



City of
Kelowna

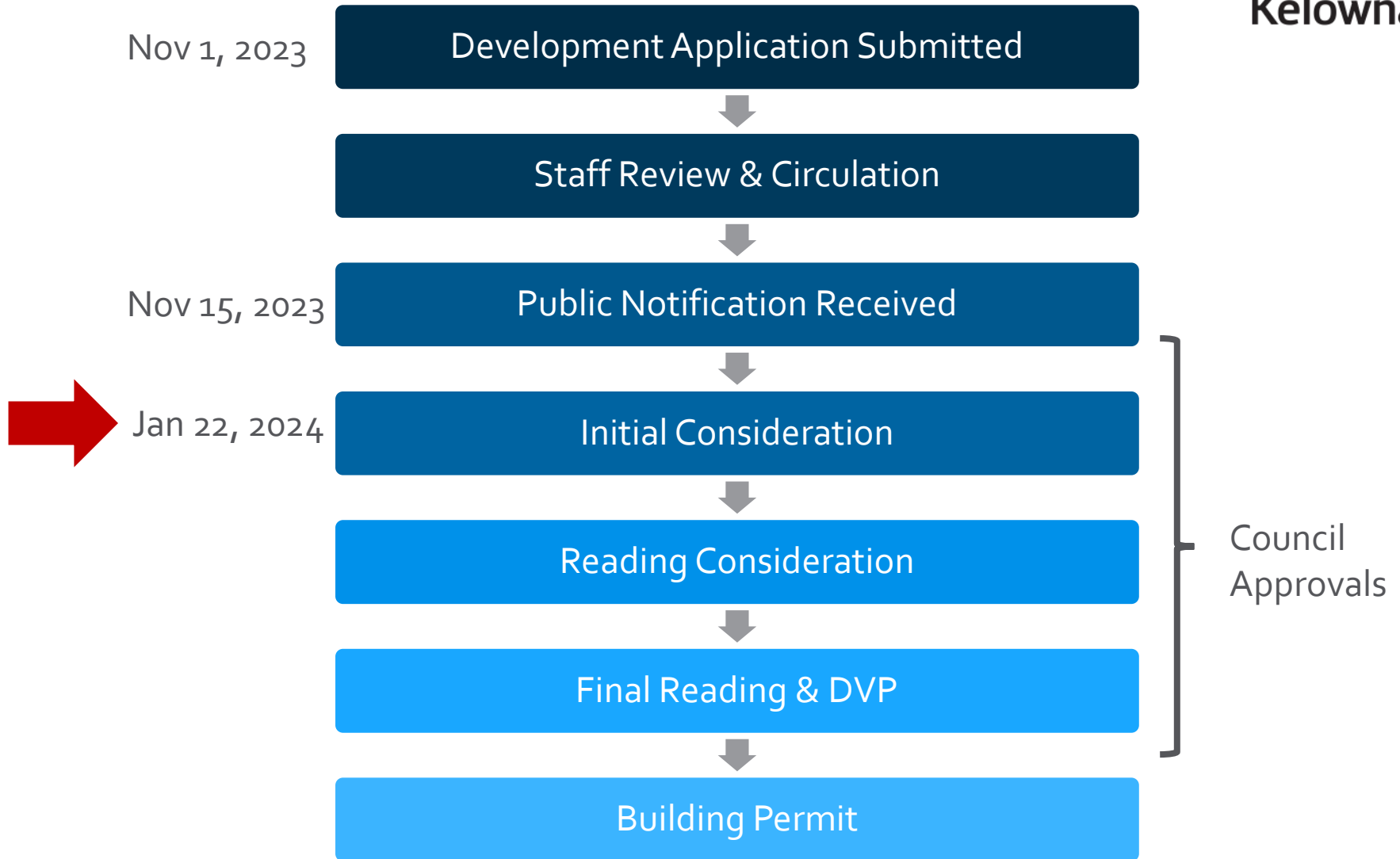
Z23-0073 2311 Ethel Street

Rezoning Application

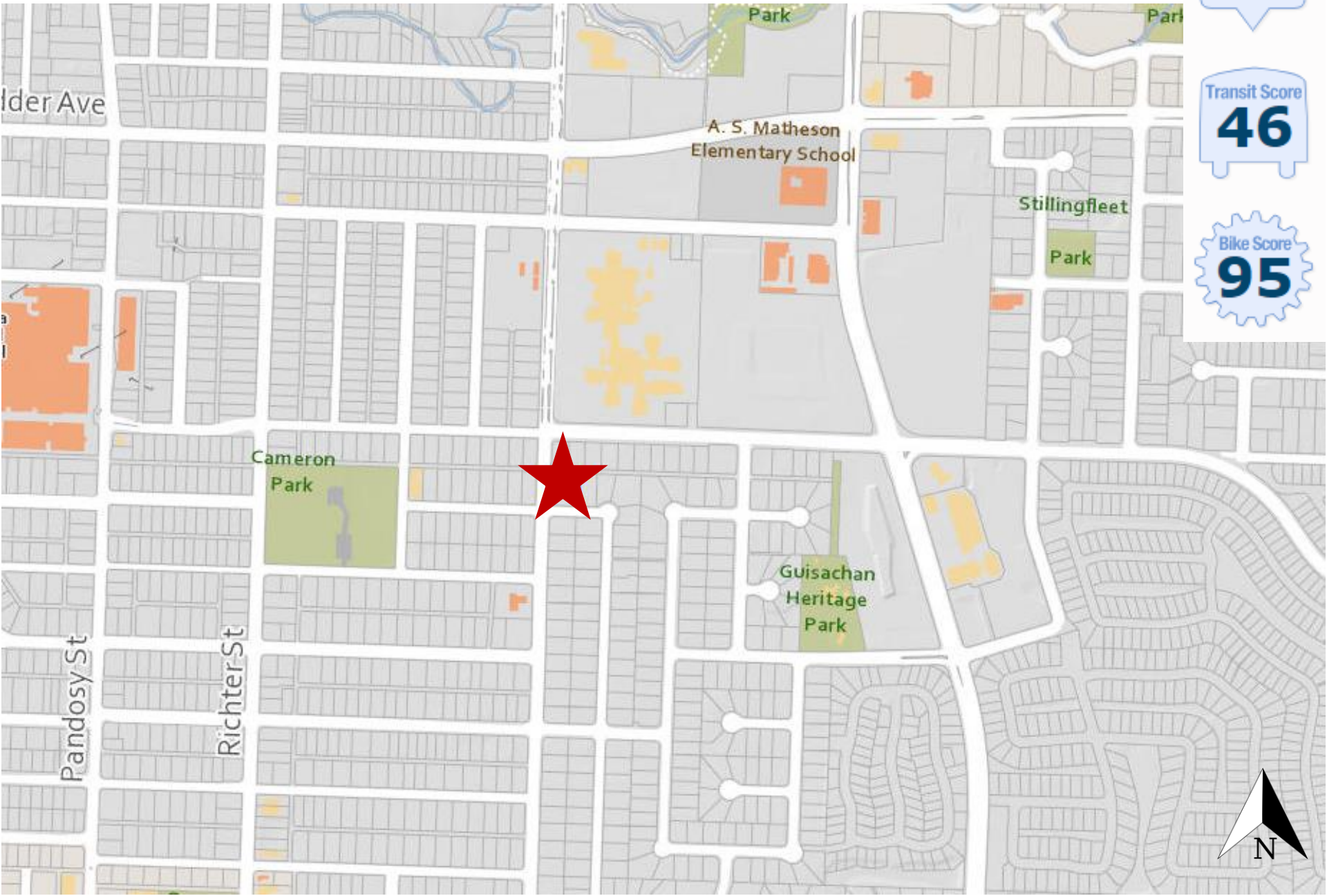
Purpose

- ▶ To rezone the subject property from the RU₁ – Large Lot Housing zone to the MF₁ – Infill Housing zone to facilitate a fourplex development.

