

City of  
**Kelowna**

Z22-0046  
705 Raymer Rd  
Rezoning Application

# Proposal

- ▶ To rezone the subject property from RU1c - Large Lot Housing with Carriage House to RU4 – Duplex Housing

# RU<sub>4</sub> – Duplex Housing

- ▶ Previously the RU<sub>6</sub> – Two Dwelling Housing zone
- ▶ The purpose is to provide a zone for duplex development
- ▶ Additional subzone designations have been included in the RU<sub>4</sub> zone: Duplex housing
  - ▶ with boarding and lodging (RU<sub>4</sub>b)
  - ▶ with heritage commercial (RU<sub>4</sub>hc)
  - ▶ with child care centre, major (RU<sub>4</sub>cc)

# Development Process



July 13, 2022

Development Application Submitted



Staff Review & Circulation



August 16, 2022

Public Notification Received



 September 26, 2022

Initial Consideration



First, Second & Third Readings



Final Reading



Building Permit

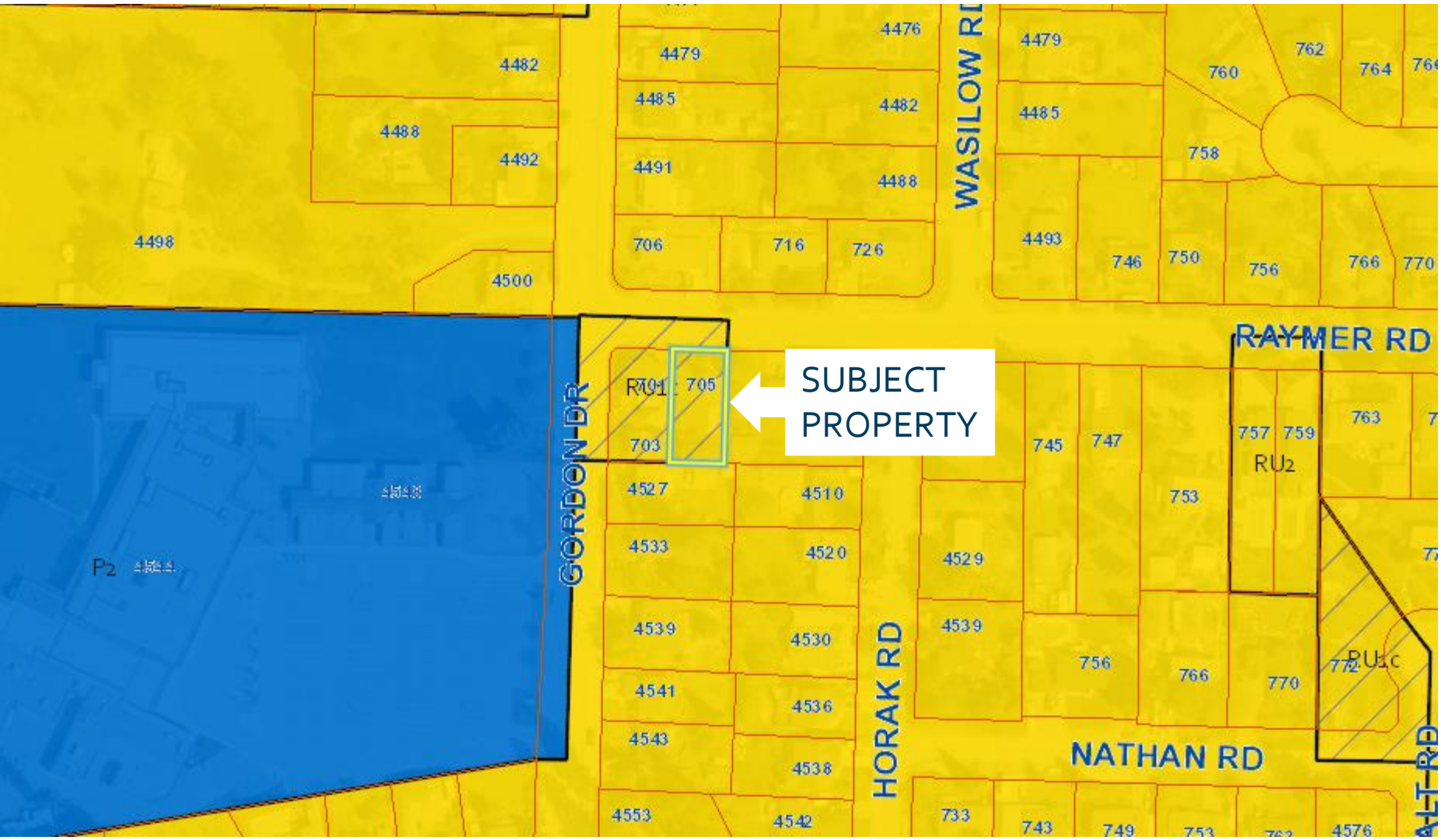


Council Approvals

# Context Map



# OCP Future Land Use / Zoning



# Subject Property Map



# Project details

- ▶ The property is 716.18 m<sup>2</sup> and meets the minimum lot size, width and depth of the RU<sub>4</sub> zone.
- ▶ Proposal is to facilitate a semi-detached duplex, with abundance of private open space in the rear yard.
- ▶ The conceptual development is proposed to meet all Zoning Bylaw Regulations.





# Staff Recommendation

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



*Conclusion of Staff Remarks*