



# Z20-0042 409 Park Ave

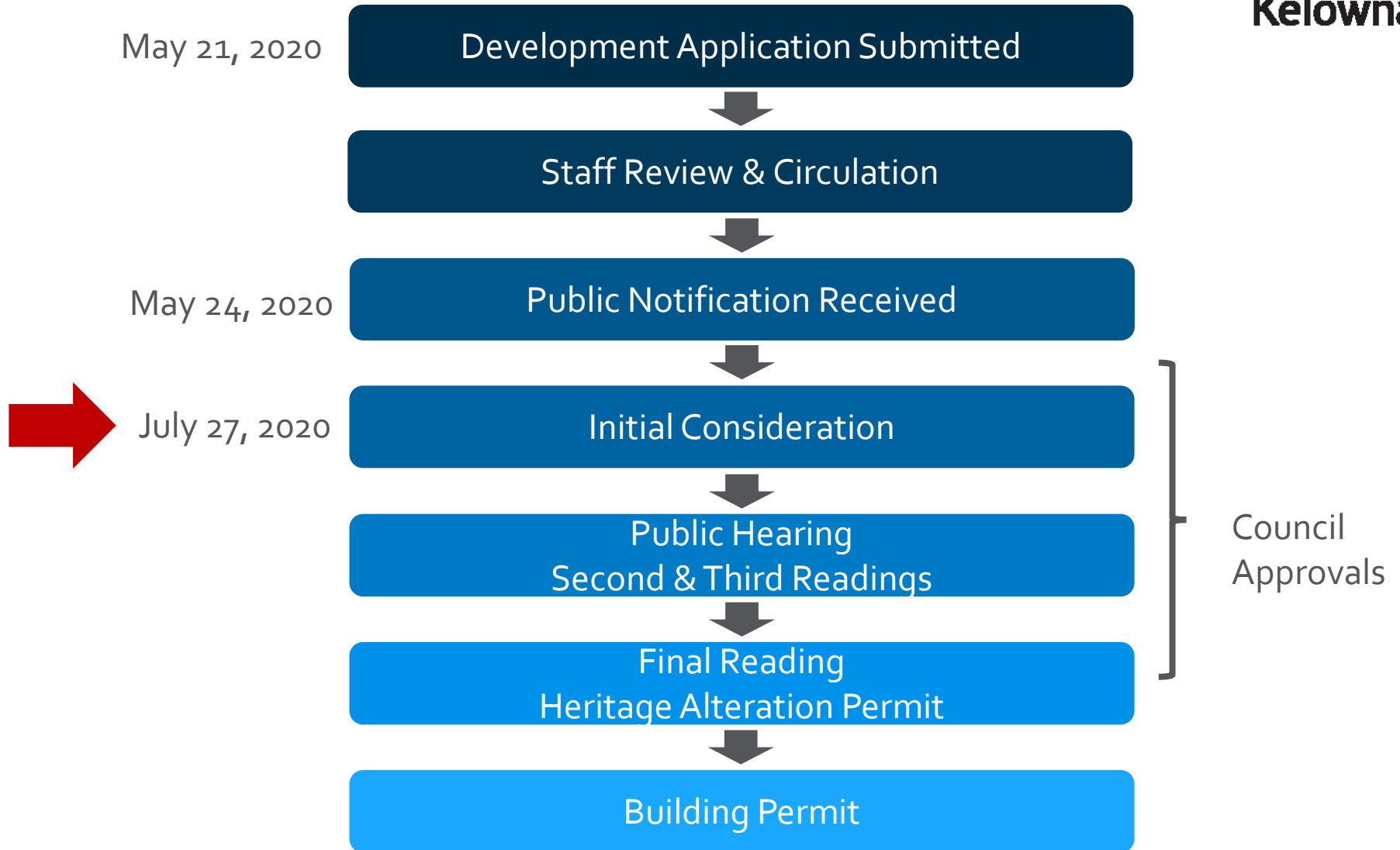
Rezoning Application



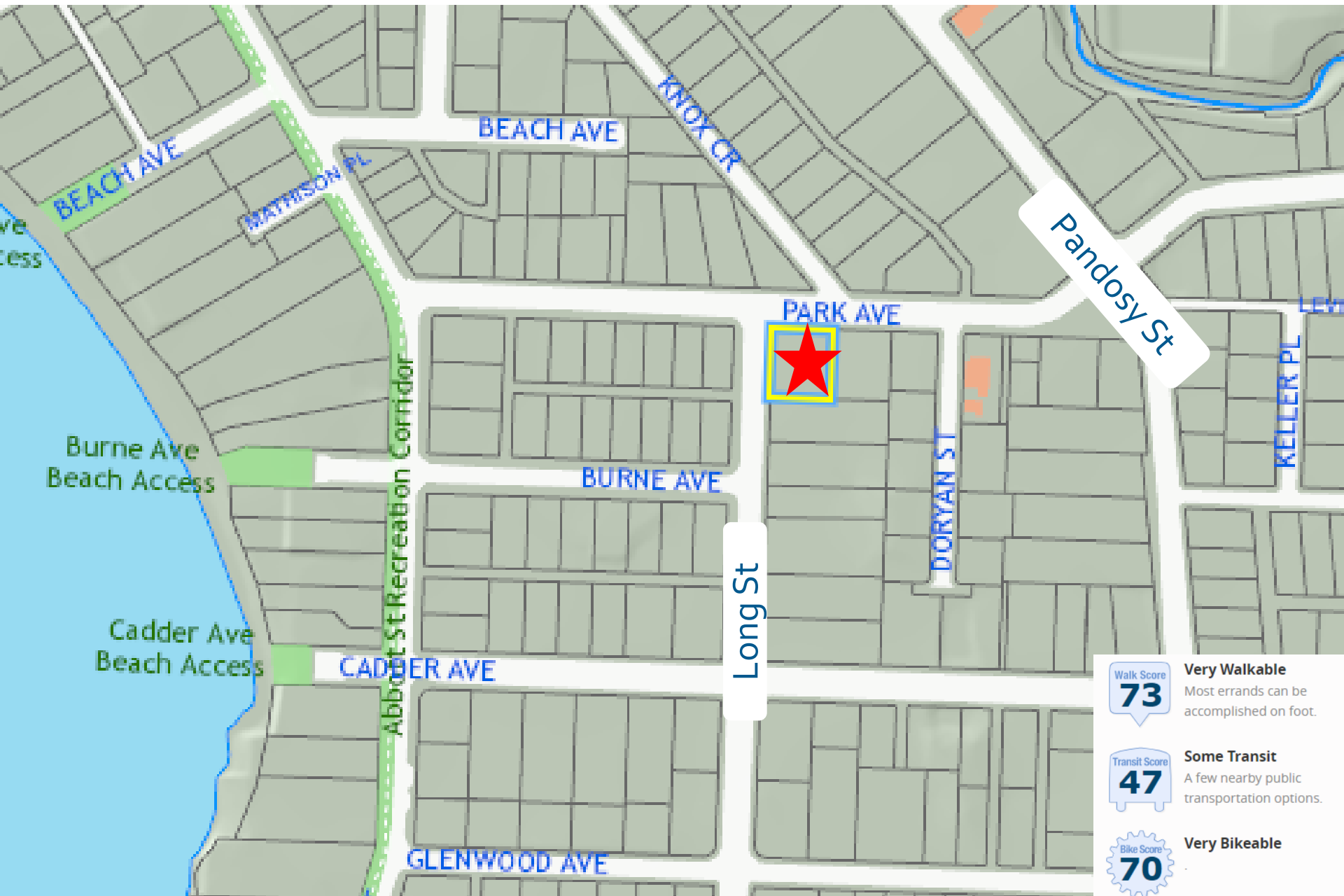
# Proposal

- ▶ To consider an application to rezone the property from RU<sub>1</sub>- Large Lot Housing to RU<sub>2</sub>- Medium Lot Housing to facilitate a two lot subdivision

