



Z20-0039 374 Park Ave.

Rezoning Application



Proposal

- ▶ To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of a second single family home and detached garage.

Development Process

May 8, 2020

Development Application Submitted



Staff Review & Circulation



May 26, 2020

Public Notification Received



Aug. 10, 2020

Initial Consideration



Public Hearing
Second & Third Readings



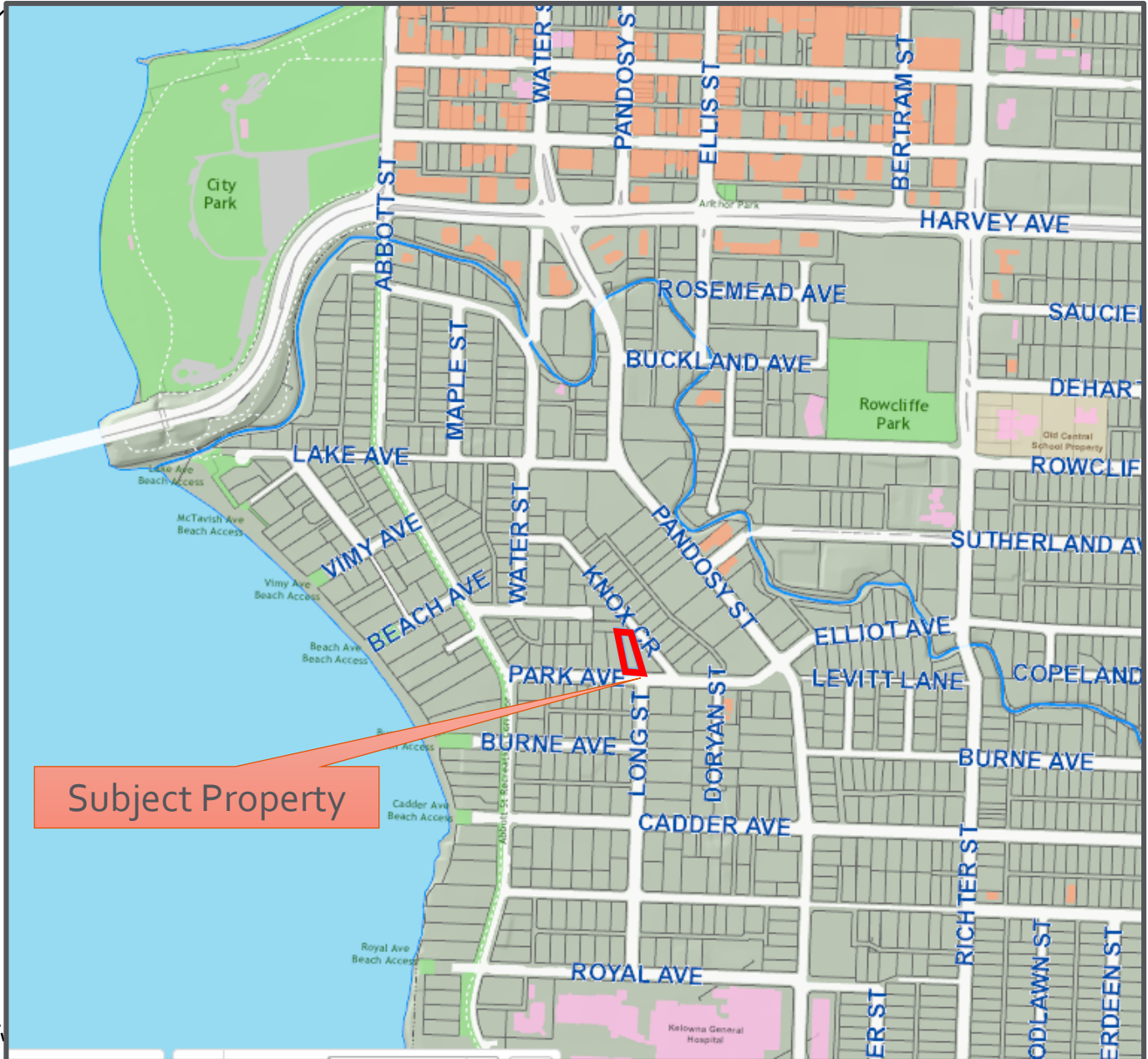
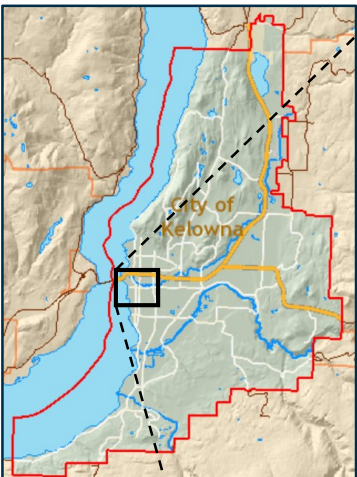
Final Reading
DP & Variances



