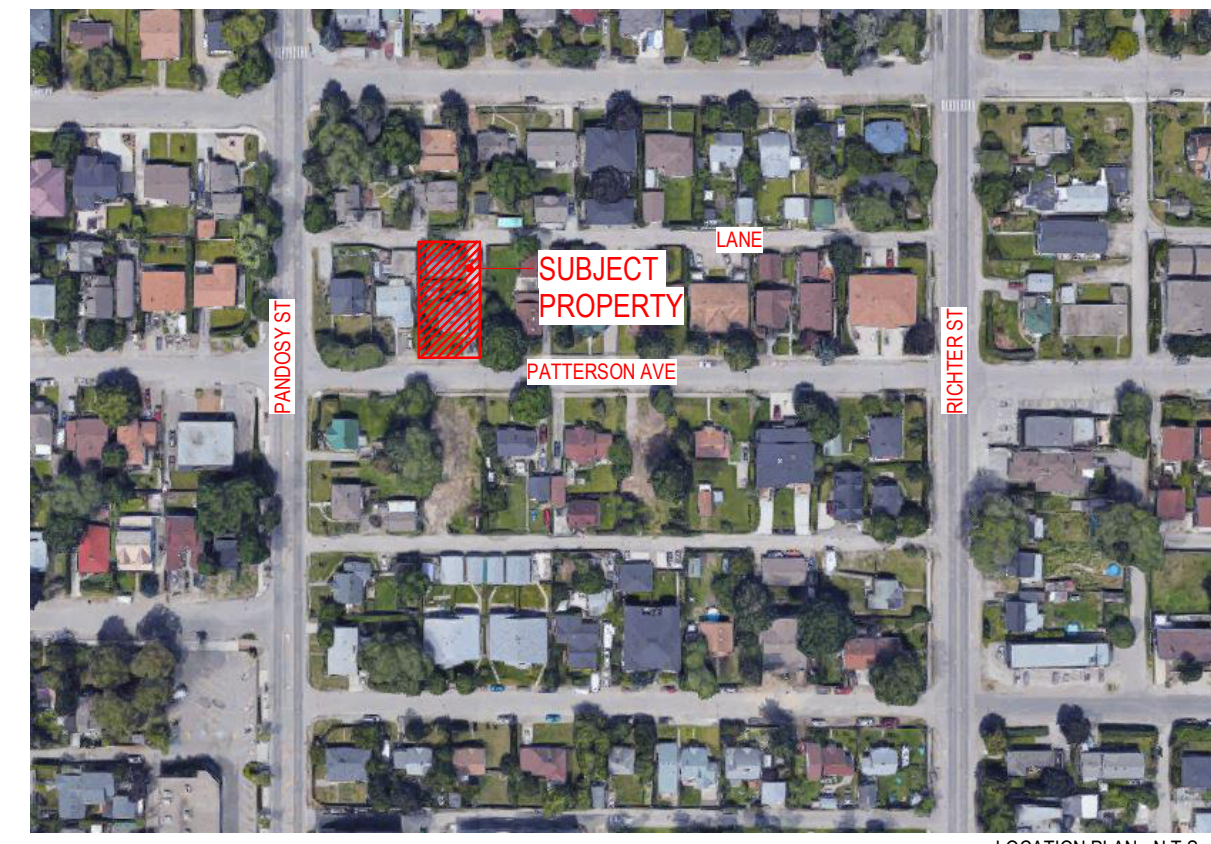


- NOTES:**
1. SURVEY REQUIRED PRIOR TO FINAL RELEASE OF IFC DRAWINGS
 2. ALL SERVICING IS APPROX. CIVIL TO CONFIRM UPON BUILDING PERMIT APPROVAL



