



Z20-0053

335 McCurdy Rd

Rezoning Application



Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the development of a second dwelling.

Development Process

May 26, 2020

Development Application Submitted

Staff Review & Circulation

July 24, 2020

Public Notification Received

Nov 9, 2020

Initial Consideration

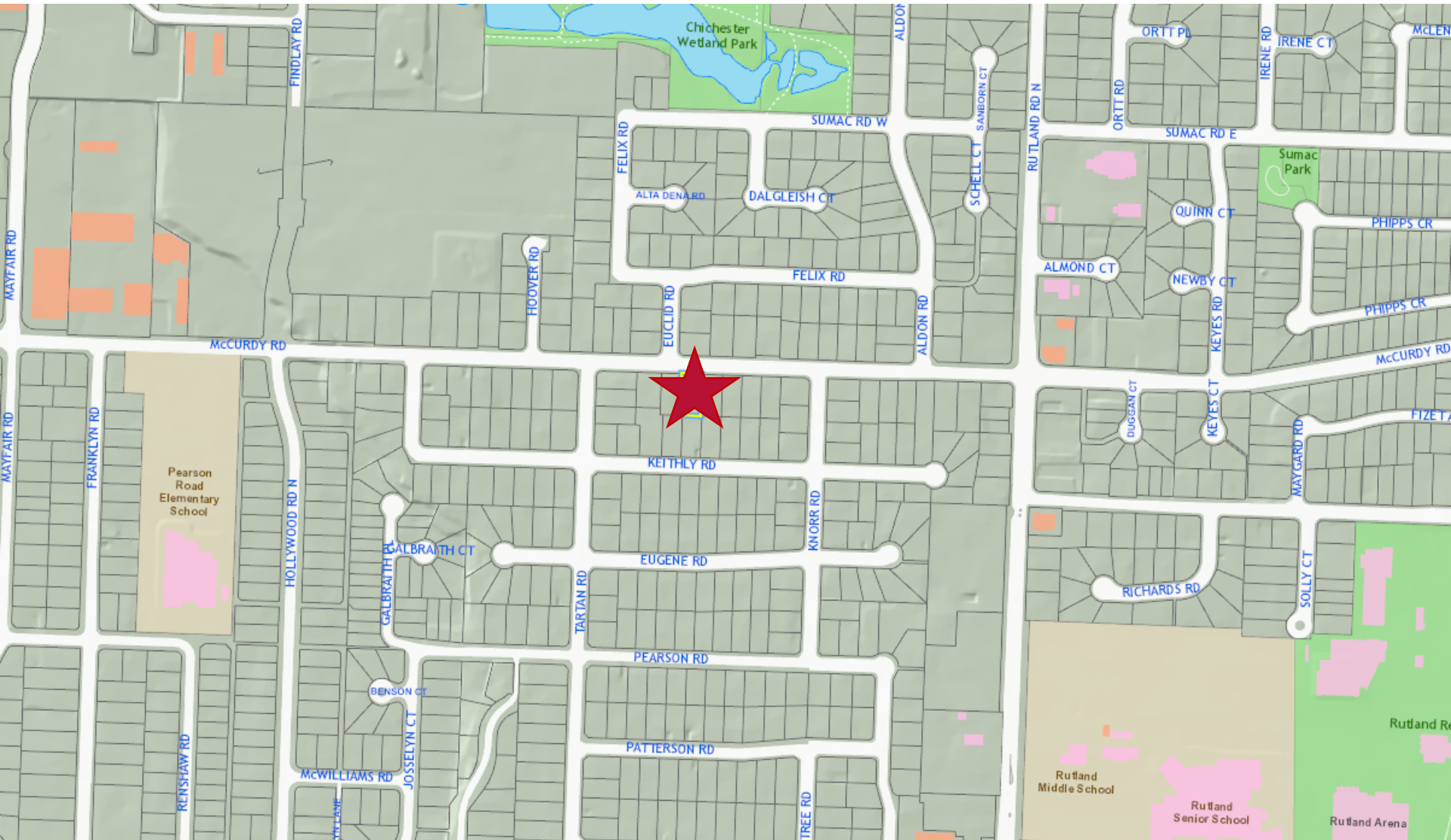
Public Hearing
Second & Third Readings

Final Reading

Building Permit

Council
Approvals

Context Map



City of Kelowna



Car-Dependent

Most errands require a car.

Subject Property Map



27'-0" [8.23]

50'-0" [15.24]

150'-0" [45.72m]

30'-0" [9.14]

25'-0" [7.62]

24'-0" [7.31]

75'-0" [22.86m]

150'-0" [45.72m]

LANDSCAPING GRASS & GARDENERY

NO PARKING 4.0M OFF PROPERTY LINE

MAIN RESIDENCE OPEN YARD SPACE 30 M2 DESIGNATED

EXISTING LAWN TO BE RESEED

REAR EXISTING STEEL MOUNT POOL

235 McCurdy Road
1,950 sq. ft.
Lot: 5
Plan: 00617
PID: 008197482

EXISTING PATIO 200 sq. ft.

EXISTING RESIDENCE PARKING AREA 8'-0" x 12'-0"

REAR EXISTING LOT PARKING AREA 8'-0" x 12'-0"

EXISTING BUSHES

PROPOSED STRATA LINE

EXISTING LAWN TO BE RESEED

REMOVE TREE

NOTE: SUBSTANTIAL PLAT LOT WITH A GENTLE SLOPE OF NOUGHTY 2.1% FROM EXISTING HOUSE TO THE REAR PROPERTY LINE

OPEN YARD SPACE 60 M2 MINIMUM 89 M2 DESIGNATED

EXISTING GRID TO BE DEMOLISHED

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 residential density
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks