



# Z20-0028

# 1295 Rodondo Pl

Rezoning Application



# Proposal

- ▶ To rezone the subject property from RR1 – Rural Residential 1 to RU1 – Large Lot Housing and P3 – Parks and Open Space to facilitate a 2-lot subdivision.

# Development Process

Mar 9<sup>th</sup>, 2020

Development Application Submitted

Staff Review & Circulation

Aug 26<sup>th</sup>, 2020

Public Notification Received

Nov 16<sup>th</sup>, 2020

Initial Consideration

Public Hearing  
Second & Third Readings

Final Reading

Building Permit

Council  
Approvals

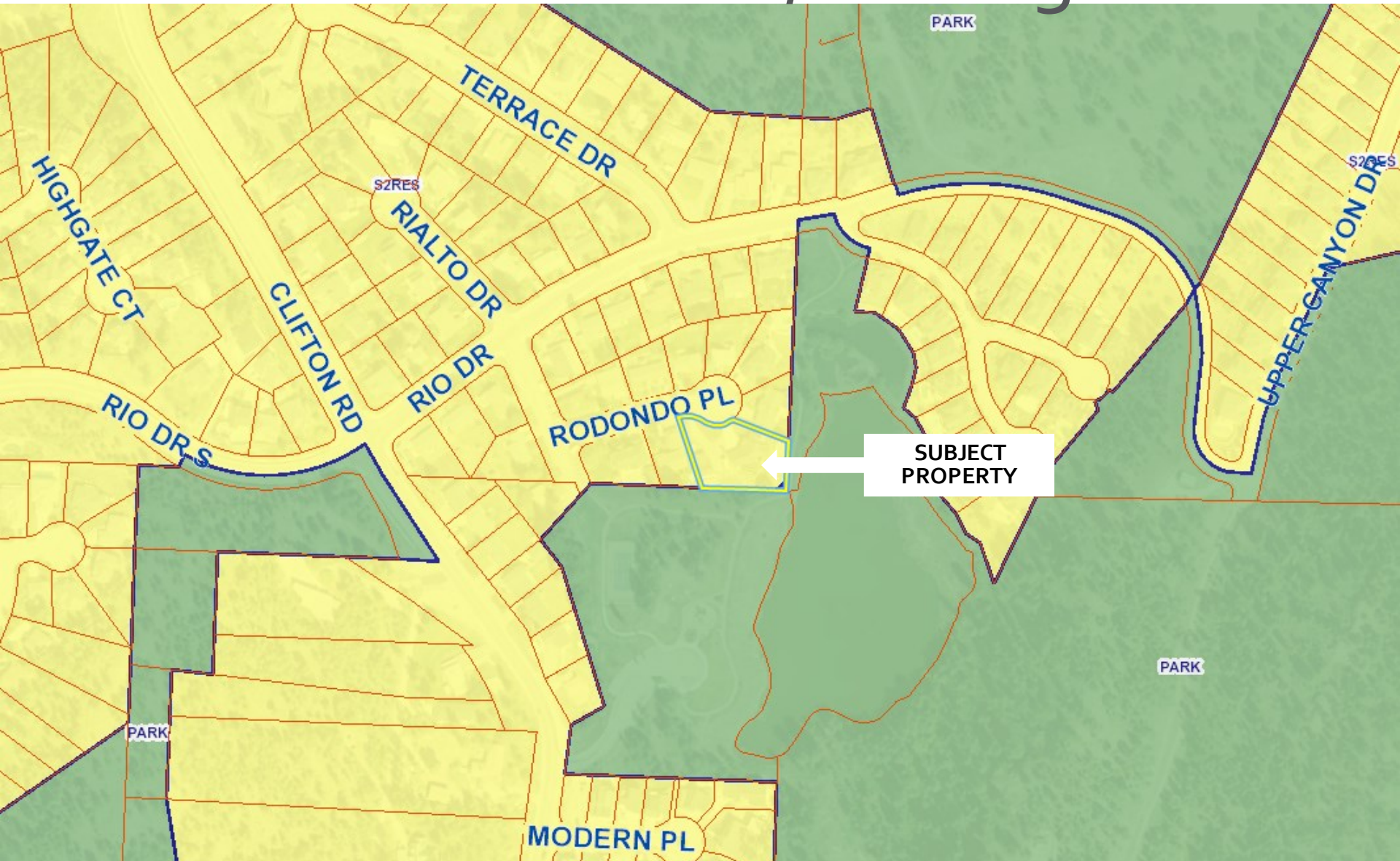


# Context Map





# 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, but the accessory structure will be removed.
- ▶ Both lots meet the depth, width and size of the RU<sub>1</sub> zone.

# Park dedication

- ▶ The City is requiring a small corner of the lot to be dedicated to the park.
- ▶ Blair Pond Park trail needs to be setback from the riparian area of the pond.
- ▶ This dedication will be a condition of the Rezoning.



# Park dedication



# Site Plan

## PROPOSED SUBDIVISION OF LOT 2, SEC 6, TP 23, ODYD, PLAN 29771.

PID: 004-189-264

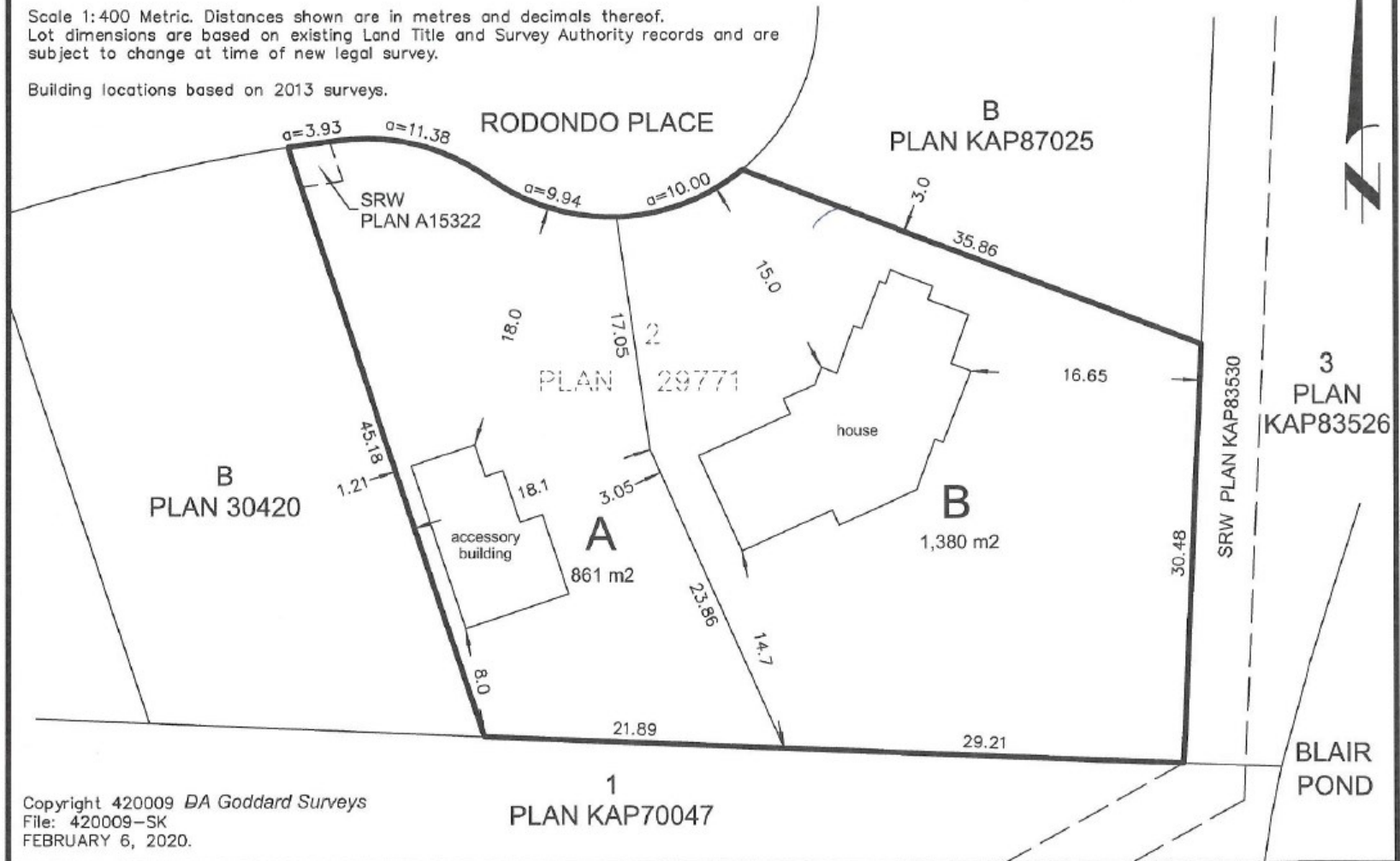
CIVIC ADDRESS: 1295 RODONDO PLACE, KELOWNA.

CLIENT: ALF WIENS

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Scale 1:400 Metric. Distances shown are in metres and decimals thereof.  
Lot dimensions are based on existing Land Title and Survey Authority records and are subject to change at time of new legal survey.

Building locations based on 2013 surveys.



# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ Within Permanent Growth Boundary
  - ▶ Sensitive Infill
  - ▶ Dedication of Linear Parks.
- ▶ 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
- ▶ Applicant has agreed to dedicate small portion of property to the City as part of the trail widening.
- ▶ Recommend the Bylaw be forwarded to Public Hearing



## *Conclusion of Staff Remarks*