



Z20-0087

1788 Joe Riche Road

Rezoning Application



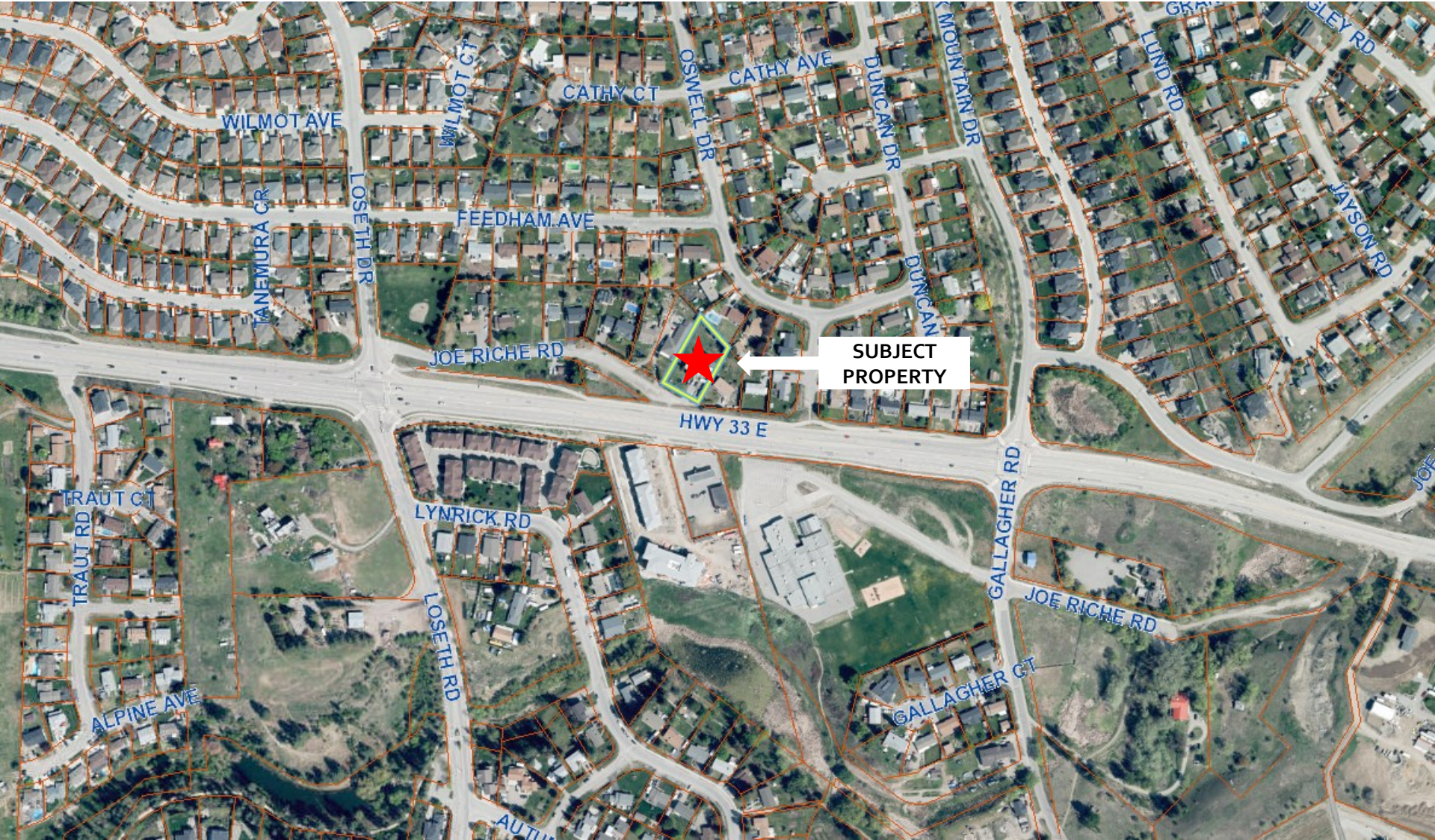
Proposal

- ▶ To rezone the subject property from A1 – Agriculture 1 to RU6 - Two Dwelling Housing to facilitate a 2-lot subdivision.