# Development Process



# Context Map



Walk Score  
**73**

**Very Walkable**  
Most errands can be accomplished on foot.

Transit Score  
**47**

**Some Transit**  
A few nearby public transportation options.

Bike Score  
**70**

**Very Bikeable**

# Block Pattern



# Subject Property Map





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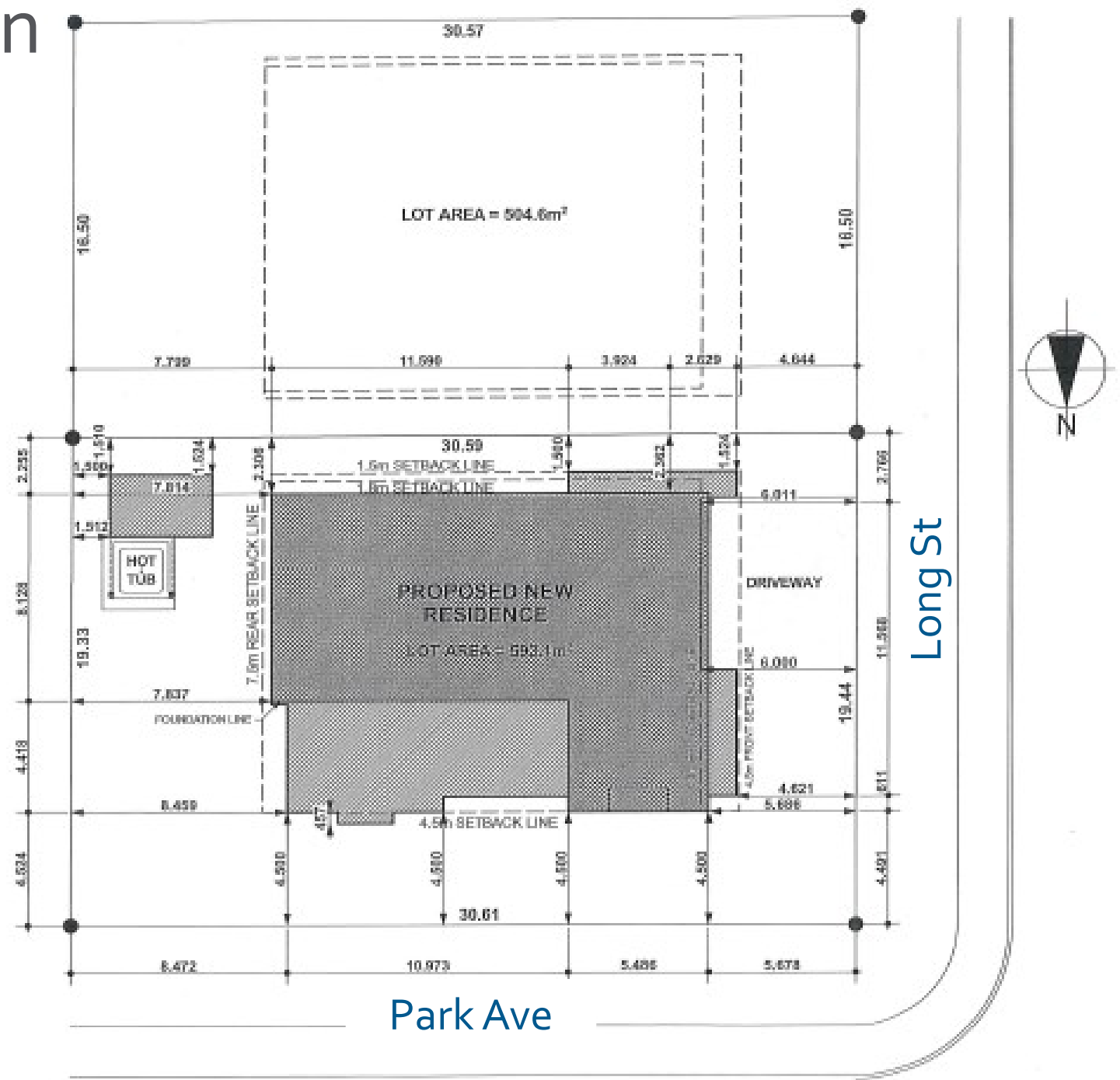
City of Kelowna

# Project/technical details

- ▶ Rezoning application allows for future two lot subdivision under the RU2- Medium Lot Housing zone
- ▶ A Heritage Alteration Permit (HAP) has been made for the subdivision & new dwelling



# Site Plan



# Development Policy

- ▶ Heritage Conservation Area Guidelines
  - ▶ Maintain the residential and historical character
  - ▶ Encourage change to streetscapes which offer continuity of the “sense of place”

# Staff Recommendation

- ▶ Staff are supportive of the rezoning to allow for a two lot subdivision
  - ▶ Proposed lots fit within the existing lot pattern of the neighbourhood
  - ▶ Heritage Alteration Permits are required for all proposed structures and will undergo review by the Heritage Advisory Committee
  - ▶ Sensitive infill development



## *Conclusion of Staff Remarks*