



Z20-0092 387 Moubray Rd.

Rezoning Application



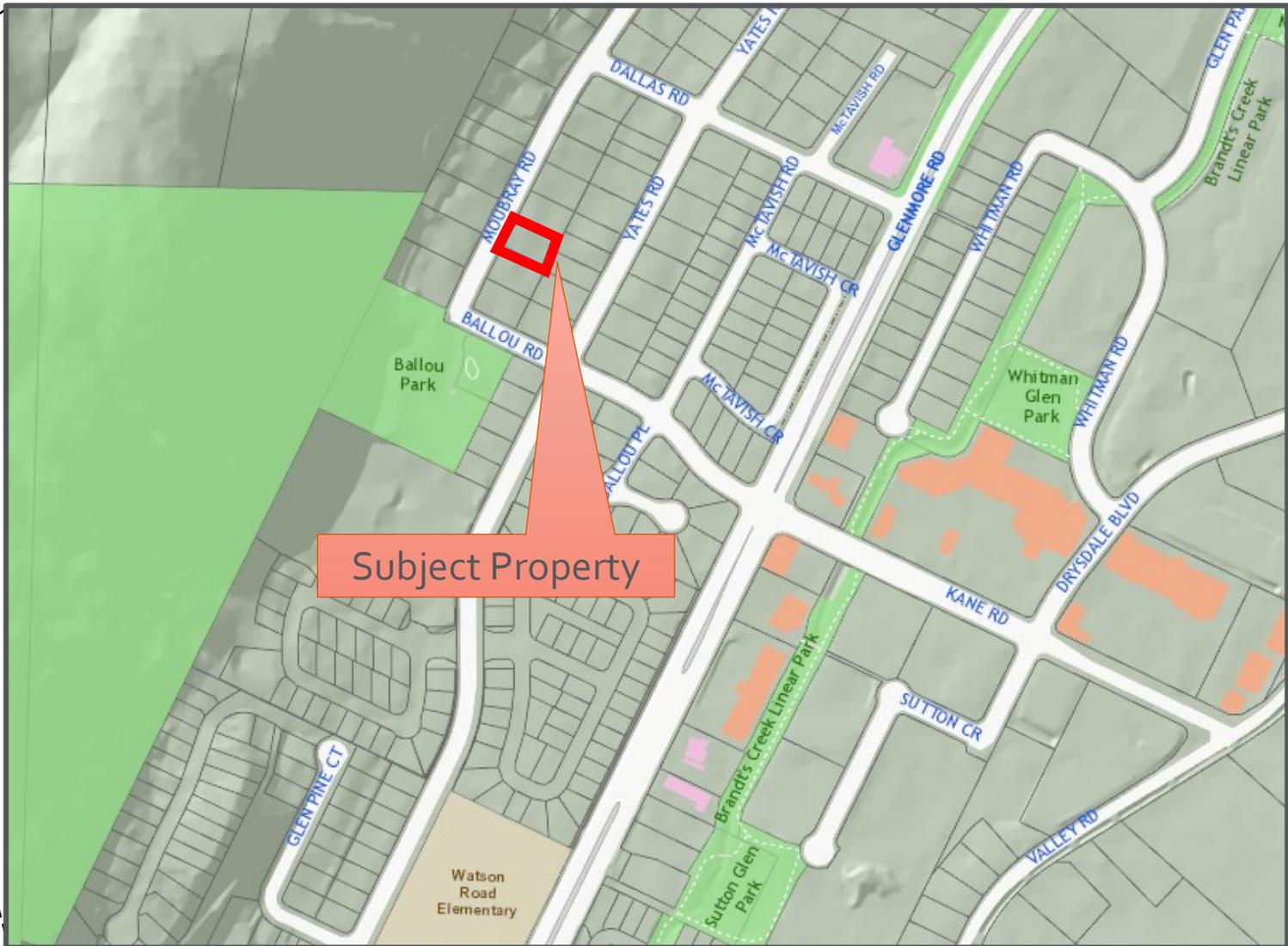
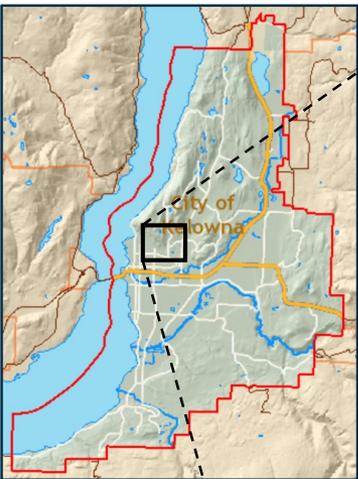
Proposal

- ▶ To rezone the subject property from the RU₁ – Large Lot Housing zone to the RU₂ – Medium Lot Housing zone to facilitate a 2-lot subdivision
- ▶ To waive the Public Hearing, in accordance with Local Government Act s. 464(2).

