

Z20-0021 2980 Gallagher Road

Rezoning Application





Proposal

➤ To consider an application to rezone a portion of the subject property from the A1 – Agriculture zone to the RH3 – Hillside Cluster Housing zone to accommodate a multi-family development

Development Process

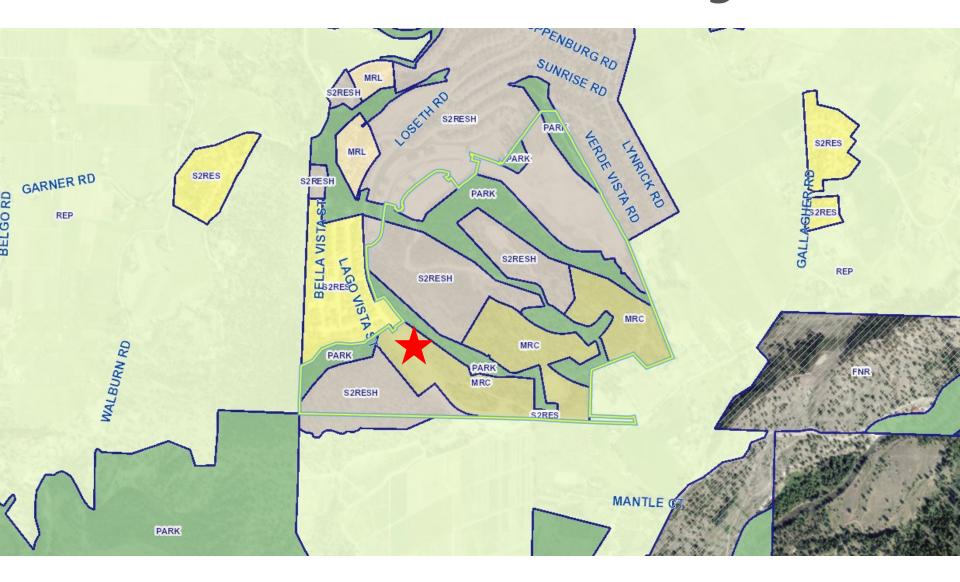




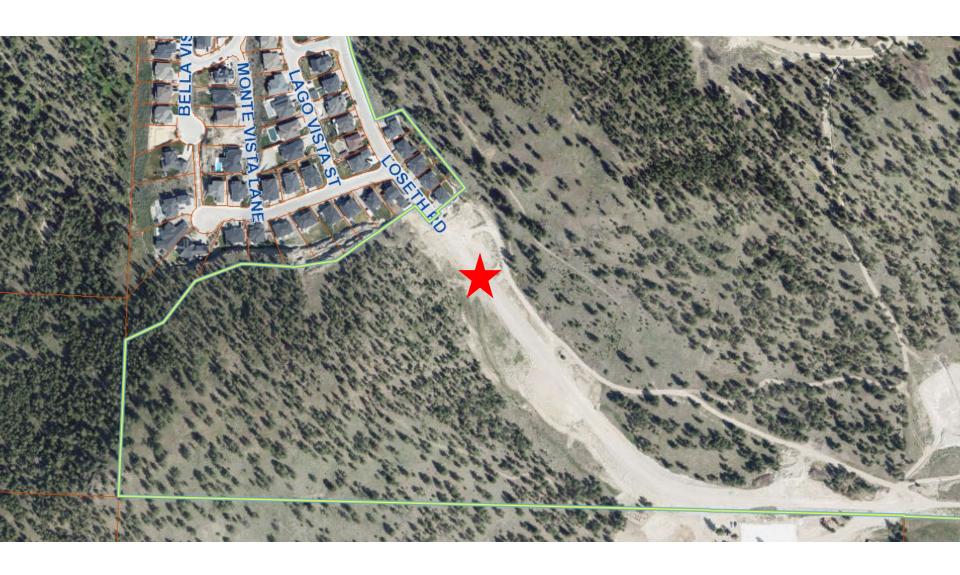
Context Map



OCP Future Land Use / Zoning



Subject Property Map





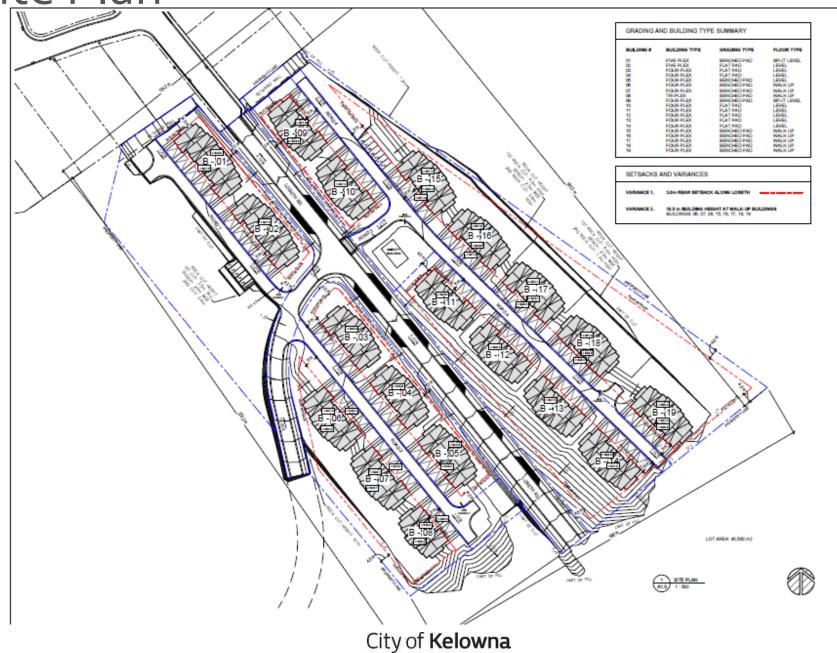
Project Details

- ▶ Property is approx. 4.05 ha and currently vacant
- ► Proposed 77 unit townhouse development
- ► Three, four and five plex buildings
- ▶ Two variances identified
 - ▶ To reduce the setback to Loseth Road to 3.0 m
 - ▶ To increase the maximum building height to 10.5 m

Subject Property Map



Site Plan





Development Policy

- ► Kelowna Official Community Plan (OCP)
- ► Objective 5.2 Develop Sustainably
 - ► Policy .3 Complete Suburbs. Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities...
 - ➤ Policy .5 Integrated Land Use. Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.



Staff Recommendation

- ▶ Development Planning Staff recommend support for the Rezoning Amendment application
 - ▶ Meets the intent of the Kirschner Mtn ASP
 - Integrates well into the neighboring Loseth Road developments
 - Meets infill growth policies within the Permanent Growth Boundary



Conclusion of Staff Remarks

Site Plan

