



Z20-0041 1021 Lawson Ave

Rezoning Application



Proposal

- ▶ To consider a Rezoning application to rezone the subject property from RU6 to RM5 zone to facilitate an apartment building.

Development Process

May 13th 2020

Development Application Submitted

Staff Review & Circulation

June 15th 2020

Public Notification Received

July 13, 2020

Initial Consideration

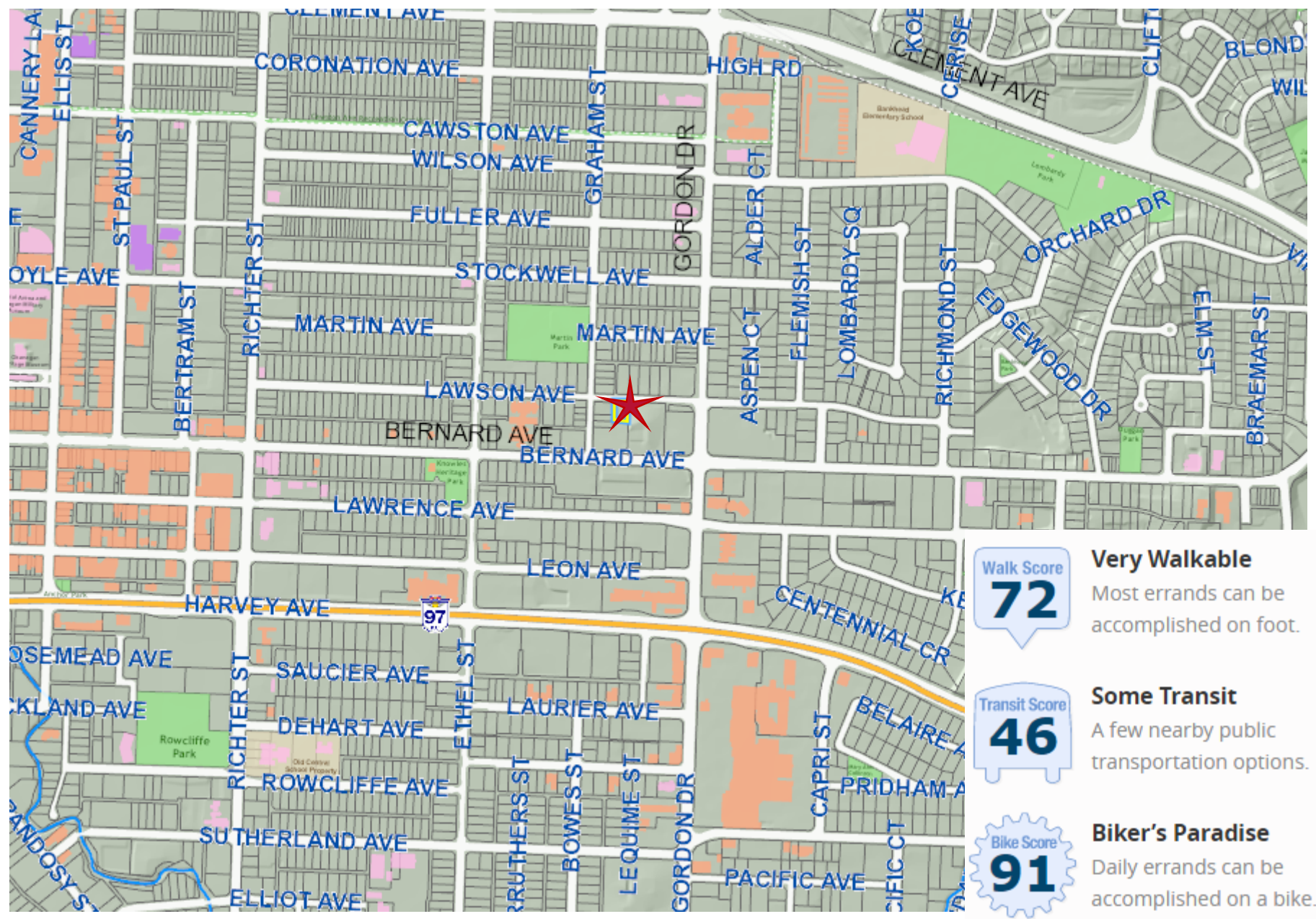
Public Hearing
Second & Third Readings

Final Reading

Building Permit

Council Approvals

Context Map



Walk Score
72

Very Walkable
Most errands can be accomplished on foot.

Transit Score
46

Some Transit
A few nearby public transportation options.

Bike Score
91

Biker's Paradise
Daily errands can be accomplished on a bike.

