



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 20, 2020

Public Notification Received



May 25, 2020

Initial Consideration



July 14, 2020

Public Hearing
Second & Third Readings

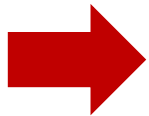


Final Reading

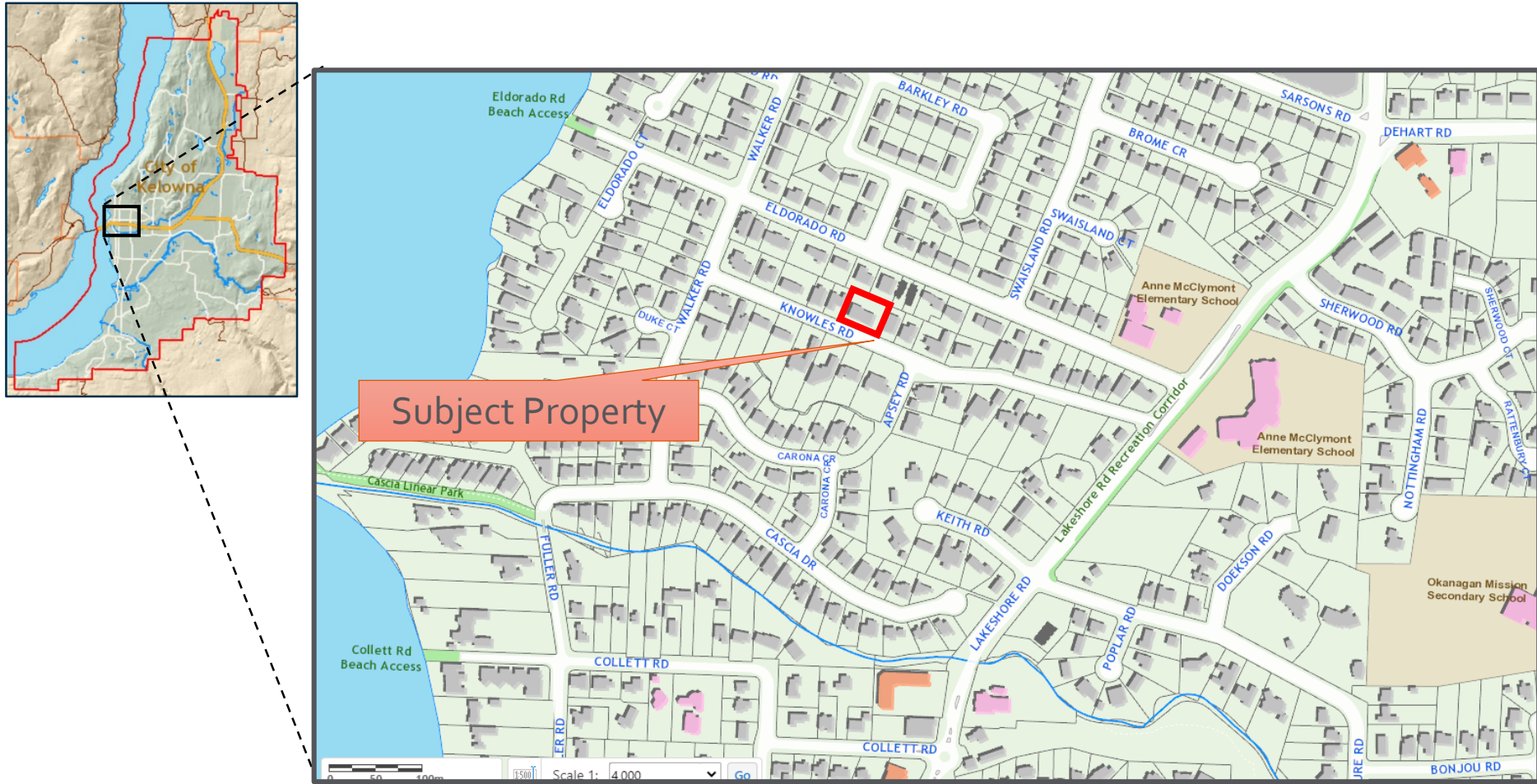


Building Permit

Council
Approvals

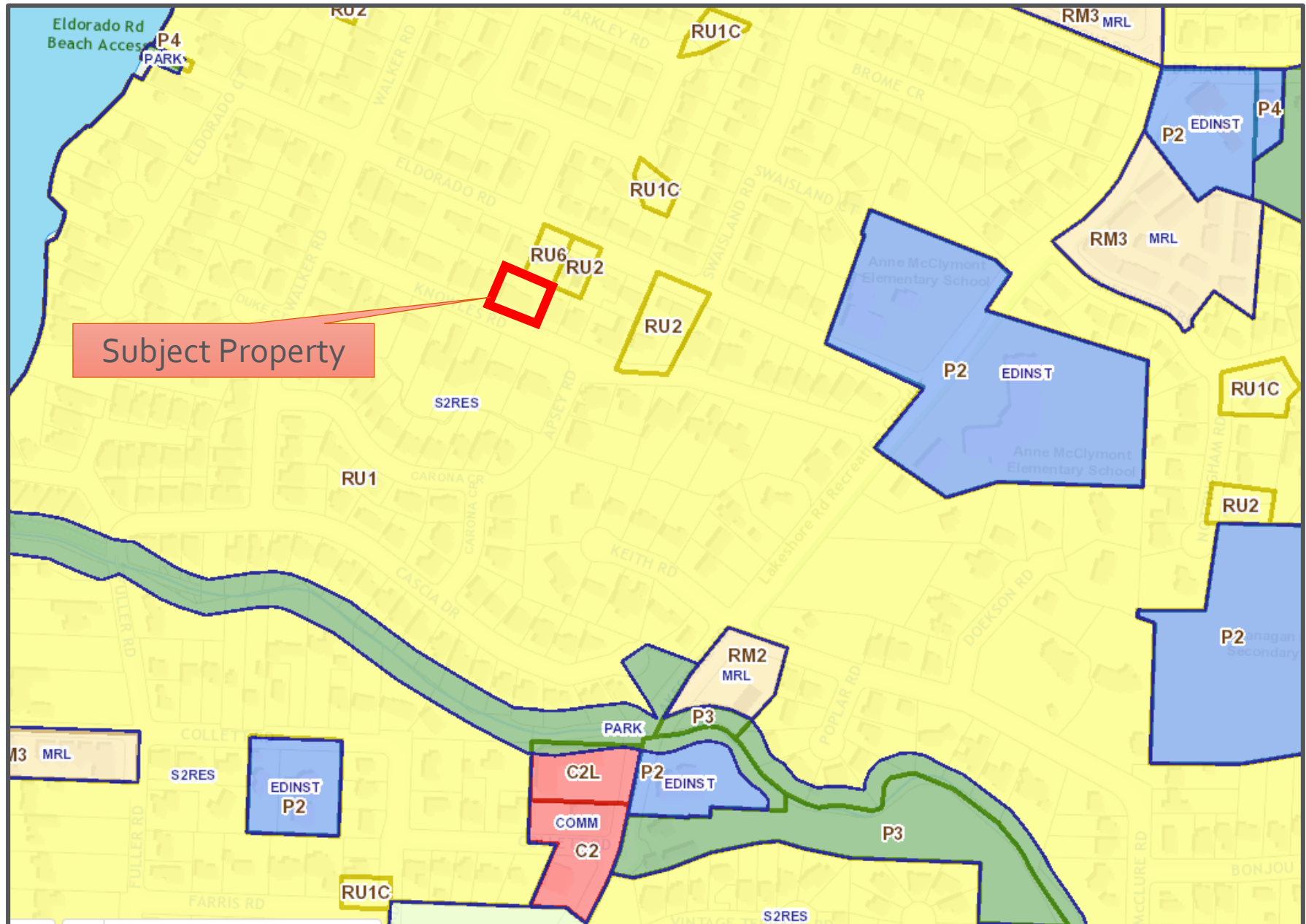


Context Map



City of Kelowna

OCP Future Land Use / Zoning



Subject Property Map

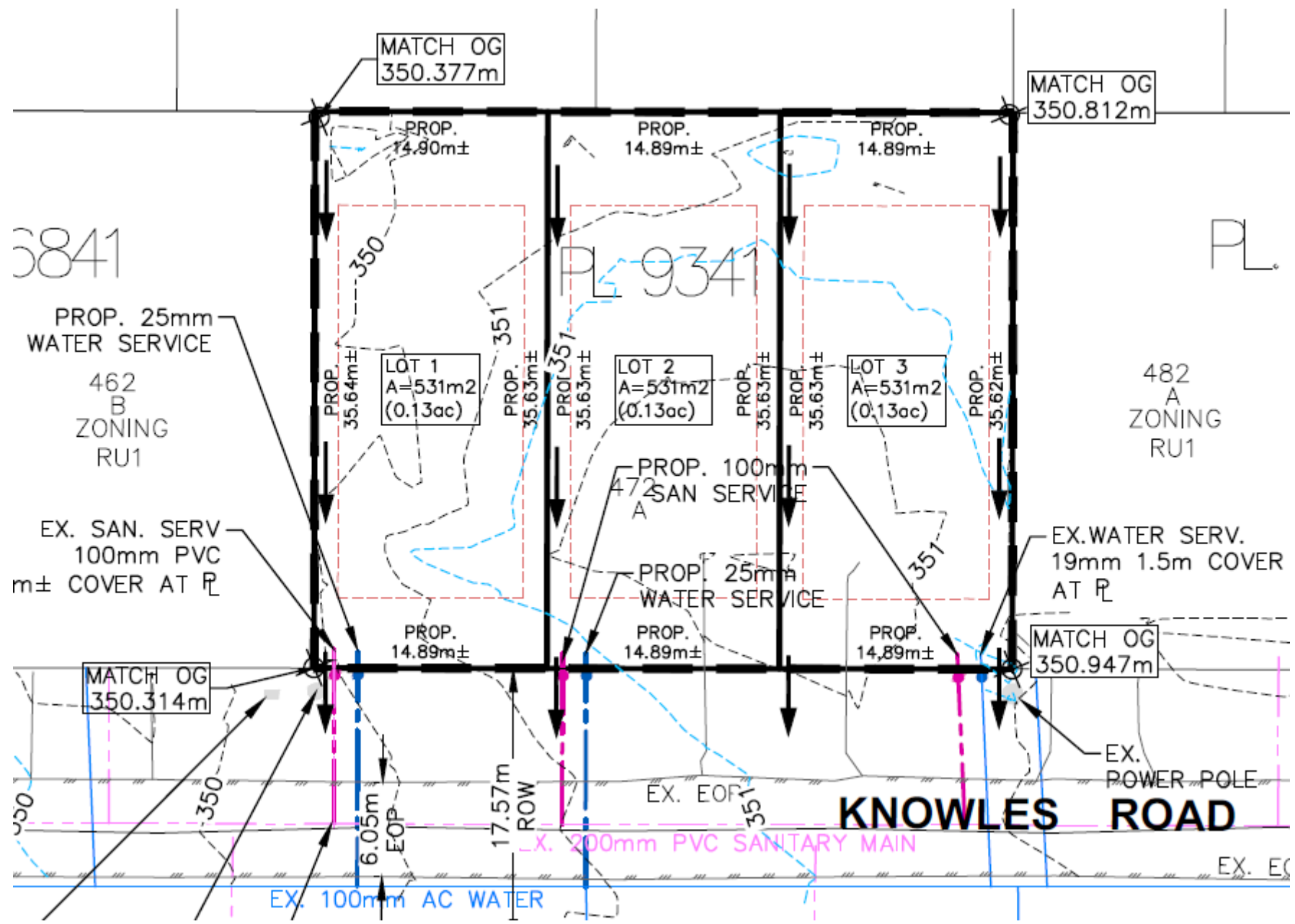


Project/technical details

- ▶ 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.

	RU2 Min. Dimensions	Proposed Lots	RU1 Min. Dimensions
