



Z21-0054 1925 Fisher Rd

Rezoning Application



Proposal

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

Development Process

May 7, 2021

Development Application Submitted

Staff Review & Circulation

Oct 7, 2021

Public Notification Received

Nov 15, 2021

Initial Consideration

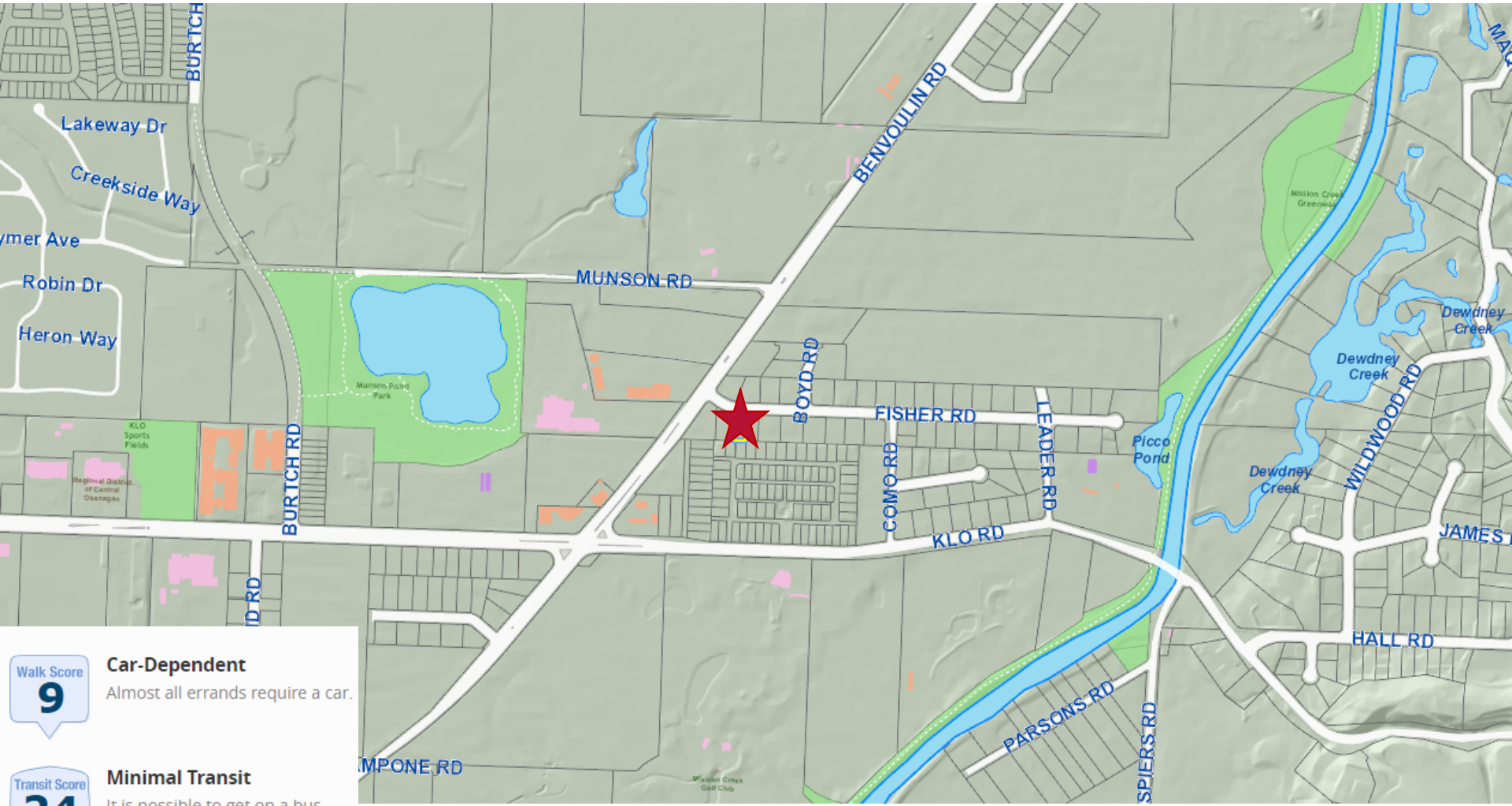
Waive Public Hearing

Final Reading

Building Permit

Council Approvals

Context Map



Walk Score
9
Car-Dependent
Almost all errands require a car.