Development Process

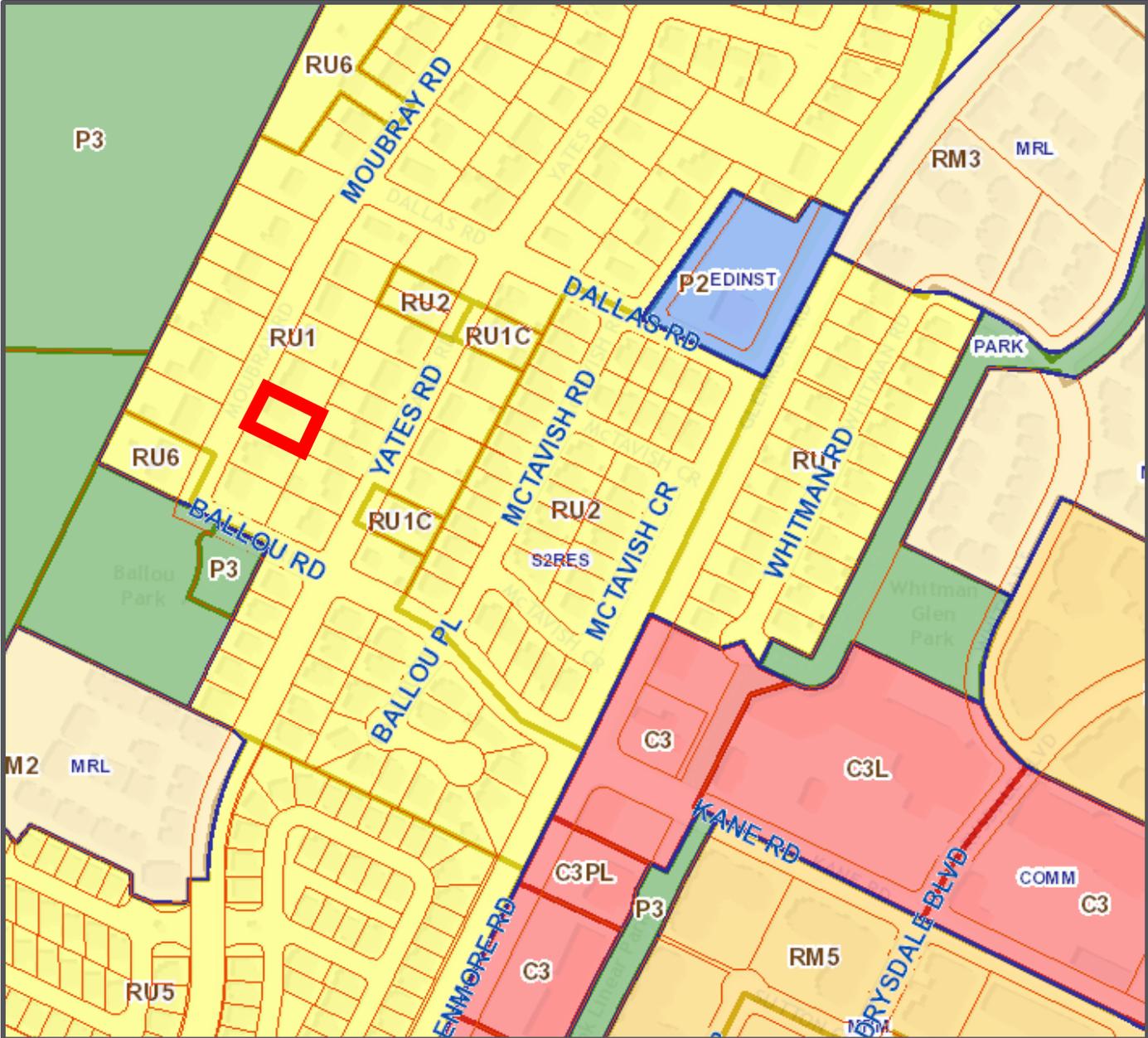


Context Map



City of Kelowna

OCP Future Land Use / Zoning



Subject Property Map

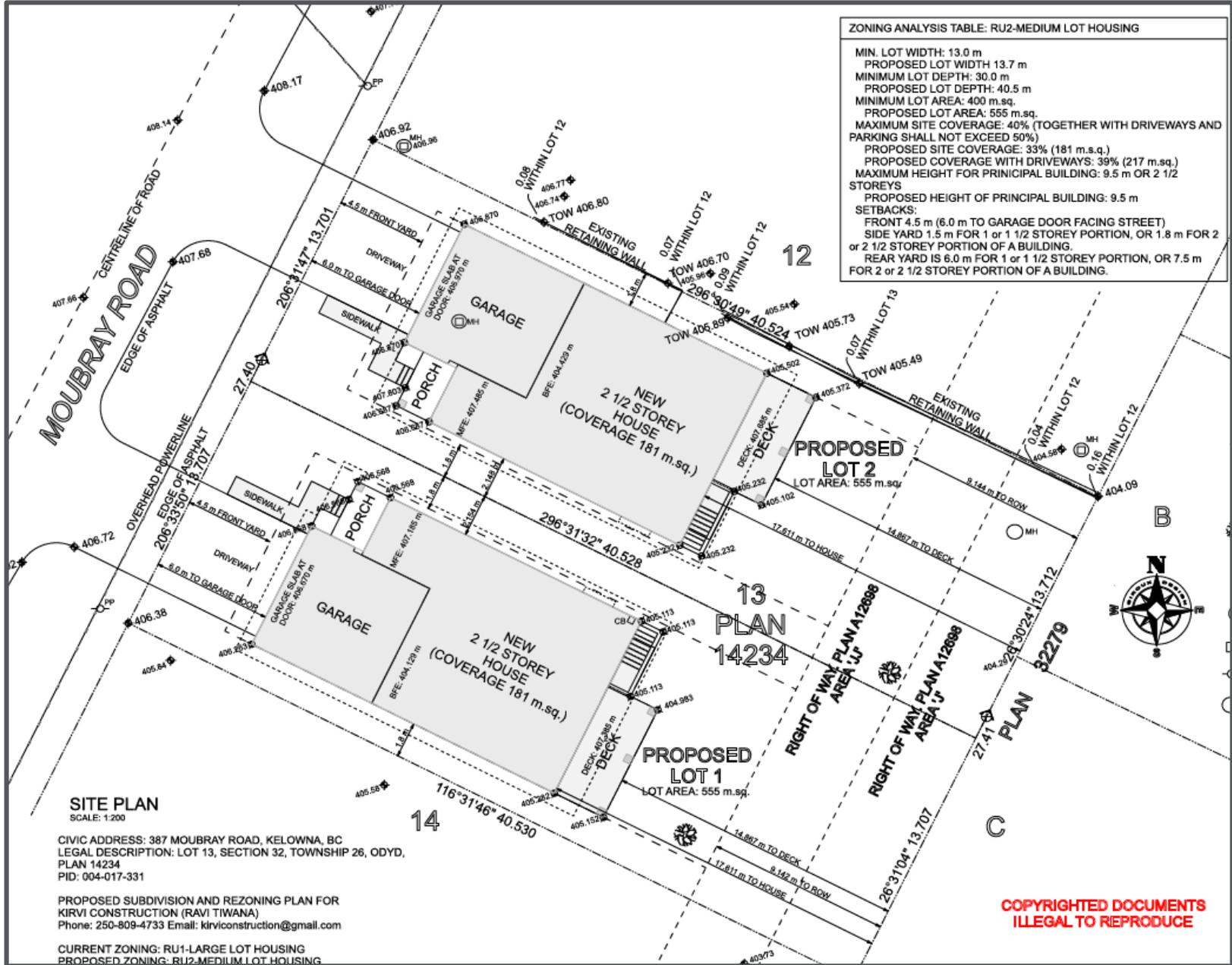


Project/technical details

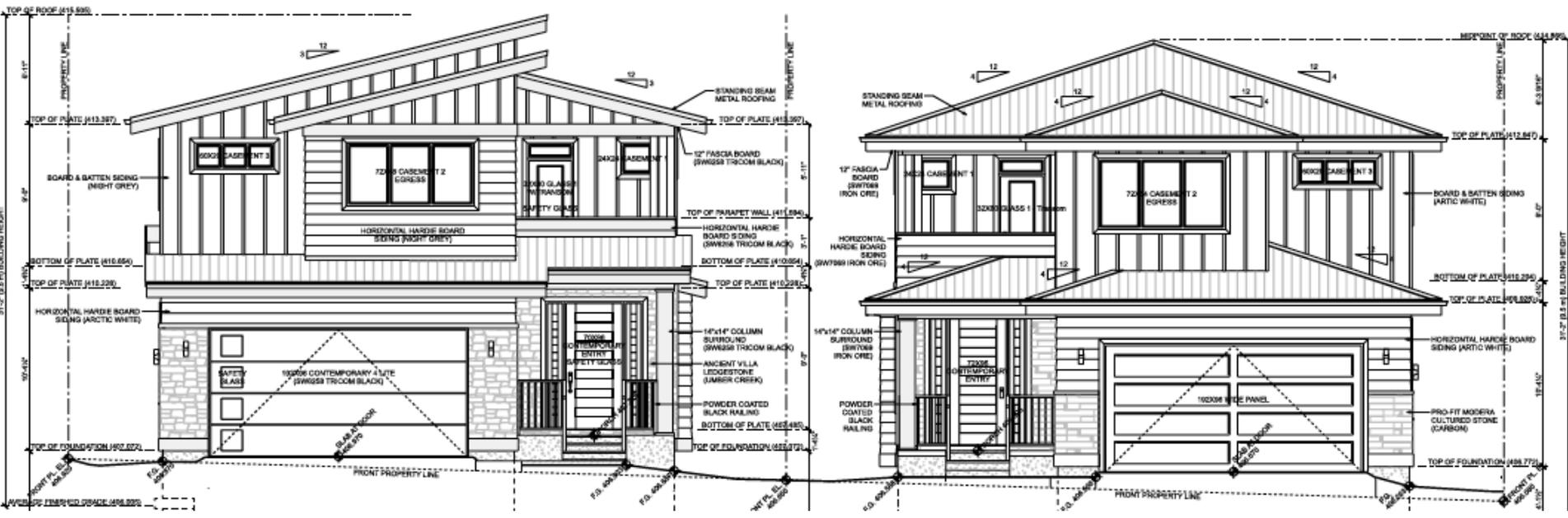
- ▶ Rezone to RU2 – Medium Lot Housing to facilitate a 2-lot subdivision.
- ▶ Proposed lots meet the minimum lot dimensions of the RU2 zone.

	RU2 Min. Dimensions	Proposed Lots	RU1 Min. Dimensions
