



# 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

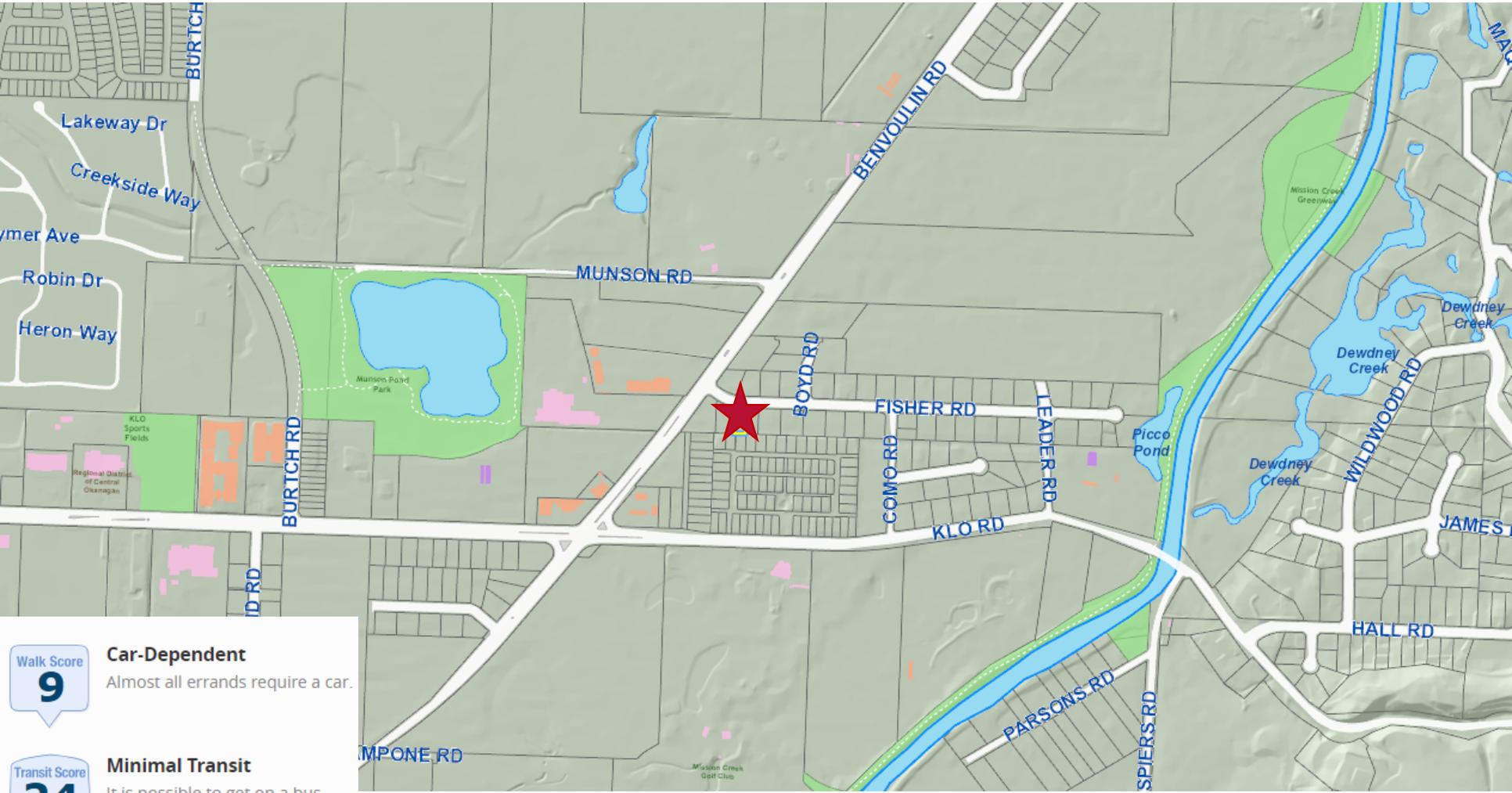
Waive Public Hearing

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.

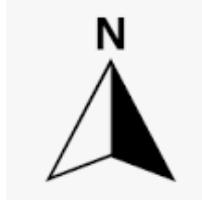
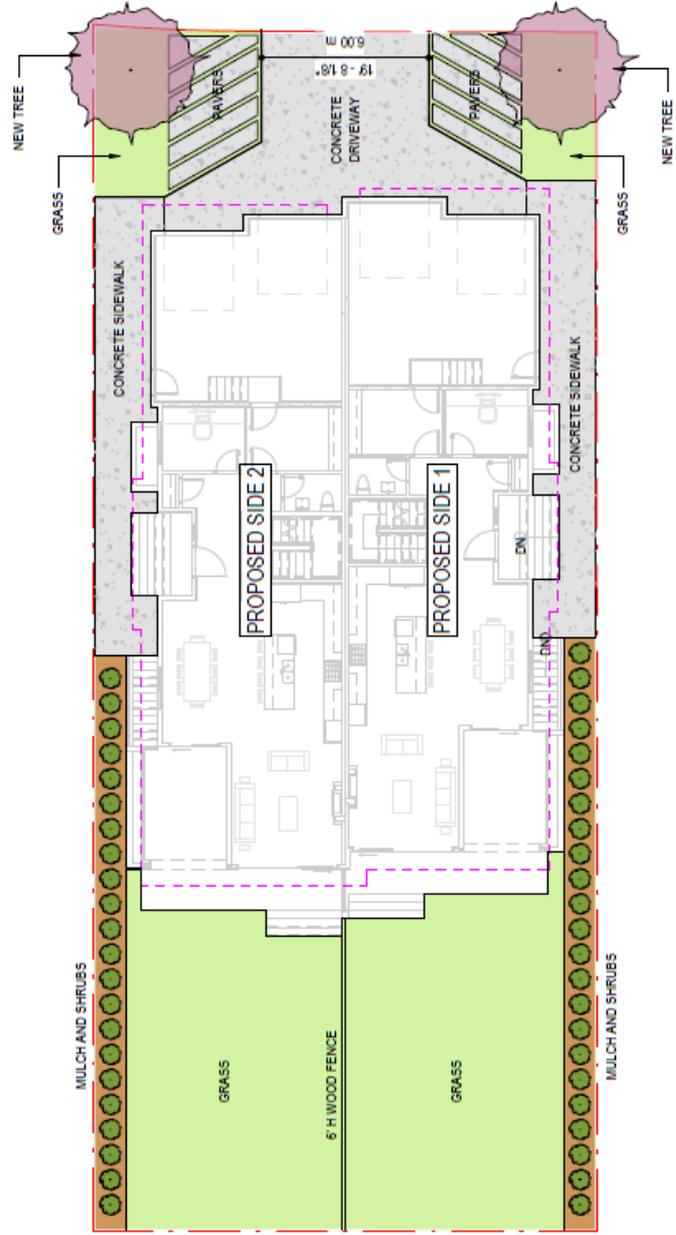
**Bike Score**  
**79**  
**Very Bikeable**  
Biking is convenient for most trips.

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*