



City of
Kelowna

Z22-0080
550 Patterson Ave
Rezoning Application

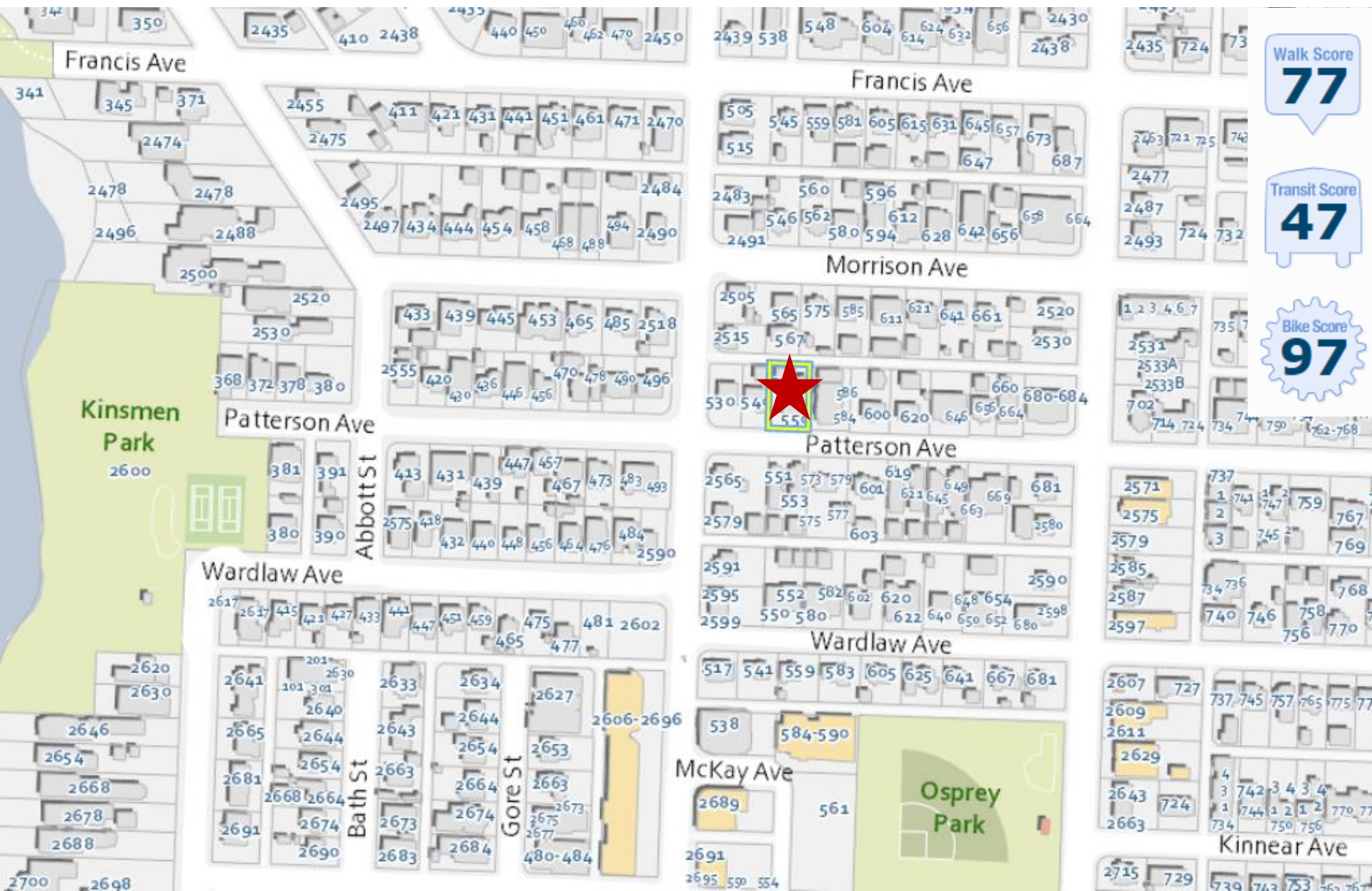
Purpose

- ▶ To rezone the subject property from the RU₄ – Duplex Housing zone to the MF₁ – Infill Housing zone to facilitate the development of four-plex housing on the subject property.