Building Permit

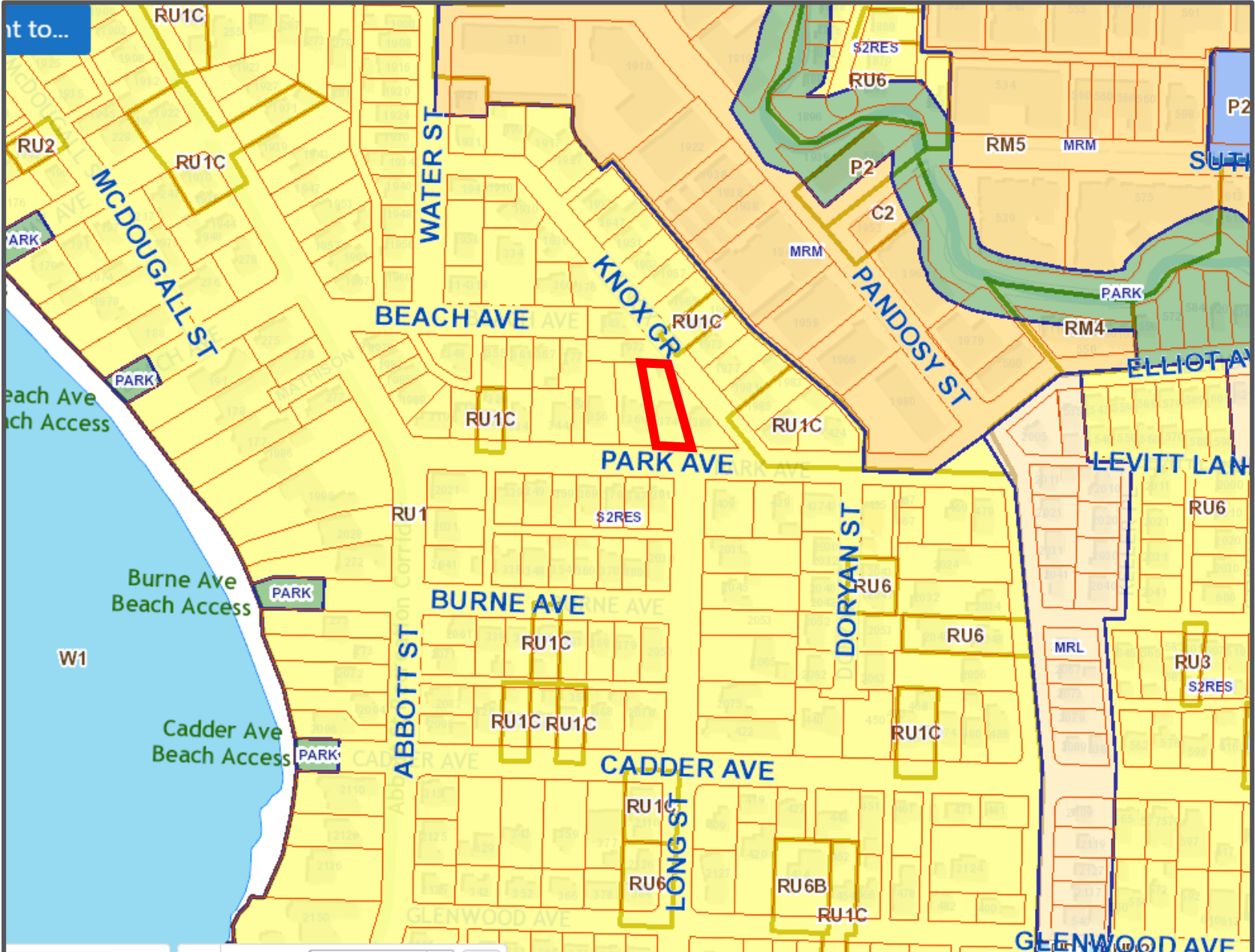
Council
Approvals

Context Map

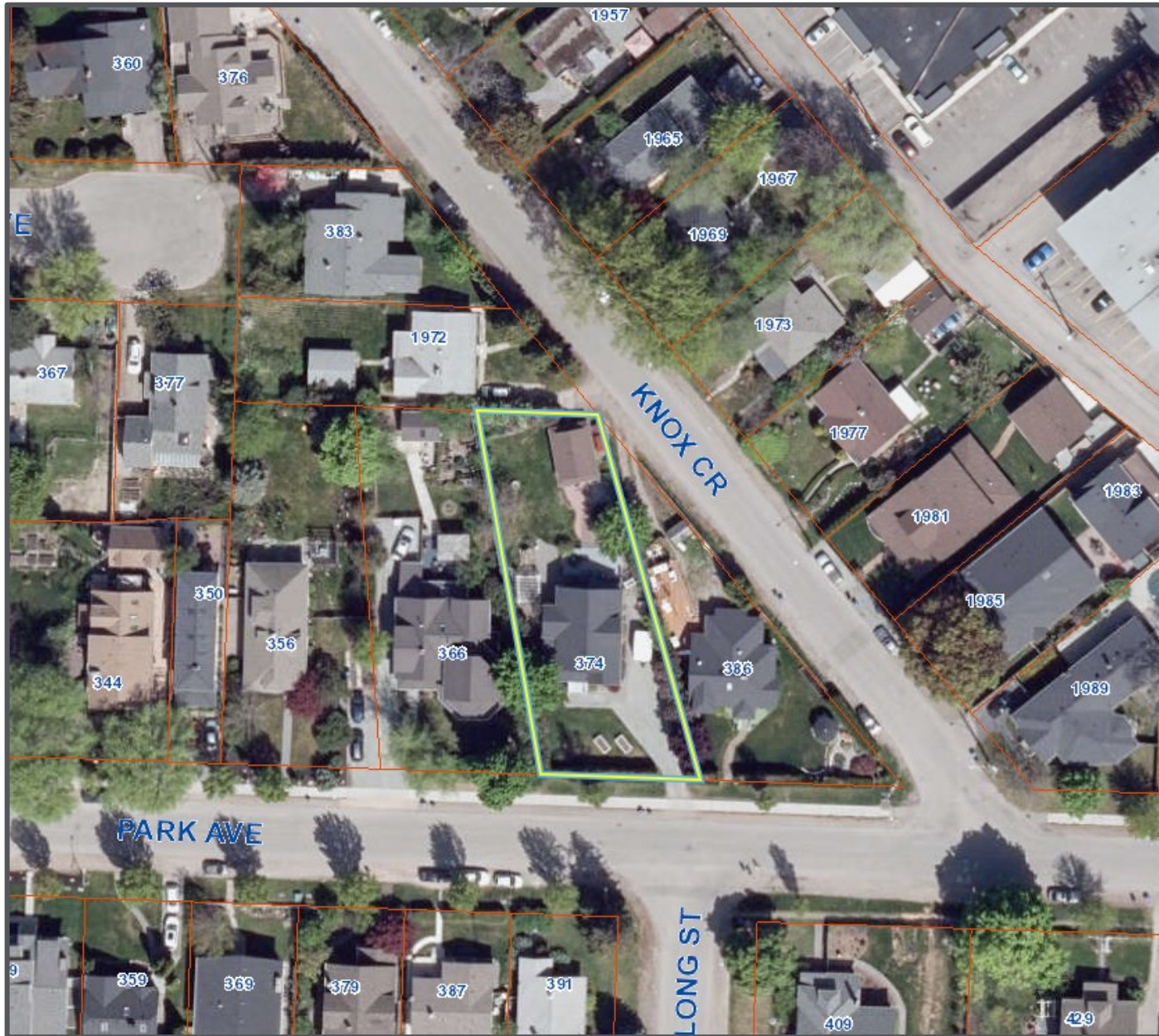


Subject Property

OCP Future Land Use / Zoning



Subject Property Map



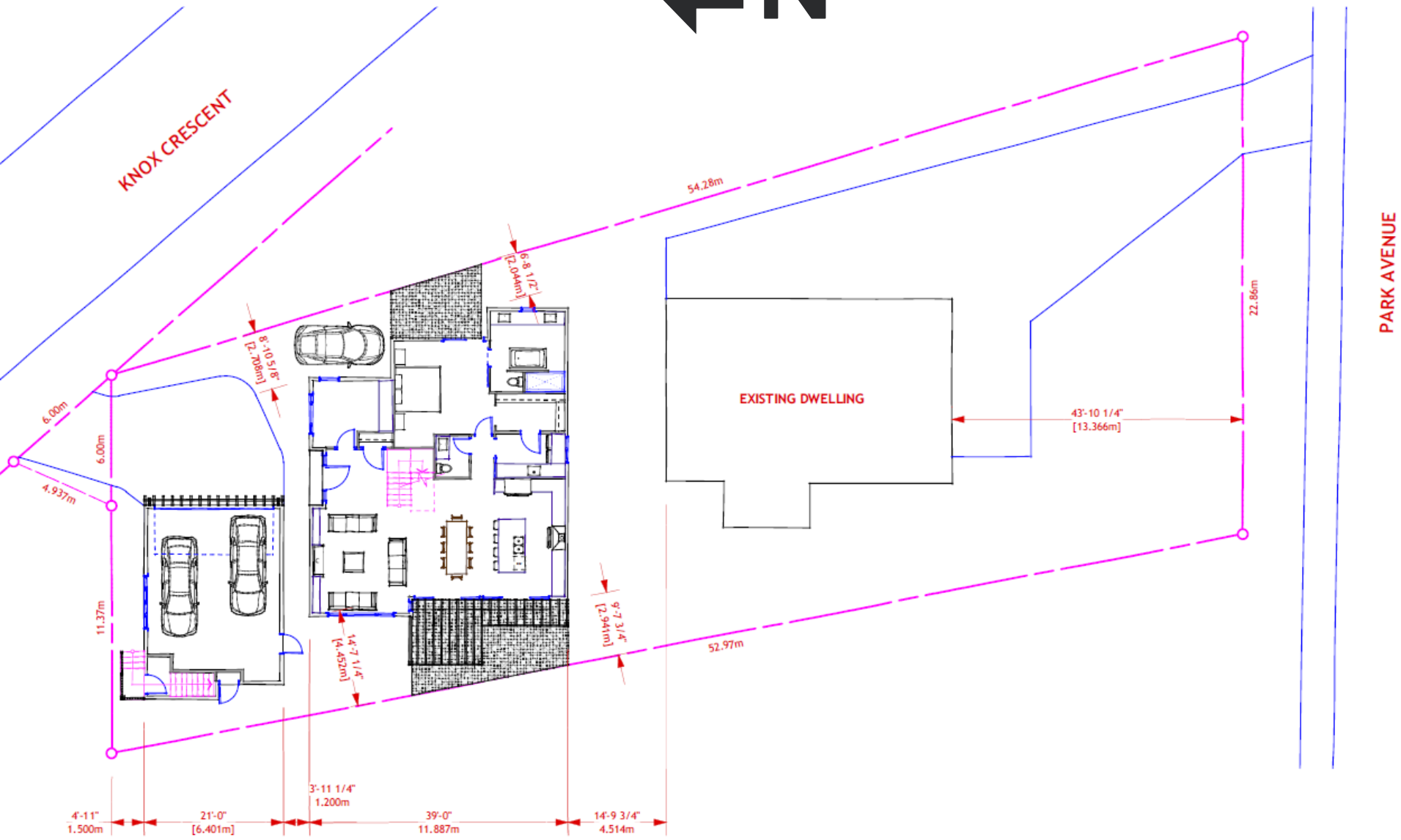
Project/technical details

- ▶ Rezone the property to RU6 – Two Dwelling Housing to facilitate the development of a second single family home and detached garage.
- ▶ Keep the existing heritage home on the property.
- ▶ Second home would have car access from Knox Cr. through an existing access easement on the adjacent property to the north.

Project/technical details

- ▶ Proposed development will yet require a Heritage Alteration Permit.
