



# Z21-0044

# 3090 Holland Road

Rezoning Application



# Proposal

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

# Development Process

Apr. 6, 2021

Development Application Submitted



Staff Review & Circulation



May. 3, 2021

Public Notification Received



Oct. 25, 2021

Initial Consideration



Nov. 16, 2021

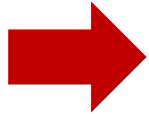
Public Hearing  
Second & Third Readings



Final Reading

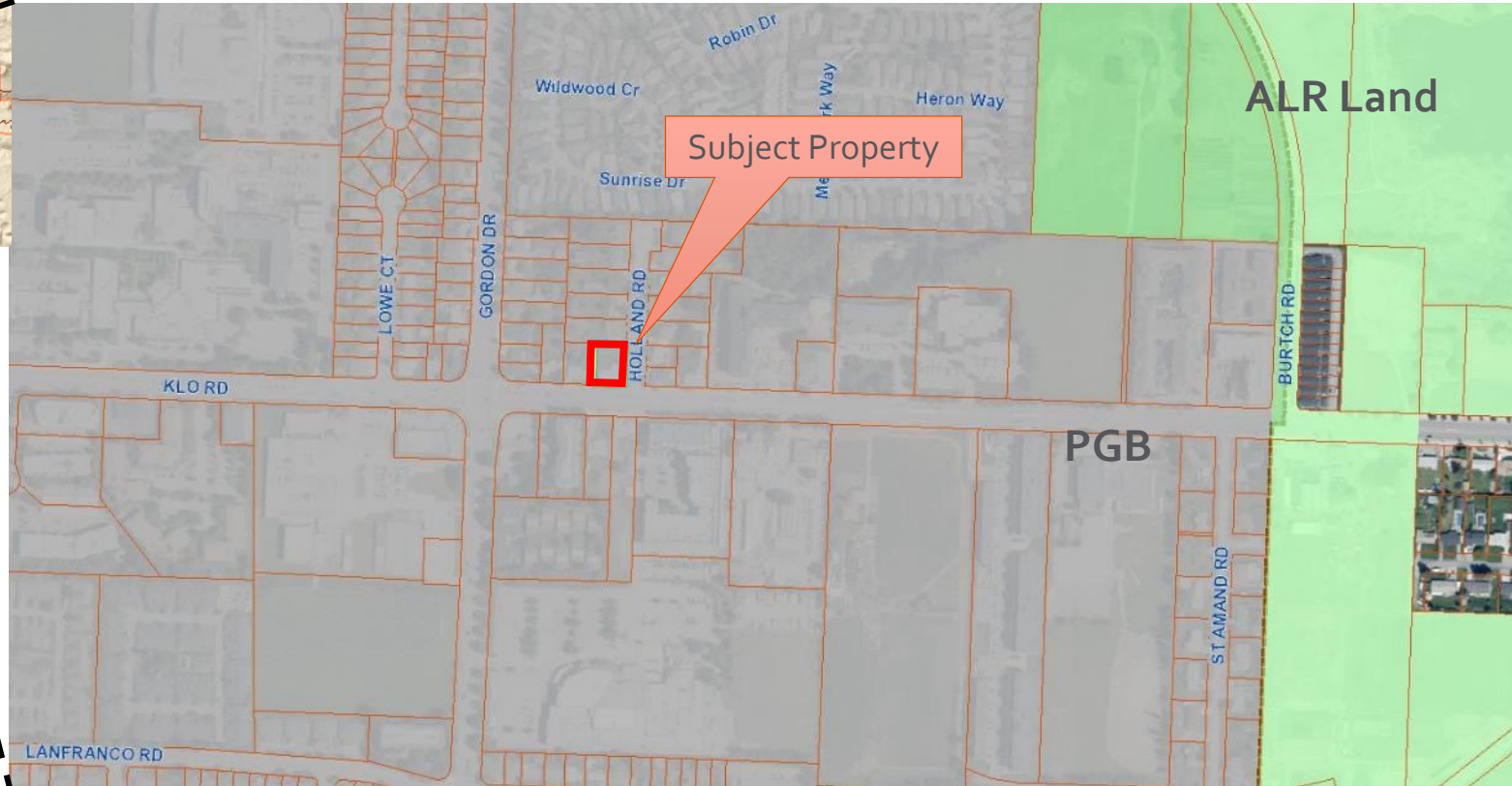
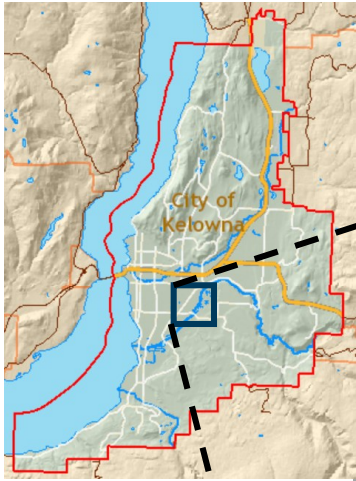


