



Z21-0063

440 Gerstmar Road

Rezoning Application



Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the development of a duplex.

Development Process

May 21, 2021

Development Application Submitted

Staff Review & Circulation

Aug 20, 2021

Public Notification Received

Sept. 13, 2021

Initial Consideration

Public Hearing (Waived)
Second & Third Readings

Final Reading

Building Permit

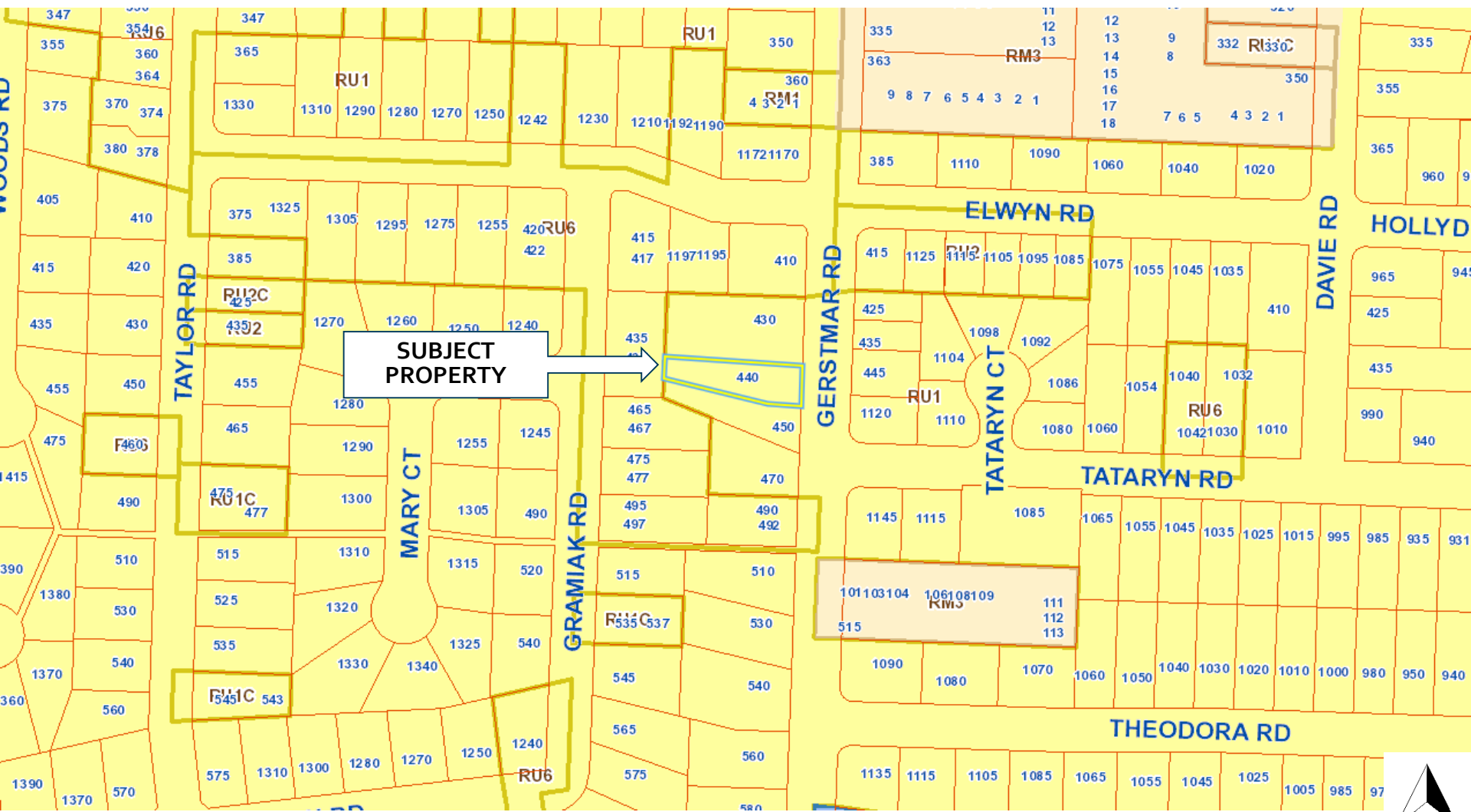
Council Approvals



Context Map



OCP Future Land Use / Zoning



Subject Property Map



City of Kelowna



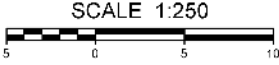
Project details

- ▶ The proposed rezoning from RU₁ to RU₆ will facilitate the development a duplex on the subject property.
- ▶ The subject property is 954.5 m² in size.
- ▶ The proposed duplex would be required to meet all the Zoning Bylaw Development Regulations.

