



Z20-0029 472 Knowles Rd.

Rezoning Application



Proposal

- ▶ To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 - Medium Lot Housing zone to facilitate a 3-lot subdivision.

Development Process

March 17, 2020

Development Application Submitted

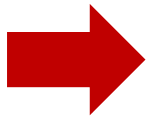


Staff Review & Circulation



May 8, 2020

Public Notification Received



May 25, 2020

Initial Consideration



Public Hearing
Second & Third Readings



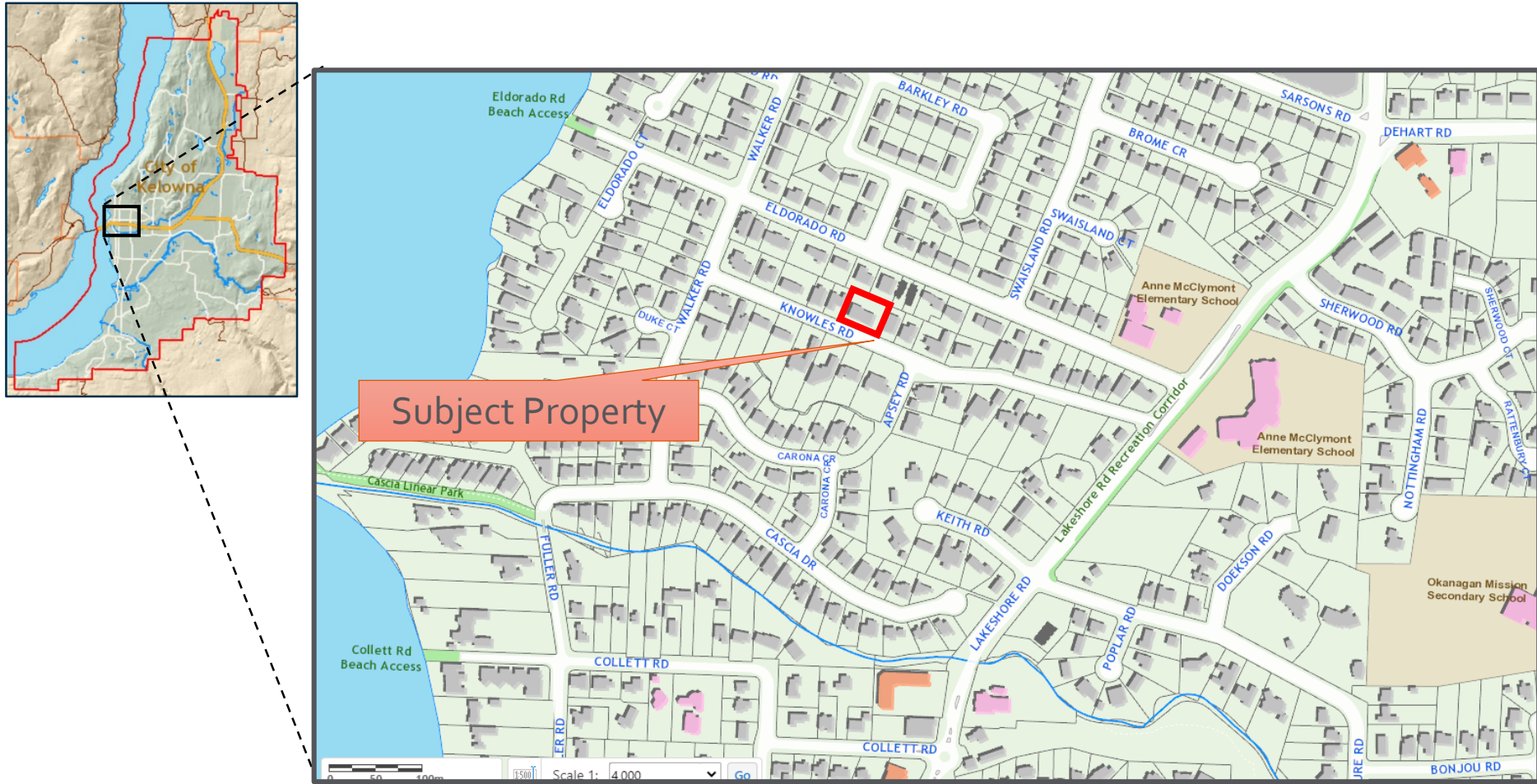
Final Reading
DP & Variances



Building Permit

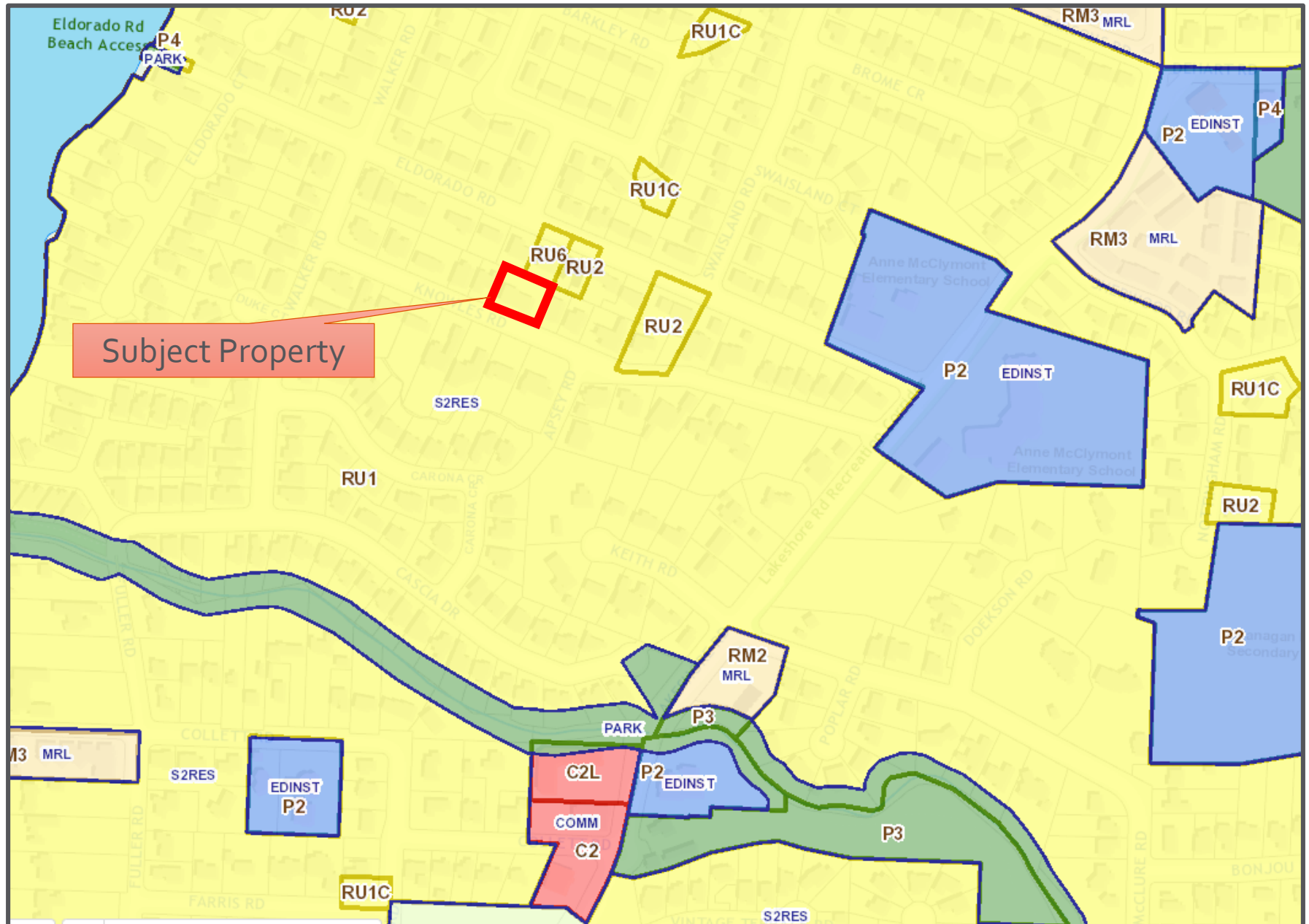
Council
Approvals

Context Map



City of Kelowna

OCP Future Land Use / Zoning



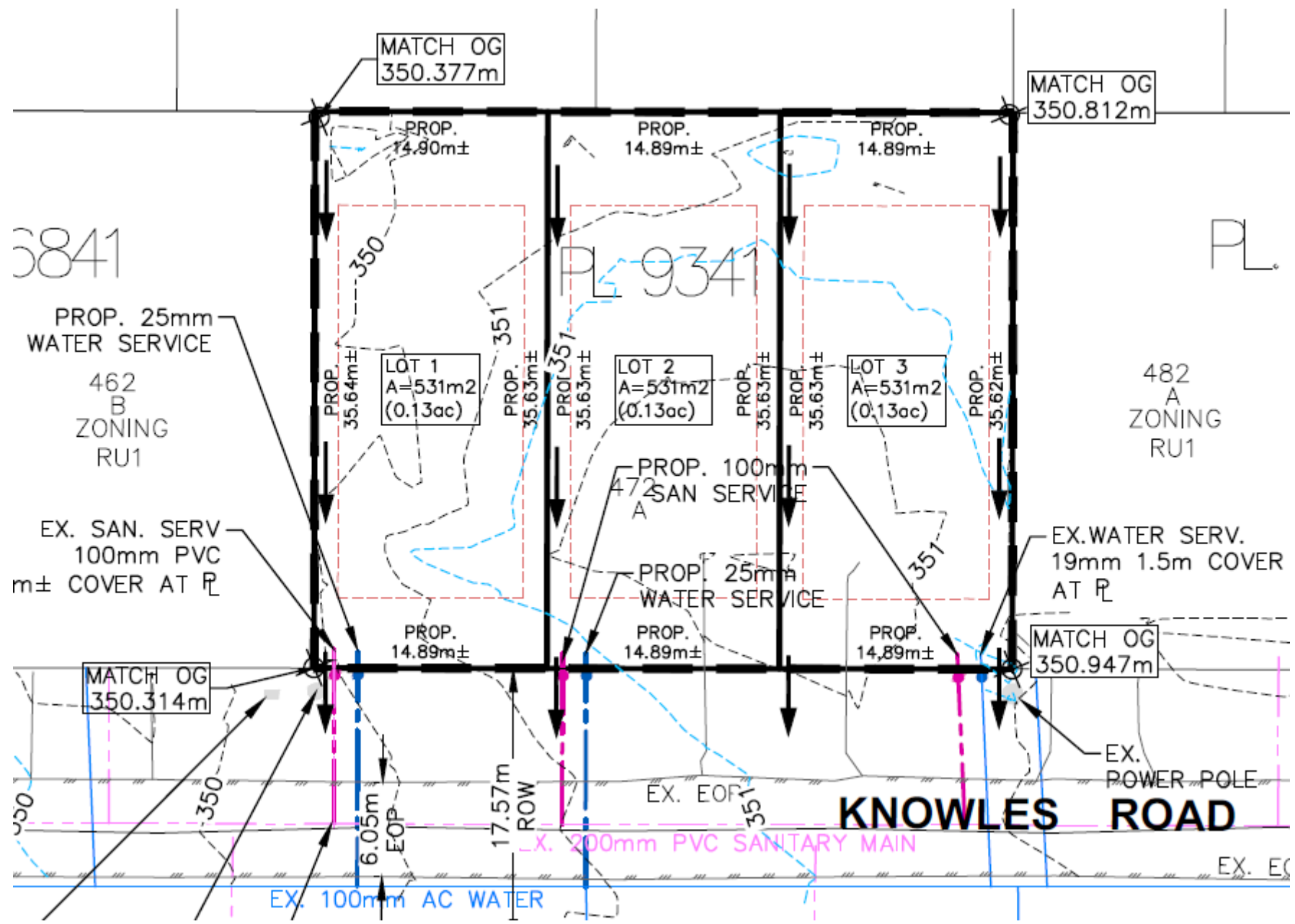
Subject Property Map



Project/technical details

- ▶ The applicant proposes to rezone the subject property to the RU2 – Medium Lot Housing zone to facilitate a 3-lot subdivision.
- ▶ Each of the 3 proposed lots meets the minimum dimensions of the RU2 zone.

Subdivision Plan



Development Policy

- ▶ *Objective 5.22 Ensure context sensitive housing development.*
- ▶ *Policy .6 **Sensitive Infill**.* Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting

Public Notification Policy #367

- ▶ The public consultation process for this application was performed in full accordance with Policy #367
 - ▶ Neighbour Consultation completed May 8, 2020

Staff Recommendation

- ▶ Staff recommend support to rezone the property to the RU2 – Medium Lot Housing zone to facilitate a 3-lot subdivision.
 - ▶ Consistent with OCP
 - ▶ Advances context sensitive infill



Conclusion of Staff Remarks