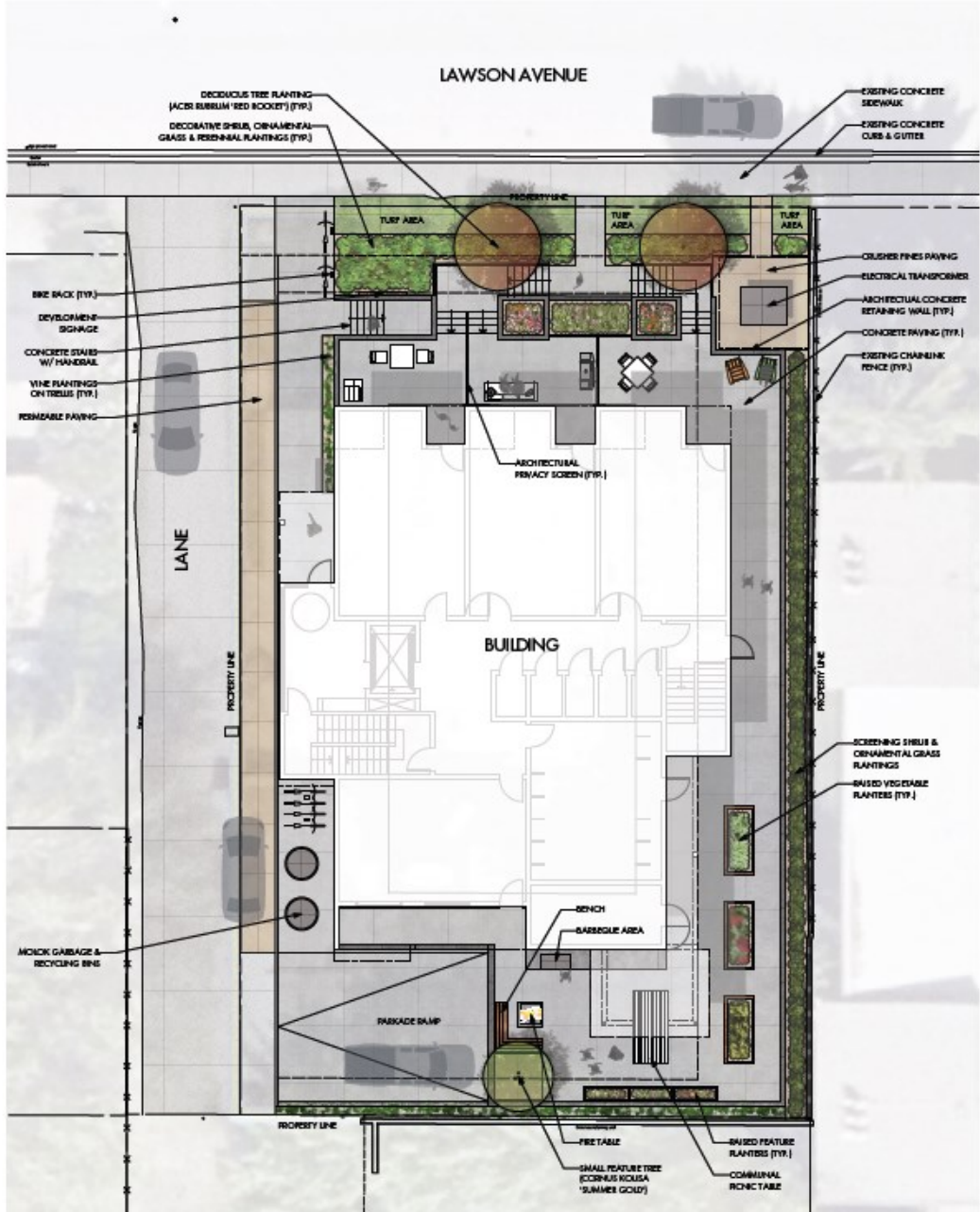
FOR SALE 1021 LAWSON AVENUE
DEVELOPMENT OPPORTUNITY
RU 6 ZONING
LANEWAY ACCESS
FUTURE LAND USE MRM ZONING
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Conceptual Site Plan



Rendering



Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Complete Communities
 - ▶ Sensitive Infill
 - ▶ Compact Urban Form
- ▶ Consistent with Future Land Use **MRM – Multiple Residential (Medium Density)**
- ▶ Currently 5 proposed variances
 - ▶ 3 related to setbacks
 - ▶ 2 related to parking stall sizes

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Urban Infill Policies
 - ▶ Appropriate location for adding residential density
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks