



Z20-0017

4633 Frederick Road

Rezoning Application



Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a 2-lot subdivision.

Development Process

Feb 14th, 2020

Development Application Submitted

Staff Review & Circulation

Mar 24th, 2020

Public Notification Received

→ Sep 14th, 2020

Initial Consideration

Public Hearing
Second & Third Readings

Final Reading

Building Permit

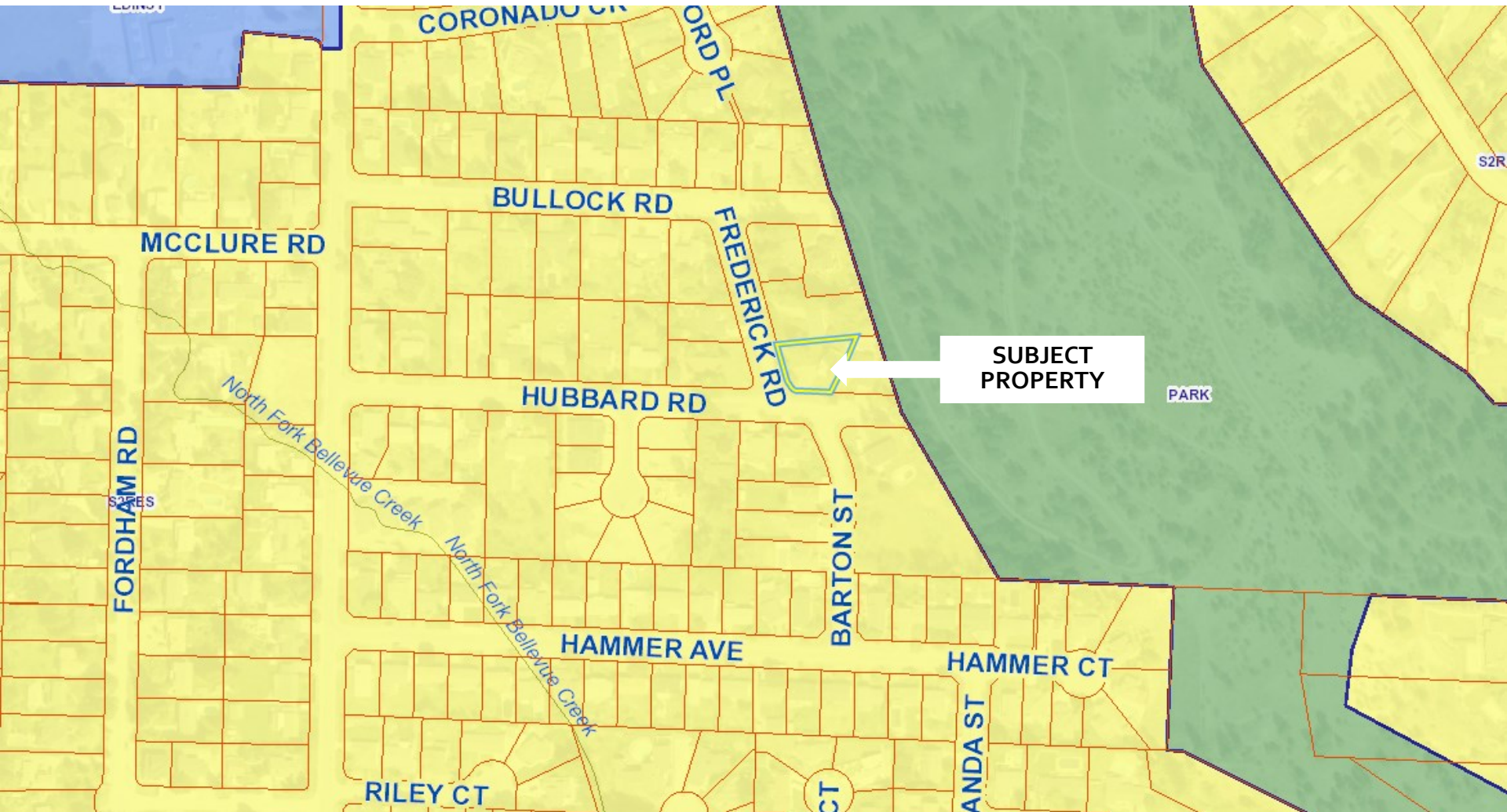
Council
Approvals

Context Map

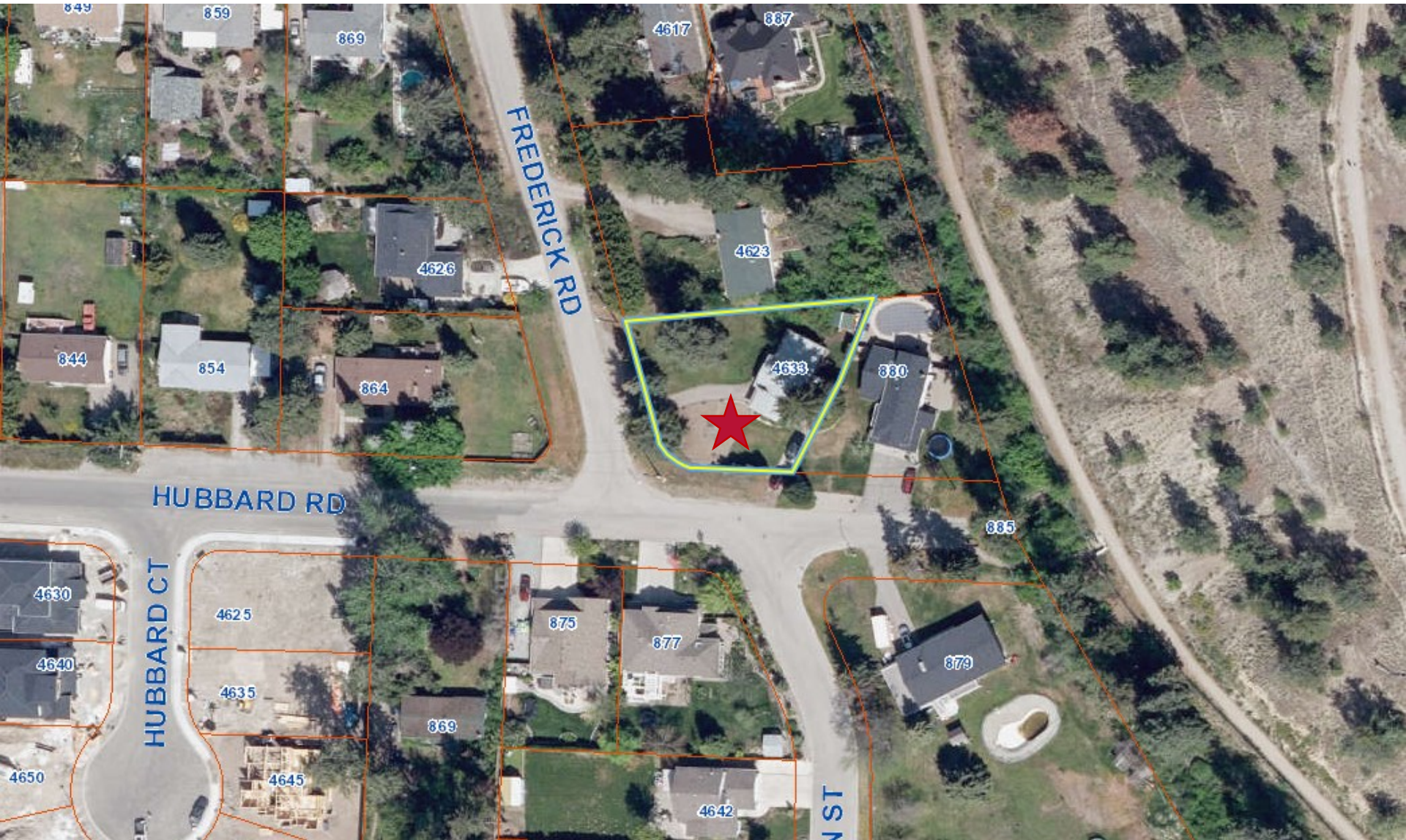


City of Kelowna

OCP Future Land Use / Zoning



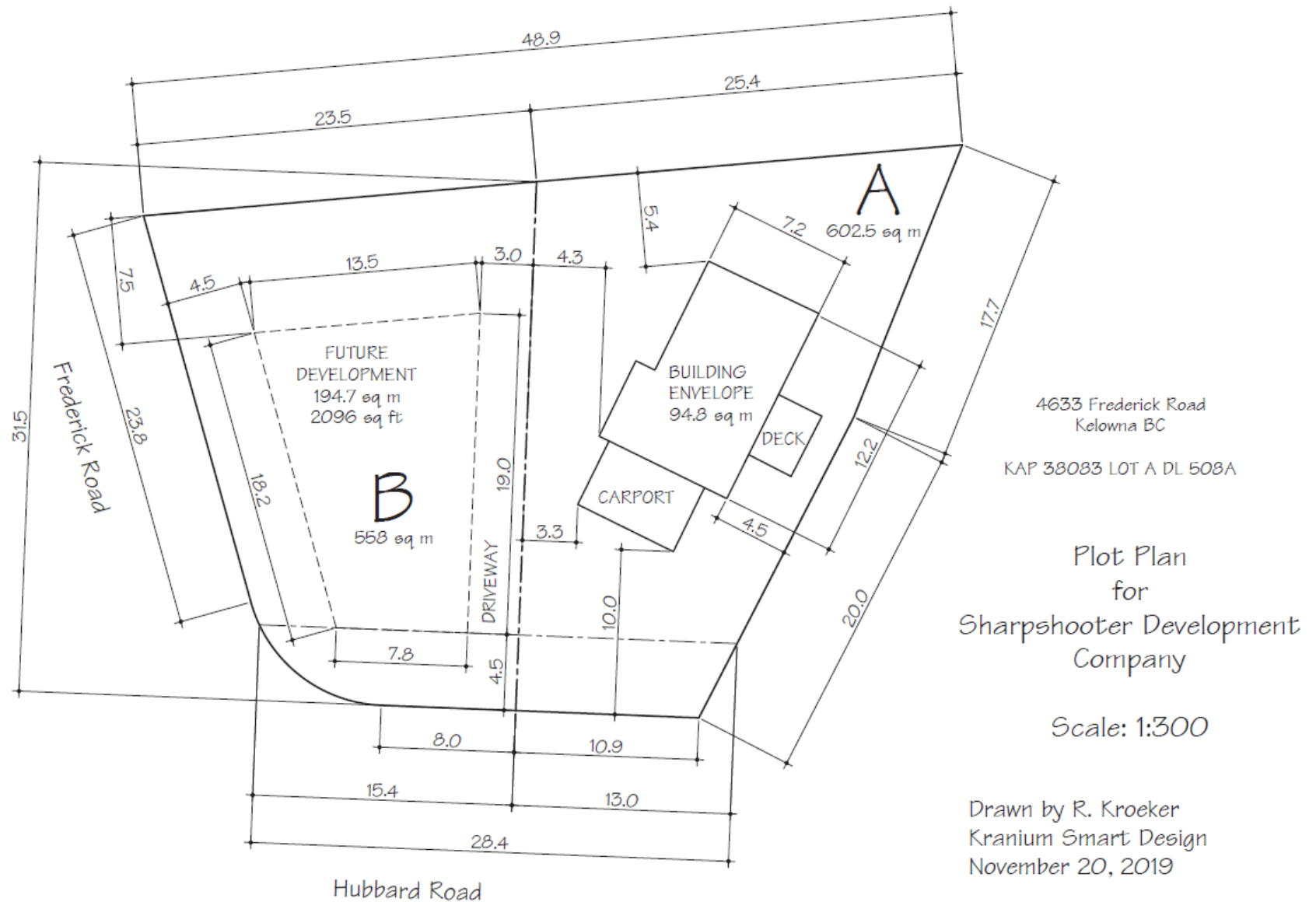
Subject Property Map



Project/technical details

- ▶ Proposed rezoning will facilitate a 2-lot subdivision.
- ▶ The existing dwelling will remain and meet all setbacks.
- ▶ Both lots meet the depth, width and size of the RU₂ zone.

Site Plan



Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Sensitive Infill
- ▶ Consistent with Zoning Bylaw – no variances

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate a 2-lot subdivision
- ▶ 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