



Z20-0009 470 Snowsell St. N.

Rezoning Application



Proposal

- ▶ To rezone the subject property from RR3 – Rural Residential 3 to RU6 – Two Dwelling Housing.

Development Process

Feb 3, 2020

Development Application Submitted



Staff Review & Circulation



Apr 27, 2020

Public Notification Received



May 25, 2020

Initial Consideration



Second & Third Readings

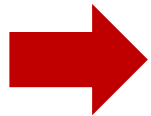


Final Reading
DP & Variances



Building Permit

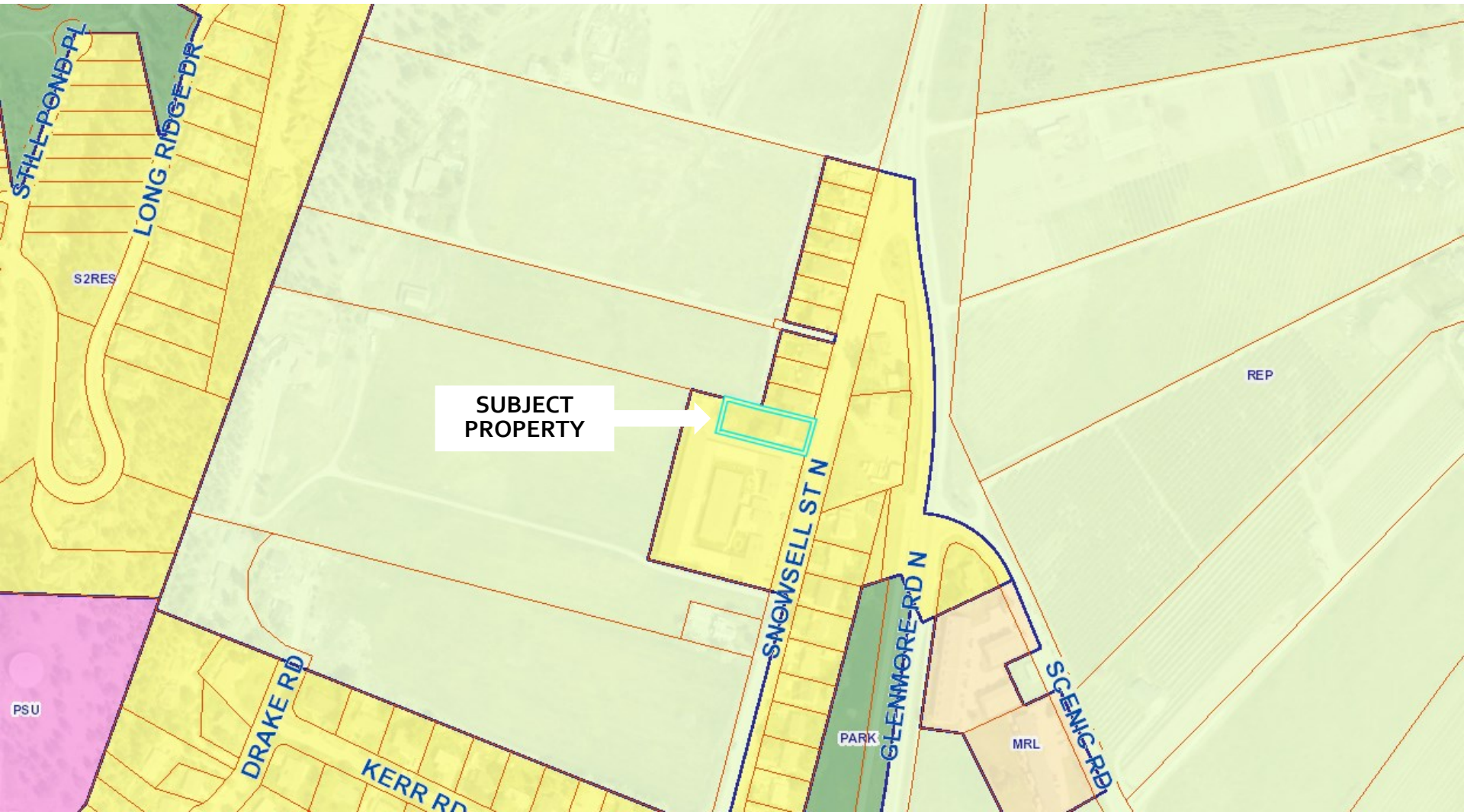
Council
Approvals



Context Map

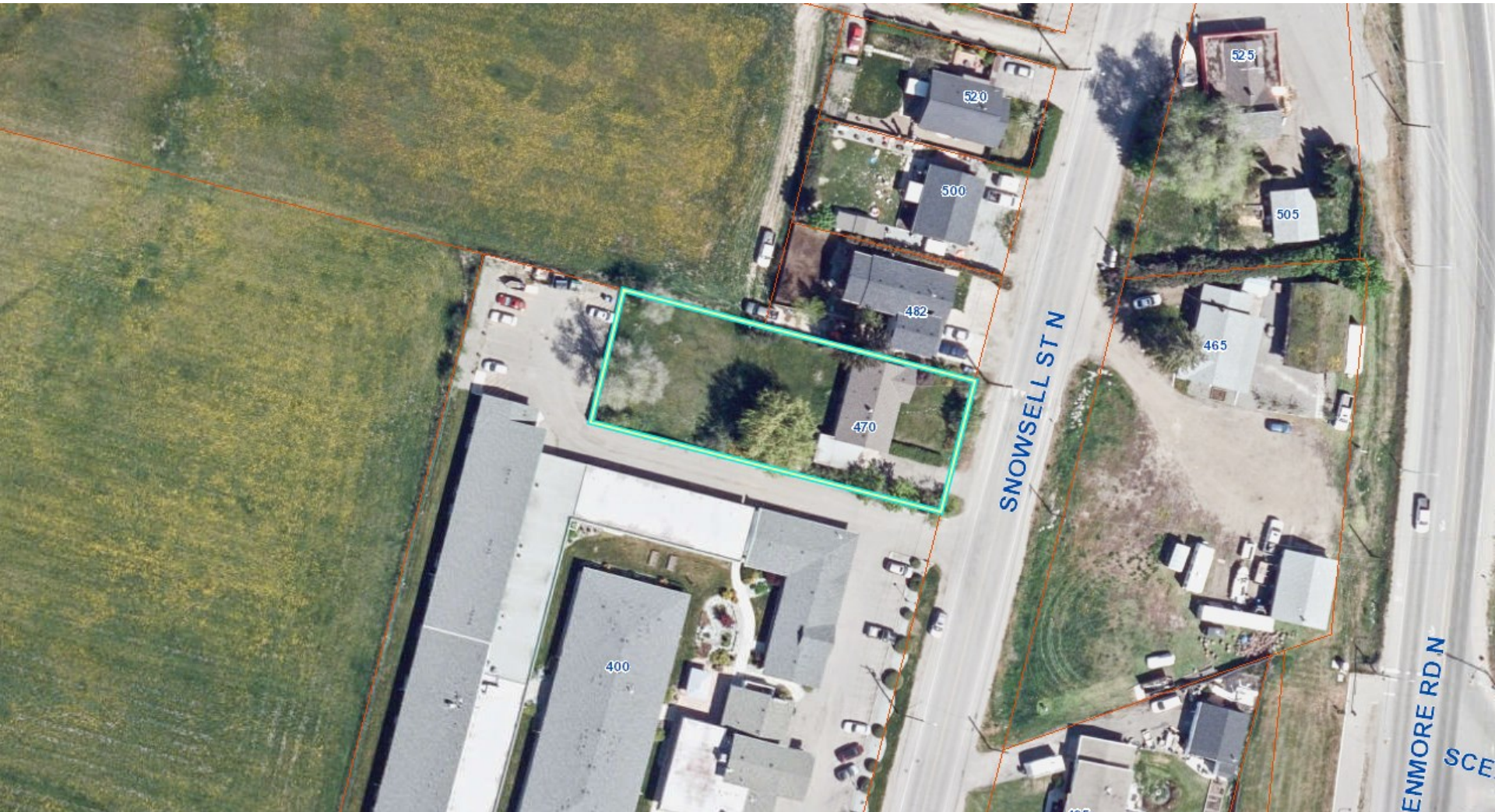


OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map

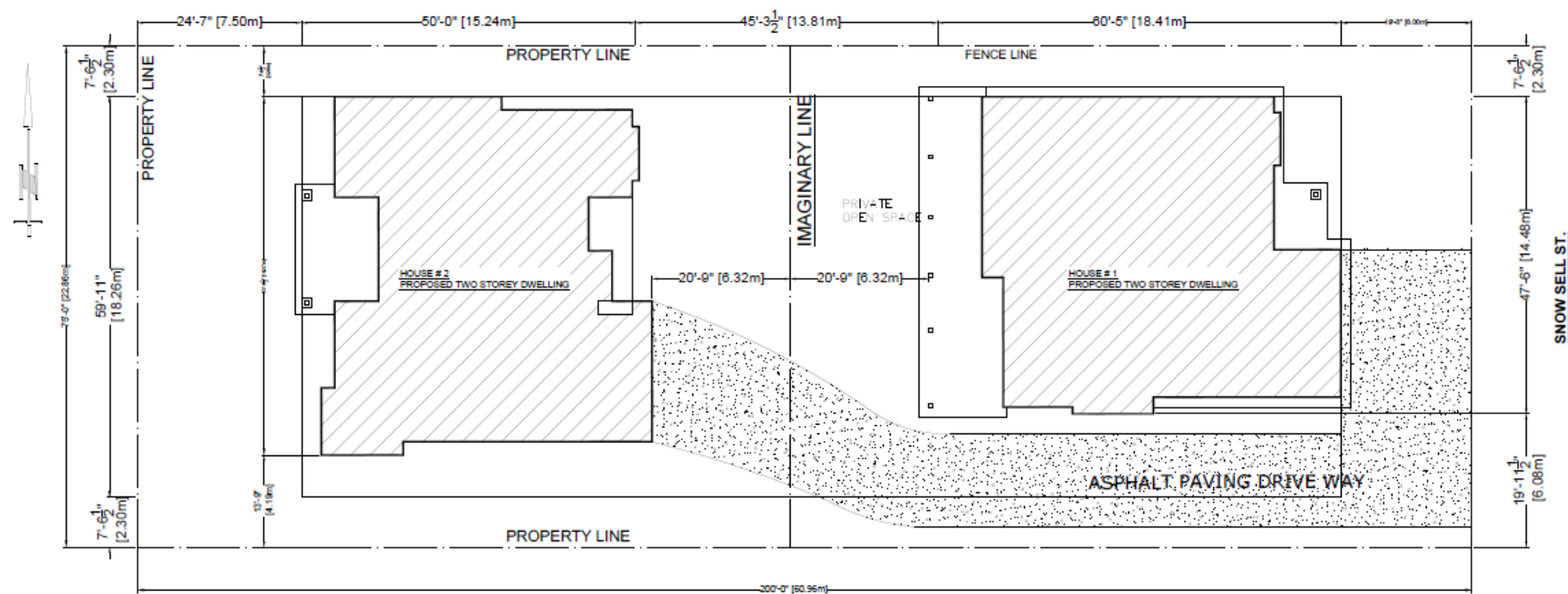


City of Kelowna

Project/technical details

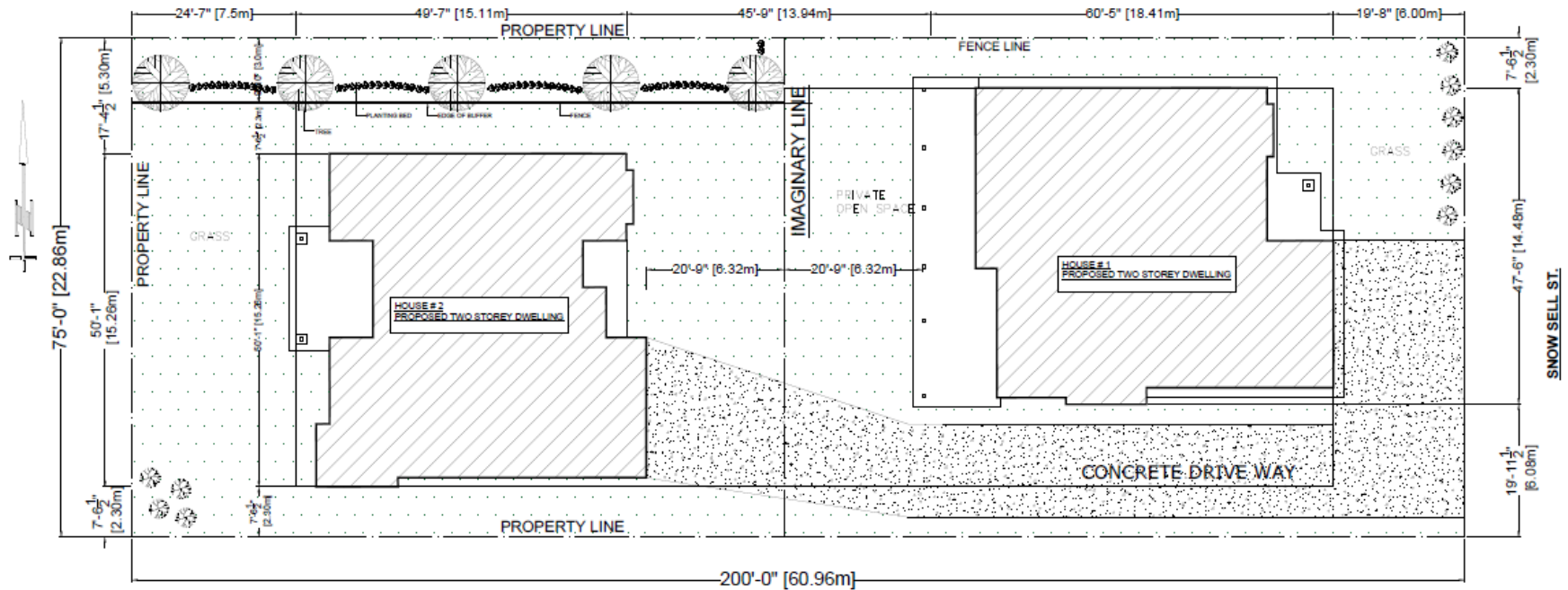
- ▶ Proposed rezoning will facilitate a second single family dwelling.
- ▶ A new drive aisle will be created to parking in two new attached garages.
- ▶ No variances have been identified relating to the proposed rezoning.
- ▶ A Landscape Buffer will be created along the abutting ALR land.

Site Plan



SITE PLAN
SCALE: 1:200

Landscape Plan



Development Policy

- ▶ Official Community Plan – Chapter 5: Development Process:
 - ▶ Objective 5.3 – Policy .2 – Compact Urban Form
 - ▶ Objective 5.22 – Policy .6 – Sensitive infill
- ▶ Official Community Plan- Chapter 15: Farm Protection DP Guidelines:
 - ▶ Guideline 1.3 – Establish landscape buffers around residential and non-farm uses within and adjacent to agricultural lands consistent with guidelines provided by Ministry of Agriculture “Guide to Edge Planning”.

Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
 - ▶ Meets the Official Community Plan guidelines of sensitive infill and compact urban form.
 - ▶ Modest densification relating to neighbourhood context.
 - ▶ Location in close proximity to schools and parks.
 - ▶ Applicant will establish a landscape buffer abutting ALR land.



Conclusion of Staff Remarks