ZONING SUMMARY 550 PATTERSON AVE

ADDRESS	550 PATTERSON AVE, KELOWNA, BC, V1Y 5C6	
LEGAL DESCRIPTION	LOT 2, DISTRICT LOT 14, PLAN KAP3249	
DEVELOPMENT PERMIT AREA	N/A	
EXISTING ZONING	RU4	
PROPOSED ZONING	MF1	
EXISTING LEGAL USE	SINGLE FAMILY HOME + CARRIAGE HOUSE	
PROPOSED LEGAL USE	4-PLEX BUILDING	

ZONING REQUIREMENTS MAIN BUILDING

	ZONING STANDARD	PROPOSED
FRONT SETBACK	4.0m	4.0m
FLANKING SIDEYARD SETBACK	N/A w/ INSIDE LOT	-
SIDE SETBACK	2.1m (lots wider than 17.0m)	2.19m
REAR SETBACK	3.0m (0.9m FROM LANE)	8.5m
PARCEL SIZE	350 SM	737.2 SM (7,935 SF)
BUILDING HEIGHT	8.0m or 2 storeys	7.10m (23'-0")
LEVEL 1 PARCEL COVERAGE AREA	405.46SM (55%)	305.6 SM (4-PLEX ONLY)
TOTAL PARCEL COVERAGE %	55%	41.5% (4-PLEX ONLY)
TOTAL IMPERVIOUS COVERAGE %	-	134.6 SM (18.3%)
TOTAL COMBINED COVERAGE %	75%	SEE CALC. IN NEXT TABLE
TOTAL OCCUPIED FLOOR AREA	-	576 SM (6,200 SF)
FLOOR AREA RATIO (FAR)	0.8	0.781

ZONING REQUIREMENTS ACCESSORY BUILDING

	ZONING STANDARD	PROPOSED
FRONT SETBACK	4.0m	27.27m
SIDE SETBACK	2.1m (lots wider than 17.0m)	3.45m
REAR SETBACK	3.0m (0.9m FROM LANE)	0.9m
BUILDING HEIGHT	8.0m or 2 storeys	3.97m +/-
LEVEL 1 PARCEL COVERAGE AREA	405.46SM (55%)	83.4 SM
TOTAL PARCEL COVERAGE %	55%	11.31% (DETACHED GARAGE ONLY)
TOTAL COMBINED COVERAGE %	75%	52.8% (ALL BUILDINGS)
TOTAL OCCUPIED FLOOR AREA	-	71.11%
DISTANCE BETWEEN BUILDINGS	-	1.22m

PARKING REQUIREMENTS MAIN BUILDING

	ZONING STANDARD	PROPOSED
# OF SPACES (3 BEDROOM UNITS)	4 SPACES	4 SPACES
# OF VISITOR STALLS	N/A FOR MF1 WITH 4 UNITS	-
# OF ACCESSIBLE SPACES	N/A FOR MF1 WITH 4 UNITS	-
TOTAL # OF SPACES	4 SPACES	5 SPACES
% OF REGULAR CAR SPACES	0%	4 SPACES (100%)
% OF SMALL CAR SPACES	100%	-
SIZE OF REGULAR VEHICLE	6.0m x 2.5m x 2.0m H	-
SIZE OF SMALL VEHICLE	4.8m x 2.3m x 2.0m H	-
SIZE OF ACCESSIBLE VEHICLE	6.0m x 3.7m x 2.3m H	-

AMENITY AREA MAIN BUILDING

	ZONING STANDARD	PROPOSED
AMENITY SPACE (1 BEDROOM +)	N/A	+/-70 SM / UNIT
COMMON AMENITY SPACE	N/A	-

PARCEL SIZE

Name	Area	Area (SM)
PARCEL SIZE	7,935 SF	737.2 m ²
	7,935 SF	737.2 m ²

GARAGE AREA

Name	Area	Area (SM)
GARAGE 3	227 SF	21.1 m ²
GARAGE 4	227 SF	21.1 m ²
GARAGE 2	222 SF	20.6 m ²
GARAGE 1	222 SF	20.6 m ²
	898 SF	83.4 m ²

