



City of
Kelowna

Z22-0005

741 Barnaby Road

Rezoning Application

Proposal

- ▶ To rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate a two-lot subdivision.

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

Jan 19, 2022

Development Application Submitted



Staff Review & Circulation



Feb 2, 2022

Public Notification Received



Nov 28, 2022

Initial Consideration



First, Second & Third Readings



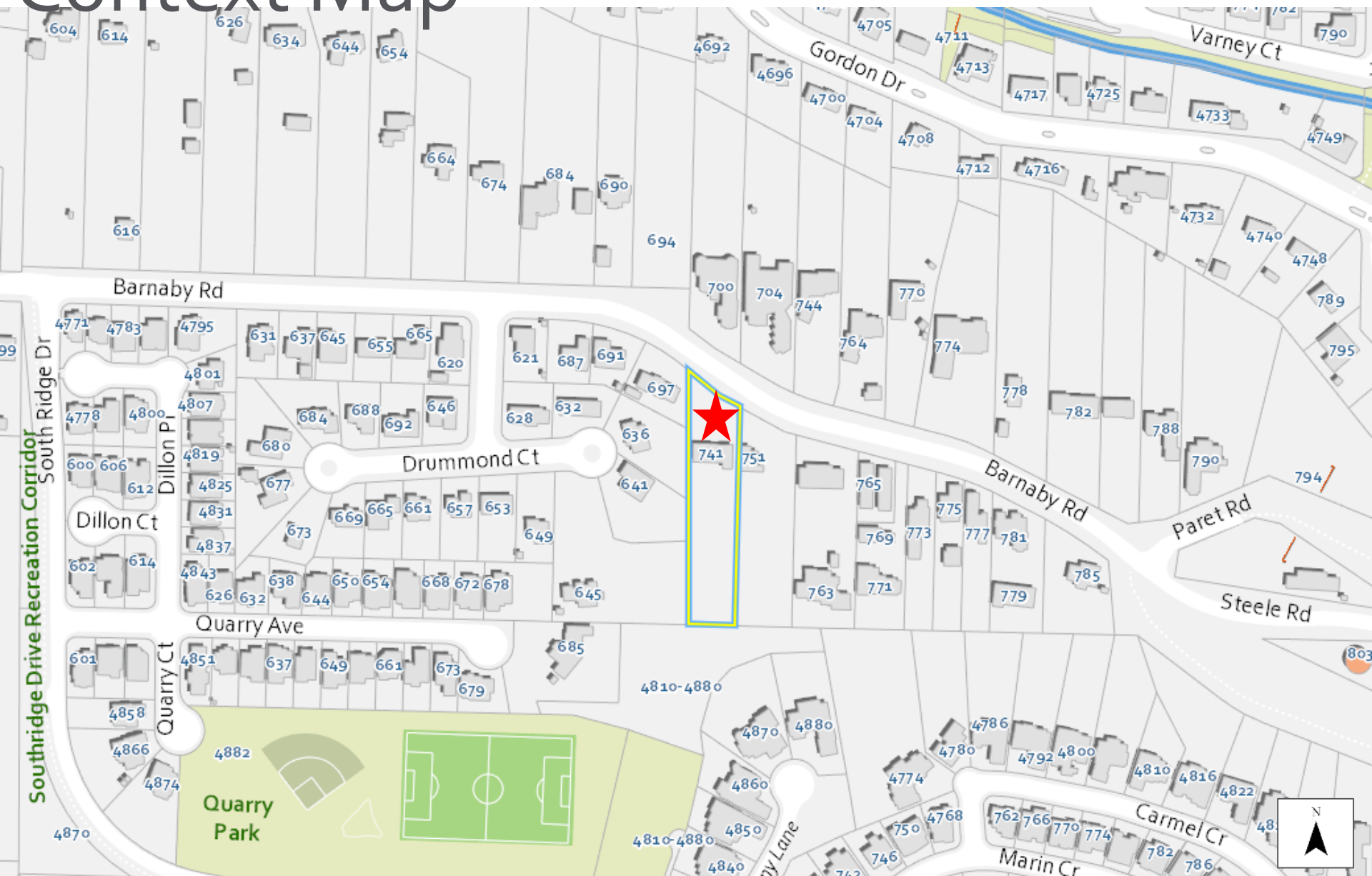
Final Reading



Subdivision
Building Permit

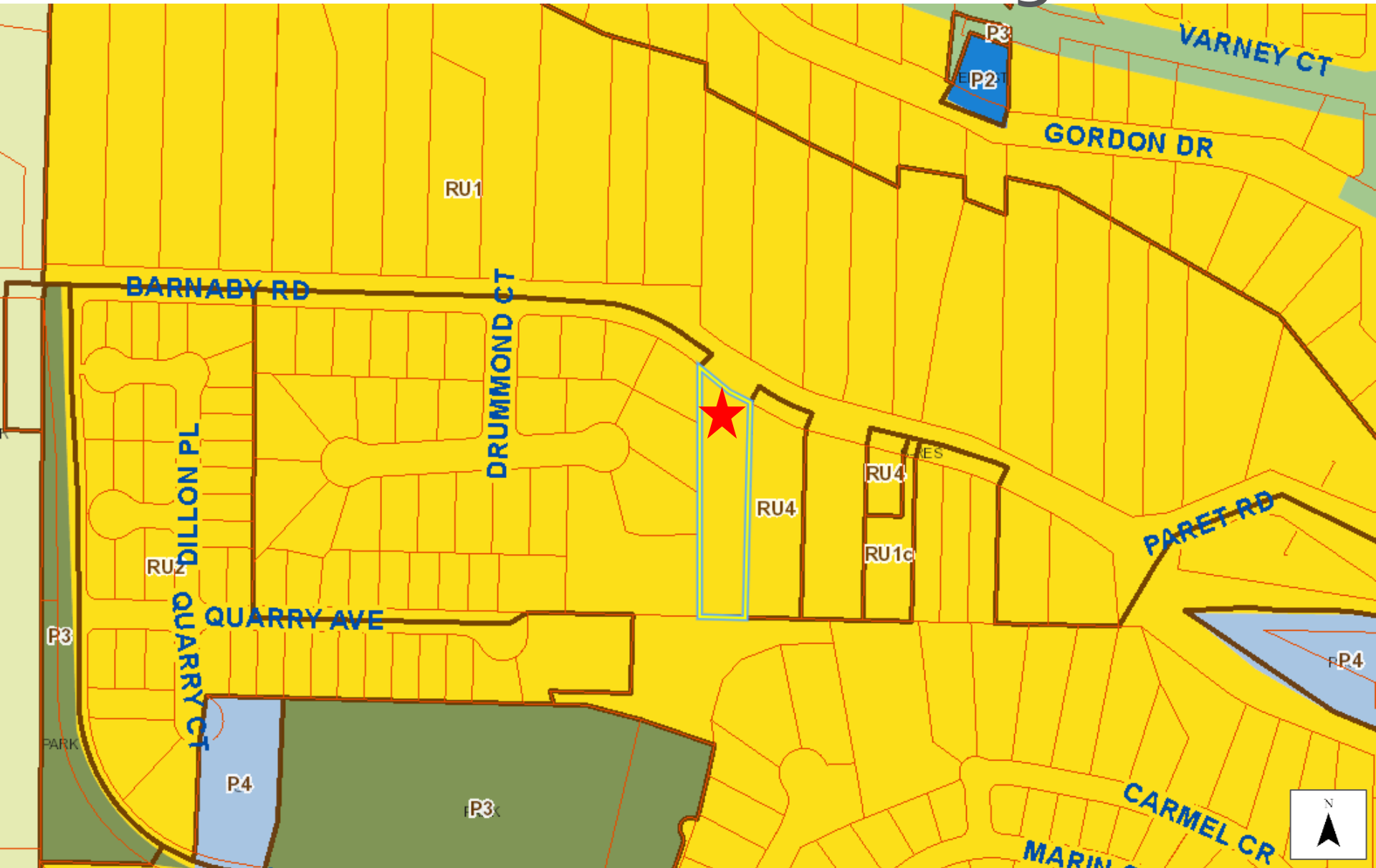
Council
Approvals

Context Map



City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map