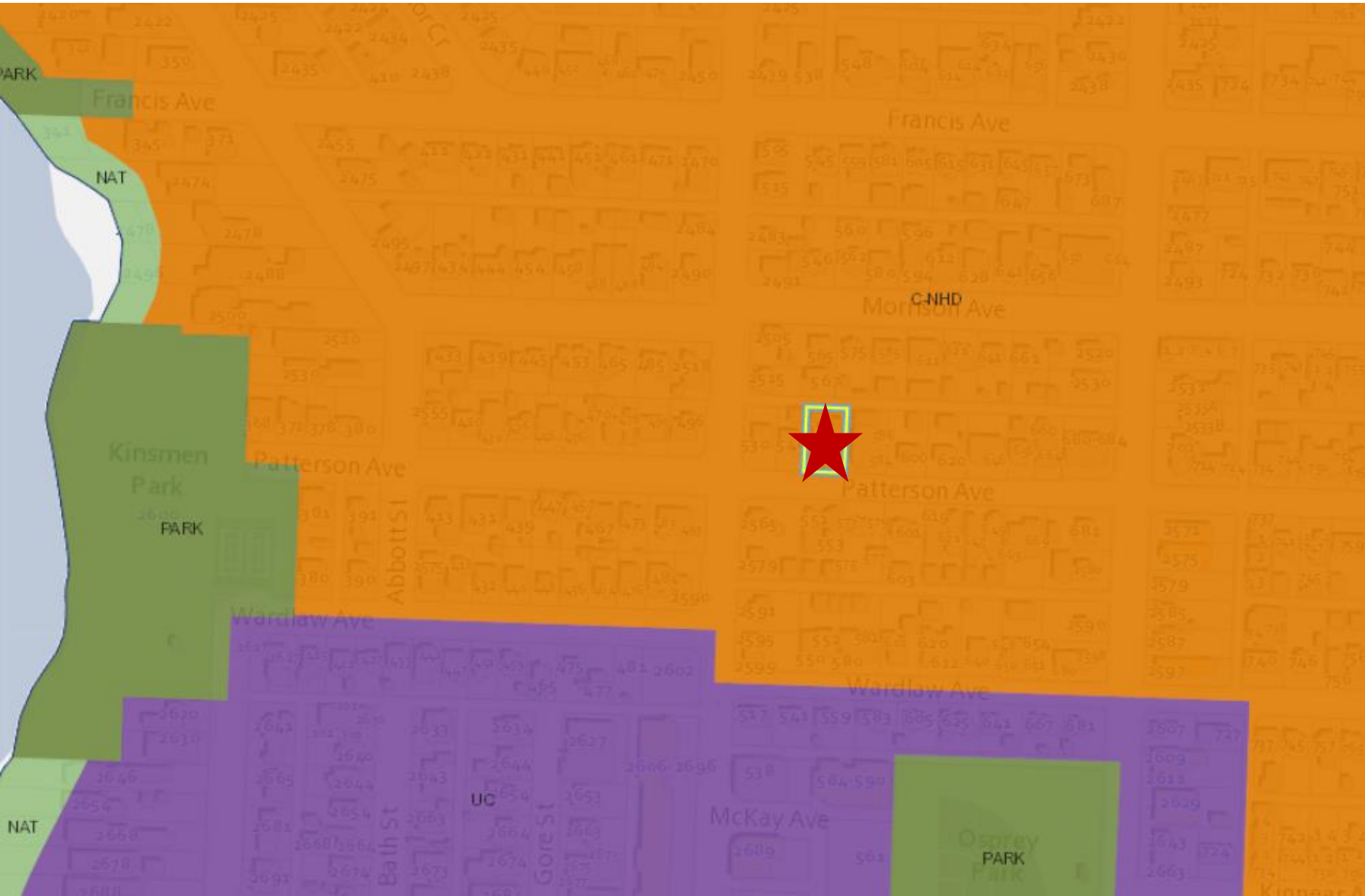
Development Process



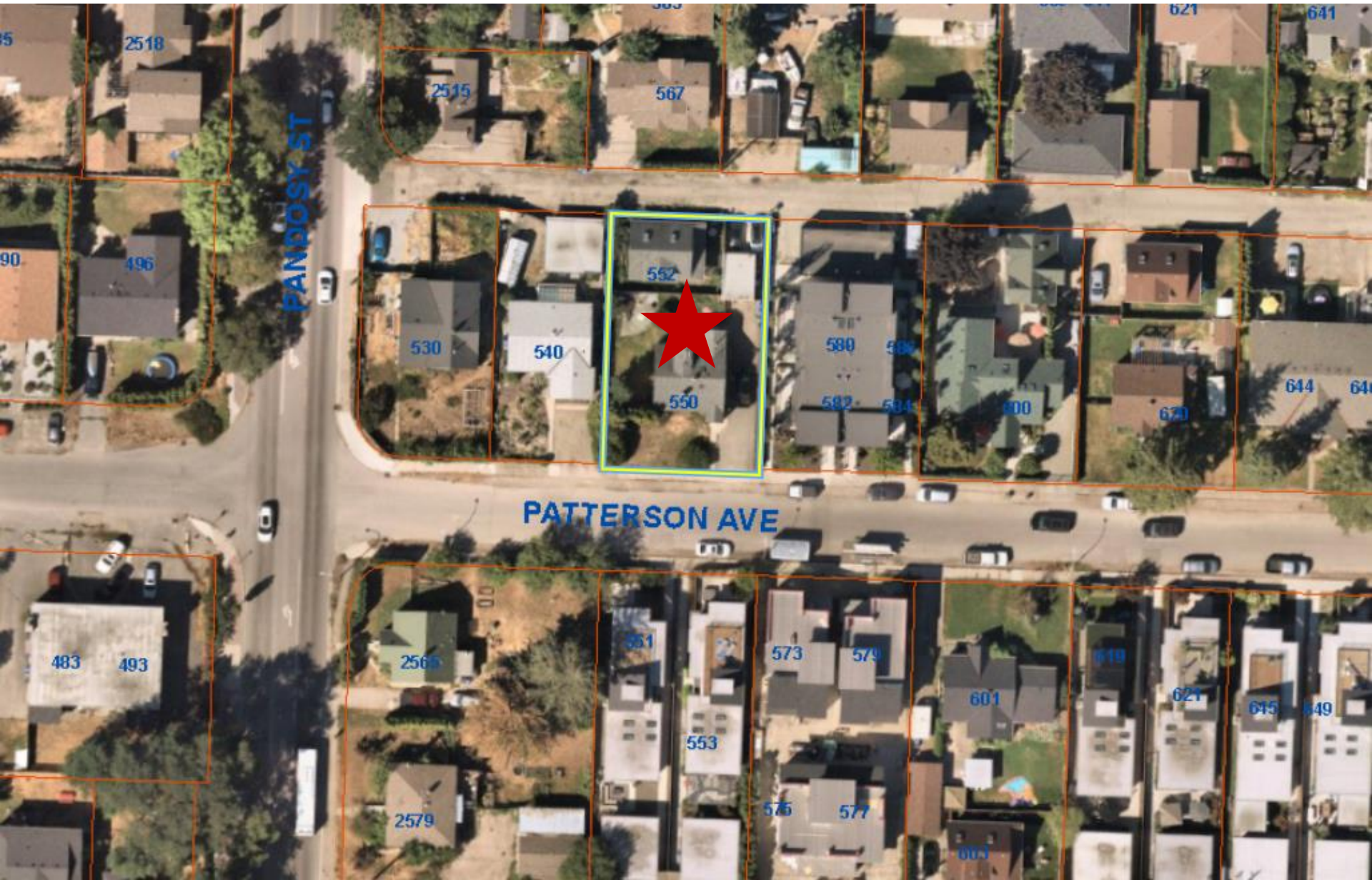
Context Map



OCP Future Land Use



Subject Property Map



Project Details

- ▶ Core Area Neighbourhood (C-NHD)
 - ▶ Pandosy Street (50 m) – Transit Supportive Corridor
- ▶ MF₁ – Infill Housing
 - ▶ Four-plex with detached garage
 - ▶ Consistent with residential uses in the neighbourhood
- ▶ Zoning Bylaw Regulations
 - ▶ Maintains setbacks and development regulations

OCP Objectives & Policies

- ▶ Policy 5.3.1 Ground Oriented Infill
 - ▶ Low density, ground-oriented
 - ▶ Houseplexes, townhouses, single detached dwelling
 - ▶ Sensitive infill

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives and Policies
 - ▶ Sensitive infill
 - ▶ Ground-oriented