LEVEL 1 IMPERVIOUS AREA

Name	Area	Area (SM)
PATIO AREA	1,614 SF	149.9 m ²
	1,614 SF	149.9 m ²

PRIVATE OPEN AREA

Name	Area	Area (SM)
UNIT 3 - ROOF AMENITY	725 SF	67.4 m ²
UNIT 4 - ROOF AMENITY	725 SF	67.4 m ²
UNIT 2 - ROOF AMENITY	725 SF	67.4 m ²
UNIT 1 - ROOF AMENITY	725 SF	67.4 m ²
	2,900 SF	269.4 m ²

AREA PER UNIT

Name	Area	Area (SM)
UNIT 1 - L1	685 SF	63.6 m ²
UNIT 1 - L2	865 SF	80.4 m ²
UNIT 1 - ROOF AMENITY	725 SF	67.4 m ²
UNIT 1 STORAGE	139 SF	12.9 m ²
	2,414 SF	224.3 m ²

GARAGE AREA

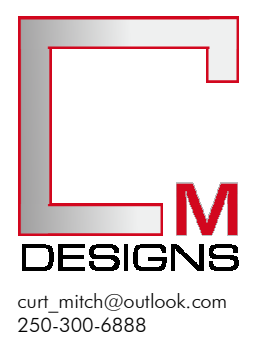
Name	Area	Area (SM)
GARAGE 3	227 SF	21.1 m ²
GARAGE 4	227 SF	21.1 m ²
GARAGE 2	222 SF	20.6 m ²
GARAGE 1	222 SF	20.6 m ²
	898 SF	83.4 m ²

TOTAL FLOOR AREA

Name	Area	Area (SM)
FORTIS METER ROOM	41 SF	3.8 m ²
UNIT 1 - L1	685 SF	63.6 m ²
UNIT 1 - L2	865 SF	80.4 m ²
UNIT 2 - L1	685 SF	63.6 m ²
UNIT 2 - L2	866 SF	80.5 m ²
UNIT 3 - L1	698 SF	64.9 m ²
UNIT 3 - L2	865 SF	80.4 m ²
UNIT 4 - L1	684 SF	63.5 m ²
UNIT 4 - L2	865 SF	80.4 m ²
	6,200 SF	576 m ²

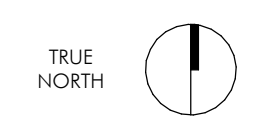
PARCEL COVERAGE AREA

Name	Area	Area (SM)
FORTIS METER ROOM	41 SF	3.8 m ²
GARAGE 1	222 SF	20.6 m ²
GARAGE 2	222 SF	20.6 m ²
GARAGE 3	227 SF	21.1 m ²
GARAGE 4	227 SF	21.1 m ²
UNIT 1 - L1	685 SF	63.6 m ²
UNIT 1 - L2	865 SF	80.4 m ²
UNIT 2 - L1	685 SF	63.6 m ²
UNIT 2 - L2	866 SF	80.5 m ²
UNIT 3 - L1	698 SF	64.9 m ²
UNIT 3 - L2	865 SF	80.4 m ²
UNIT 4 - L1	684 SF	63.5 m ²
UNIT 4 - L2	865 SF	80.4 m ²
	6,200 SF	576 m ²



REZONE TO MF1

No.	Date	Revision
01	2022-12-02	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02		
03		
04		



Project Title
550 PATTERSON AVE

Drawing Title
SITE PLAN, LANDSCAPE PLAN & ZONING ANALYSIS

Drawing Number

A2.01

Job No. 18 - 1816
 Scale As indicated

550 PATTERSON AVE, KELOWNA, BC, V1Y 5C6
 LOT 2, DISTRICT LOT 14, PLAN KAP3249

Copyright reserved. This plan and design is and all other items remain the exclusive property of Curt Mitch Outlook Designs Ltd. OR Design Ltd. is not a registered professional, civil or engineer. It is the responsibility of the holder to confirm the building codes.