



# Z21-0025

# 320 McCurdy Road

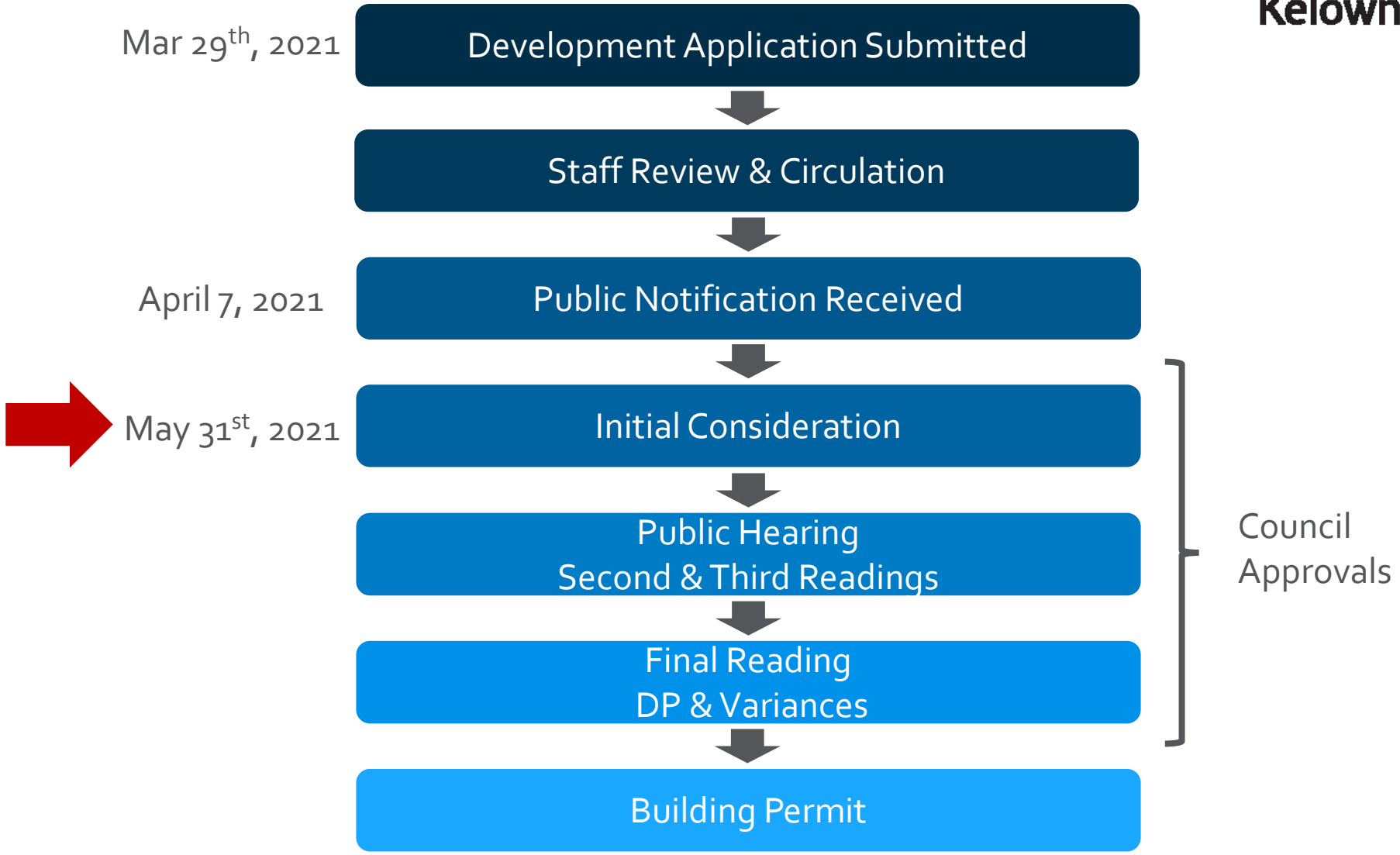
Rezoning Application



# Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing.