Transit Score
24
Minimal Transit
It is possible to get on a bus.

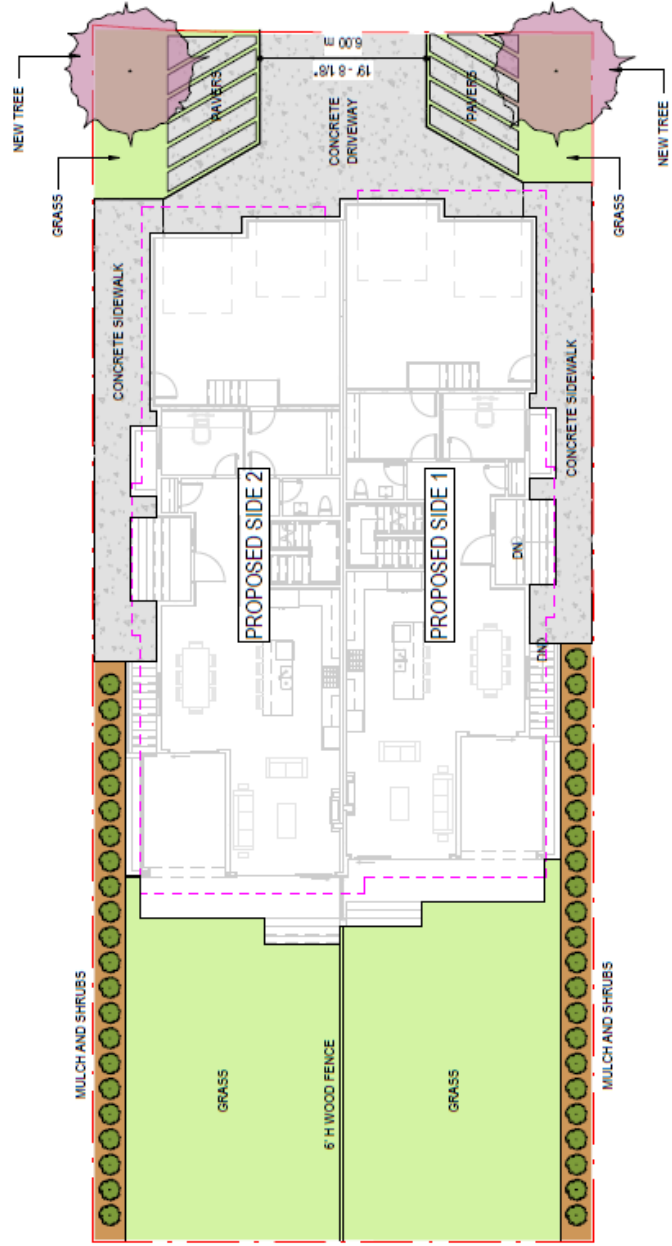
Bike Score
79
Very Bikeable
Biking is convenient for most trips.

City of Kelowna

Subject Property Map



Conceptual Site Plan



Development Policy

- ▶ Consistent with Future Land Use **S2RES**
- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Compact Urban Form
- ▶ Lot is part of a neighbourhood that is fully built out with single and semi-detached homes
- ▶ Lot has water and sanitary connections
- ▶ Not adjacent to ALR

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Urban Infill Policies
 - ▶ Appropriate location for adding residential density
- ▶ Recommend the Public Hearing be waived



Conclusion of Staff Remarks