



Z20-0081 605 Gerstmar Rd

Rezoning Application



Proposal

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

Development Process

Sept 3, 2020

Development Application Submitted

Staff Review & Circulation

Sept 16, 2020

Public Notification Received

Nov 2, 2020

Initial Consideration

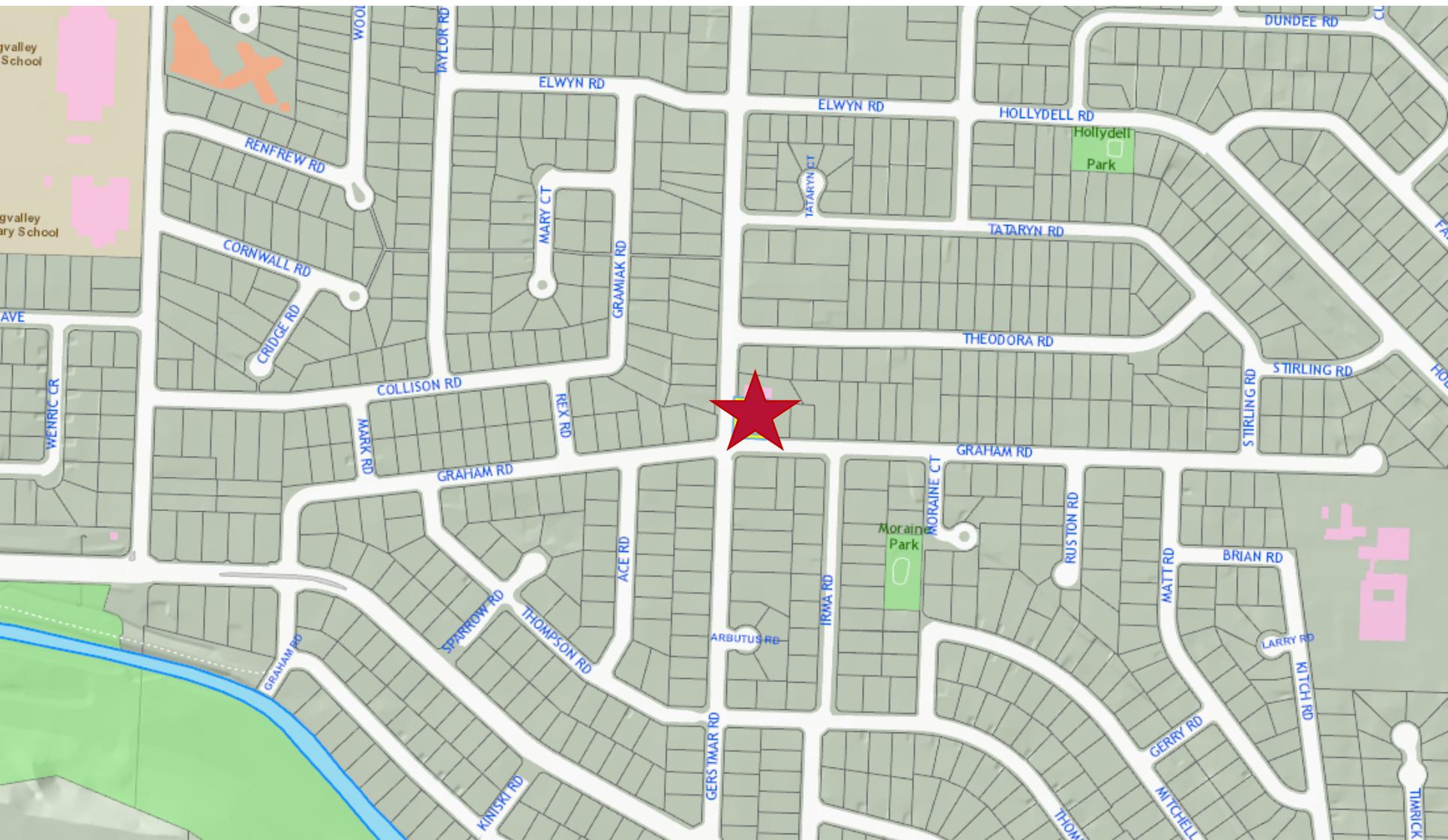
Public Hearing
Second & Third Readings

Final Reading

Issuance of Preliminary Layout Review

Council Approvals

Context Map



Transit Score
34

Some Transit
A few nearby public transportation options.