# Development Process



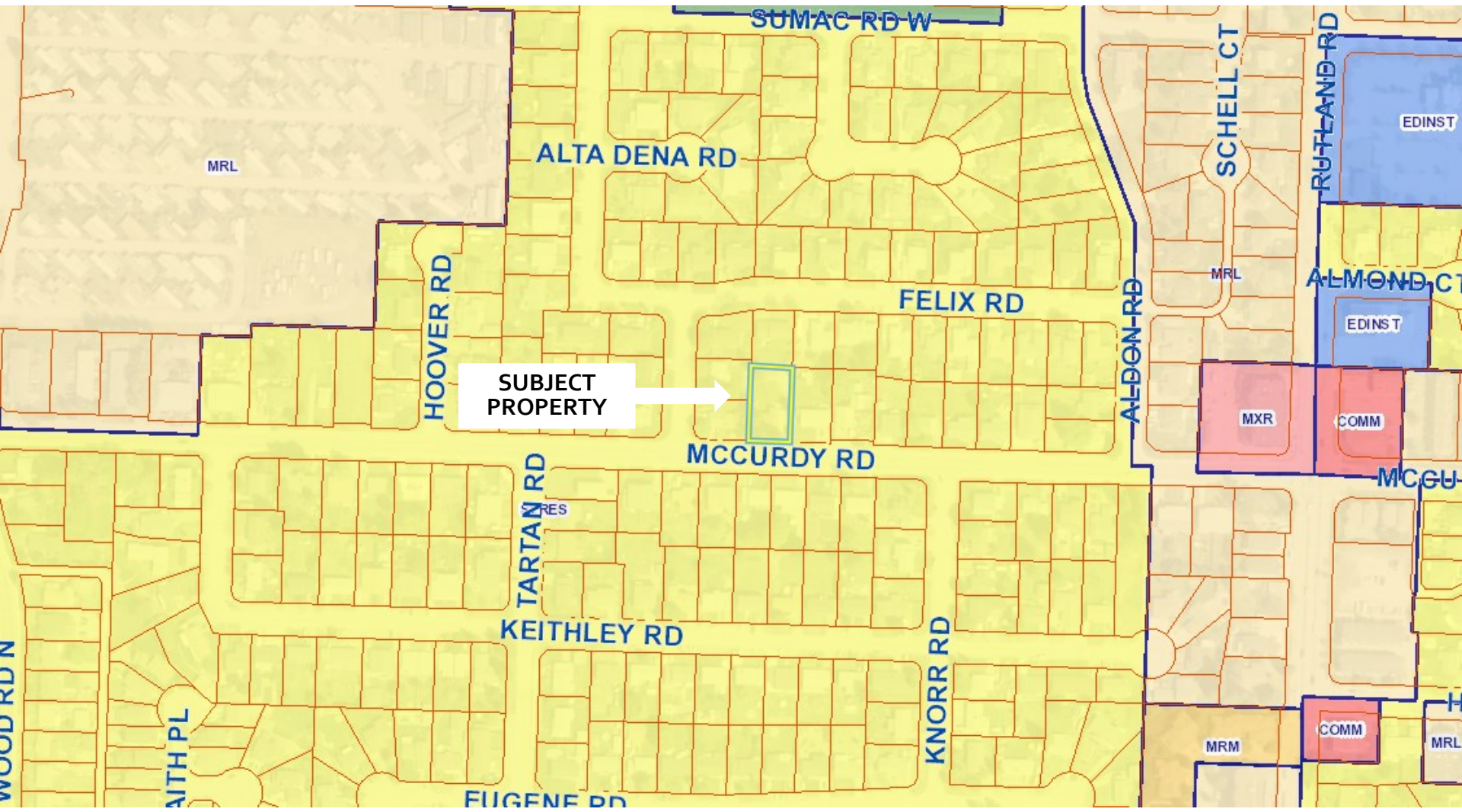


# Context Map



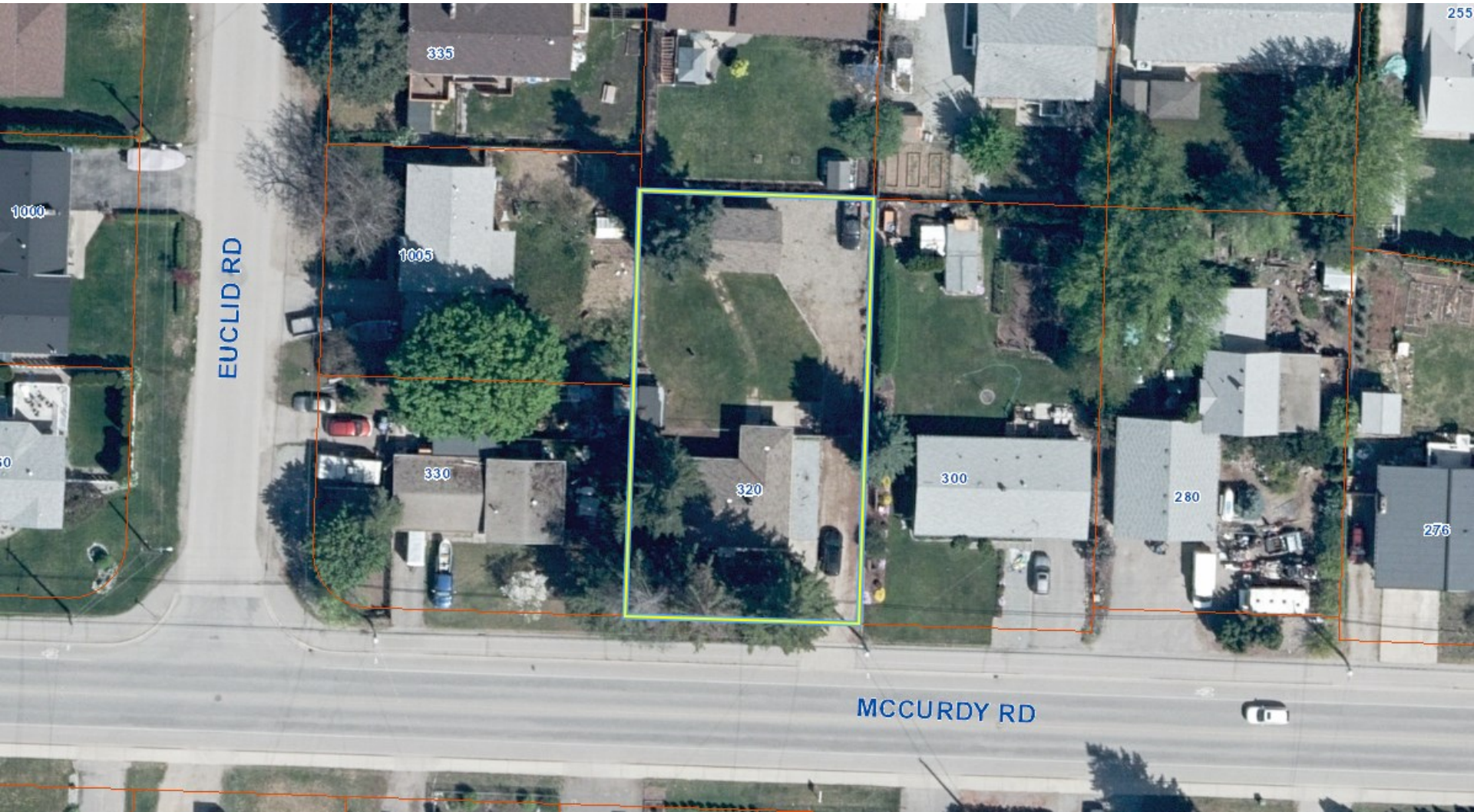


# OCP Future Land Use / Zoning





# Subject Property Map



City of Kelowna

# Project details

- ▶ The property is 1,149m<sup>2</sup> and meets the minimum lot size, width and depth of the RU6 zone.
- ▶ The proposed second dwelling will have a footprint of 96.5m<sup>2</sup> (1049ft<sup>2</sup>) in size.
- ▶ The proposed second-dwelling is proposed to meet all Zoning Bylaw Regulations.

