



# Z20-0077

# 4355 Gordon Drive

## Rezoning Application



# Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a 2-lot subdivision.

# Development Process

Sept 02, 2020

Development Application Submitted



Staff Review & Circulation



Public Notification Received



Mar 1, 2021

Initial Consideration



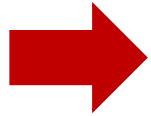
Public Hearing  
Second & Third Readings



Final Reading

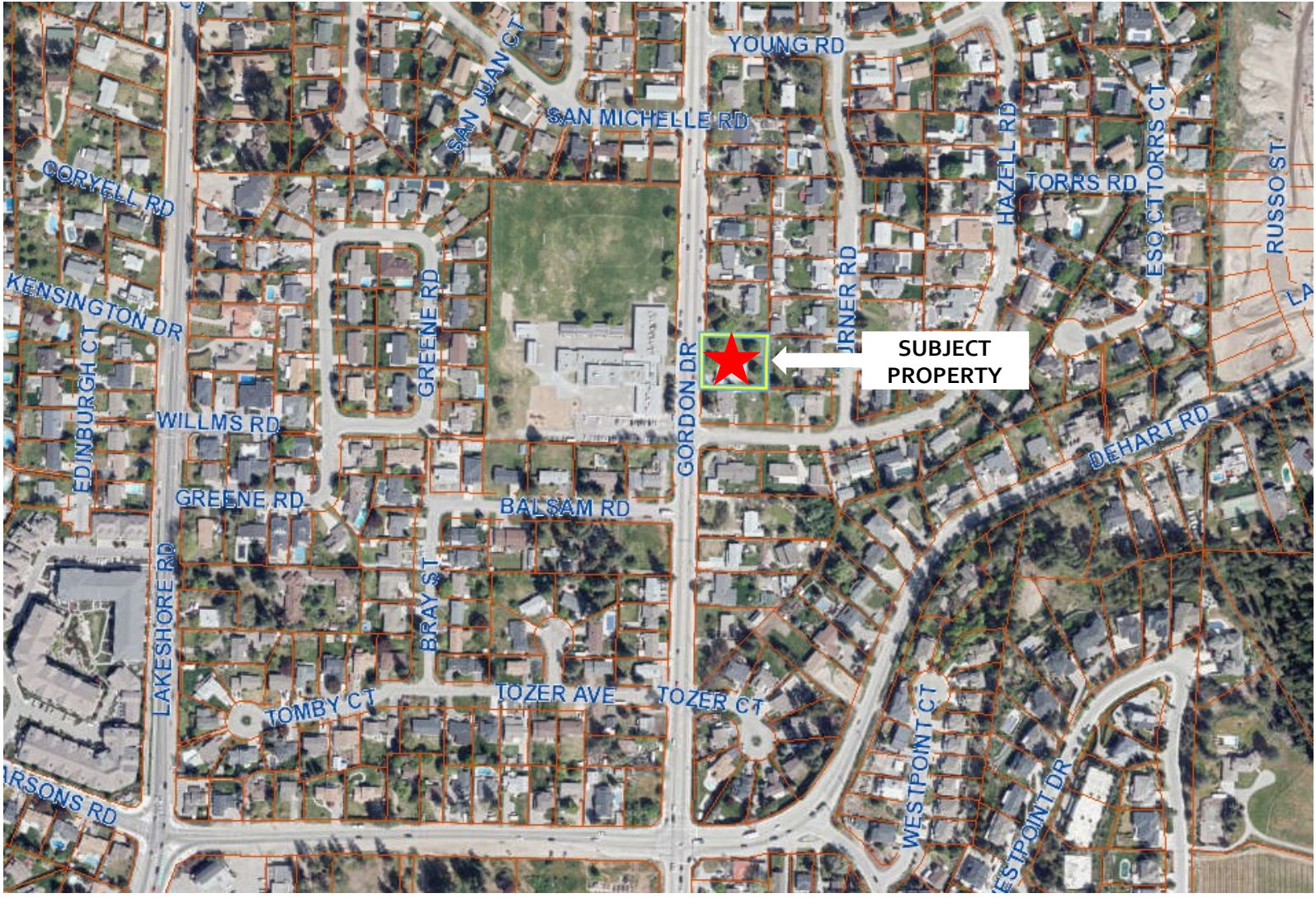


Building Permit

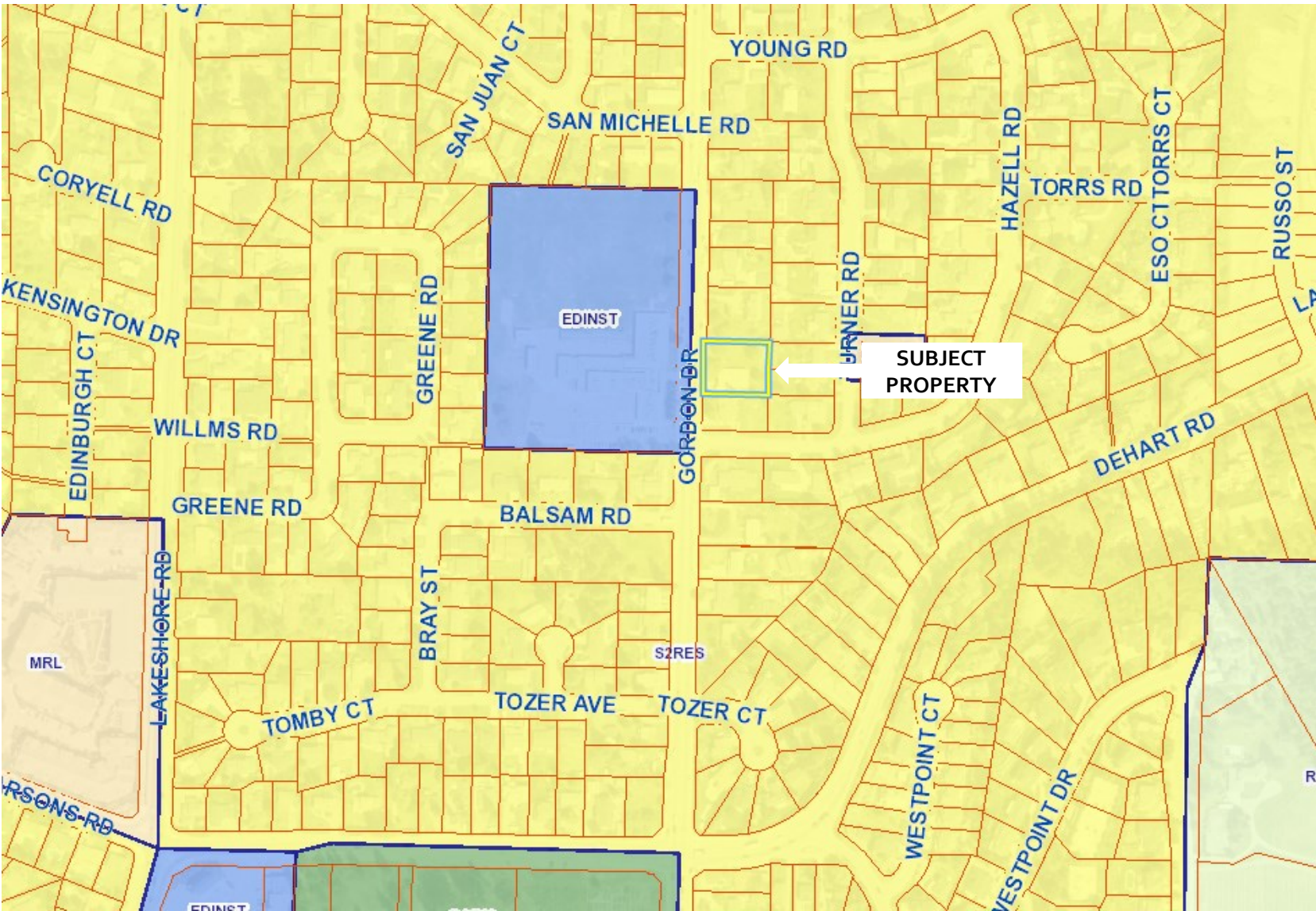


Council  
Approvals

# Context Map



# OCP Future Land Use / Zoning



City of Kelowna

# Subject Property Map



City of Kelowna

# Project/technical details

- ▶ Proposed rezoning will facilitate a 2-lot subdivision.
- ▶ The existing dwelling will remain and meet all setbacks.
- ▶ 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*