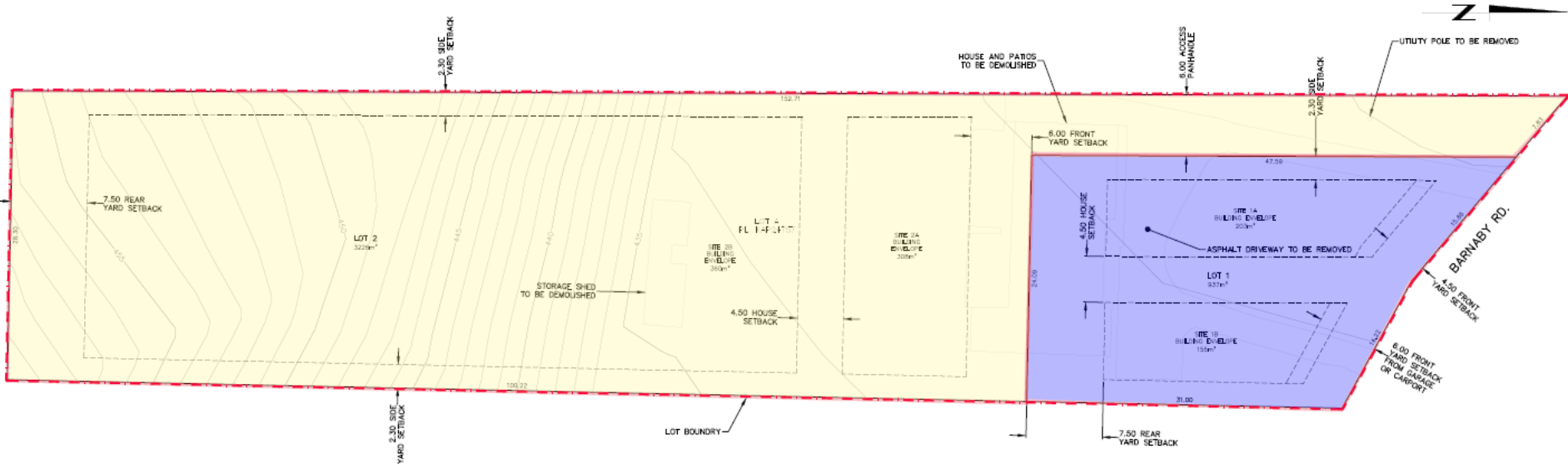


City of Kelowna

Project/technical details

- ▶ Proposed rezoning to RU₄ – Duplex Housing will facilitate the subdivision of the property into 2 lots.
- ▶ Proposed lots meet the minimum depth, width, and size requirements of the RU₄ zone.
- ▶ Two dwellings could be built on each lot after the proposed subdivision.

Site Plan



Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning:
 - ▶ Meets the intent of the Official Community Plan
 - ▶ S-RES – Suburban Residential Designation and Policies
 - ▶ Complies with Zoning Bylaw requirements and Council Policy No. 196 – Panhandle Lots



Conclusion of Staff Remarks