



City of
Kelowna

Z22-0049 1233 Lund Road

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

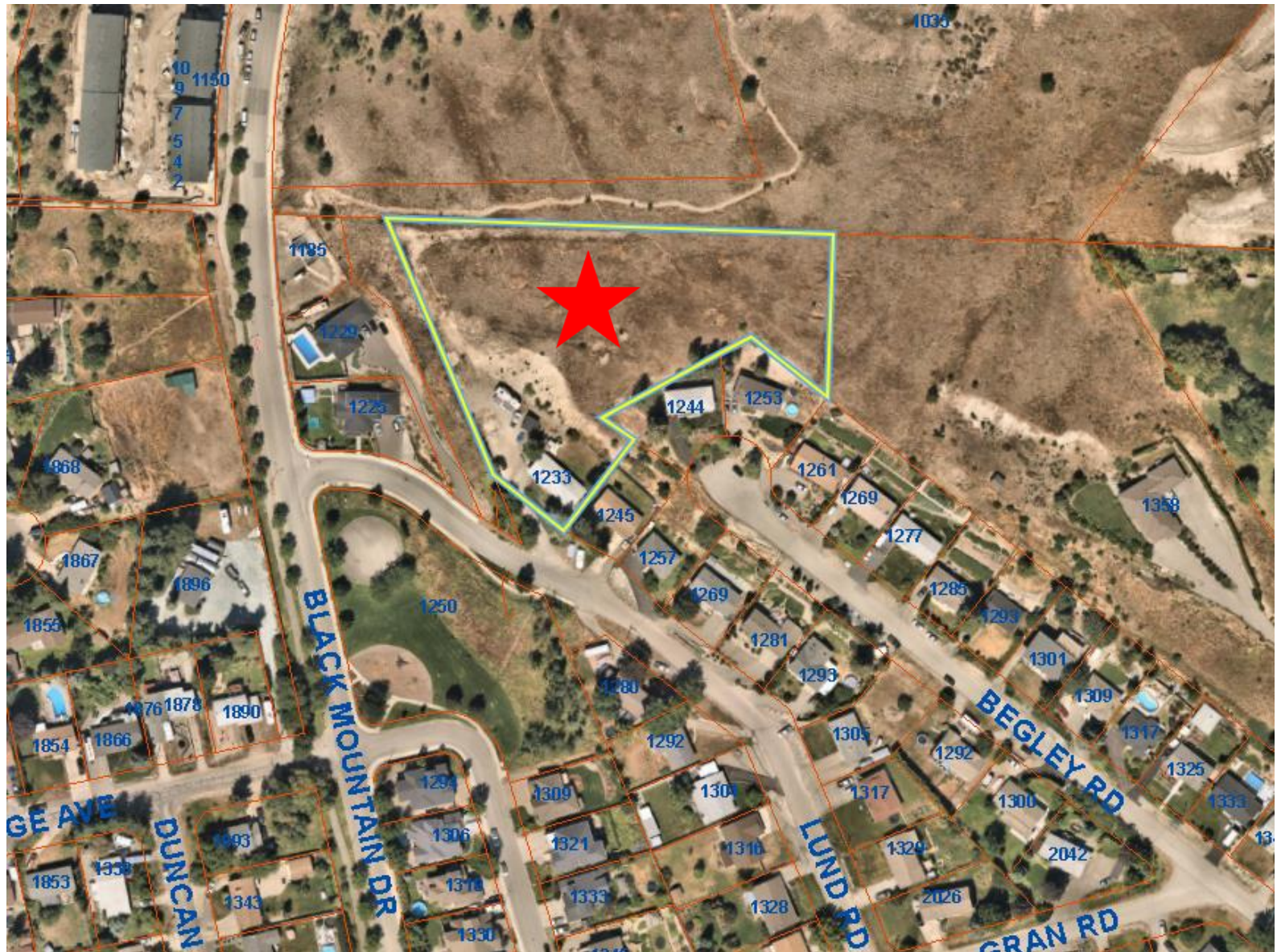
RU₄ – Duplex Housing

