



# Z22-0017

# 4563 & 4573 Gordon Dr

## Rezoning Application



# Proposal

- ▶ To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the subdivision of two lots into four.

# Development Process

March 3, 2022

Development Application Submitted

Staff Review & Circulation

April 27, 2022

Public Notification Received

May 16, 2022

Initial Consideration

First, Second & Third Readings

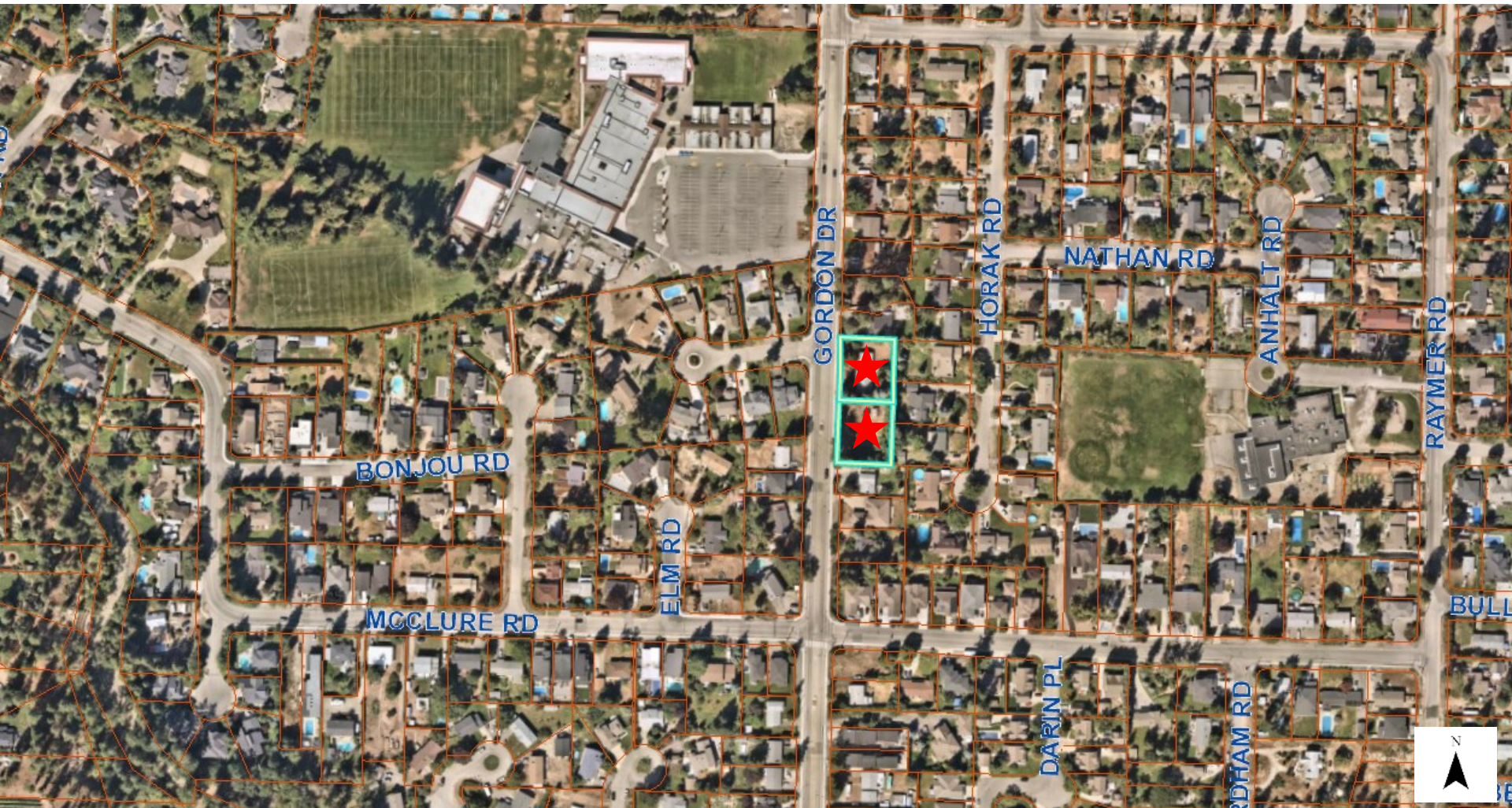
Final Reading

Subdivision, Building Permit