Width	13m	13.7m	16.5m
Depth	30m	40.5m	30m
Area	400m ²	555m ²	550m ²

Site Plan



Conceptual Elevations



Development Policy

▶ ***OCP Policy 5.3.2 Compact Urban Form:***

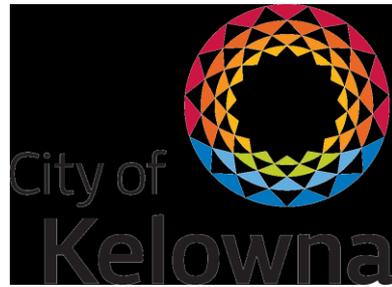
- ▶ In an area of the city where existing infrastructure is able to accommodate a moderate amount of infill development, in line with the RU2 zone
- ▶ Close to parks, schools and a neighbourhood commercial node
- ▶ S2RES future land use designation supports RU2 zone

▶ ***OCP Policy 5.3.6 Sensitive Infill:***

- ▶ Several lots in the area have already been rezoned to RU2/RU1c/RU6 and are of similar lot dimensions

Staff Recommendation

- ▶ Staff support rezoning the lot to RU2 to facilitate a 2-lot subdivision
 - ▶ Promotes compact urban form
 - ▶ Context-sensitive infill development



Conclusion of Staff Remarks