



Z21-0004 575 Patterson Ave.

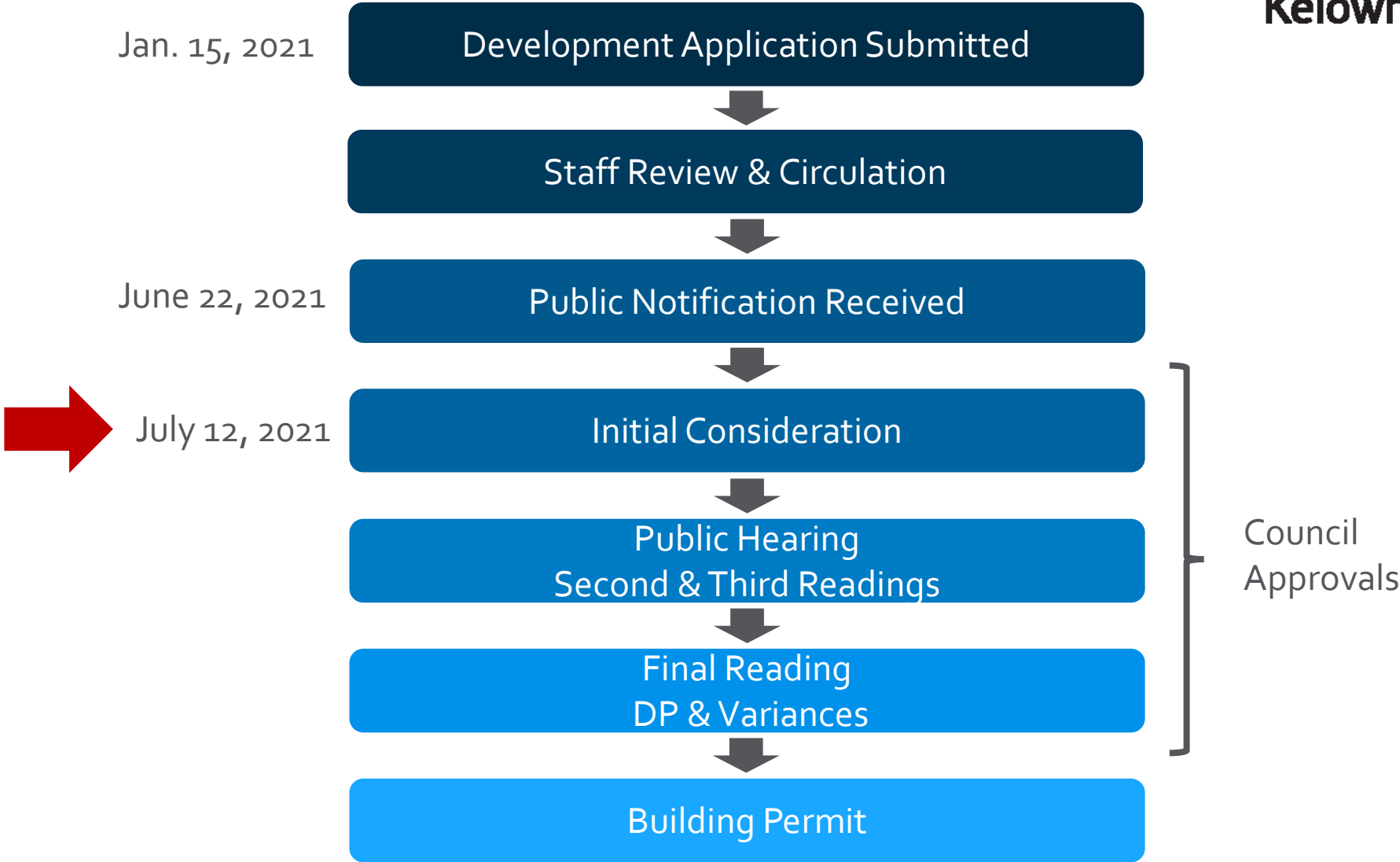
Rezoning Application



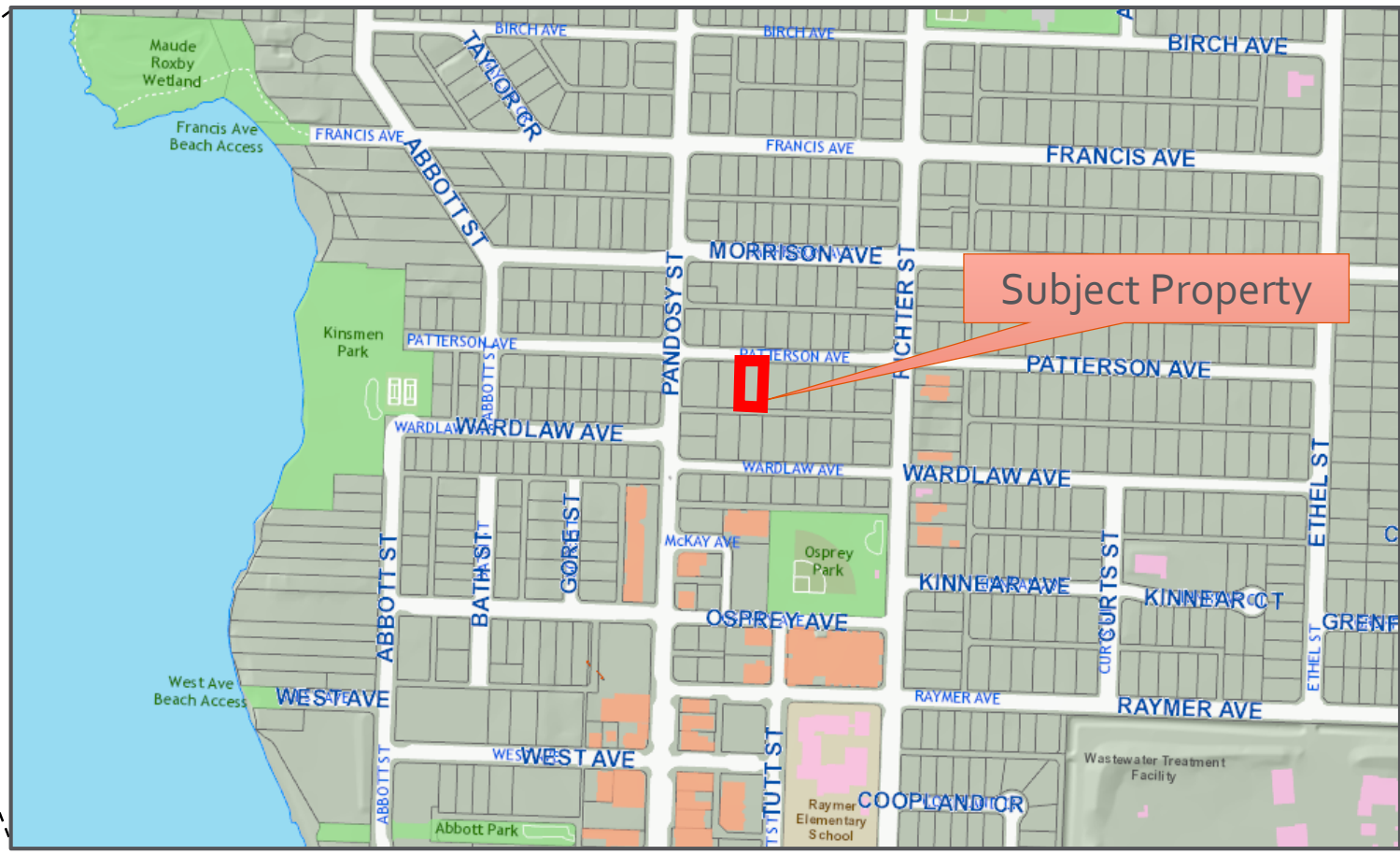
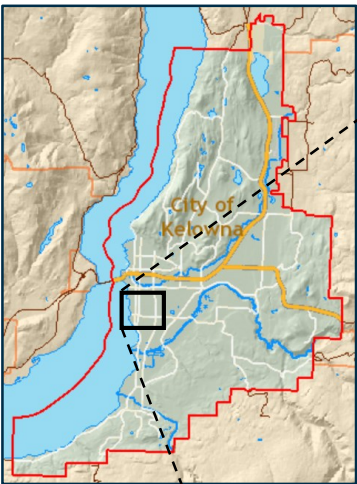
Proposal

- ▶ To rezone the property from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of a 4-plex;
- ▶ And to waive the Public Hearing

Development Process

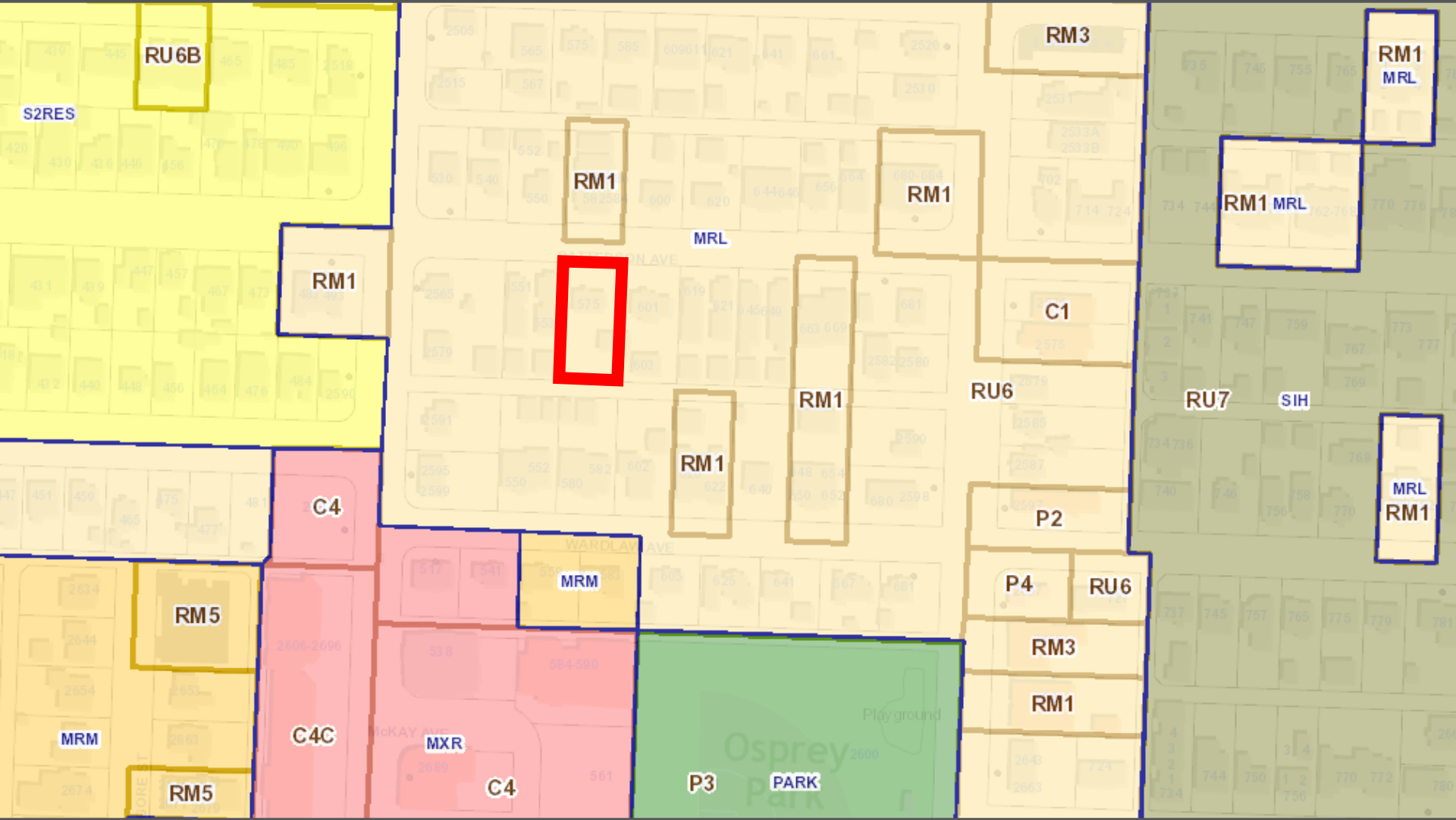


Context Map



City of Kelowna

OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ Rezone RU6 ➡ RM₃
- ▶ Facilitate the development of a 4-plex

Renderings



City of Kelowna

Development Policy

- ▶ FUL designation is MRL, which does support the proposed RM3 zone
 - ▶ Existing infrastructure able to accommodate a moderate amount of infill development in line with the RM3 zone
 - ▶ Very short distance from Pandosy Urban Centre with associated shopping and employment opportunities
 - ▶ Several parks and schools nearby
 - ▶ Good access to transit as both Pandosy St. and Richter St. are transit supportive corridors
 - ▶ Good access to active transportation as both Abbott St. and Ethel St. ACTs are nearby and easily accessible

Staff Recommendation

- ▶ Staff support the proposed RM₃ zone
 - ▶ Consistent with OCP
 - ▶ Given the site's access to nearby urban areas, amenities, and alternative transportation, residential densification under the RM₃ zone is appropriate



Conclusion of Staff Remarks