



City of  
**Kelowna**

# Z22-0058 645 Hemlock Rd

Rezoning Application

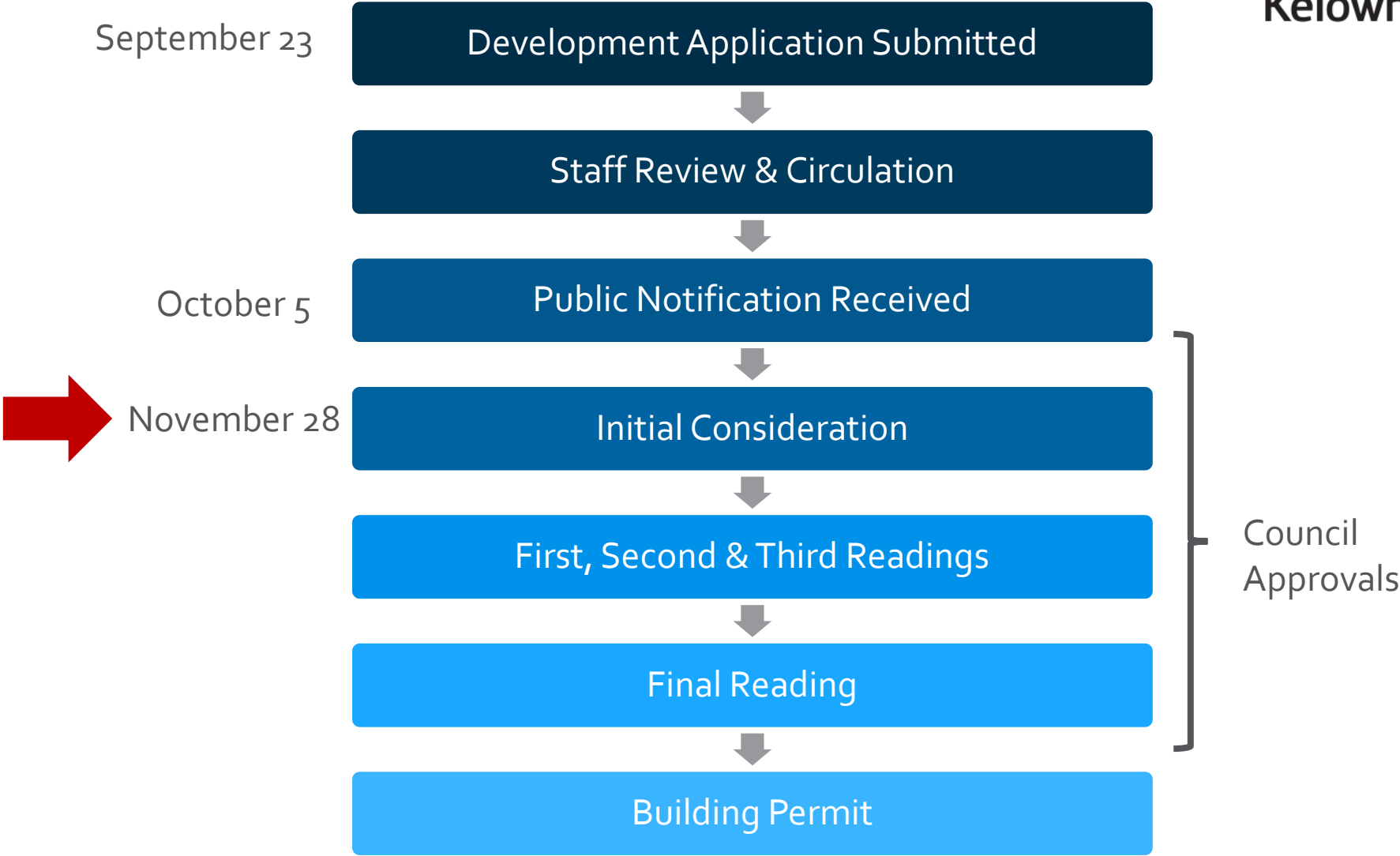
# Proposal

- ▶ To rezone the subject property from the RU<sub>1</sub> – Large Lot Housing zone to the RU<sub>4</sub> – Duplex Housing zone to facilitate the construction of a new single detached dwelling on the property.

# Rezoning

- ▶ “Is this proposed land use and density appropriate for this property?”
  
- ▶ Considerations & Regulations:
  - ▶ Uses of land, building, & structures
  - ▶ Density of use of land (FAR)
  - ▶ Site access
  - ▶ Based on OCP Policies including Future Land Use

# Development Process

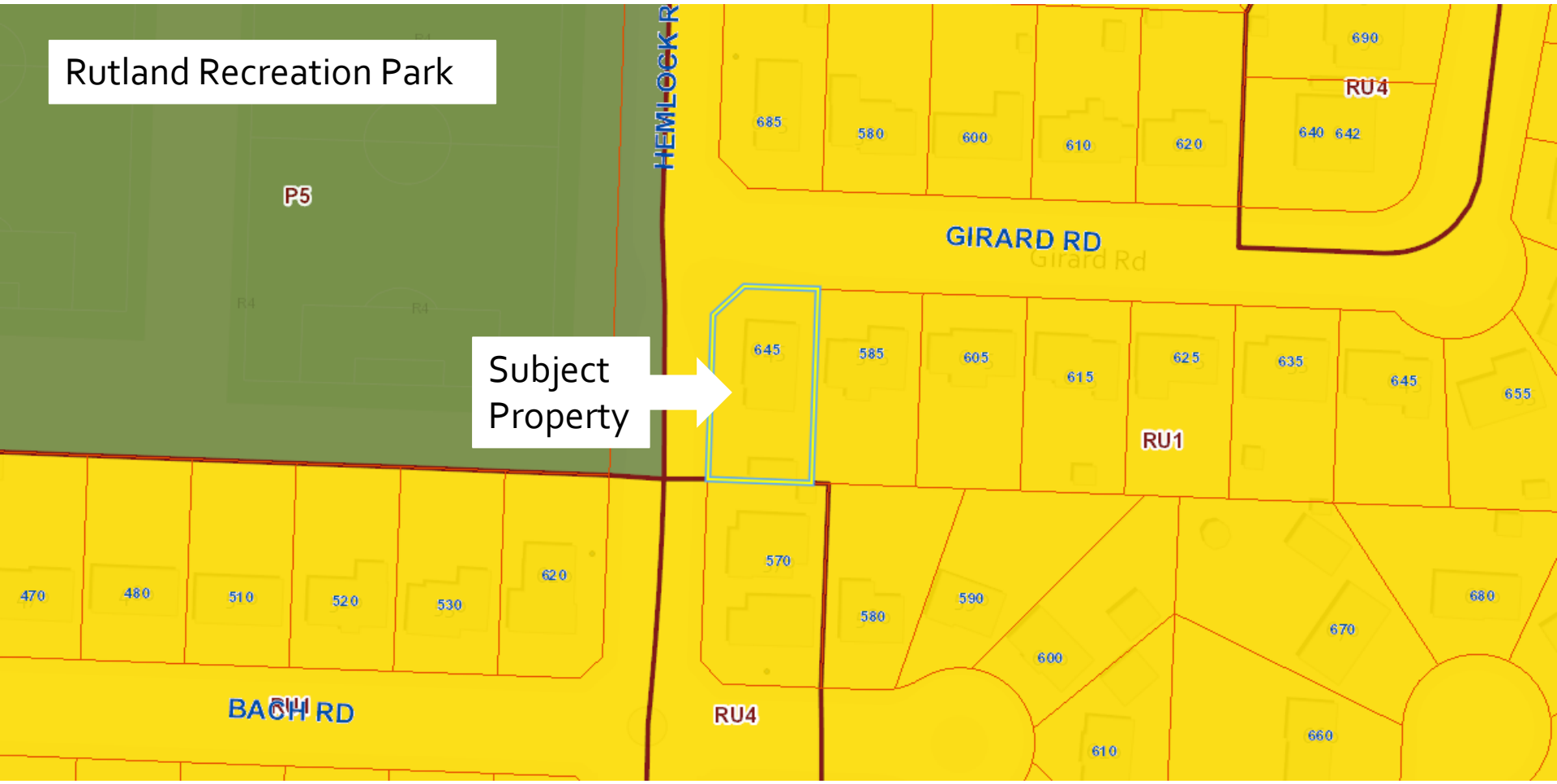


# Context Map



City of Kelowna

# OCP Future Land Use / Zoning



# Subject Property Map



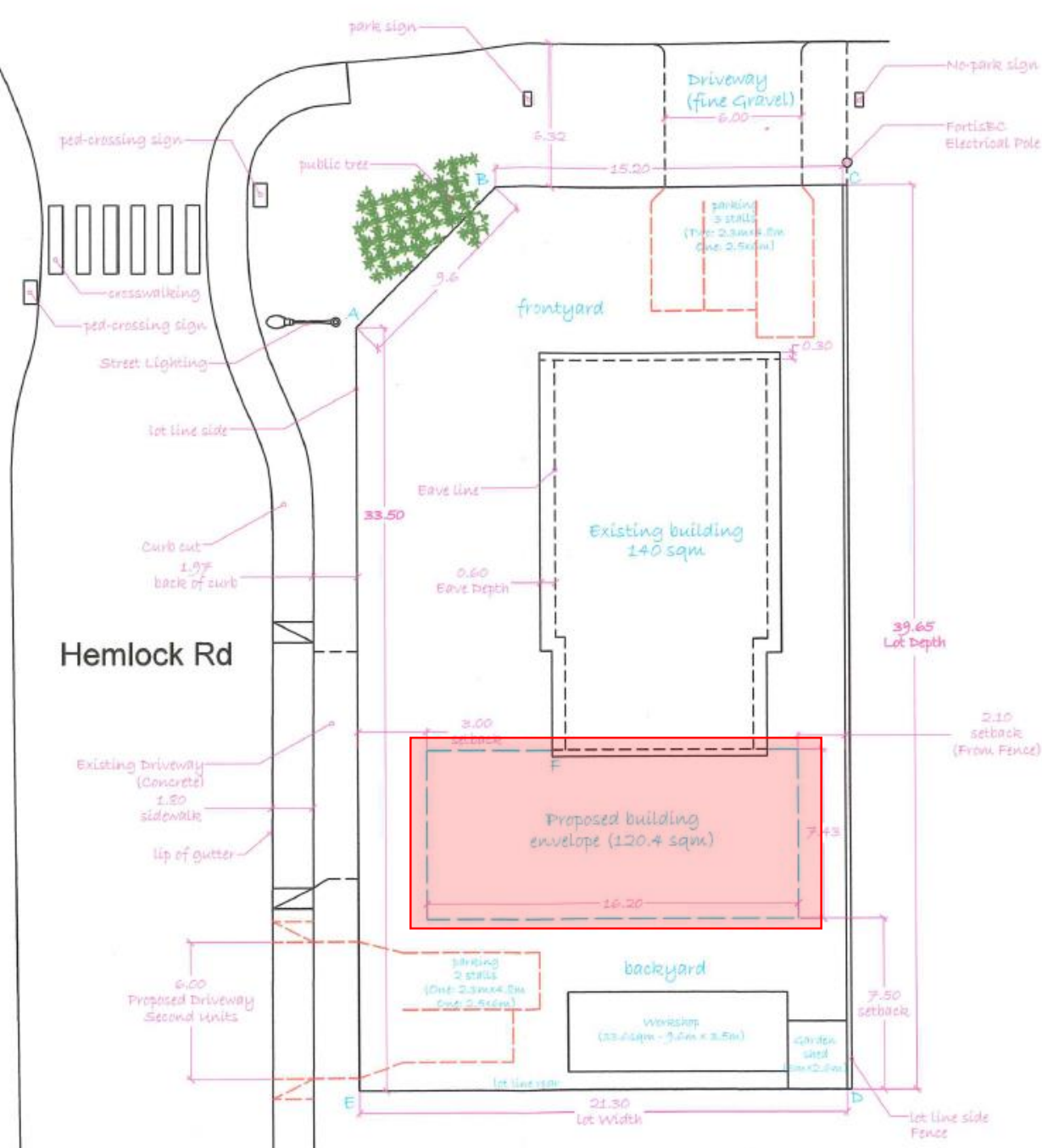
# Project/technical details

- ▶ Property size is 809.4 sq.m. The proposed new semi-detached dwelling footprint is 120.4 sq.m.
- ▶ Total of 3 dwellings on site. Sufficient parking provided on site.
- ▶ All setbacks and Zoning Bylaw regulations can be met without the need for any variances.



# Site Plan

Girard Rd



# Development Policy

- ▶ RU<sub>4</sub> zone
  - ▶ Allows for a maximum of 2 principal dwelling units
- ▶ Policy 7.2.1 Ground Oriented Housing
  - ▶ Low compact, context sensitive, adaptable
  - ▶ Range of low-density, ground-oriented housing
  - ▶ In close proximity to amenities

# 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