



Z20-0070 1089-1095 Clement Ave.

Rezoning Application



Proposal

- ▶ To rezone the subject lot from the RU6 – Two Dwelling Housing zone to the RM4 – Transitional Low Density Housing zone to facilitate the development of a 3 storey row housing complex.
- ▶ And to waive the Public Hearing, in accordance with Local Government Act s.464(2).

Development Process

June 25, 2020

Development Application Submitted



Staff Review & Circulation



Dec. 22, 2020

Public Notification Received



Jan. 11., 2021

Initial Consideration



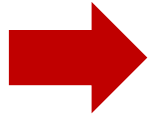
Public Hearing
Second & Third Readings



Final Reading
DP & Variances

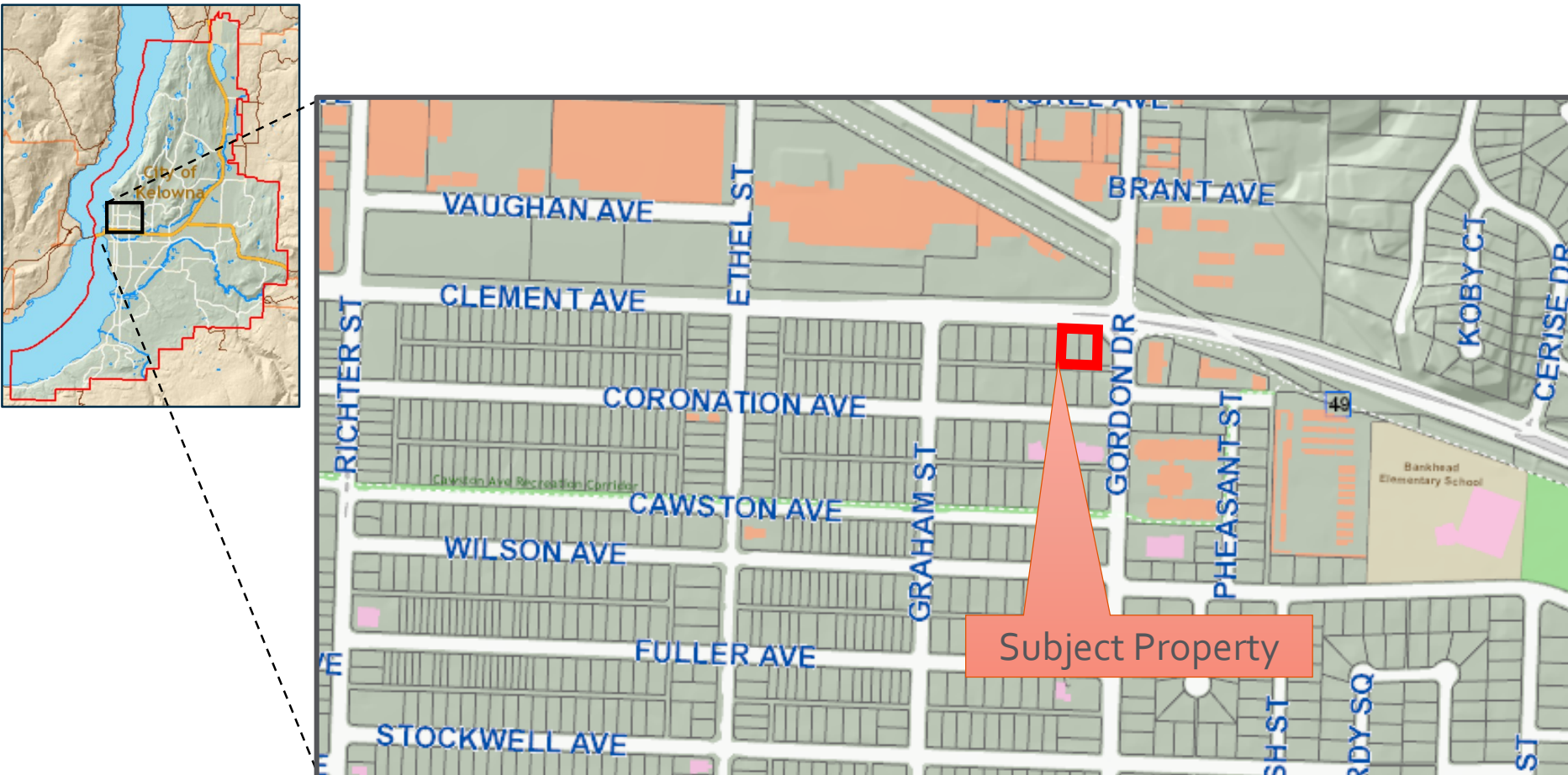


Building Permit



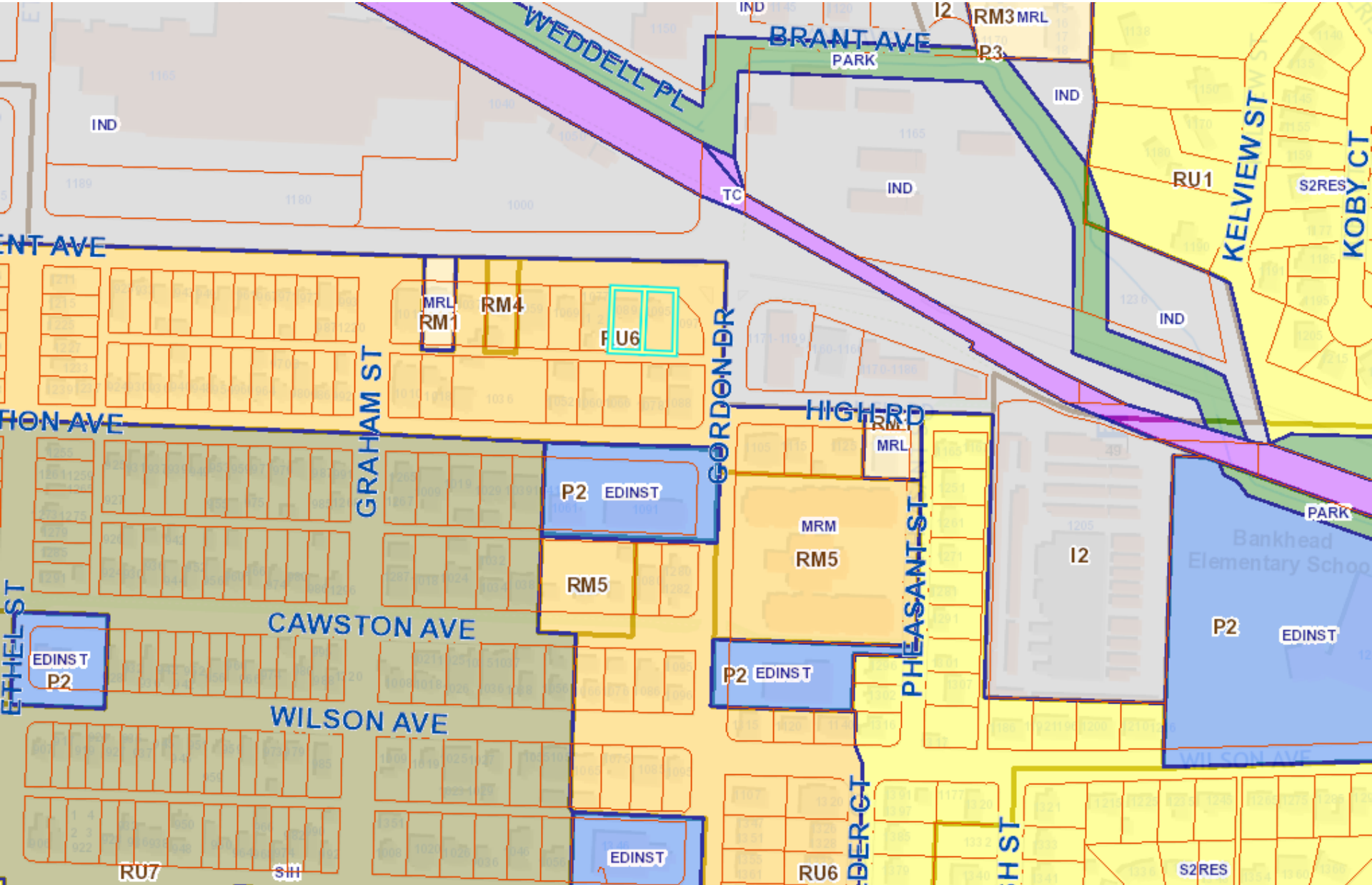
Council
Approvals

Context Map



City of Kelowna

OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ Rezone the subject lot to RM₄ to facilitate the development of a 3 storey row housing complex.



Conceptual Render

Development Policy

- ▶ *OCP Policy 5.3.2 Compact Urban Form.*
 - ▶ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns.

- ▶ RM₄ zone consistent with MRM future land use designation.
 - ▶ At intersection of 2 arterial roads
 - ▶ Close proximity to 2 urban centres
 - ▶ Excellent access to active transportation options

Staff Recommendation

- ▶ Staff support the proposal to rezone the property to RM₄ to facilitate a 3 storey row housing complex.
 - ▶ In an optimal location to support more residential density under the RM₄ zone



Conclusion of Staff Remarks