



City of
Kelowna

TA23-0003
2473 Ethel St

Text Amendment Application

Purpose

- ▶ To amend the zoning bylaw by adding a site-specific text amendment to Zoning Bylaw No. 12375 to allow Boarding or Lodging House within an accessory building, a reduction in minimum parking space requirements, and a maximum of 14 residents on the subject property.

Development Process



Jan 17, 2023

Development Application Submitted



Staff Review & Circulation



Mar 1, 2023

Public Notification Received



Apr 24, 2023

Initial Consideration



Public Hearing

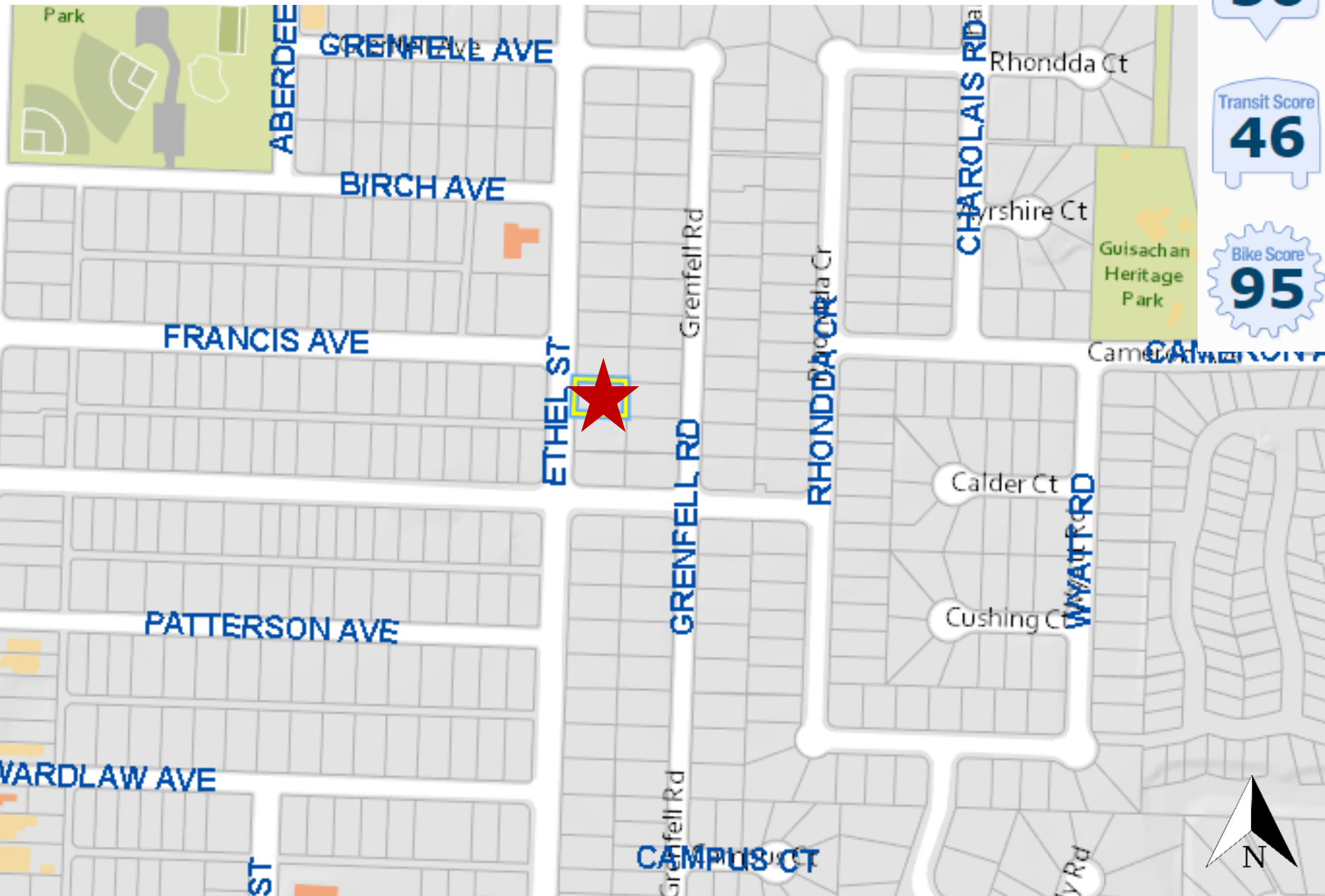


Building Permit



Council Approvals

Context Map



Walk Score
56

Transit Score
46

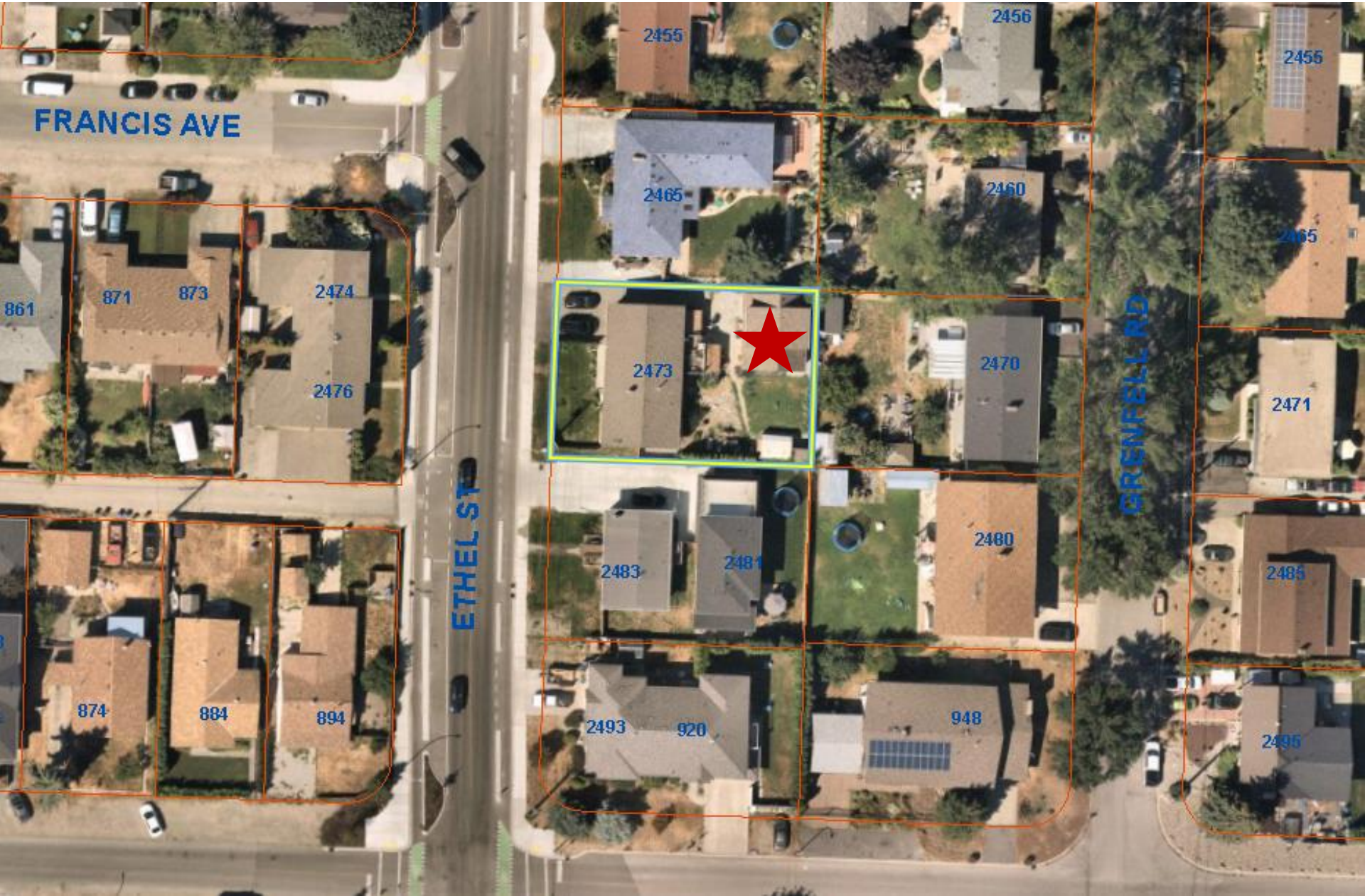
Bike Score
95



OCP Future Land Use



Subject Property Map



Project Details

- ▶ To permit Boarding or Lodging House within accessory building
- ▶ C-NHD – Core Area Neighbourhood
- ▶ Boarding or Lodging House
 - ▶ 11 Bedrooms in the house (10 residents 1 employee)
 - ▶ 4 new rooms proposed in accessory building
 - ▶ 2 parking stalls for employees
 - ▶ 14 residents total onsite

OCP Objectives & Policies

- ▶ Policy 5.11.1 Diverse Housing Forms
 - ▶ Supports variety of income levels and stages of life.
- ▶ Policy 5.12.1 Housing with Supports
 - ▶ Part of the neighbourhood for several years and benefits from nearby amenities.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Text Amendment as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Diverse Housing Forms
 - ▶ Housing with Supports