

# Z22-0037 764 McClure Rd

Rezoning Application

# Proposal

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

# Rezoning

- ▶ “Is this proposed land use and density appropriate for this property?”
  
- ▶ Regulate the following within a zone:
  - ▶ Uses of land, building, & structures
  - ▶ Density of use of land (FAR)
  - ▶ Based on OCP Policies including Future Land Use

# Development Process

June 1, 2022

Development Application Submitted



Staff Review & Circulation



June 29, 2022

Public Notification Received



Nov 21, 2022

Initial Consideration



Second & Third Readings

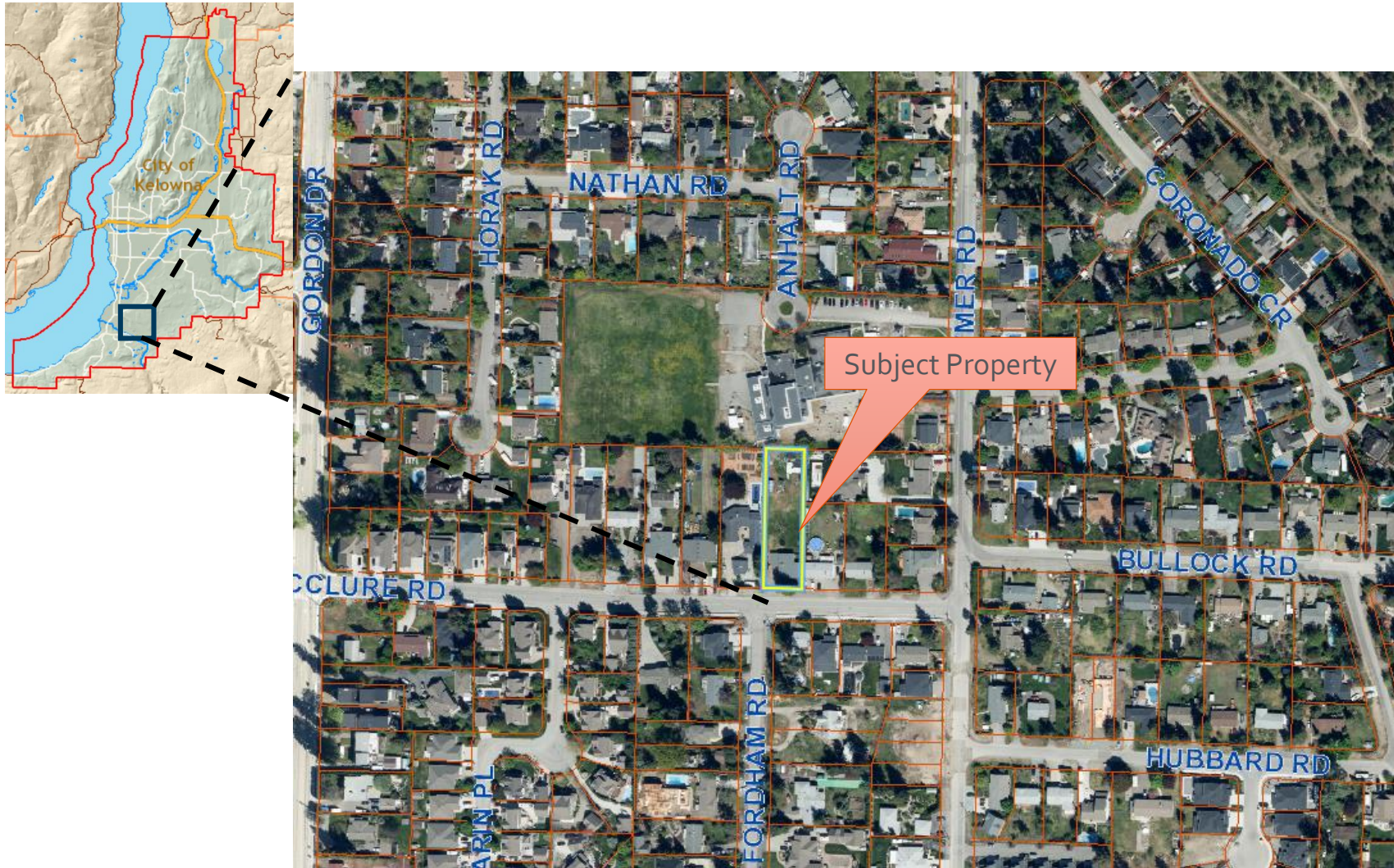


Adoption

Council  
Approvals



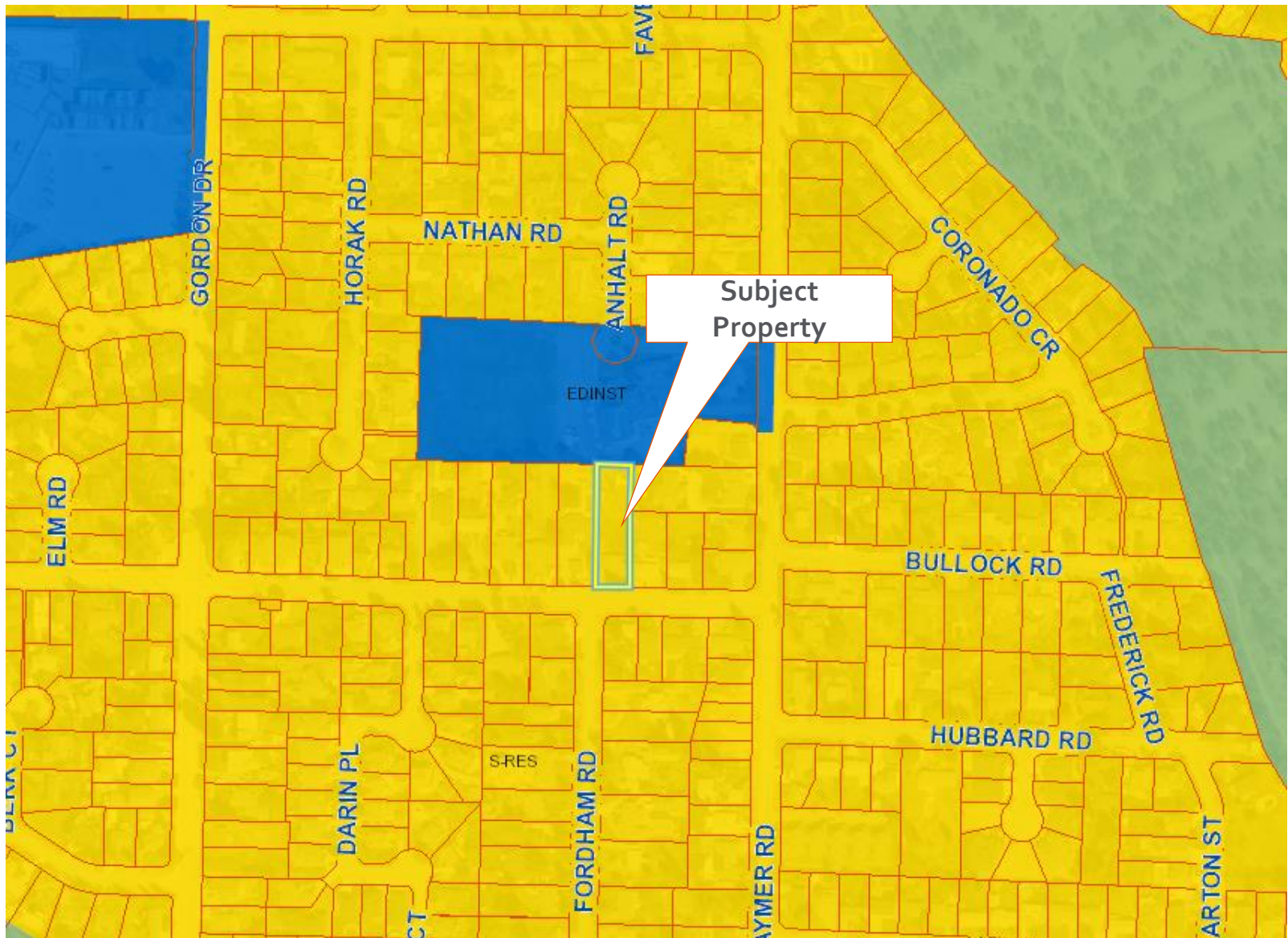
# Context Map



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# OCP Future Land Use



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# Subject Property Map

Walk Score  
**18**

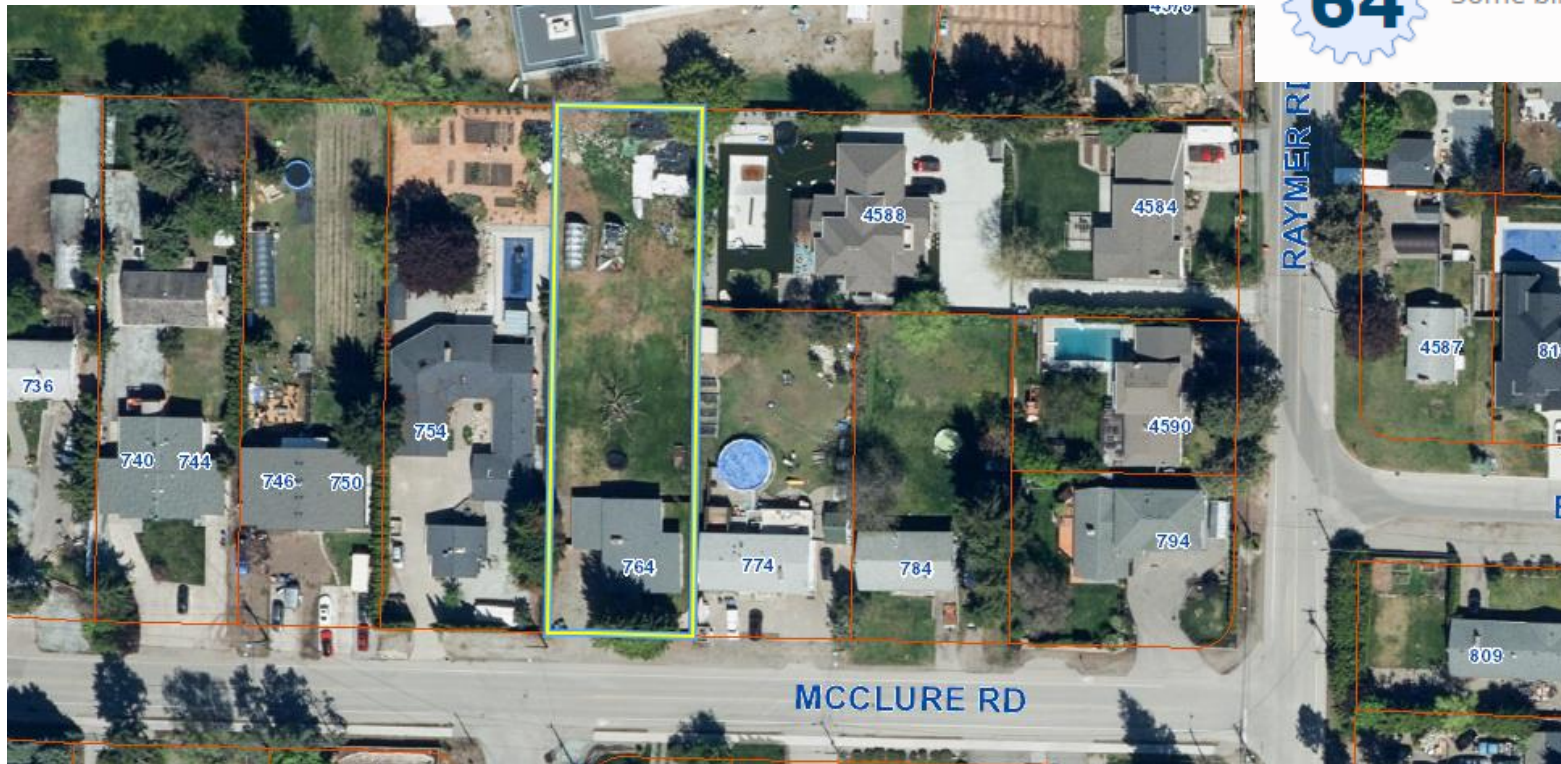