Width	13m	14.9m	16.5m
Depth	30m	35.7m	30m
Area	400m	531m ²	550m ²

Subdivision Plan



Development Policy

- ▶ In an area of the city with urban services (incl. roads, sewer and water) that are able to accommodate a modest amount of infill, including RU2 lots (hence S2RES designation).
- ▶ Within walking/biking distance of numerous amenities and destinations:
 - ▶ Anne McClymont Elementary School
 - ▶ Okanagan Mission Secondary School
 - ▶ Lakeshore Road Recreation Corridor
 - ▶ Okanagan Mission Community Hall
 - ▶ Commercial node at Lakeshore Rd. & Collett Rd
- ▶ Proposed lots are in keeping with the context in the area.
 - ▶ Though marginally smaller than existing lots in area, proposed lots are not out of context
 - ▶ Several lots in the area have already been upzoned from RU1 to RU2/RU1c/RU6

Public Notification Policy #367

- ▶ Public Consultation executed in full compliance with Public Notification Policy #367
 - ▶ Neighbour Consultation completed May 20, 2020

Staff Recommendation

- ▶ Staff support rezoning the lot to RU2 to facilitate a 3-lot subdivision
 - ▶ Makes use of existing infrastructure (contain urban growth and reduce urban sprawl)
 - ▶ Proposed lots fit within the context of the neighbourhood (sensitive infill)



Conclusion of Staff Remarks