



Z22-0008

634 McClure Road

Rezoning Application



Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing, to facilitate a 2-lot subdivision.

Development Process

Jan 31st, 2022

Development Application Submitted



Staff Review & Circulation



Feb 15th, 2022

Public Notification Received



May 2nd, 2022

Initial Consideration



Second & Third Readings



Final Reading
& Variance



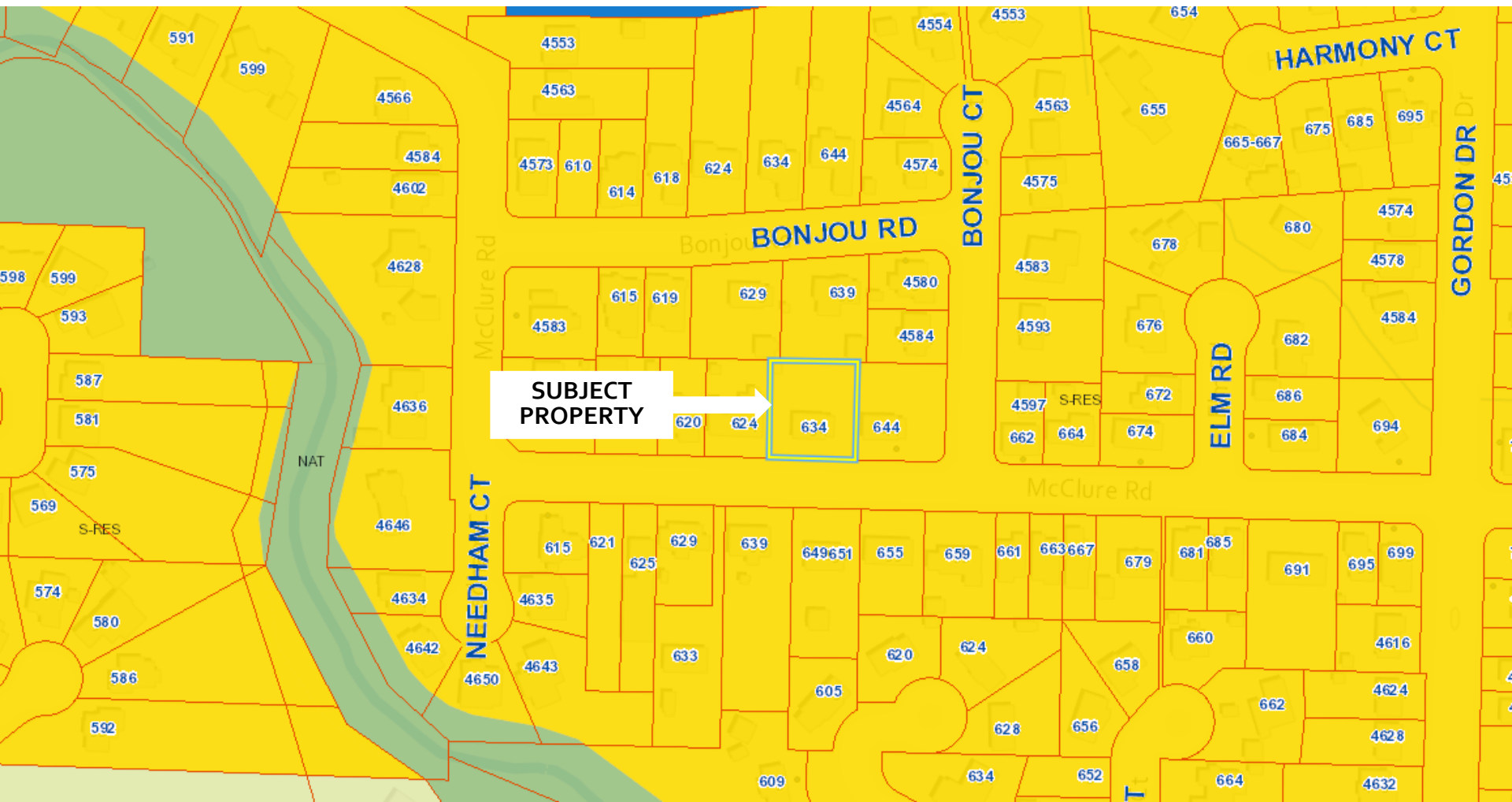
Building Permit

Council
Approvals

Context Map



OCP Future Land Use



Subject Property Map

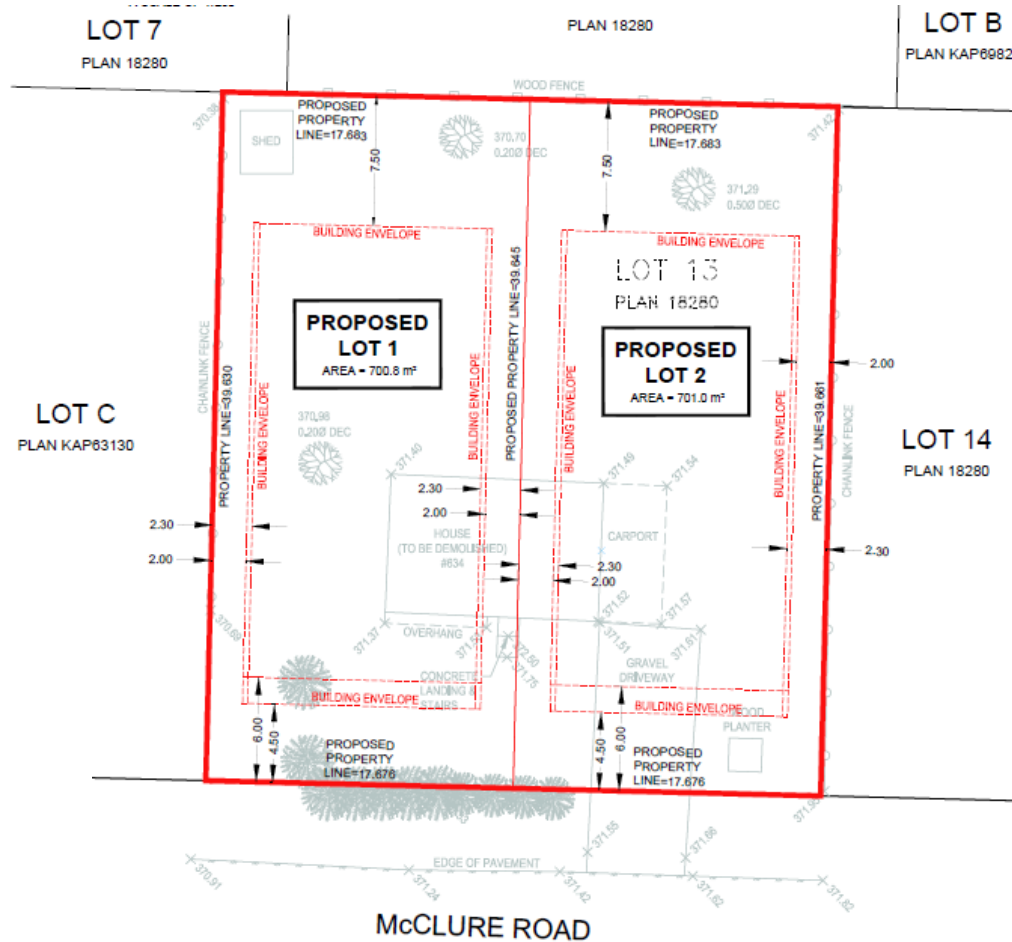


City of Kelowna

Project Details

- ▶ The proposal to rezone to RU6, is to facilitate a 2-lot subdivision.
- ▶ A Development Variance Permit Application is required to vary both lots from 18.0m required to 17.6m proposed.
 - ▶ Each lot is over 700m², so two dwellings would be able to be built on both new lots.
- ▶ If successful, the existing home will be removed.
- ▶ The proposed homes are expected to meet the development regulations of the RU6 zone.

Site Plan



Conceptual Renderings



Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Meets the intent of the Future Land Use Designation of S-RES – Suburban Residential.



Conclusion of Staff Remarks