

supported by Council, a Development Permit would not be required and the applicant could apply directly for a Building Permit.

The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Background

This parcel was part of a two-lot subdivision which created the newly title lot 4620 Bellevue Rd and the subject parcel 454 Farris Rd.

4.2 Project Description

Once the Rezoning is completed, the owner intends to subdivide the subject property, 454 Farris Rd into two title lots. To facilitate this step, the existing dwelling would be demolished and a new house constructed within the newly created property lines. For the proposed layout, refer to Schedule A and the Future Subdivision Plan attached to this report.

4.3 Site Context

The 1100 m² site is located in the Upper Mission area within the Permanent Growth Boundary.

Subject Property Map: 454 Farris Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400-metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Carriage Houses & Accessory Apartments.³ Support carriage houses and accessory apartments through appropriate zoning regulations.

6.o Application Chronology

Date of Application Received: February 13, 2019

Date Public Consultation Completed: March 29, 2019

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum dated February 27, 2019

Schedule A: Site Plan

Future Subdivision Plan

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).