

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 |

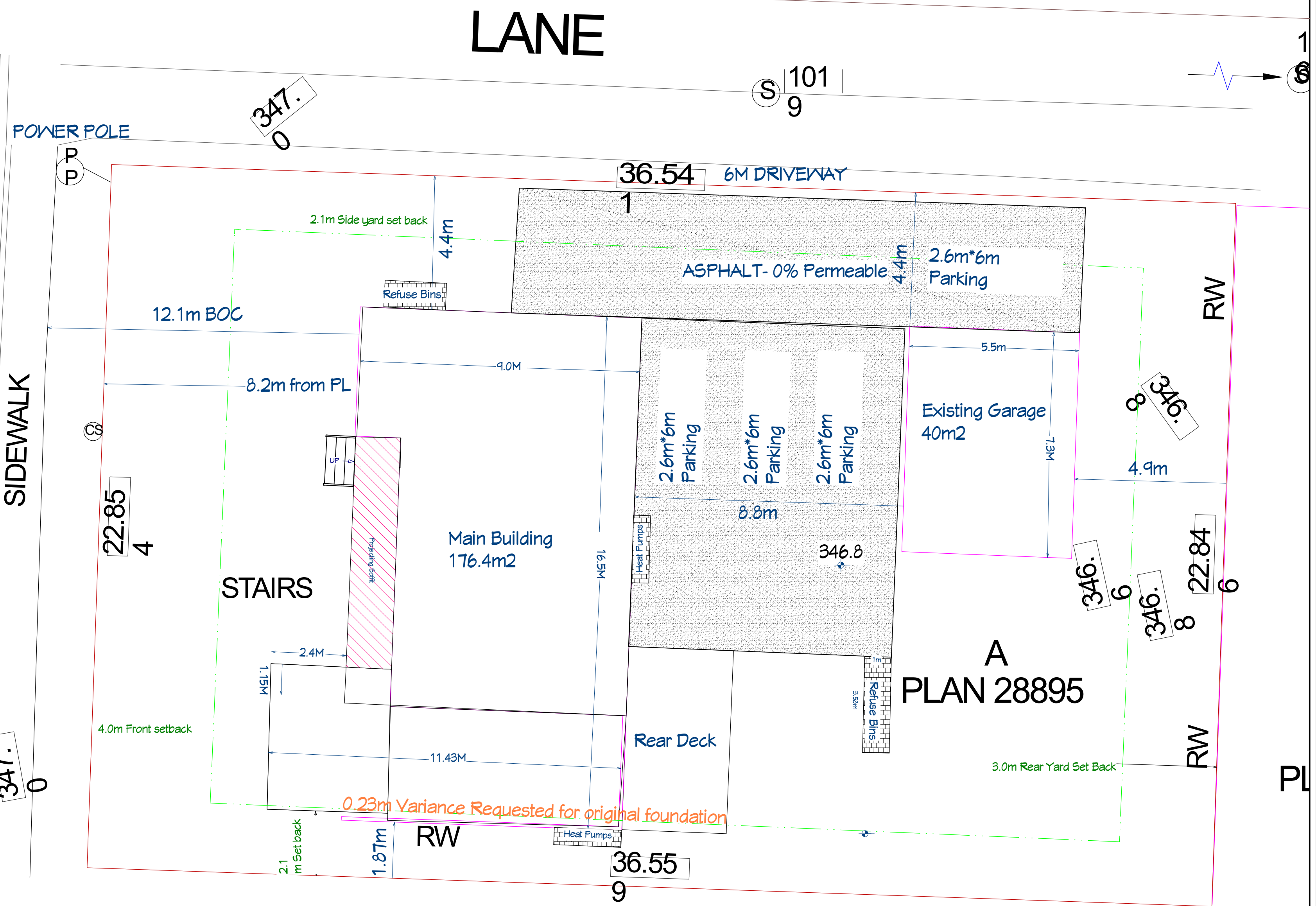
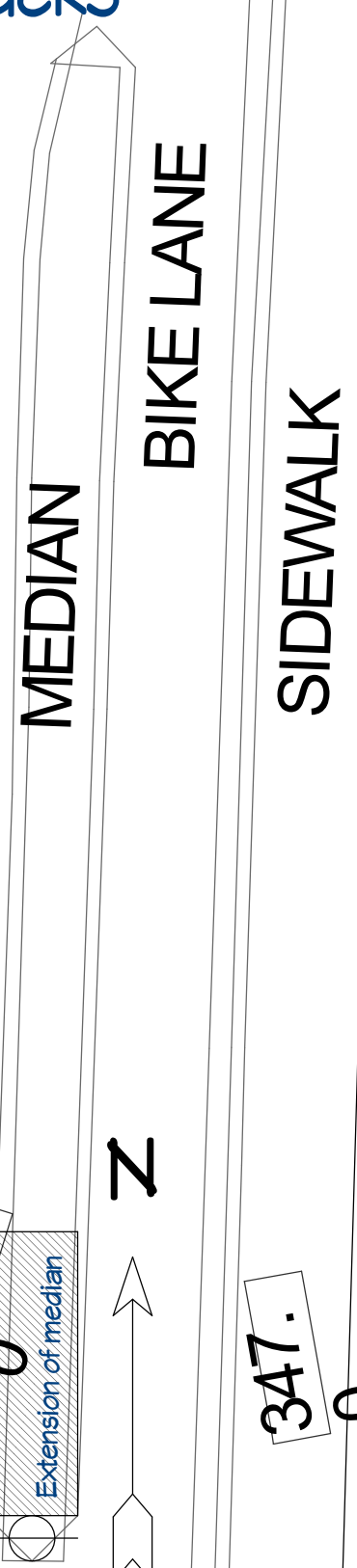
| Impermeable Surfaces | Width | Length | m2 |
|---------------------------------------|-------|--------|--------|
| Main upper Pad | 3.6 | 3.6 | 12.96 |
| Main Upper Sidewalk North South | 1.2 | 6.25 | 7.50 |
| Main Upper Sidewalk East West | 1.2 | 7.4 | 8.88 |
| Lower 2 Bed Front Patio | 3.05 | 3.05 | 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



A
PLAN 28895

| | | |
|---|--|--|
| DATE | | |
| BY | | |
| DESCRIPTION | | |
| NO. | | |
| SHEET TITLE: SITE PLAN | | |
| PROJECT DESCRIPTION: NF1 Rezone and DP application | | |
| DRAWINGS PROVIDED BY: JN | | |
| DATE: 07SEP2023 | | |
| SCALE: | | |
| SHEET: A-1 | | |