- ▶ Heritage Review was required to help determine whether the proposed development is consistent with the City's Heritage Conservation Area Guidelines.
 - ▶ Specifics related to heritage design will not be addressed formally until the Heritage Alteration Permit is considered.
- ▶ Staff are tracking one variance, related to reducing the minimum distance between an accessory building (the proposed detached garage) and a principal dwelling (the proposed single family home).

Site Plan



1 **SITE PLAN**
Scale: 1:175



Conceptual Rendering



City of Kelowna

Development Policy

- ▶ Compact urban form
- ▶ Heritage Conservation Area
 - ▶ Special qualities will be preserved by ensuring changes complement the established streetscape and maintain the integrity of traditional architectural forms
 - ▶ Upheld via Heritage Conservation Area Guidelines

Public Notification Policy #367

- ▶ Public consultation conducted in full compliance with Policy 367
 - ▶ Complete by May 26, 2020

Staff Recommendation

- ▶ Staff support rezoning the property to RU6 – Two Dwelling Housing to facilitate the development of a second home and detached garage.
 - ▶ Compact urban form
 - ▶ Heritage Conservation Area
 - ▶ Special qualities will be preserved by ensuring changes complement the established streetscape and maintain the integrity of traditional architectural forms
 - ▶ Upheld via Heritage Conservation Area Guidelines



Conclusion of Staff Remarks