Council Approvals

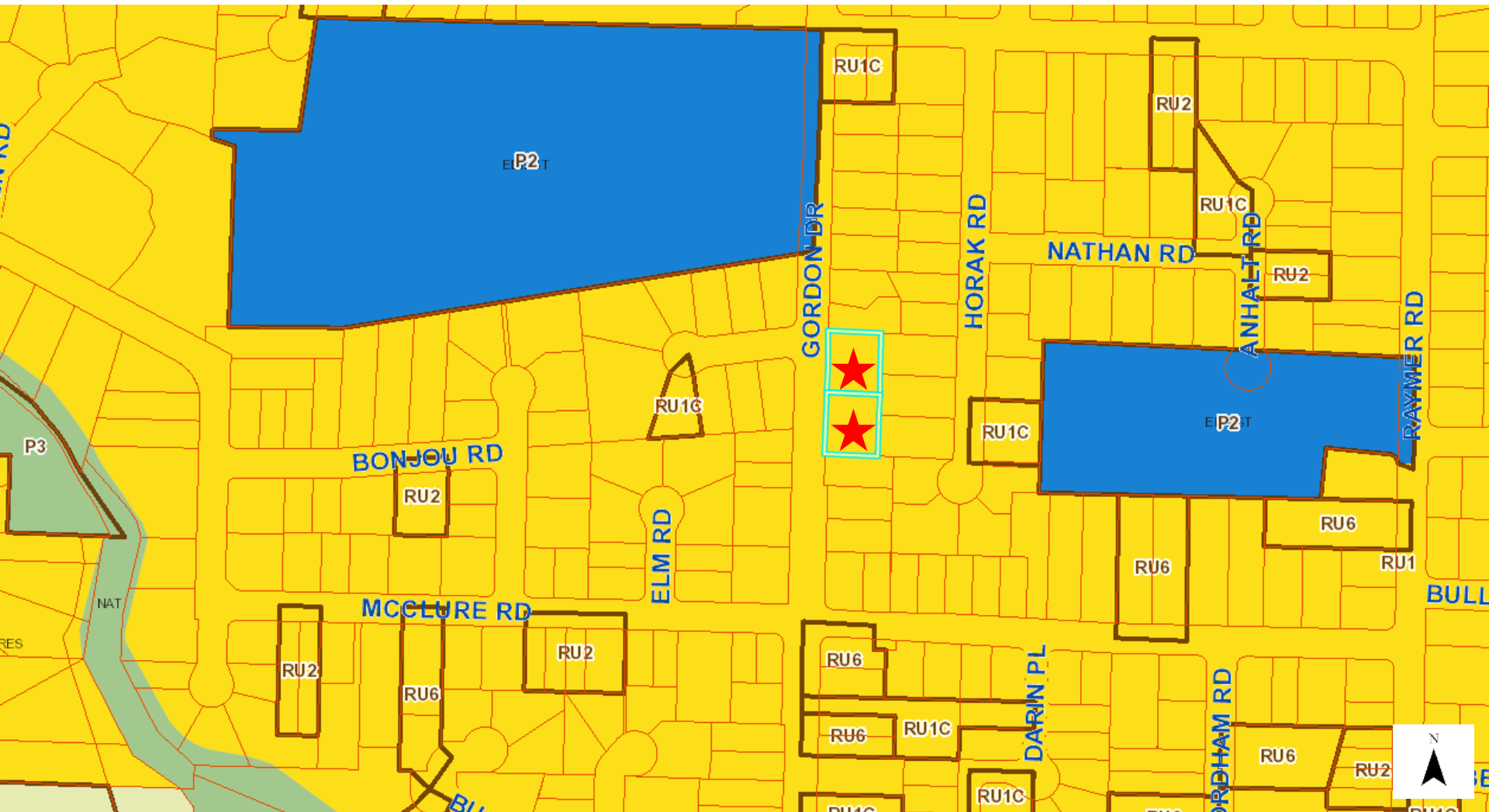


# Context Map



City of Kelowna

# OCP Future Land Use / Zoning





# Context Map

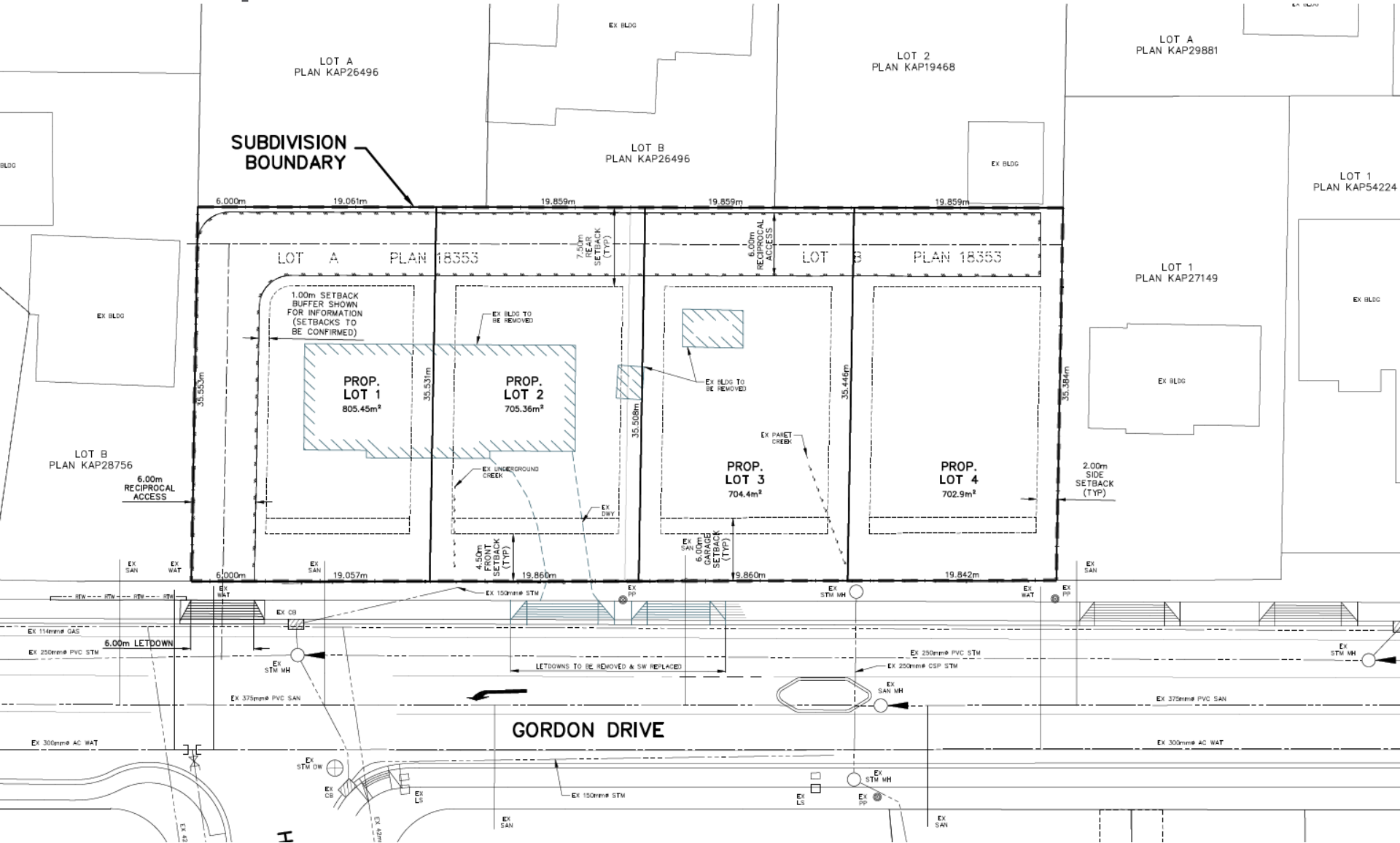


City of Kelowna

# Project/technical details

- ▶ Proposed rezoning to RU6 - Two Dwelling Housing will facilitate the subdivision of two existing lots into four lots.
- ▶ The proposed lots meet the depth, width and size requirements of the RU6 zone. Each lot meets the minimum lot area requirements for two dwelling housing.
- ▶ A single shared driveway access would be provided from Gordon Drive.

# Conceptual Site Plan





# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate the proposed subdivision.
- ▶ Meets the intent of the Official Community Plan
  - ▶ S-RES – Suburban Residential Designation and Policies
- ▶ Meets Zoning Bylaw requirements for RU6 – Two Dwelling Housing zone



## *Conclusion of Staff Remarks*