# Site Photos

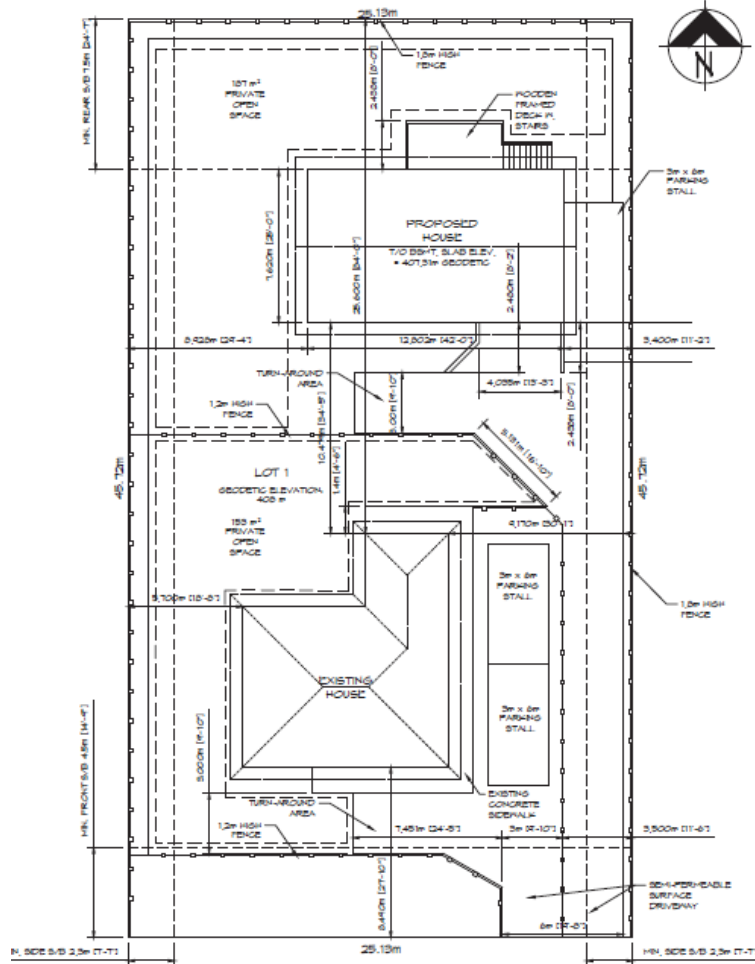


Frontage

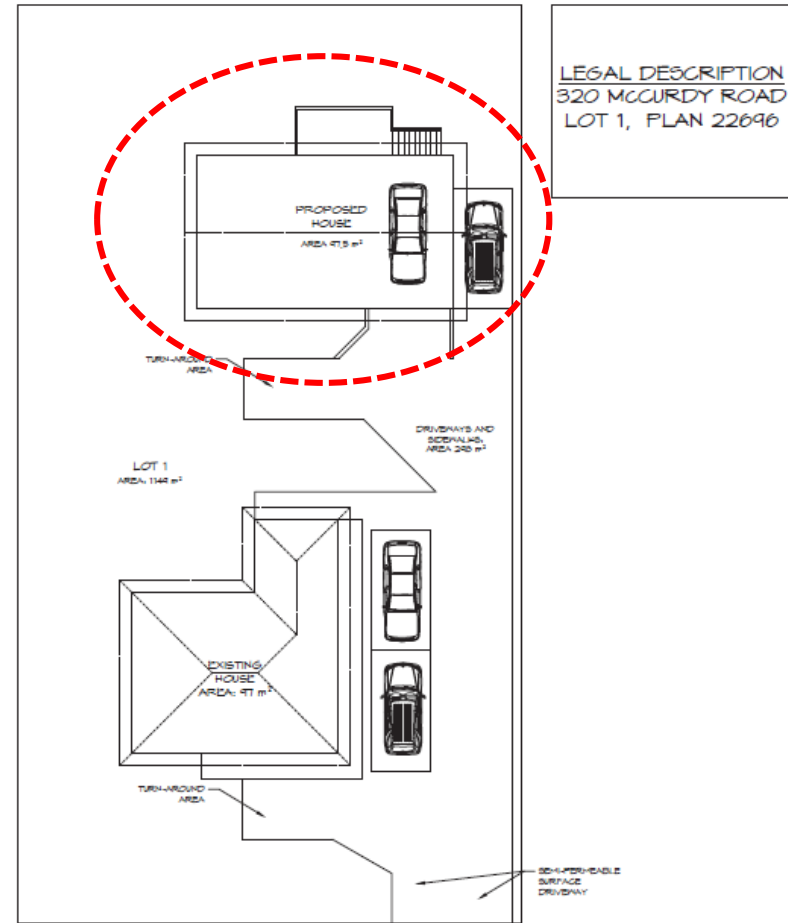




# Site Plan



MCCURDY ROAD



**LEGAL DESCRIPTION**  
320 MCCURDY ROAD  
LOT 1, PLAN 22696

MCCURDY ROAD



# Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
  - ▶ Subject property is within the Permanent Growth Boundary.
  - ▶ Meets the intent of the OCP including Sensitive Infill and the Future Land Use Designation of S2RES – Single/Two Unit Residential





## *Conclusion of Staff Remarks*