Conceptual Site Plan

SKETCH SHOWING OUTLINE OF PROPOSED DUPLEX BUILDING ENVELOPE ON LOT A SECTION 22 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 29966

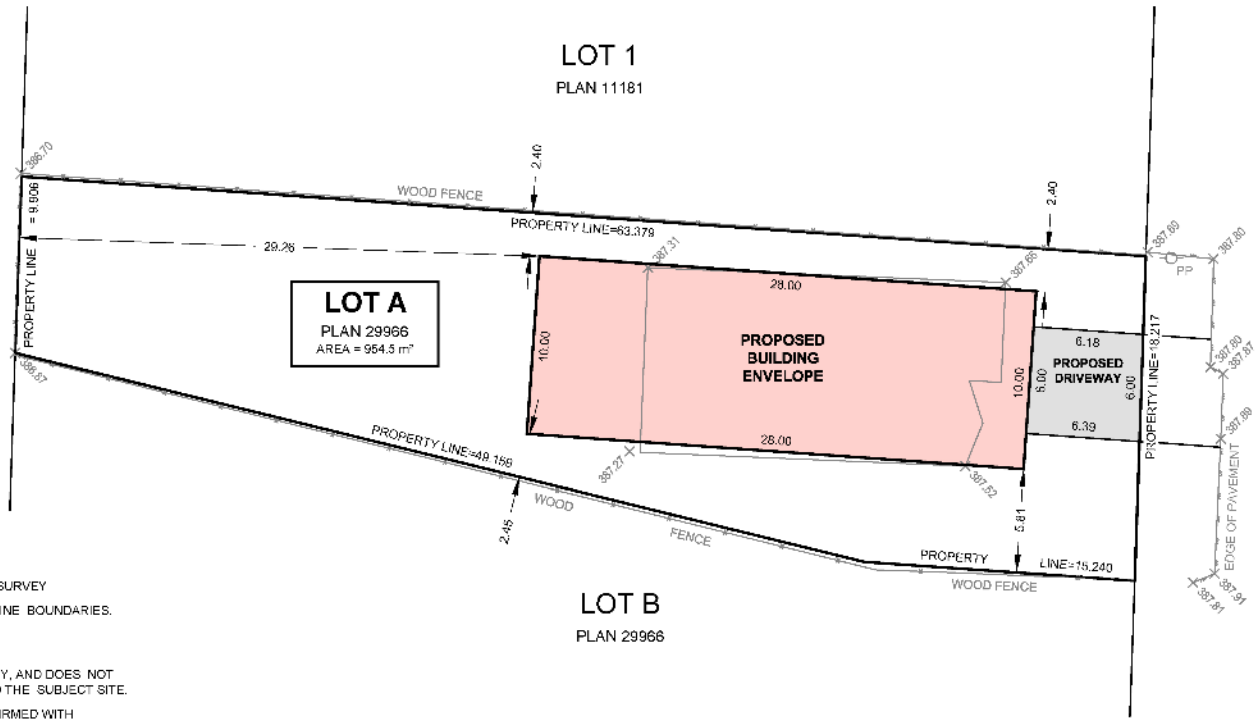
CITY OF KELOWNA
 CIVIC ADDRESS: 440 GERSTMAR ROAD
 PID: 004-123-263



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250



STRATA
 PLAN KAS567



NOTES:
 ZONING: RUI (TO BE REZONED AS RUB)
 PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY
 OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.
 REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.
 THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
 FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

PROPOSED SITE COVERAGE:

LOT "A":	
-BUILDING ENVELOPE	= 280.0m² 29.3%
-DRIVEWAY	= 37.7m² 3.9%
TOTAL	= 317.7m² 33.2%

ELEVATIONS ARE TO CGVD28 GEODETIC DATUM AND ARE DERIVED FROM DUAL-FREQUENCY GNSS OBSERVATIONS PROCESSED USING THE SMARTNET REAL-TIME NETWORK SERVICE

THIS PLAN HAS BEEN PREPARED FOR CONSTRUCTION PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD..

BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

bennett[®]
 LAND SURVEYING LTD.
 BC LAND SURVEYORS
 #201 - 1470 ST. PAUL STREET,
 KELOWNA, BC
 V1Y 2E8
 TEL 250-753-5711
 www.bennettsurveys.com

REV. 2

FB697 P20-24.31 (PB)

Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Sensitive Infill
 - ▶ Within Permanent Growth Boundary
- ▶ Consistent with Future Land Use **S2RES**

Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Sensitive Infill
 - ▶ Future Land Use Designation of S2RES – Single/Two Unit Residential
- ▶ Recommend the Public Hearing be waived.



Conclusion of Staff Remarks