

# SITE INFORMATION

**Land Use District**  
 Current Zoning: RU2 - Rural Residential Small Parcel Zone  
 Proposed Zoning: **R3 - Low Density Multiple Residential Zone**

**Legal Description**  
 Lot A District Lot 3189 ODYD Plan EPP11876

**Municipal Address**  
 2971 Gorman Rd. West Kelowna

**Community**  
 Glenrosa

**Site Area**  
 29 615 m<sup>2</sup> (318 776 ft<sup>2</sup>)  
 2.9615 ha (7.32 ac)

# DEVELOPMENT STATISTICS

**Proposed Use**  
**Townhome Units**

Unit Count	17 Units	11 Units	15 Units	74 Units	<b>117 Total Units</b>
Building Count	8 Buildings	2 Buildings	4 Buildings	11 Buildings	<b>25 Total Buildings</b>

**Projected Gross Floor Area**

Semi-Detached	3 134 m <sup>2</sup> (33 733 ft <sup>2</sup> )
Standard Towns	2 334 m <sup>2</sup> (25 119 ft <sup>2</sup> )
Walk-Out Towns	3 761 m <sup>2</sup> (40 480 ft <sup>2</sup> )
Walk-Up Towns	10 601 m <sup>2</sup> (114 112 ft <sup>2</sup> )
<b>Total</b>	<b>19 830 m<sup>2</sup> (213 444 ft<sup>2</sup>) GFA</b>

**Floor Area Ratio**

Maximum Allowed	0.75
Proposed	<b>0.67</b>

**Parcel Coverage**

Maximum Allowed	40%
Proposed	<b>25.4%</b>

**Amenity Area**

Proposed	1,911 m <sup>2</sup>	Common
	1,856 m <sup>2</sup>	Private at grade

**Building Height**

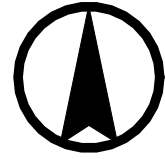
Maximum Allowed	10 m	3 Storey
Proposed	10m	3 Storey

**Setbacks**

	Required (Min.)	Proposed
Front Parcel Boundary	4.5m	<b>4.5m</b>
Rear Parcel Boundary	7.5m	<b>7.5m</b>
Interior Side Parcel Boundary	3.0m	<b>3.0m</b>
Exterior Side Parcel Boundary	4.5m	<b>4.5m</b>

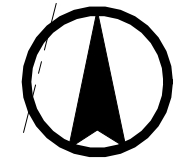
**Vehicle Parking**

	Required (Min.)	Provided
Resident Parking	234	<b>234 Stalls</b>
Min. Required: 2 Stalls per dwelling.		
Visitor Parking	23.4	<b>25 Stalls, this includes the 2 accessible stalls provided.</b>
Min. Required: 10% of total parking requirement		
Accessible Parking.	2	<b>2 Accessible Stalls</b>

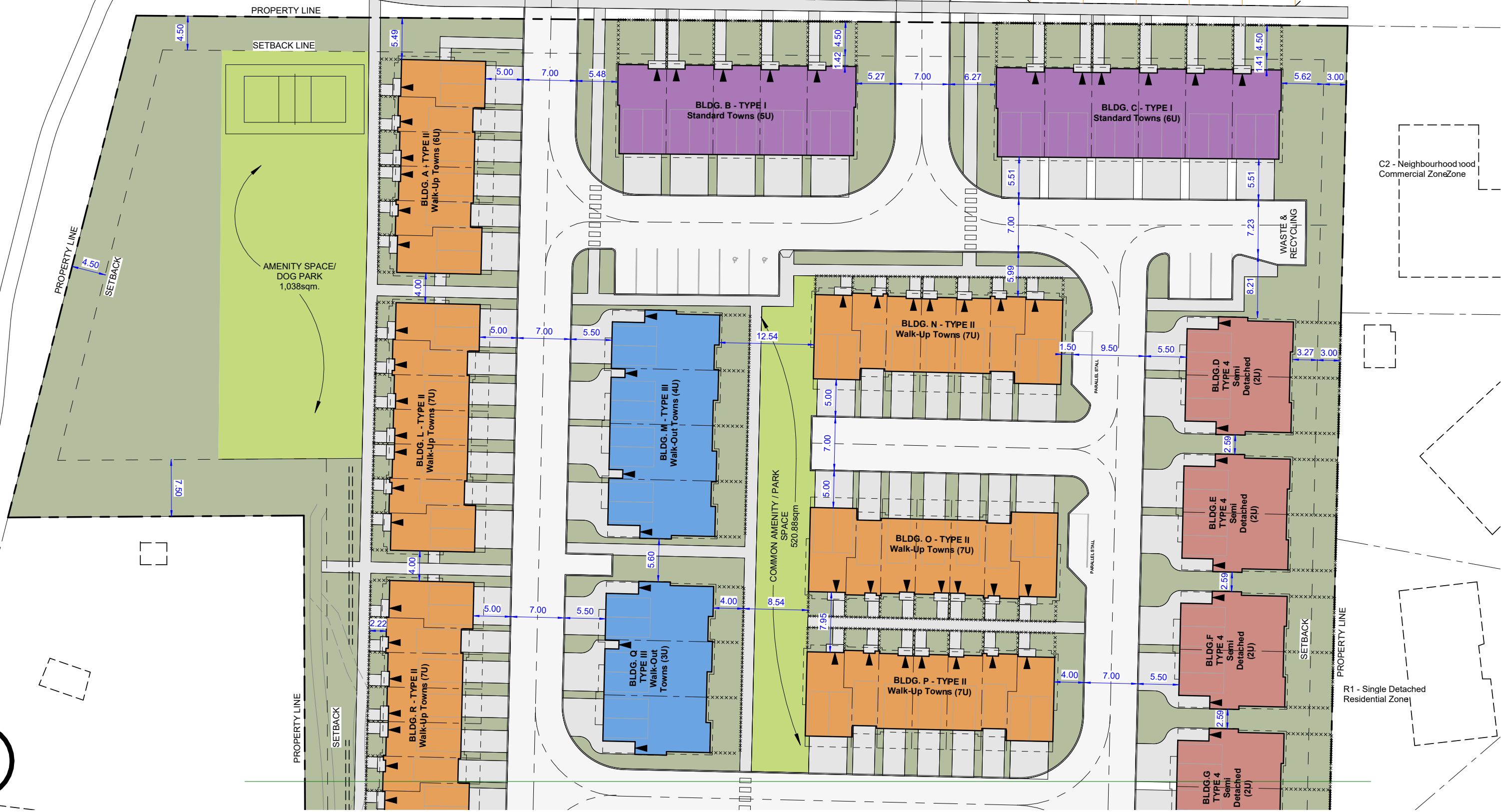


## Proposed Site Plan

GORMAN ROAD



# Proposed Site Plan - North

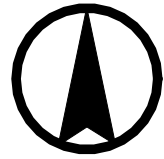


C2 - Neighbourhood Commercial Zone

R1 - Single Detached Residential Zone



RU1 - Country Residential Zone



# Proposed Site Plan - South



Front Perspective



Front Perspective