- ▶ 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

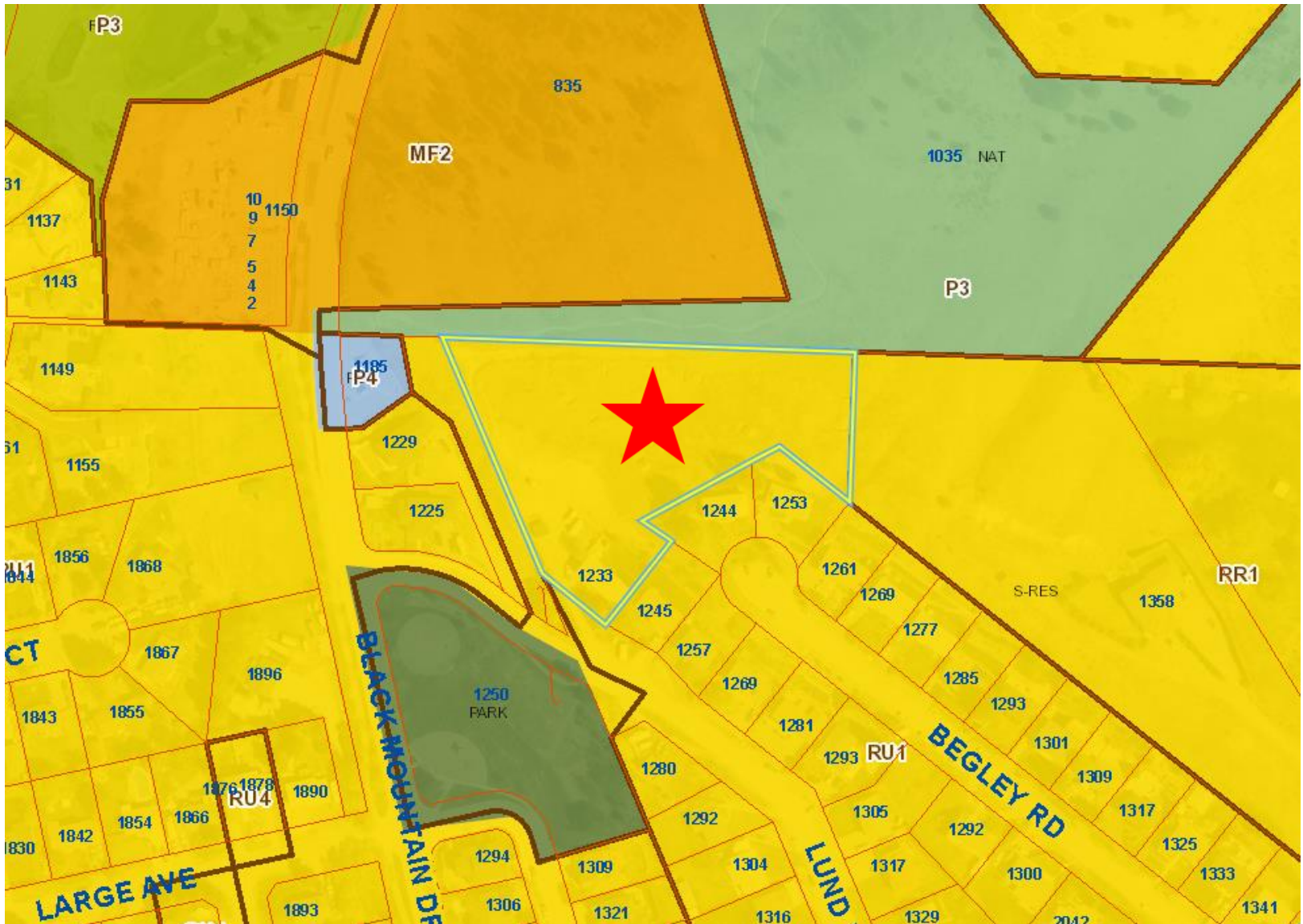


Context Map



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OCP Future Land Use / Zoning



