

City of
Kelowna

Z22-0029
975 Franklyn Road
Rezoning Application

Proposal

- ▶ To consider an application to rezone the subject property from RU1 – Large Lot Housing to the RU4 – Duplex Housing

RU₄ – Duplex Housing

- ▶ Previously the RU₆ – Two Dwelling Housing zone
- ▶ The purpose is to provide a zone for duplex development
- ▶ Additional subzone designations have been included in the RU₄ zone: Duplex housing
 - ▶ with boarding and lodging (RU₄b)
 - ▶ with heritage commercial (RU₄hc)
 - ▶ with child care centre, major (RU₄cc)

Development Process



Apr. 26, 2022

Development Application Submitted



Staff Review & Circulation



Oct. 10, 2022

Public Notification Received



Nov. 14, 2022

Initial Consideration



First, Second & Third Readings



Final Reading

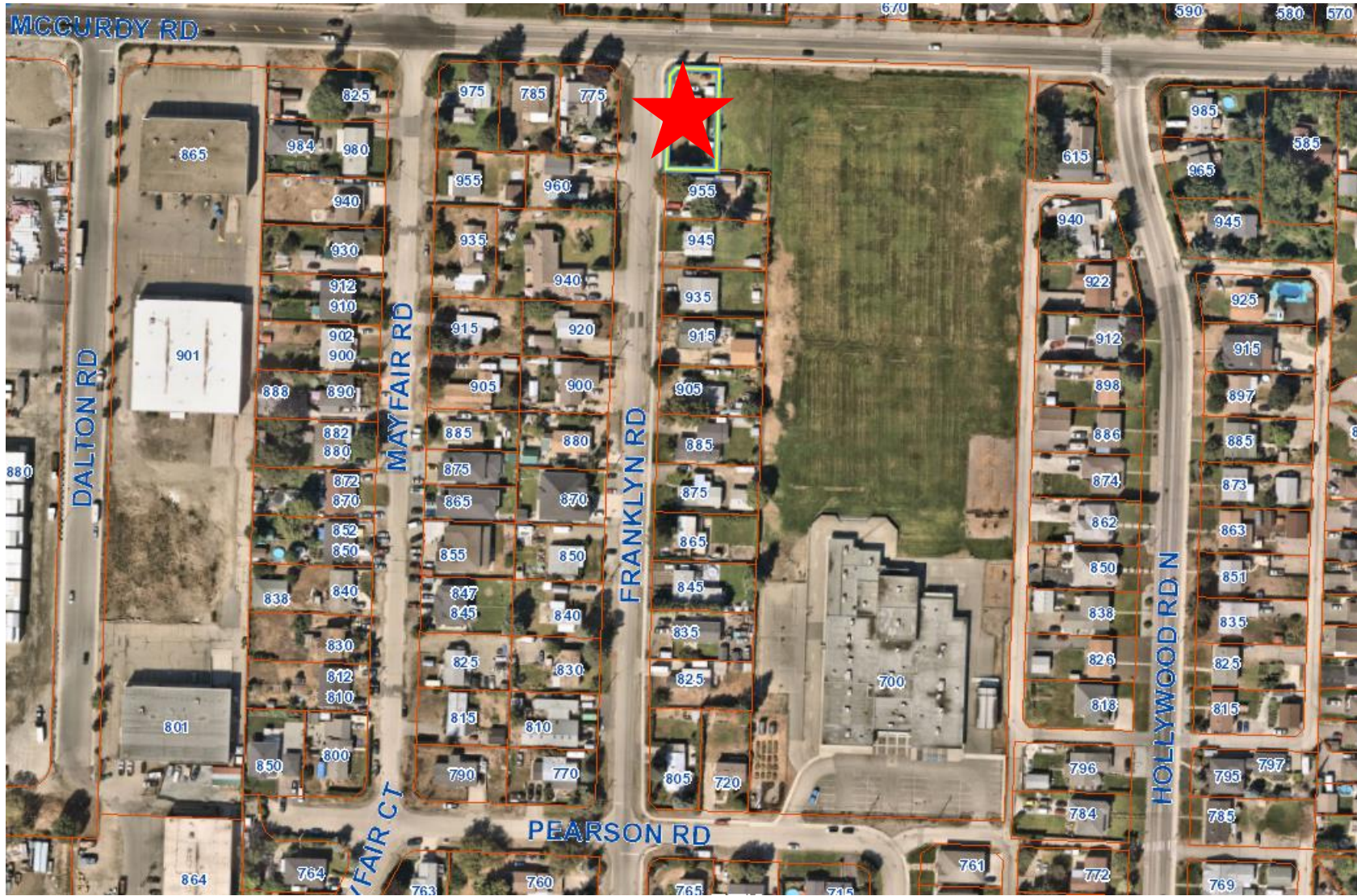


Building Permit



Council Approvals

Context Map



OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map

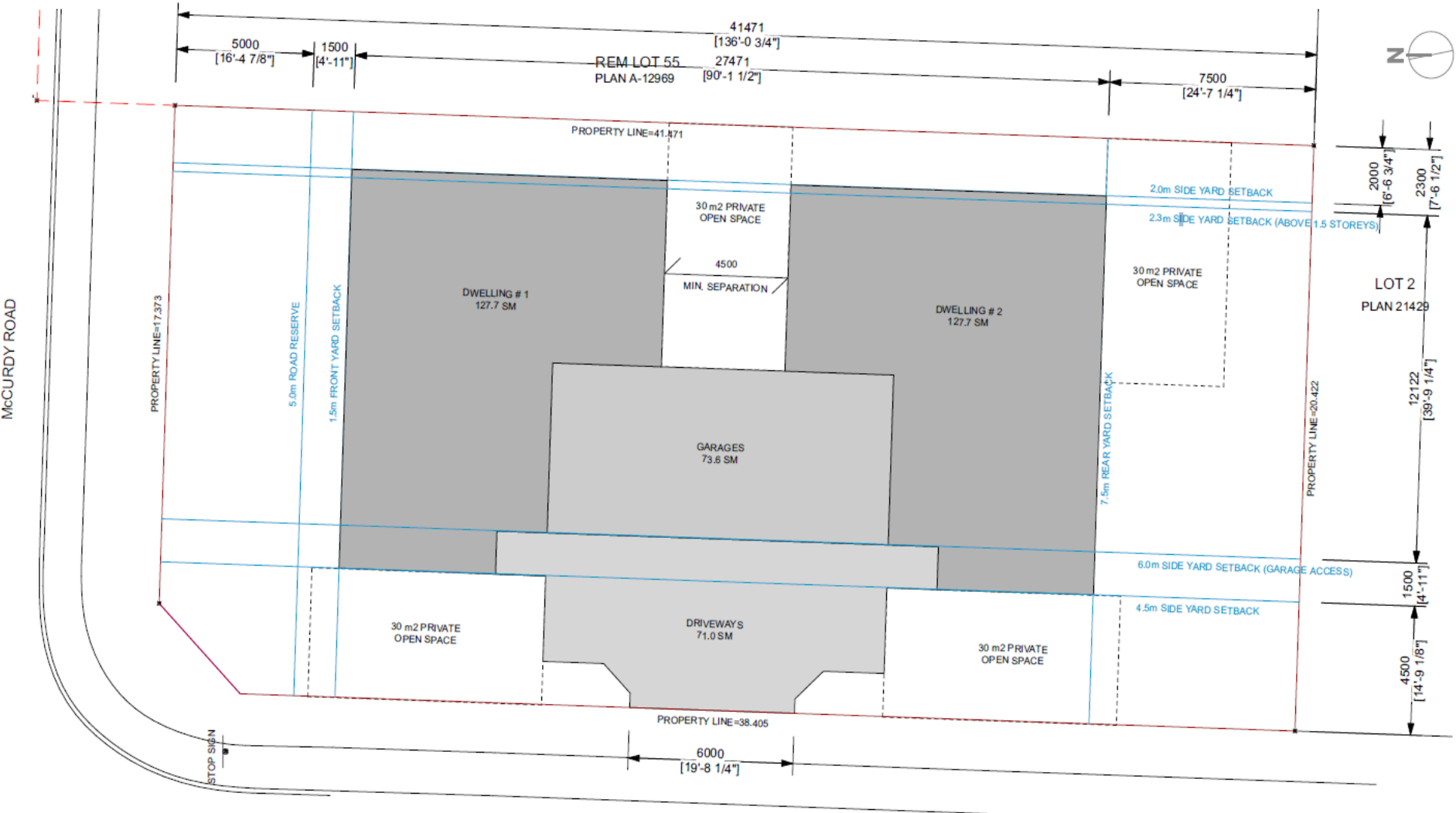


City of Kelowna

Project Details

- ▶ The property is 842 m² and meets the minimum lot size, width and depth of the RU₄ zone
- ▶ The property has the Core Area Neighbourhood (C-NHD) Future Land Use Designation
- ▶ This would facilitate the construction of two new semi-detached dwellings

Site Plan



13.6 RU6 - TWO DWELLING HOUSING ZONING ALLOWANCE PROPOSED

Development Policy

- ▶ Meets the intent of the Official Community Plan

Core Area Neighbourhood

- ▶ Subject property is within the Permanent Growth Boundary and the Core Area
- ▶ Provides sensitive infill

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to the RU₄ – Duplex Housing:
 - ▶ Consistent with the surrounding neighbourhood uses
 - ▶ Meets the Future Land Use designation of C-NHD



Conclusion of Staff Remarks