



# 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

March 5, 2019

Development Application Submitted

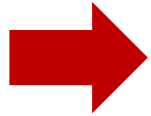


Staff Review & Circulation



May 11, 2019

Public Notification Received



May 25, 2020

Initial Consideration



Public Hearing  
Second & Third Readings



Final Reading



Development Permit/Development Variance  
Permit

Council  
Approvals



# Context Map



City of Kelowna



# OCP Future Land Use / Zoning



City of Kelowna



# Subject Property Map



City of Kelowna

# 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

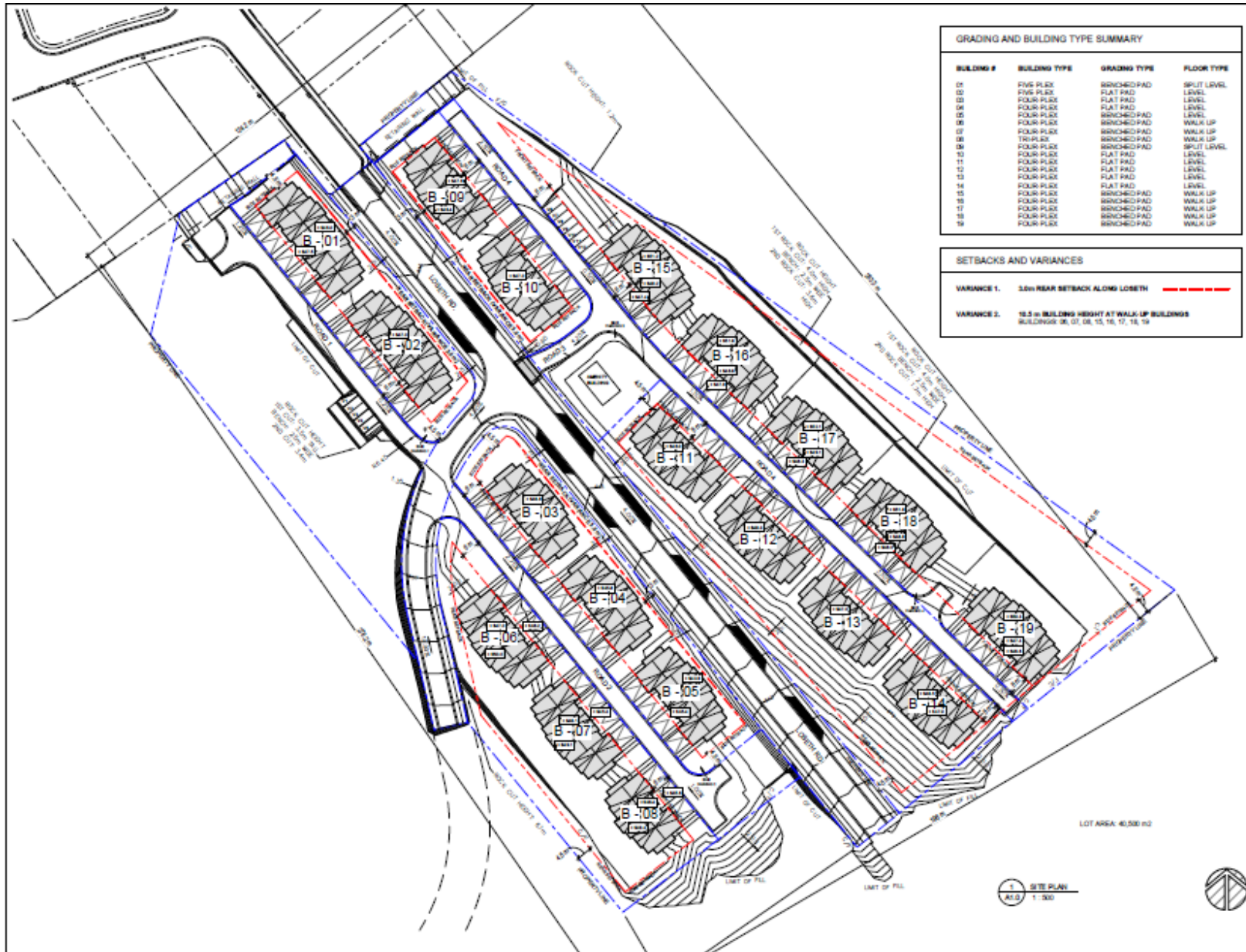


# Subject Property Map





# 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