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Subject Property Map

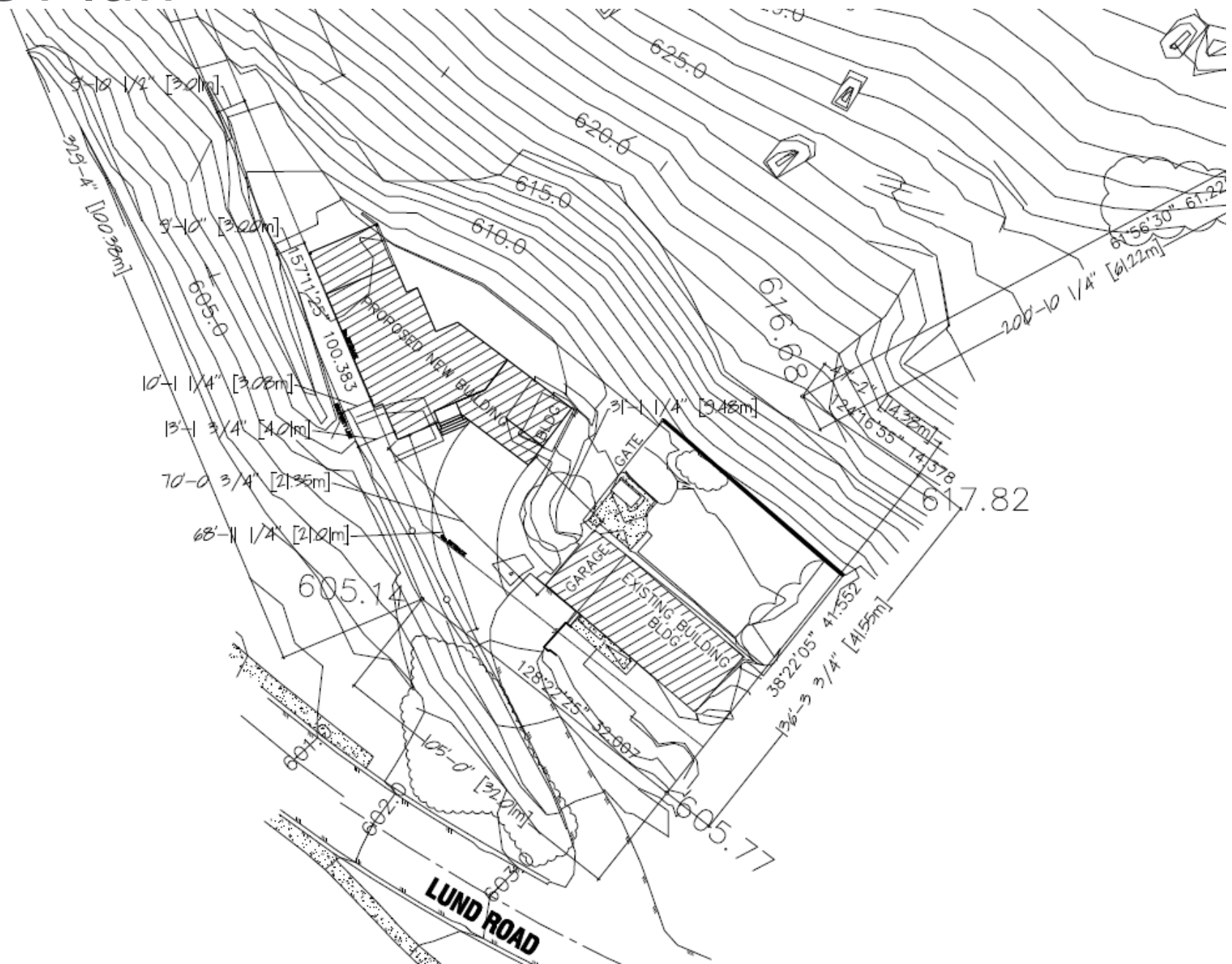


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Project/technical details

- ▶ The property is 10,198.08 m² and meets the minimum lot size, width and depth of the RU₄ zone.
- ▶ The property has the Suburban Residential (S-RES) Future Land Use Designation
- ▶ This would facilitate the construction of a second dwelling on the property

Site Plan



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 S-RES



Conclusion of Staff Remarks