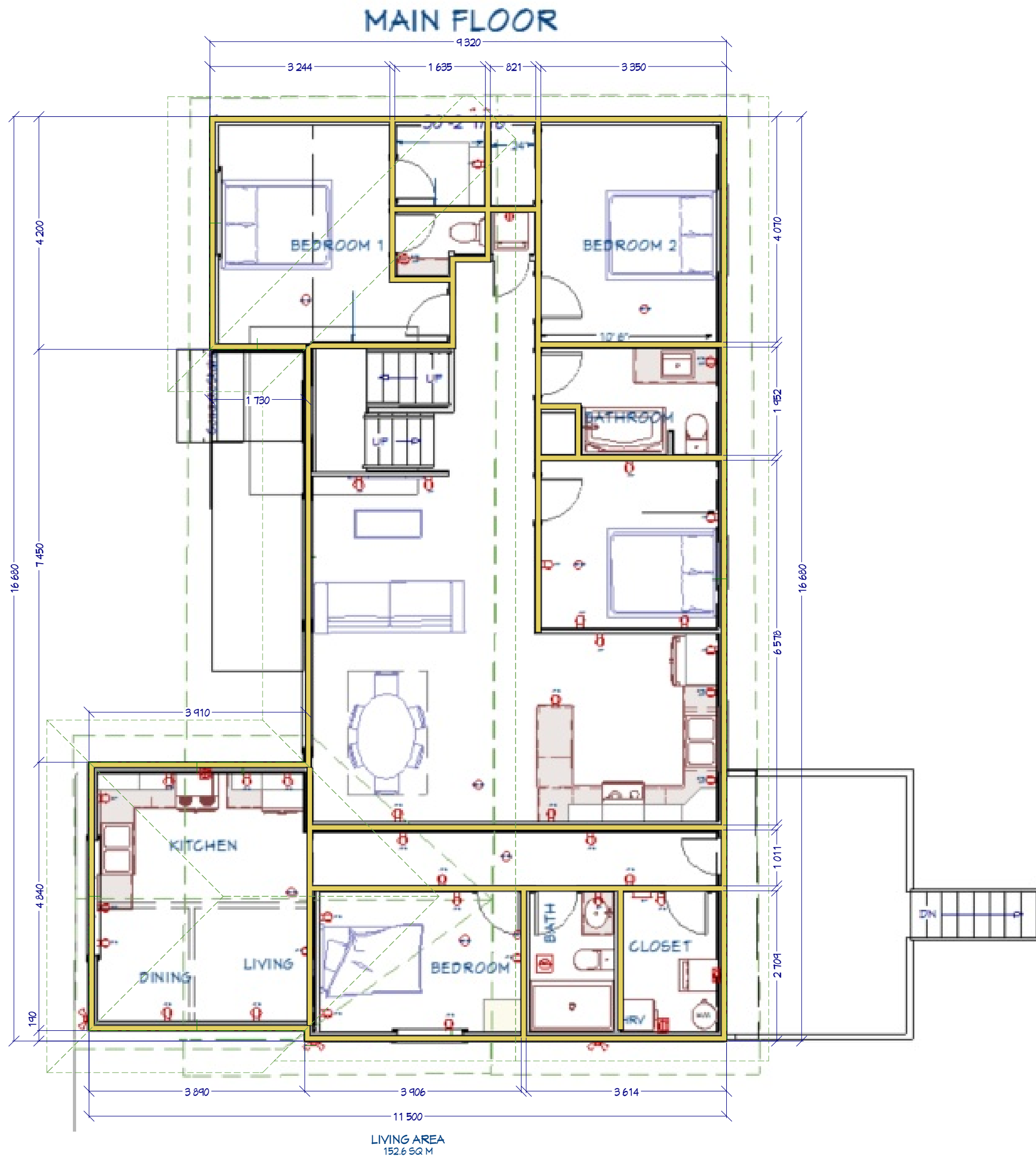
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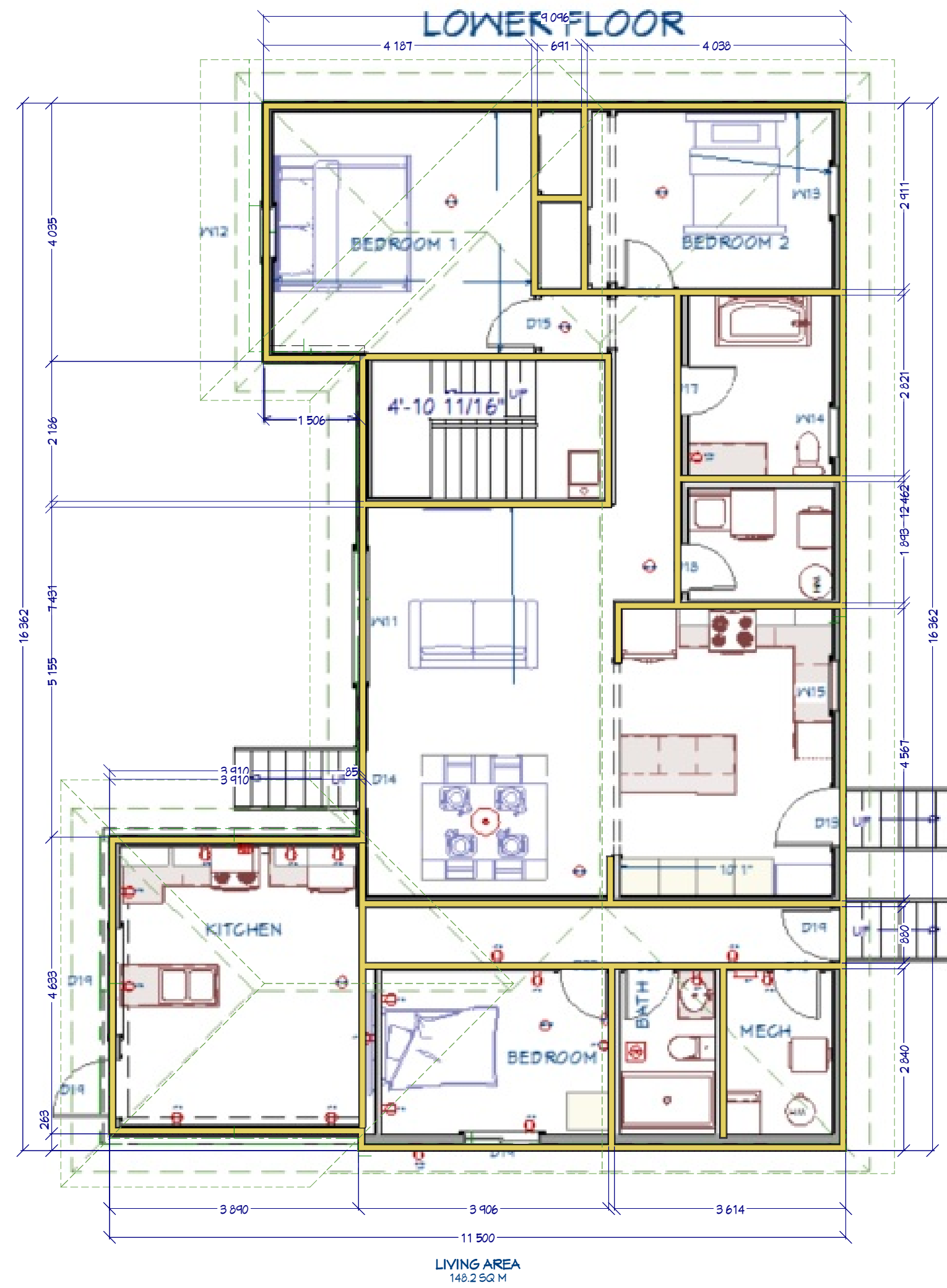
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2311 Ethel Street
 Rezone and DP Application

Floor Plans



1st Floor



1st Floor

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
 2311 Ethel Floor Plans

PROJECT DESCRIPTION:
 Rezone and DP application

DRAWINGS PROVIDED BY:
 Ratio Management

DATE:

SCALE:

SHEET:

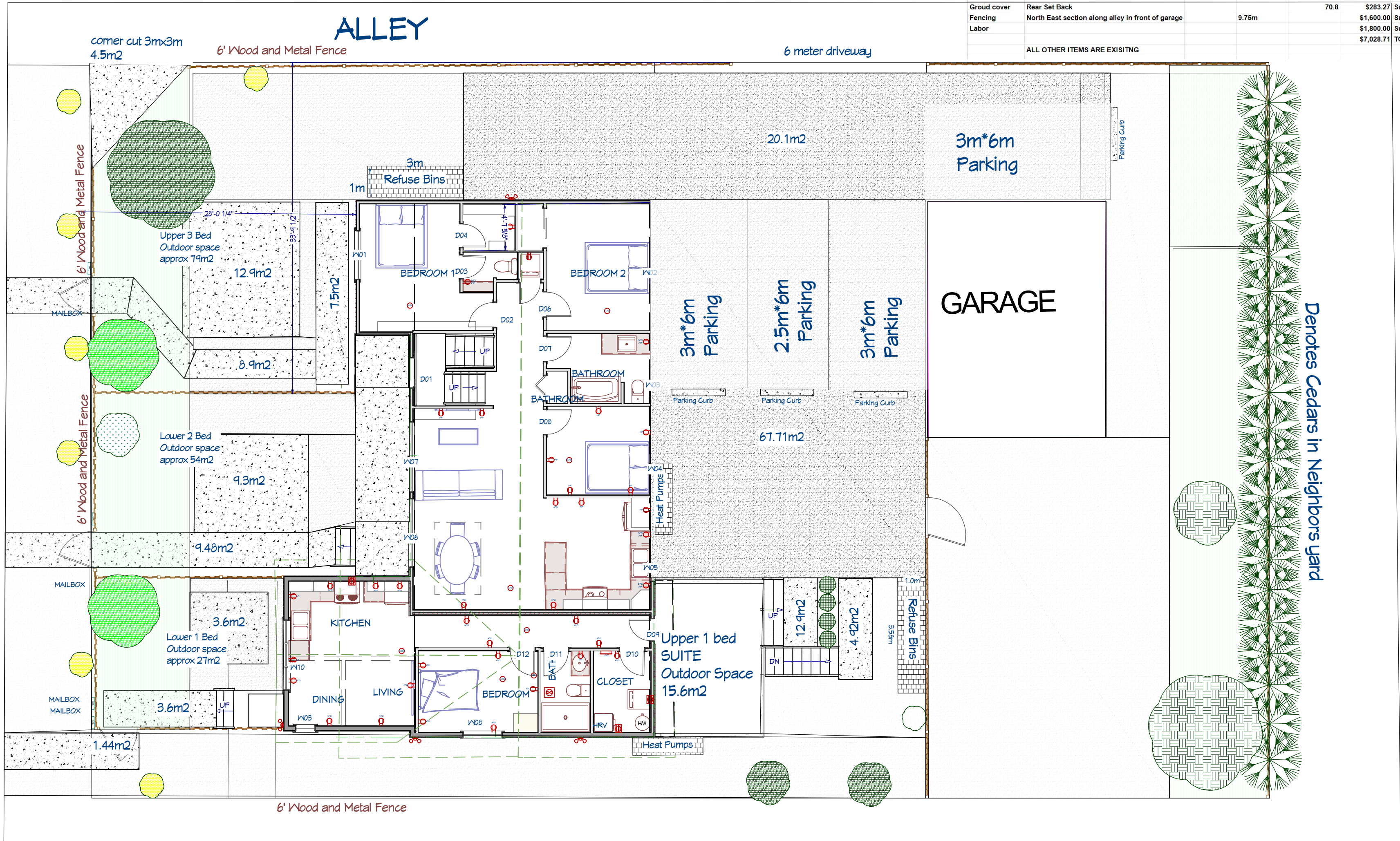
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LANDSCAPE PLAN

2311 Ethel Street
Lot A DL 136 ODYD Plan 28895

LANDSCAPE BUDGET					
Vegetation					
Large	2	300	\$600.00		
Med	2	200	\$400.00		
Small	2	150	\$300.00		
				\$1,300.00	Sub
Concrete		Width	Length	m2	
Lower 1 Bed Front Patio	1.2	3	3.60		
Lower 1 Bed Front interior Sidewalk	1.2	3	3.60		
Lower 1 Bed Front Sideyard Sidewalk	1.2	1.2	1.44		
Stairs per set			8.64	\$1,045.44	Sub
				\$1,000.00	Sub
Groud cover	Rear Set Back		70.8	\$283.27	Sub
Fencing	North East section along alley in front of garage	9.75m		\$1,600.00	Sub
Labor				\$1,800.00	Sub
				\$7,028.71	TOT
ALL OTHER ITEMS ARE EXISITNG					

- 3/4" Fractured Rock
- Concrete
- Asphalt
- Landscape Area



- 1x Red Maple 5cm Caliper Tree
- 2x Magnolia 5cm Caliper
- 2x Tulip Tree 5cm Caliper
- 4x Boxwood Shrub
- 6x Tall Grasses
- 2x Service Berry Trees 5cm Caliper
- 1x Japanese Lilac 5cm Caliper

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
LANDSCAPE PLAN

PROJECT DESCRIPTION:
NF1 Rezone and DP application

DRAWINGS PROVIDED BY:
JN

DATE:
07SEP2023

SCALE:

SHEET:

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