**Car-Dependent**  
Almost all errands require a car.

Transit Score  
**28**

**Some Transit**  
A few nearby public transportation options.

Bike Score  
**64**

**Bikeable**  
Some bike infrastructure.



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# Project/technical details

- ▶ The proposed rezoning from the RU1 – Large Lot Housing to the RU4 – Duplex Housing zone.
- ▶ Single family dwelling located at the north end of the property.
- ▶ Accessed through a 4.5 m drive aisle on the west side of the property.





**"NOTE:"**  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

LOT COVER: 30%

CONTRACTS TO BE AWARDED	1,385,601 P.T.
CONTRACTS AWARDED	218,521 P.T.
PROPOSED MAINT. CONTRACTS	2,087,541 P.T.
PROPOSED CAPITAL PROJECTS	3,271,541 P.T.
PROPOSED INFRASTRUCTURE	3,044,541 P.T.
TOTAL PROJECTS	2,672,541 P.T.
TOTAL COVERAGE	31.08%

**UNIVERSITY OF CALIFORNIA**

TOTAL FOO WEIGHT	=	7672.00 LBS
FARMER'S DECK	=	1012.00 LBS
CONCRETE	=	2,988.00 LBS
<hr/>		
TOTAL FOO WEIGHT	=	11,368.00 LBS
TOTAL LOT WEIGHT	=	20,145.00 LBS
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TOTAL CONCRETE	=	5,100 LBS

COMING ANYWHERE

[illegible]

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# Development Policy

- ▶ Meets the intent of the Official Community Plan Suburban Residential Policies by providing low impact and context sensitive residential growth within existing neighbourhoods
  - ▶ The proposed single-family home would provide an additional ground-oriented dwelling
  - ▶ Would provide an additional dwelling unit that is close to a secondary school and early learning centre

# Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
  - ▶ Subject property is within the Permanent Growth Boundary.
  - ▶ Future Land Use designation of S-RES supports the RU6 zone





## *Conclusion of Staff Remarks*