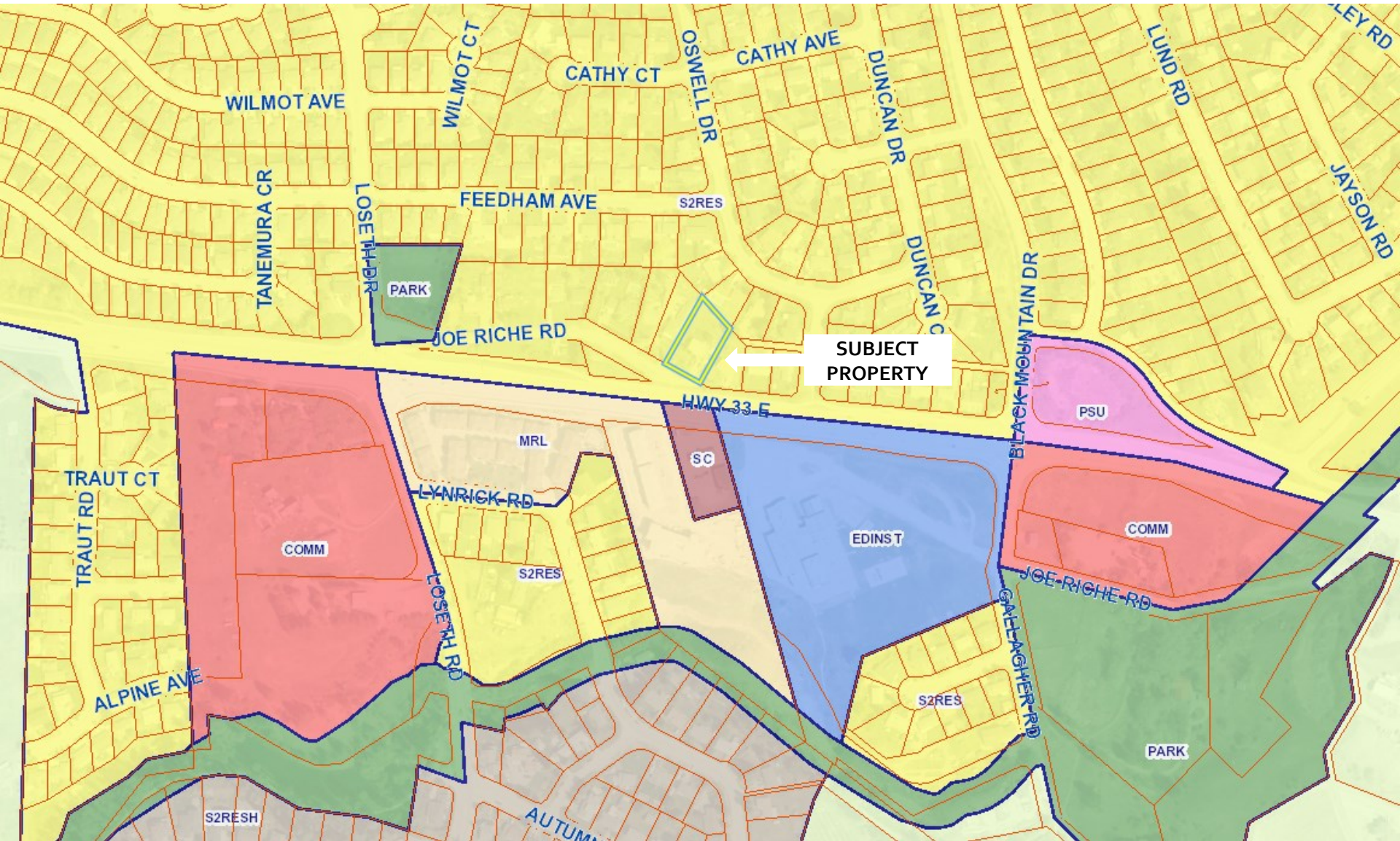
Development Process



Context Map



OCP Future Land Use / Zoning



Subject Property Map

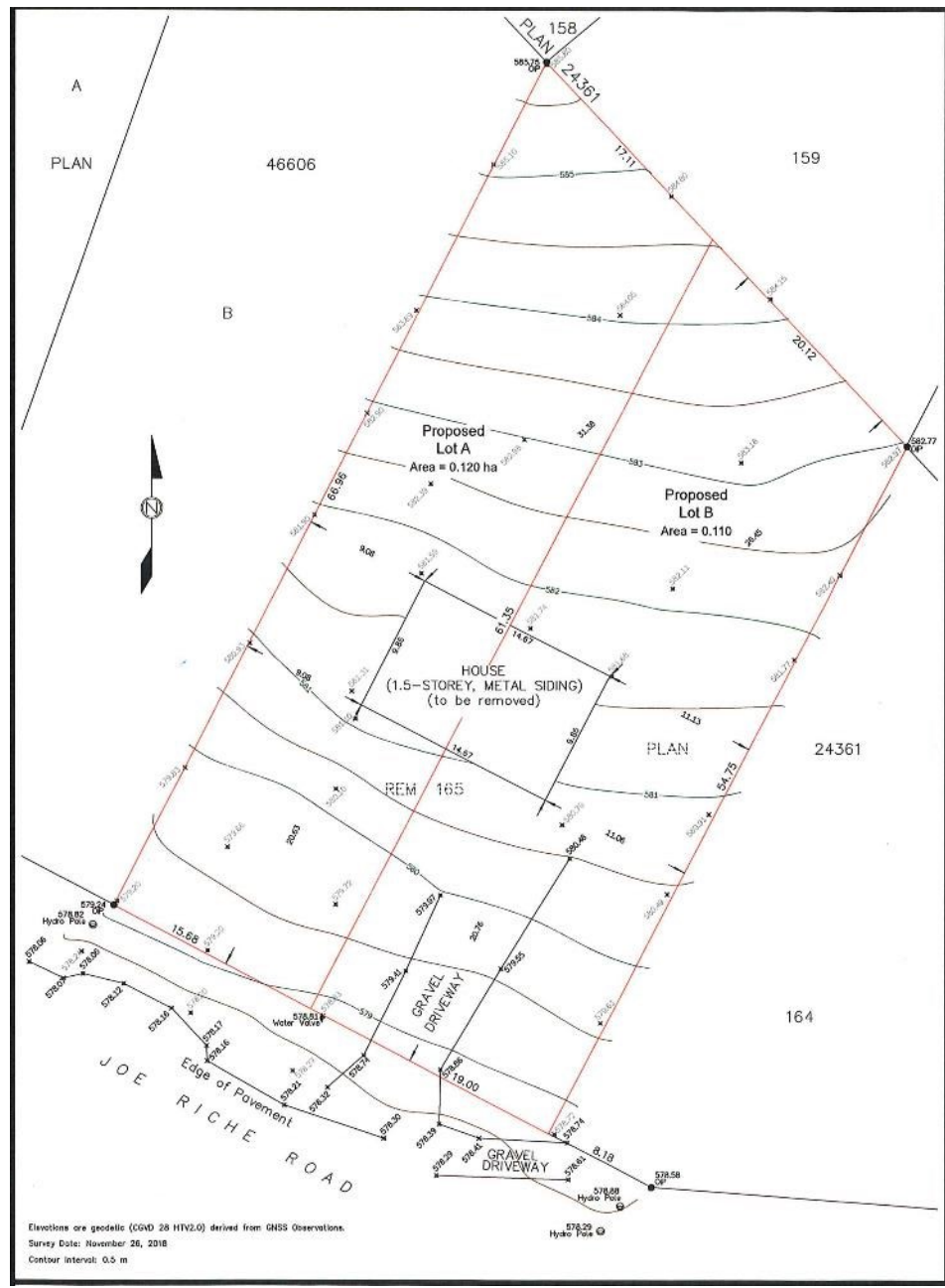


City of Kelowna

Project/technical details

- ▶ Proposed rezoning will facilitate a 2-lot subdivision.
- ▶ The existing dwelling will be demolished.
- ▶ Both lots meet the depth, width and size of the RU6 zone.

Site Plan



Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies
 - ▶ Within Permanent Growth Boundary
 - ▶ Sensitive Infill
- ▶ 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
 - ▶ Appropriate location for adding residential density
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks