



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

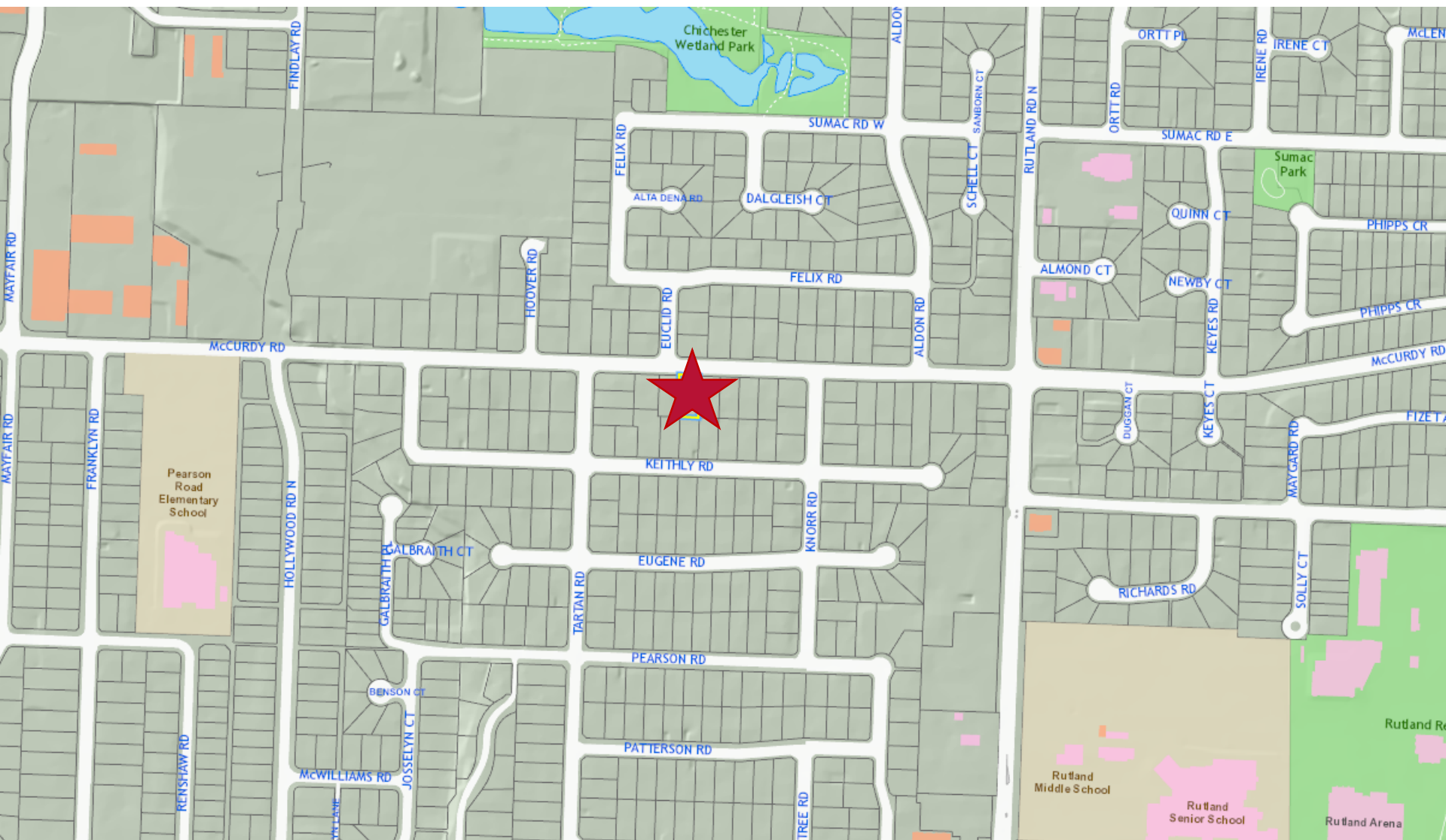
Public Hearing
Second & Third Readings

Final Reading

Building Permit

Council Approvals

Context Map



City of Kelowna

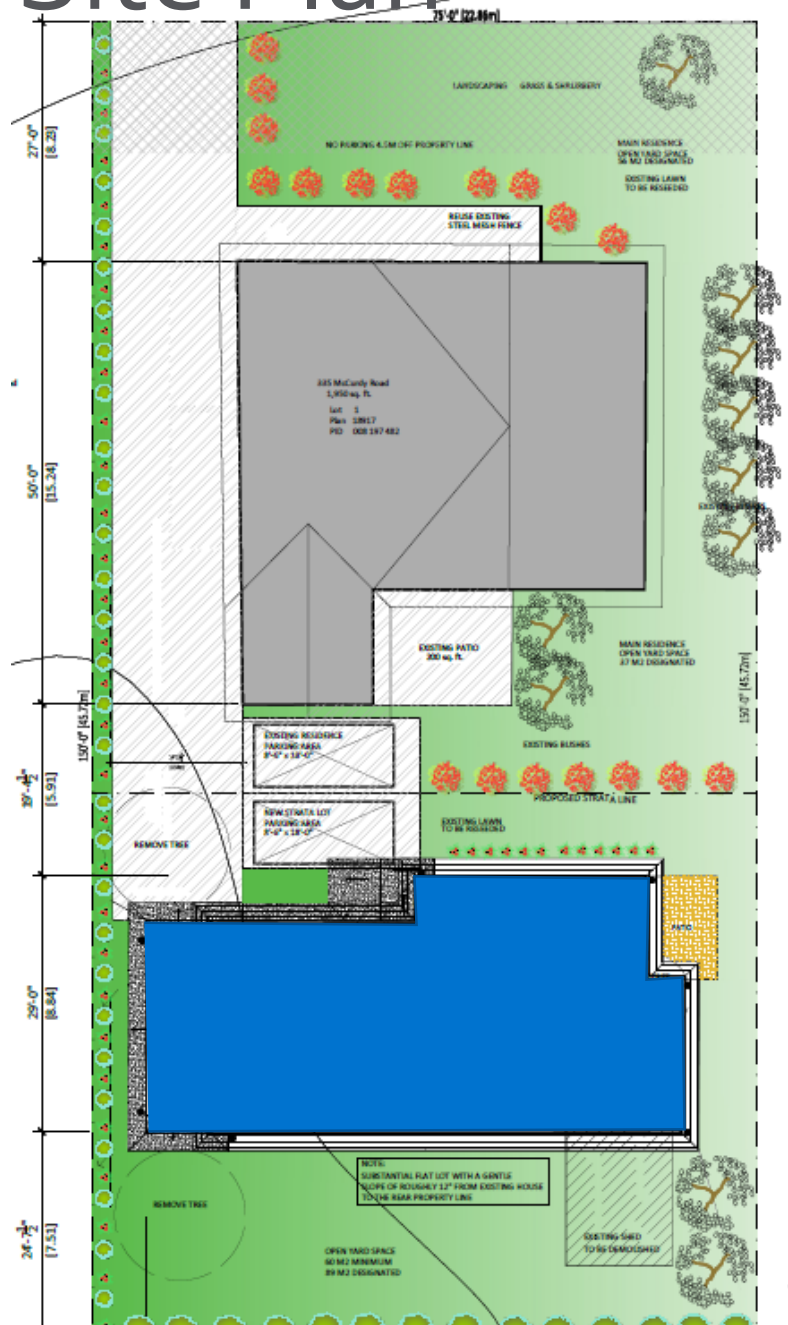
Walk Score
43

Car-Dependent
Most errands require a car.

Subject Property Map



Conceptual Site Plan



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