Development Process



Context Map



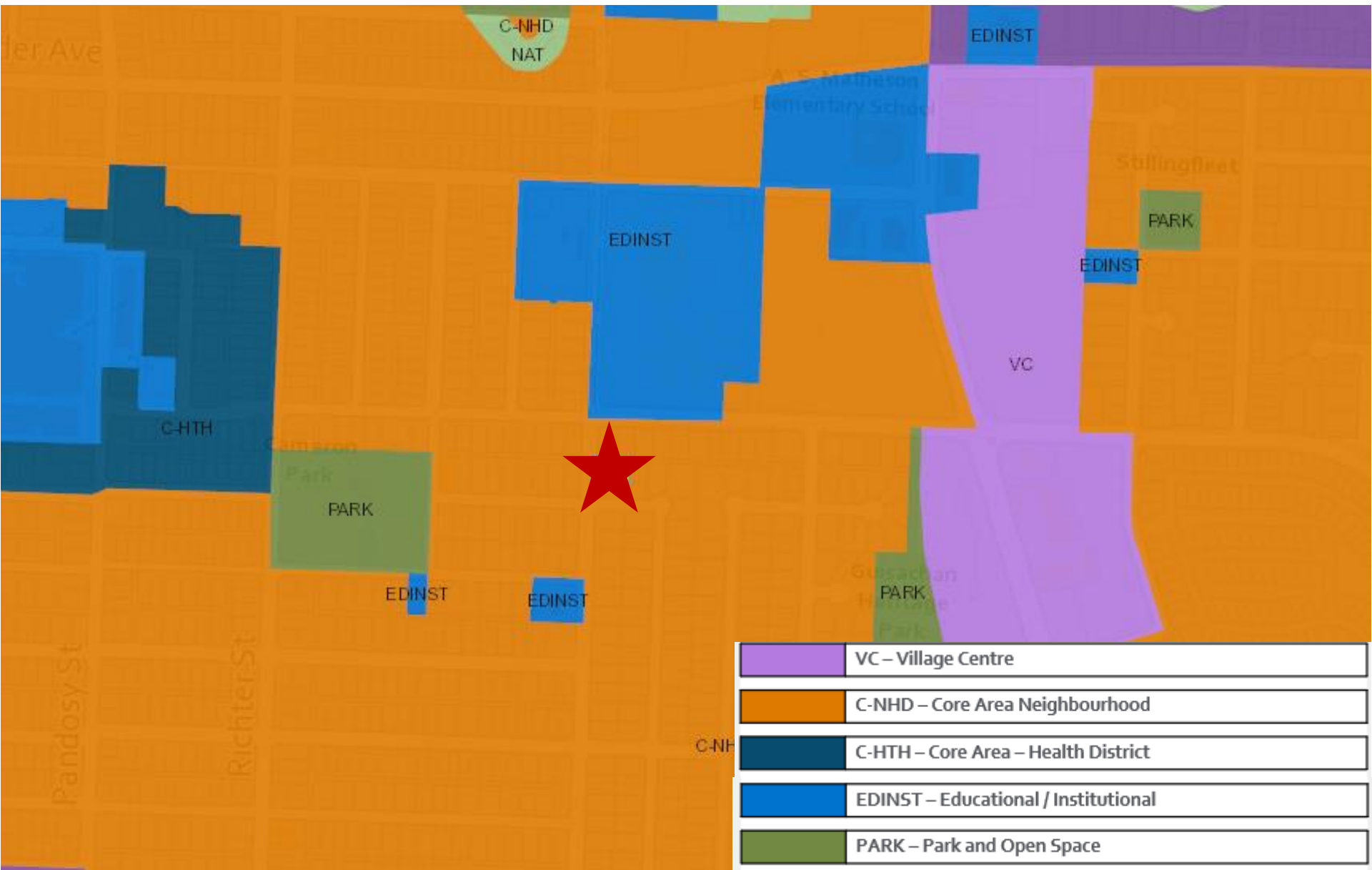
Walk Score
66






Transit Score
46

Bike Score
95



OCP Future Land Use



	VC – Village Centre
	C-NHD – Core Area Neighbourhood
	C-HTH – Core Area – Health District
	EDINST – Educational / Institutional
	PARK – Park and Open Space

Subject Property Map



Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF₁ – Infill Housing
 - ▶ Allows ground-oriented multi-unit infill developments
 - ▶ 2-storey maximum height
- ▶ Along Ethel St Active Transportation Corridor

OCP Objectives & Policies

- ▶ Policy 5.3.1: Ground Oriented Infill
 - ▶ Encourage gentle densification such as house-plexes
- ▶ Policy 5.11.1. Diverse Housing Forms
 - ▶ Encourage low and medium density housing in Core Area

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Ground Oriented Infill
 - ▶ Housing Diversity
 - ▶ Development Variance Permit to follow