City of Kelowna

Walk Score
25

Car-Dependent
Most errands require a car.

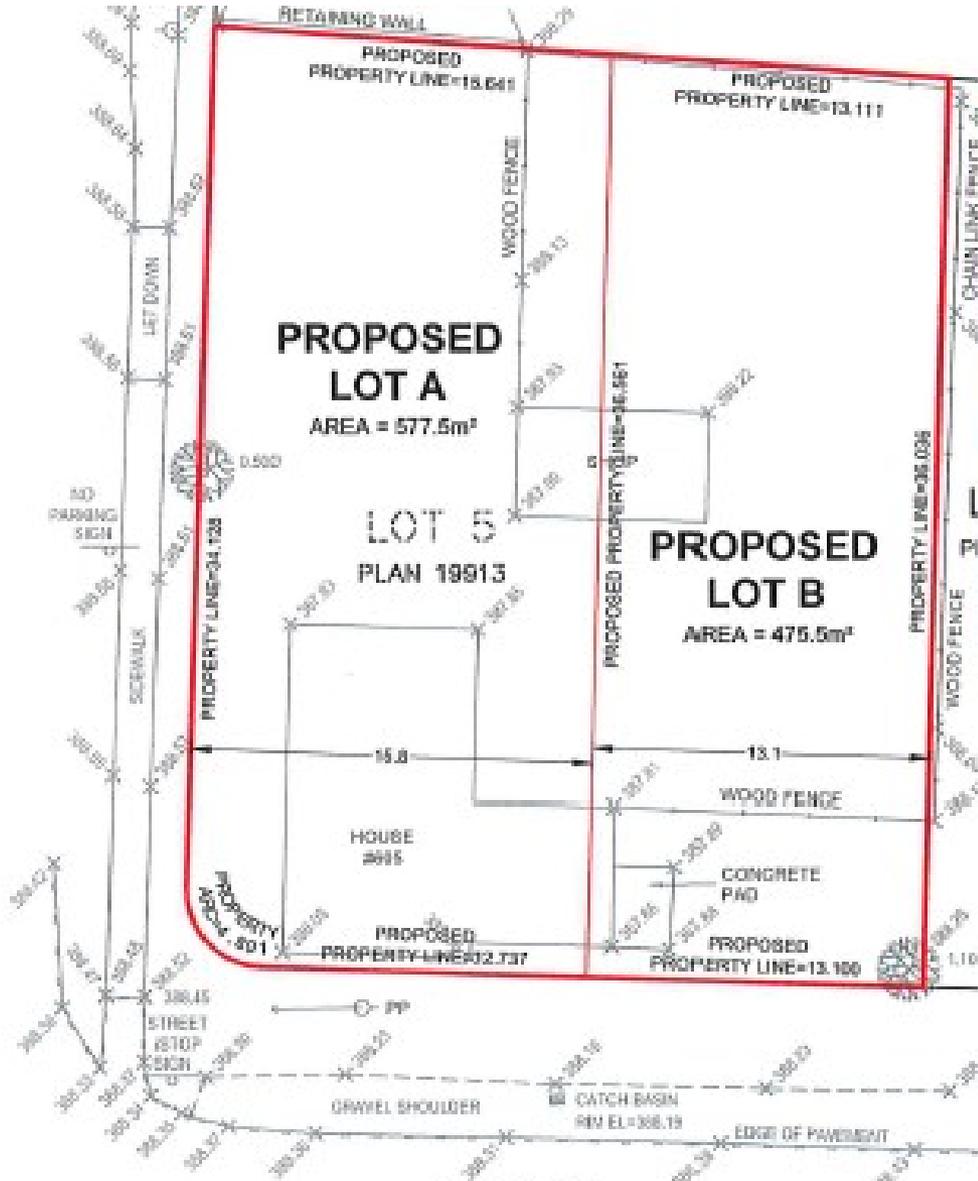
Subject Property Map



Draft Site Plan



GERSTMAR ROAD



GRAHAM ROAD

Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Compact Urban Form
 - ▶ Within Permanent Growth Boundary
- ▶ Consistent with Future Land Use **S2RES**
- ▶ Consistent with Zoning Bylaw

Staff Recommendation

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



Conclusion of Staff Remarks