Subdivision



Council  
Approvals

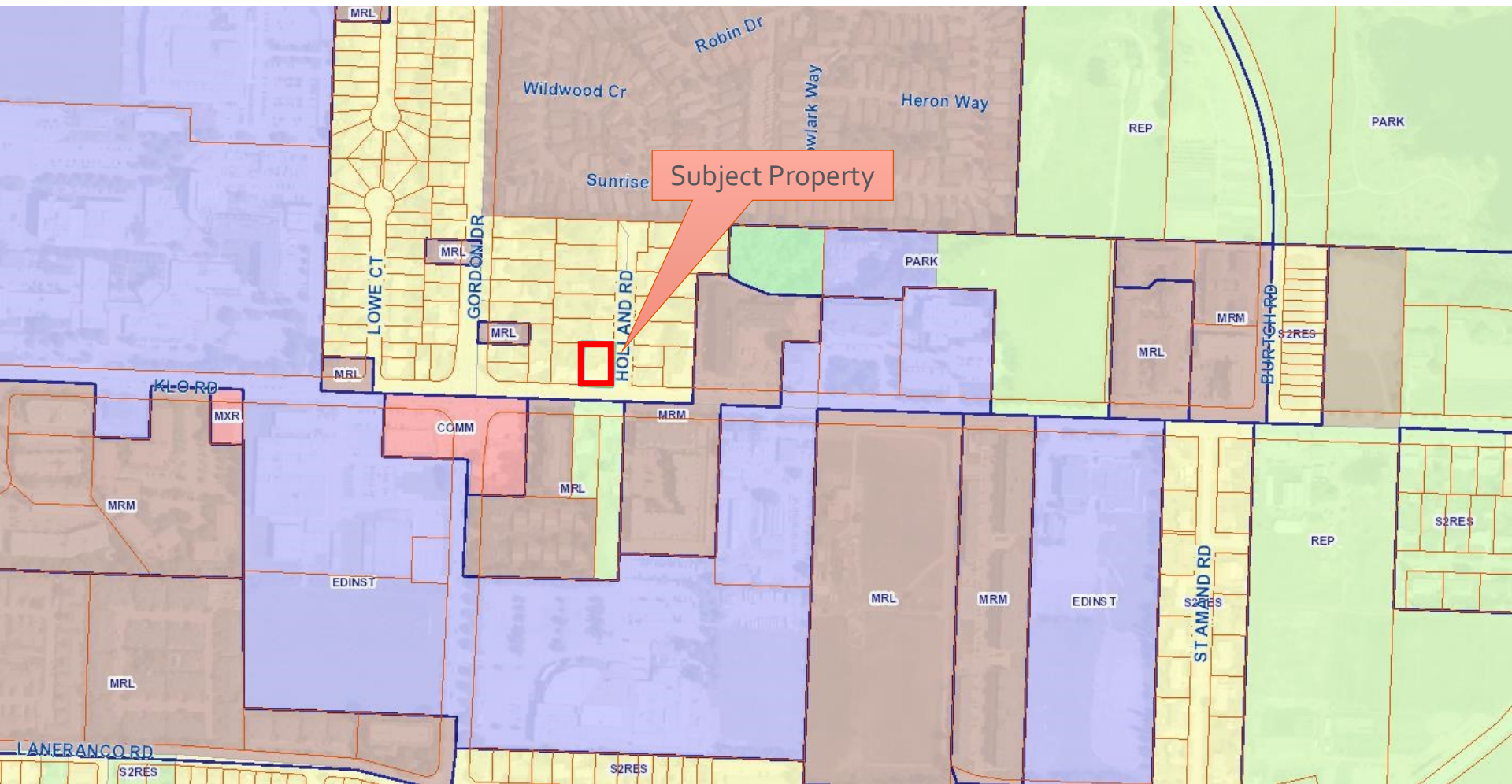
# Context Map



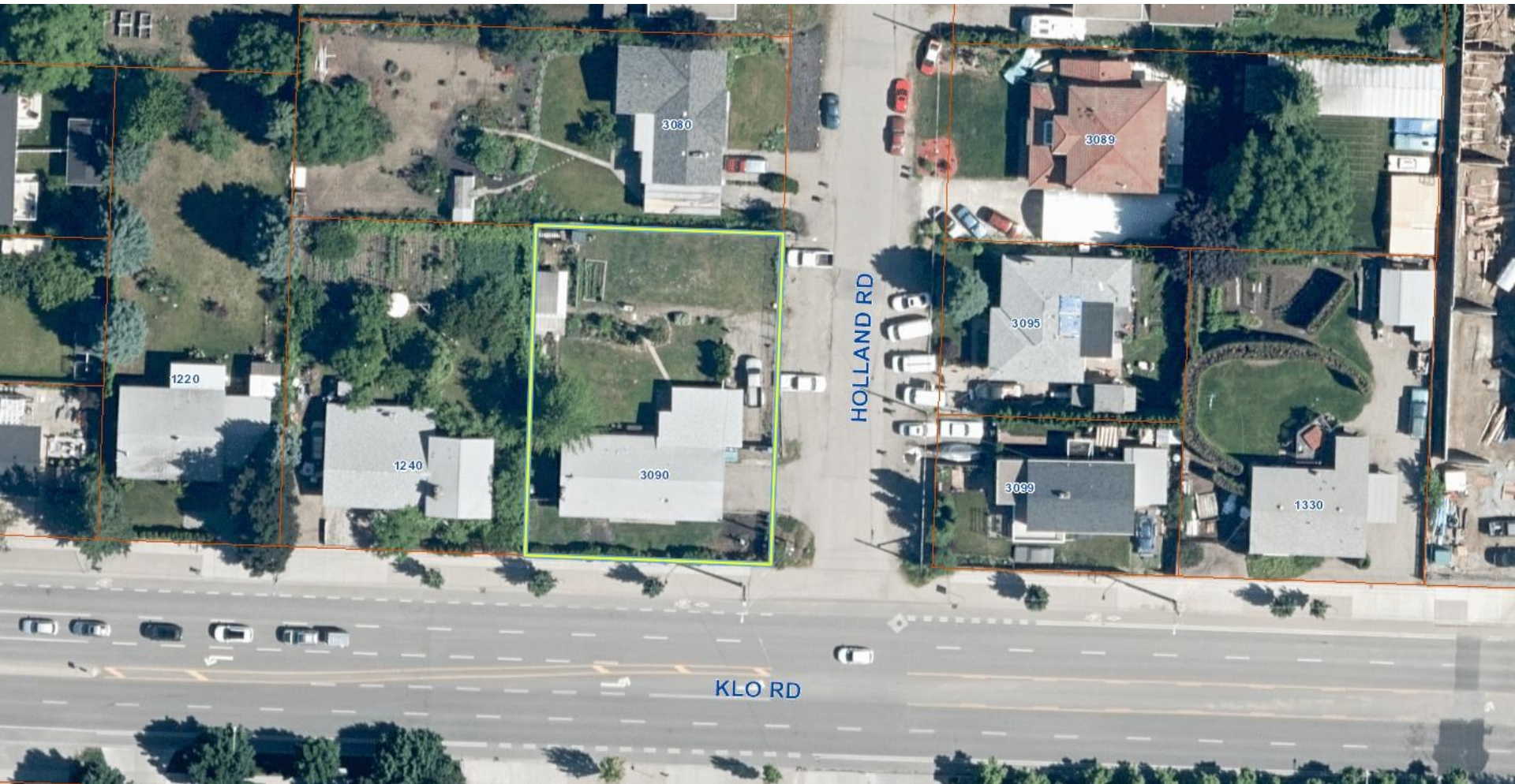
City of Kelowna



# OCP Future Land Use / Zoning



# Subject Property Map



# Project details

- ▶ Proposed rezoning to RU6 –Two Dwelling Housing will facilitate a 2-lot subdivision.
- ▶ Both lots meet the depth, width and size of the RU6 zone.
- ▶ A variance will be required for the rear yard setback on Lot B due to the existing dwelling



PROPOSED SUBDIVISION PLAN OF LOT 3 DISTRICT LOT 131  
ODYD PLAN 10710 EXCEPT PLAN H16127

PID: 009-538-151 3090 HOLLAND ROAD, KELOWNA

10

91°59'25" 30.476

Rem 3

TO BE REMOVED

SHED

A

AREA = 700m<sup>2</sup>

PLAN EPP\_\_\_\_\_

TO BE REMOVED

SHED

PLAN

91°59'25" 30.484

2.0m SIDE SETBACK

3.50

4.83

10710

EXISTING HOUSE

CHIMNEY 0.06

OVER SETBACK

STORAGE

CARPORT

8.0m FRONT SETBACK

5.96

4.5m FLANKING SIDE SETBACK

30.490

92°09'20"

B

AREA = 550m<sup>2</sup>

Rem 4

211°35' 22.966

211°35' 17.996

Variance Requested

4.83

5.92

18.084

210°22' 22.966

HOLLAND ROAD

6.74

5.97

KLO ROAD

CLIENT: ROLAN FACETTE	DATE: OCTOBER 1, 2020	
SCALE: 1:300 METRES	FILE: 22185-rev1	DRAWN BY: FL

Ferguson Land Surveying & Geomatics Ltd.

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# Development Policy

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

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to the RU6 – Two Dwelling Housing:
  - ▶ Consistent with the surrounding neighbourhood uses
  - ▶ Future Land Use designation of S2RES supports the RU6 zone



## *Conclusion of Staff Remarks*